



TWIN VICTORIA

維港 · 雙鑽

售樓說明書

SALES BROCHURE

01 | 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 plans¹ 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 property². 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.

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.

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.

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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date:
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within

14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor’s control;
 - > war; or
 - > inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties**16. Vendor’s information form**

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
 Telephone : 2826 0111
 Fax : 2845 2521

Sales of First-hand Residential Properties Authority
 March 2023

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

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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在

該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

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。

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同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業**16. 賣方資料表格**

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

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

Name of the Development

Twin Victoria

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

2 Shing Fung Lane

Total Number of Storeys of each multi-unit building

Tower 1 (comprising Tower 1A and Tower 1B): 26 storeys

Tower 2 (comprising Tower 2A and Tower 2B): 27 storeys

The above numbers of storeys exclude Basement, Roof, Upper Roof and Top Roof

Floor Numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1A and Tower 1B:

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Upper Roof and Top Roof

Tower 2A and Tower 2B:

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F, Roof, Upper Roof and Top Roof

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

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

4/F, 13/F, 14/F and 24/F are omitted in Tower 2A and Tower 2B

Refuge floors of each multi-unit building

Refuge floor is on Roof of Tower 1A and Tower 1B

Refuge floor is on Roof of Tower 2A and Tower 2B

發展項目名稱

維港·雙鑽

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

承豐里2號

每幢多單位建築物的樓層的總數

第1座(包含第1A座及第1B座): 26層

第2座(包含第2A座及第2B座): 27層

上述樓層數目並不包括地庫、天台、上層天台及頂層天台

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1A座及第1B座:

地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓、天台、上層天台及頂層天台

第2A座及第2B座:

地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十樓、天台、上層天台及頂層天台

不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數

第1A座及第1B座不設四樓、十三樓、十四樓及二十四樓

第2A座及第2B座不設四樓、十三樓、十四樓及二十四樓

每幢多單位建築物內的庇護層

庇護層在第1A座及第1B座的天台

庇護層在第2A座及第2B座的天台

Vendor

Asia Power Development Limited

Holding Company of the Vendor

Honour Vision Limited
China Overseas Holdings Limited
China State Construction Engineering Corporation Limited
China State Construction Engineering Corporation

Authorized Person for the Development

Ng Kwok Fai

The Firm or Corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

LWK & Partners (HK) Limited

Building Contractor for the Development

China Overseas Building Construction Limited

The Firms of Solicitors acting for the Owner in relation to the sale of residential properties in the Development

Deacons
Baker & McKenzie
S. H. Chan & Co.

Authorized Institutions that have made a loan, or have undertaken to provide finance for the construction of the Development

Bank of China (Hong Kong) Limited
Bank of Communications (Hong Kong) Limited
China Construction Bank Corporation Hong Kong Branch
DBS Bank (Hong Kong) Limited
Industrial and Commercial Bank of China Limited, Hong Kong Branch
Shanghai Pudong Development Bank Co., Ltd., acting through its Hong Kong Branch
(collectively, "the Authorized Institutions")(The loans provided by the Authorized Institutions for the construction of the Development have been fully repaid.)
Industrial and Commercial Bank of China (Asia) Limited (The finance undertaking provided by the bank for the construction of the Development has been terminated)

Other persons who have made a loan for the construction of the Development

China Overseas Property Limited
Haijian I Investment Limited
China State Construction Finance (Cayman) II Limited

賣方

力偉發展有限公司

賣方的控權公司

景譽有限公司
中國海外集團有限公司
中國建築股份有限公司
中國建築集團有限公司

發展項目的認可人士

吳國輝

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

梁黃顧建築師(香港)事務所有限公司

發展項目的承建商

中國海外房屋工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行
貝克·麥堅時律師事務所
陳淑雄律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

中國銀行(香港)有限公司
交通銀行(香港)有限公司
中國建設銀行股份有限公司香港分行
星展銀行(香港)有限公司
中國工商銀行股份有限公司香港分行
上海浦東發展銀行股份有限公司(通過其香港分行行事)
(統稱「該等認可機構」)(由該等認可機構為發展項目的建造提供的貸款已全額償還。)
中國工商銀行(亞洲)有限公司(由此銀行為發展項目建造提供融資的承諾已終止)

已為發展項目的建造提供貸款的其他人

中國海外地產有限公司
海建一號投資有限公司
China State Construction Finance (Cayman) II Limited

04

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development;	Not Applicable
b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person;	Nil
d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person;	Nil
g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development;	Not Applicable
i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Nil
j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Nil

a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人;	不適用
b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人;	不適用
c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人;	沒有
d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人;	不適用
e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人;	不適用
f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人;	沒有
g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人;	沒有
j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份;	沒有

k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
l) The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Nil
m) The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Nil
o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Nil
q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Nil
s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Yes*

* The building contractor of the Development, China Overseas Building Construction Limited, is an associate corporation of the Vendor and the holding company of the Vendor.

k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	沒有
m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	沒有
o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	沒有
q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	沒有
s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是*

* 發展項目的承建商中國海外房屋工程有限公司屬賣方及其控權公司的有聯繫法團。

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

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

The range of thickness of non-structural prefabricated external walls of each block is 150 mm.

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

發展項目有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1A 第1A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 二樓至三樓、五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	-	1.505
		B	-	0.662
		C	-	0.662
		D	-	0.675
		E	-	0.667
		F	-	1.355
		G	-	1.152

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓及二十四樓。

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

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

The range of thickness of non-structural prefabricated external walls of each block is 150 mm.

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

發展項目有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆一部分的幕牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1B 第1B座	2/F to 3/F & 5/F to 7/F 二樓至三樓及五樓至七樓	A	-	1.155
		B	-	1.355
		D	-	0.428
		E	-	0.428
		F	-	0.402
		G	-	0.665
		H	-	1.505
		8/F to 12/F, 15/F to 23/F & 25/F to 29/F 八樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	-
	B		-	1.355
	C		0.055	0.675
	D		-	0.428
	E		-	0.428
	F		-	0.402
	G	-	0.665	
H	-	1.505		

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓及二十四樓。

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

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

The range of thickness of non-structural prefabricated external walls of each block is 150 mm.

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

發展項目有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2A 第2A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 30/F 二樓至三樓、五樓至十二樓、 十五樓至二十三樓及二十五樓 至三十樓	A	-	1.128
		B	-	1.483
		C	-	0.427
		D	-	0.611
		E	-	0.663
		F	-	0.663
		G	-	1.519

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓及二十四樓。

05

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

The range of thickness of non-structural prefabricated external walls of each block is 150 mm.

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

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

發展項目有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

每幢建築物的幕牆的厚度範圍為200毫米。

每個住宅物業的非結構的預製外牆及幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2B 第2B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 二樓至三樓、五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	-	2.000
		B	-	0.650
		C	-	1.135
		D	-	1.185
		E	-	1.762
		F	-	2.516
		G	-	1.796
	30/F 三十樓	A	-	2.000
		B	-	0.650
		C	-	1.160
		D	-	3.968

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓及二十四樓。

06

INFORMATION ON PROPERTY MANAGEMENT

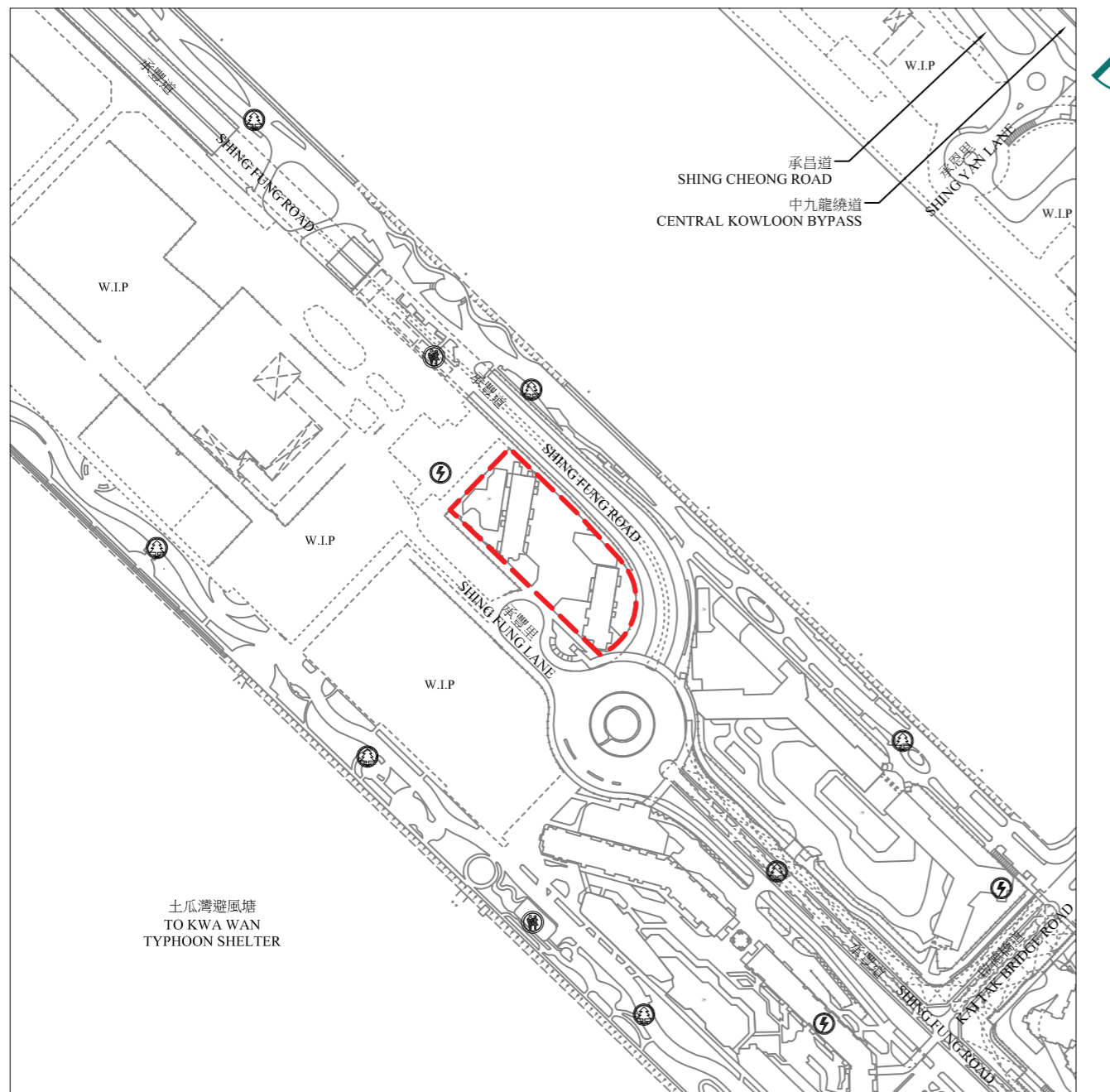
物業管理的資料

China Overseas Property Services Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant.

根據有關公契的最新擬稿，中國海外物業服務有限公司將獲委任為發展項目的管理人。

07

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



The Location Plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet nos. 11-NE-16B updated on 26 March 2026, 11-NE-17A updated on 26 March 2026, 11-NE-16D updated on 26 March 2026 and 11-NE-17C updated on 26 March 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處之數碼地形圖iB1000/編號11-NE-16B，更新日期為2026年3月26日；11-NE-17A，更新日期為2026年3月26日；11-NE-16D，更新日期為2026年3月26日；11-NE-17C，更新日期為2026年3月26日，有需要處經修正處理。

Notation 圖例：

-  A Power Plant (including Electricity Sub-stations)
發電廠（包括電力分站）
-  A Public Convenience
公廁
-  A Public Park
公園
- W.I.P. Work in Progress
工程進行中

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Note :

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

備註：

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E259595C, date of flight : 12 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E259595C，飛行日期：2025年9月12日。

Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

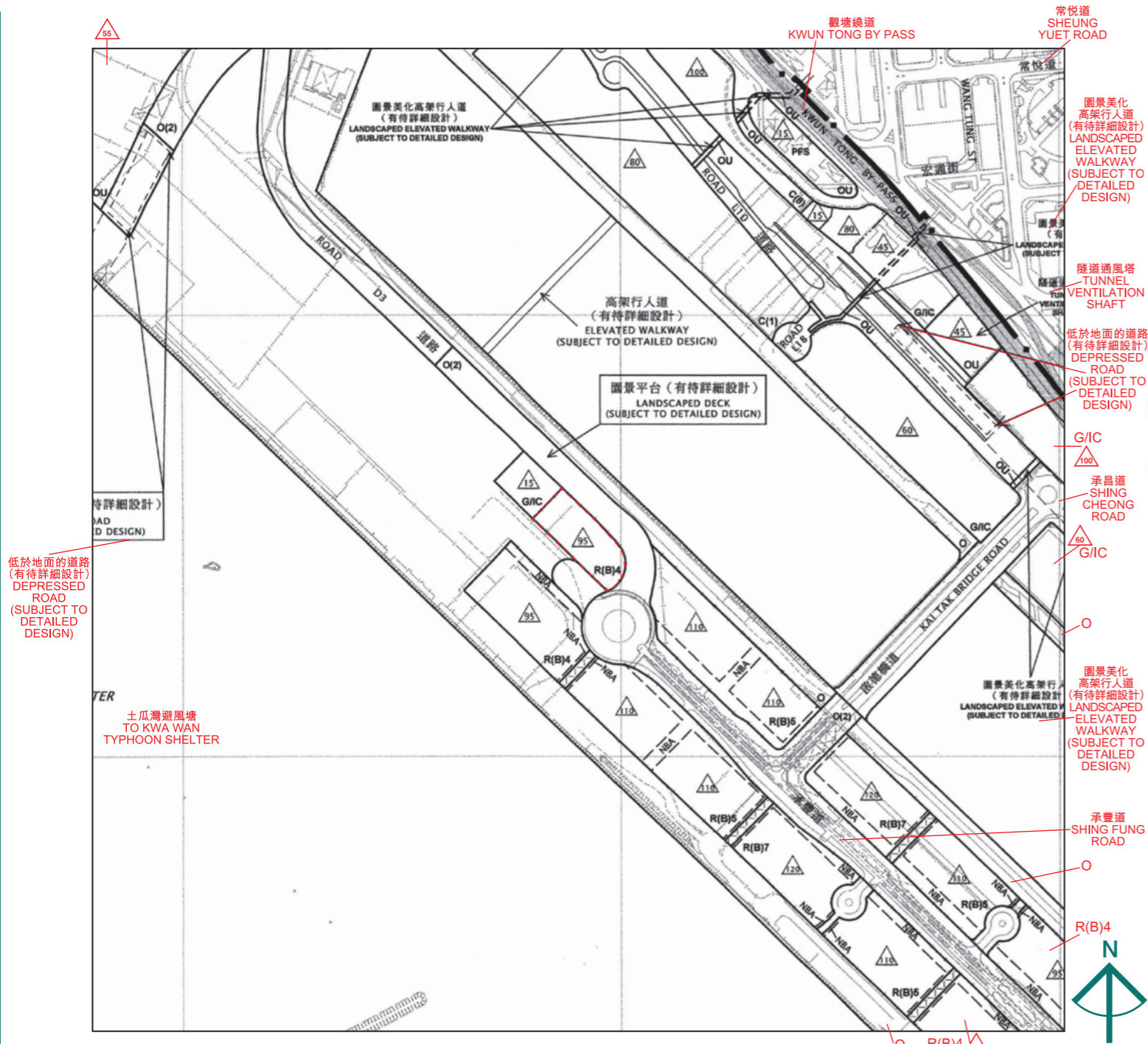
Note :

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

備註：

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

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Adopted from part of the Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8 gazetted on 28 October 2022, with adjustments where necessary as shown in red.
 摘錄2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，有需要處經修正處理，以紅色顯示。

Notation 圖例：

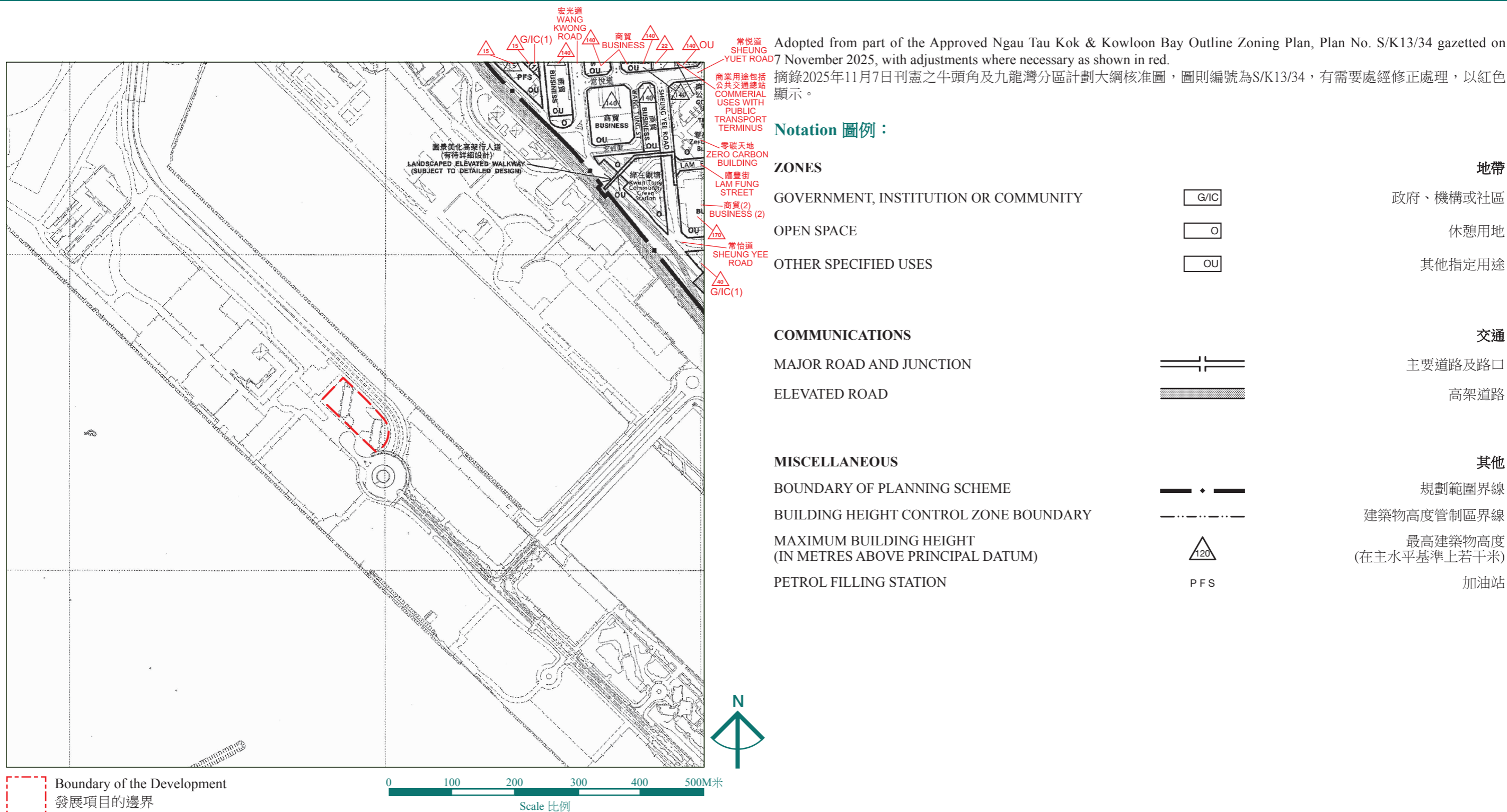
ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	PFS	加油站
NON-BUILDING AREA	NBA	非建築用地

Boundary of the Development
發展項目的邊界



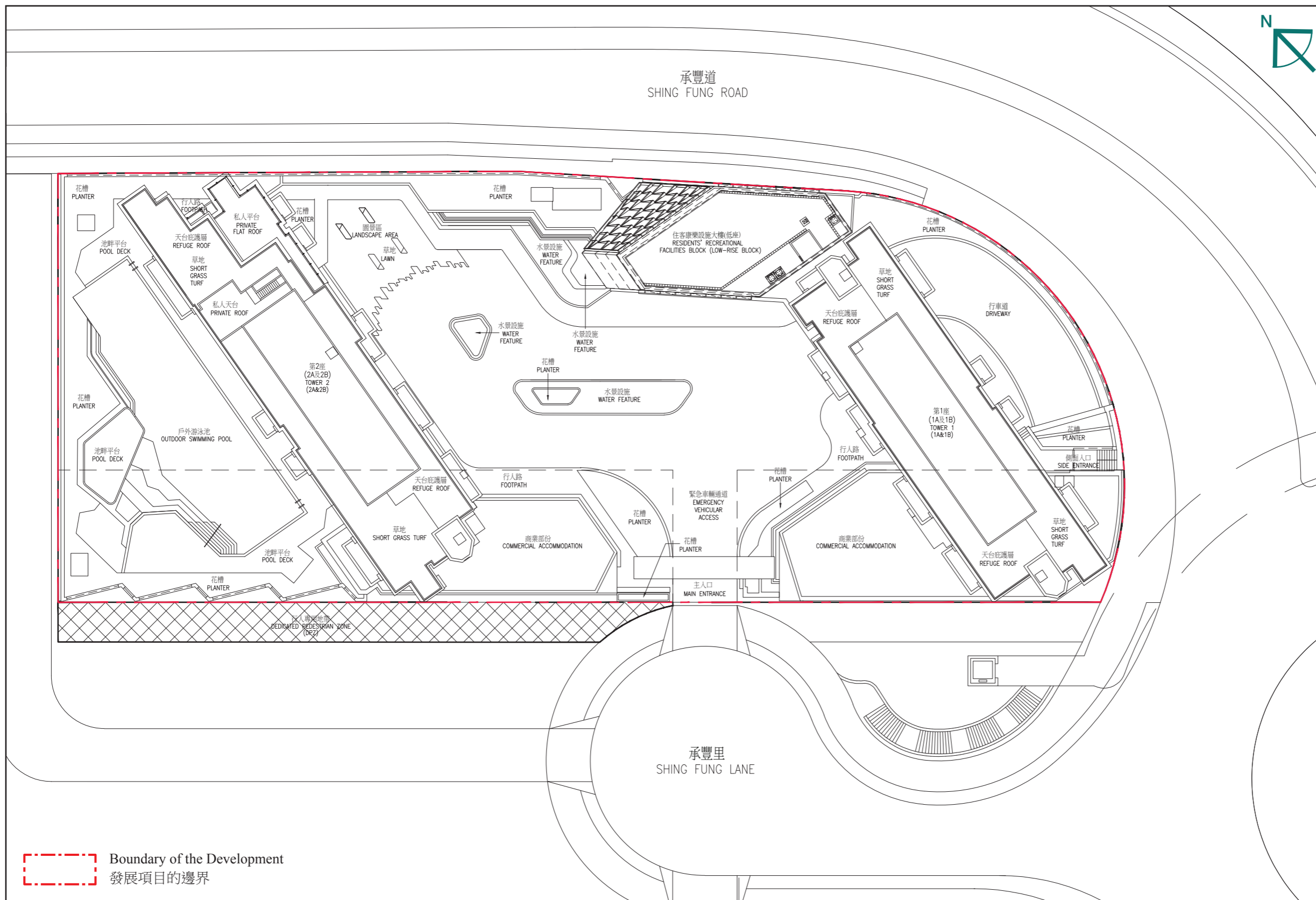
- Notes:
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 - The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 - 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.
 - The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.

- 備註：
- 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。
 - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。
 - 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
 - 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



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

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 - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。
 - 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
 - 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

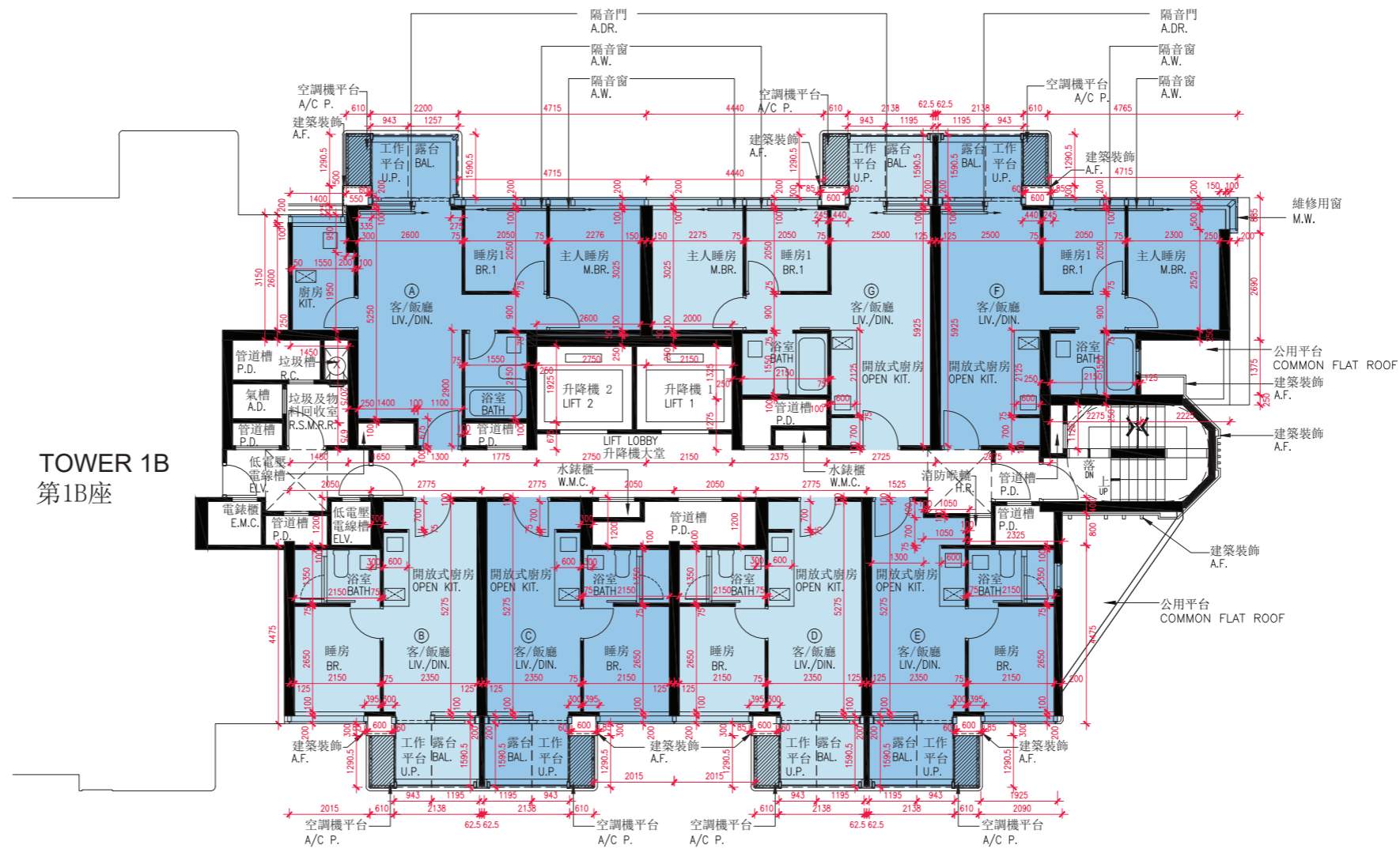


Legend of Terms and Abbreviations on Floor Plans:

樓面平面圖中的名稱及簡稱：

A.D. = AIR DUCT	氣槽	LIFT LOBBY	升降機大堂
A.DR. = ACOUSTIC DOOR	隔音門	LIFT OVERRUN	升降機槽頂部
A.W. = ACOUSTIC WINDOW	隔音窗□	LIV. / DIN. = LIVING AND DINING ROOM	客/飯廳
A/C P. = AIR-CONDITIONER PLATFORM	空調機平台	M. BATH = MASTER BATHROOM	主人浴室
A.F. = ARCHITECTURAL FEATURE	建築裝飾	M. BR. = MASTER BEDROOM	主人睡房
BAL. = BALCONY	露台	M.W. = MAINTENANCE WINDOW	維修用窗□
BATH = BATHROOM	浴室	OPEN KIT. = OPEN KITCHEN	開放式廚房
BR. = BEDROOM	睡房	P.D. = PIPE DUCT	管道槽
BUILDING LINE ABOVE	上層之建築物	POTABLE WATER PUMP ROOM	食水水泵房
CAT LADDER	豎梯	REFUGE FLOOR	底護層
COMMON FLAT ROOF	公用平台	R.C. = REFUSE CHUTE	垃圾槽
DN = DOWN	落	ROOF	天台
E.M.C. = ELECTRICAL METER CABINET	電錶櫃	R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
E.M.R. = ELECTRICAL METER ROOM	電錶房	SHORT GRASS TURF	草地
ELV. = EXTRA-LOW VOLTAGE DUCT	低電壓電線槽	TBE ROOM = TELECOMMUNICATION AND BROADCASTING EQUIPMENT ROOM	電訊及廣播設備房
ELV & CABLE DUCT (TBE) = EXTRA-LOW VOLTAGE AND CABLE DUCT (TELECOMMUNICATION AND BROADCASTING EQUIPMENT)	低電壓電線及電線管道槽 (電訊及廣播設備)	TOP OF SLAB OF BAL. = TOP OF SLAB OF BALCONY	露台上蓋
FAN ROOM	風機房	TOP OF SLAB OF BAL., U.P. AND A/C P. = TOP OF SLAB OF BALCONY, UTILITY PLATFORM AND AIR-CONDITIONER PLATFORM	露台、工作平台及 空調機平台上蓋
FLAT ROOF	平台	TRS = TEMPORARY REFUGE SPACE	臨時底護處
F.S. DUCT = FIRE SERVICE DUCT	消防管道槽	U.P. = UTILITY PLATFORM	工作平台
H.R. = HOSE REEL	消防喉轆	UP	上
KIT. = KITCHEN	廚房	UTI. = UTILITY ROOM	工作間
LAV. = LAVATORY	洗手間	VOID	中空
LIFT	升降機	WALK-IN CLOSET	衣帽間
		W.M.C. = WATER METER CABINET	水錶櫃

TOWER 1A
2/F
第1A座
二樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

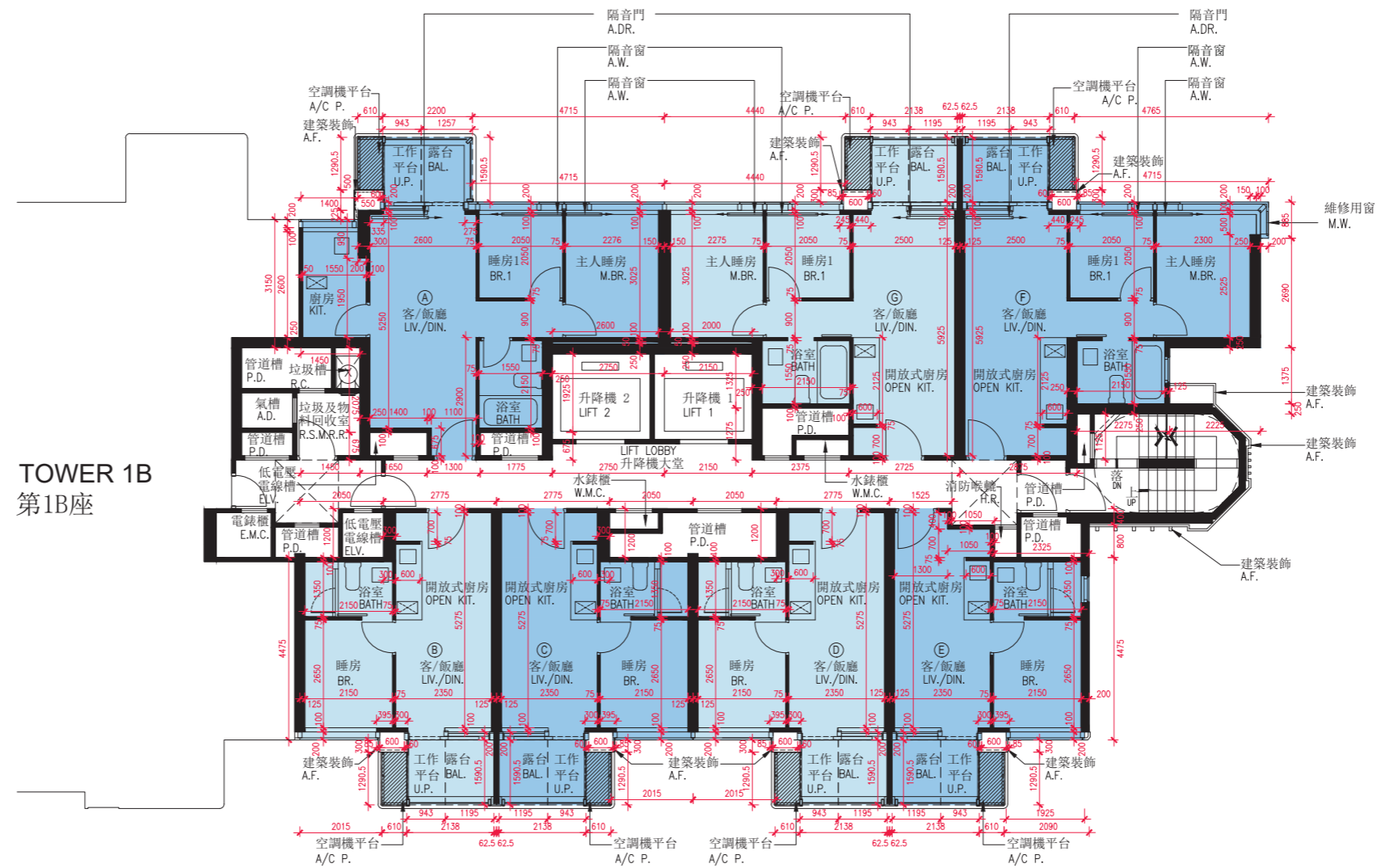
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	2/F 二樓	A	125, 150	3.150
		B	125, 150, 175	3.150
		C	125, 150, 175	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150	3.150
		G	125, 150	3.150

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

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

TOWER 1A
3/F & 5/F to 7/F
第1A座
三樓及五樓至七樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	3/F & 5/F to 7/F 三樓及五樓至七樓	A	125, 150	3.150
		B	125, 150, 175	3.150
		C	125, 150, 175	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150	3.150
		G	125, 150	3.150

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

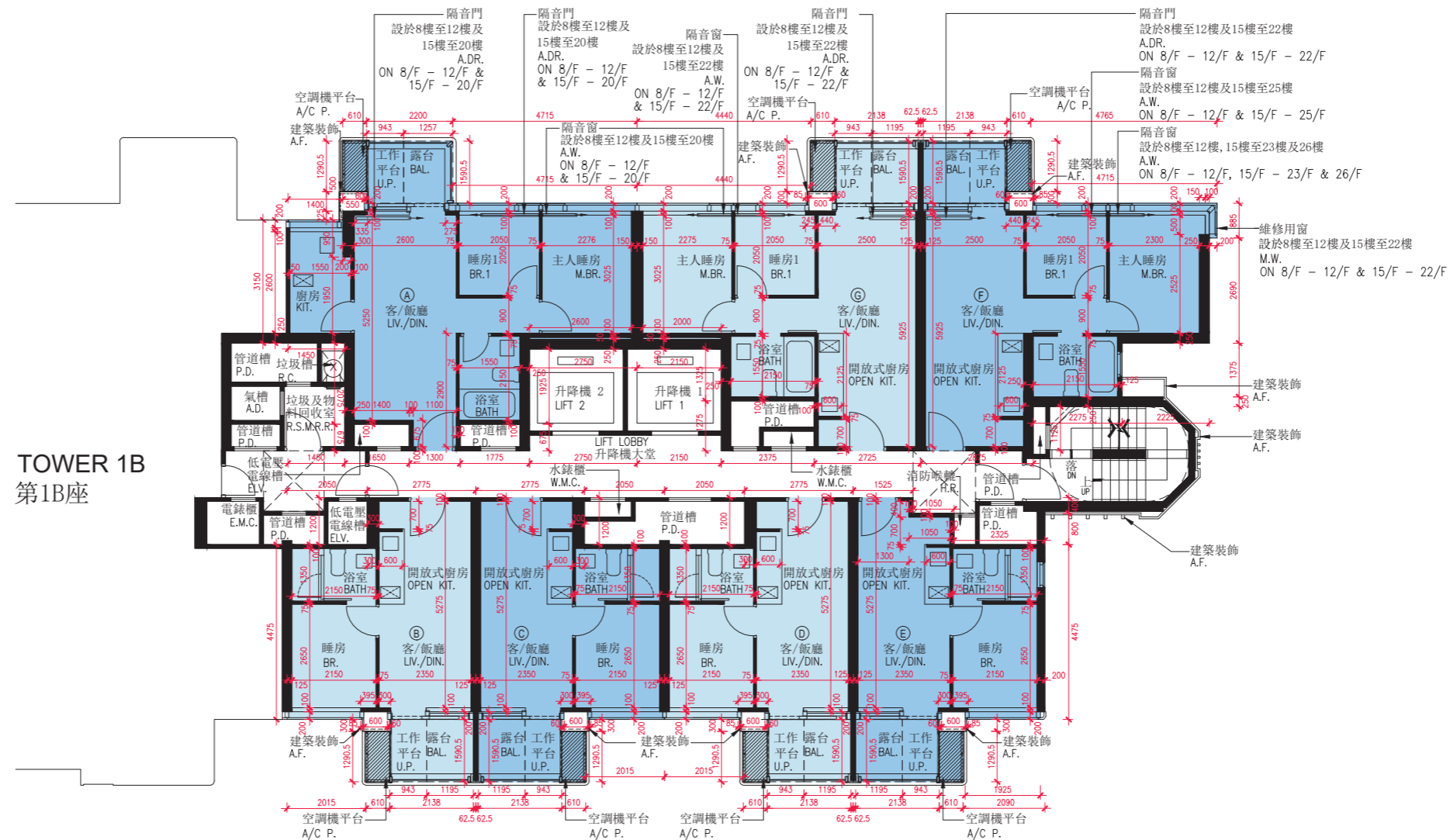
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

TOWER 1A

8/F to 12/F, 15/F to 23/F & 25/F to 29/F

第1A座

八樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

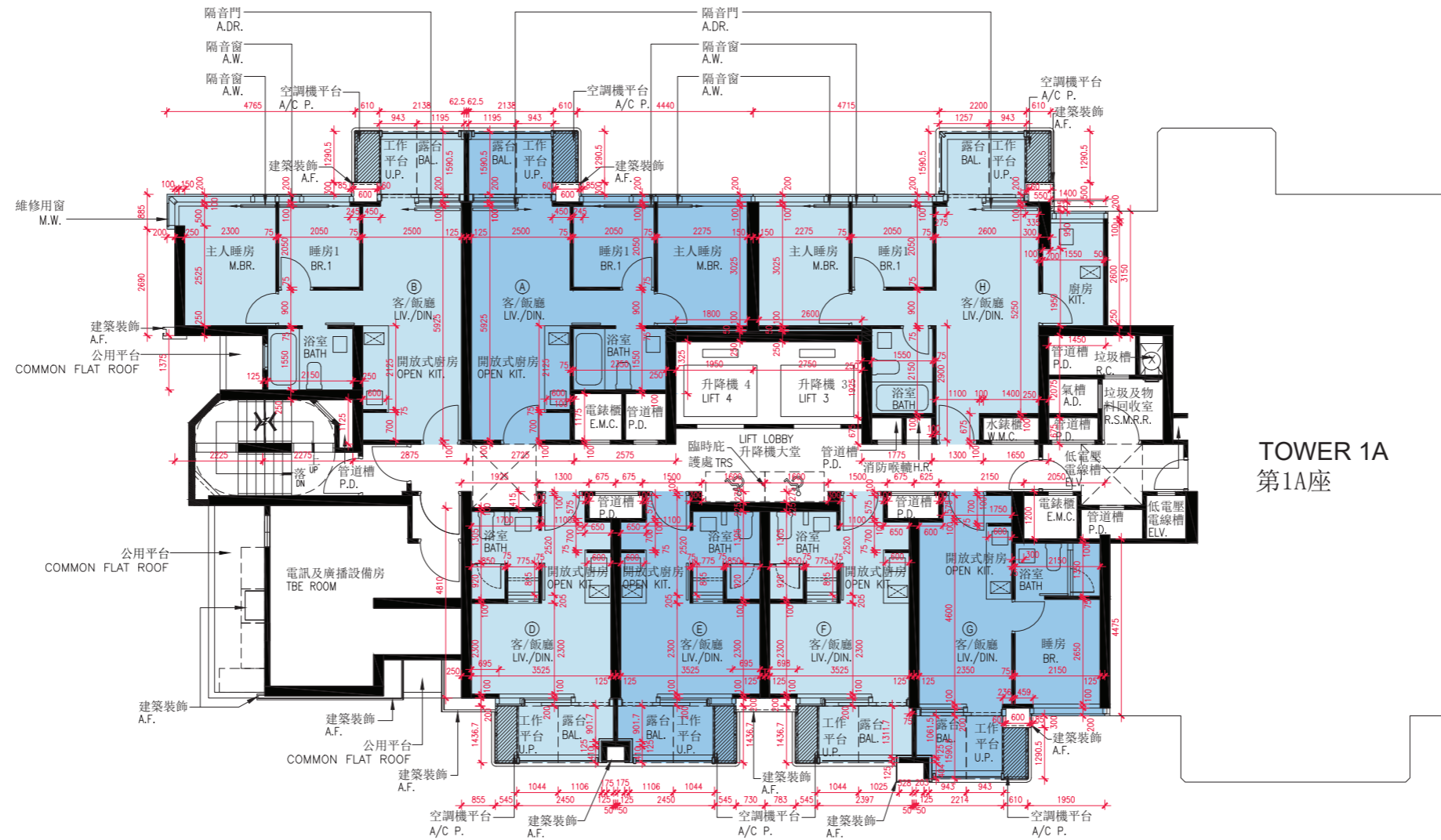
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1A 第1A座	8/F to 12/F, 15/F to 23/F & 25/F to 28/F 八樓至十二樓、 十五樓至二十三樓及 二十五樓至二十八樓	A	125, 150	3.150
		B	125, 150, 175	3.150
		C	125, 150, 175	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150	3.150
		G	125, 150	3.150
	29/F 二十九樓	A	125, 150	3.500, 3.750, 3.850
		B	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		C	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		D	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		E	125, 150, 175	3.500, 3.550, 3.850, 3.900
		F	125, 150	3.500, 3.750, 3.850
		G	125, 150	3.500, 3.750, 3.850

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

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

TOWER 1B
2/F
第1B座
二樓



TOWER 1A
第1A座

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

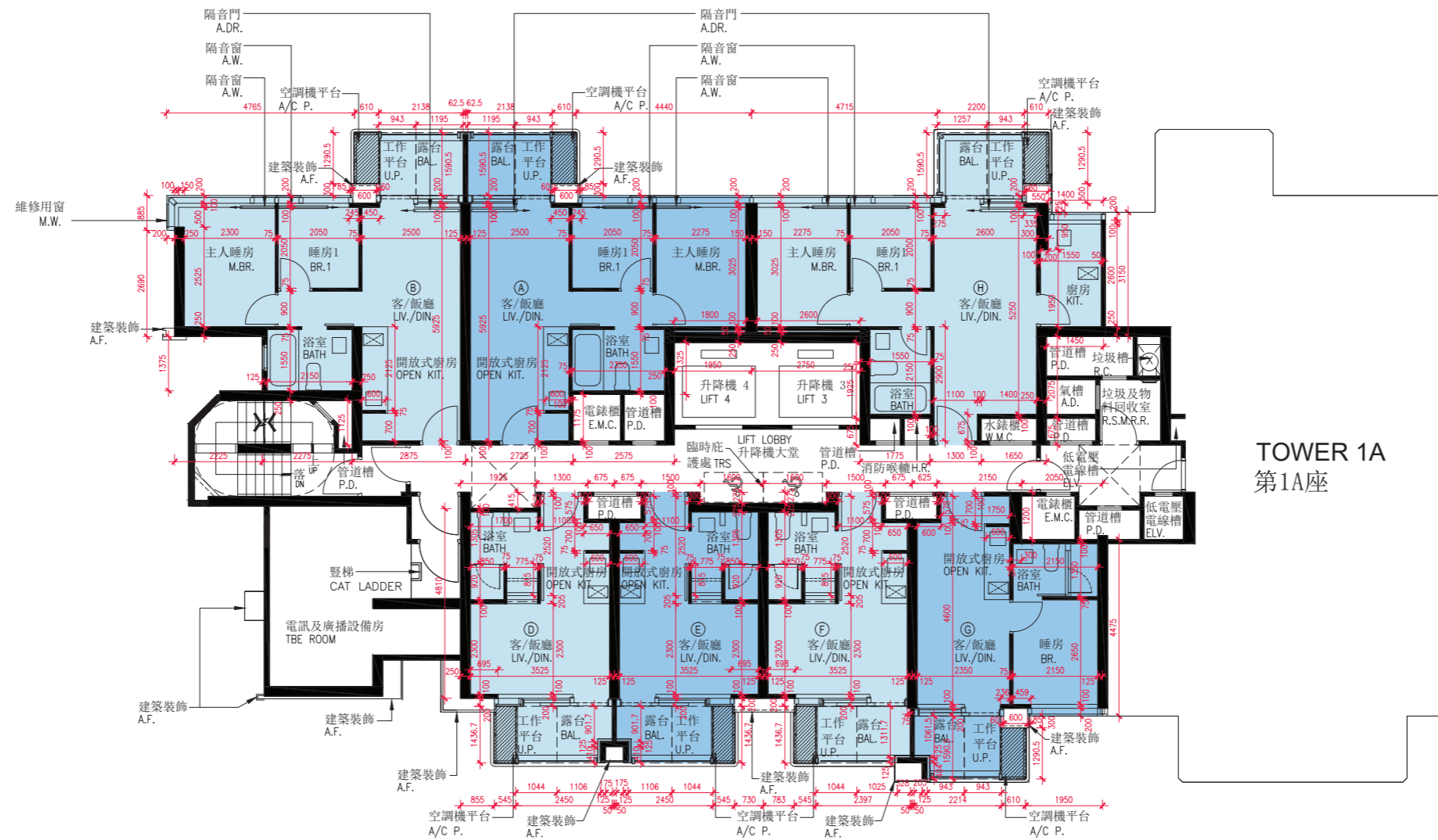
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	2/F 二樓	A	125, 150	3.150
		B	125, 150	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150

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

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

TOWER 1B
3/F
第1B座
三樓



TOWER 1A
第1A座

Notes 附註:

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樓面平面圖所列之所有尺寸均以毫米標示。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

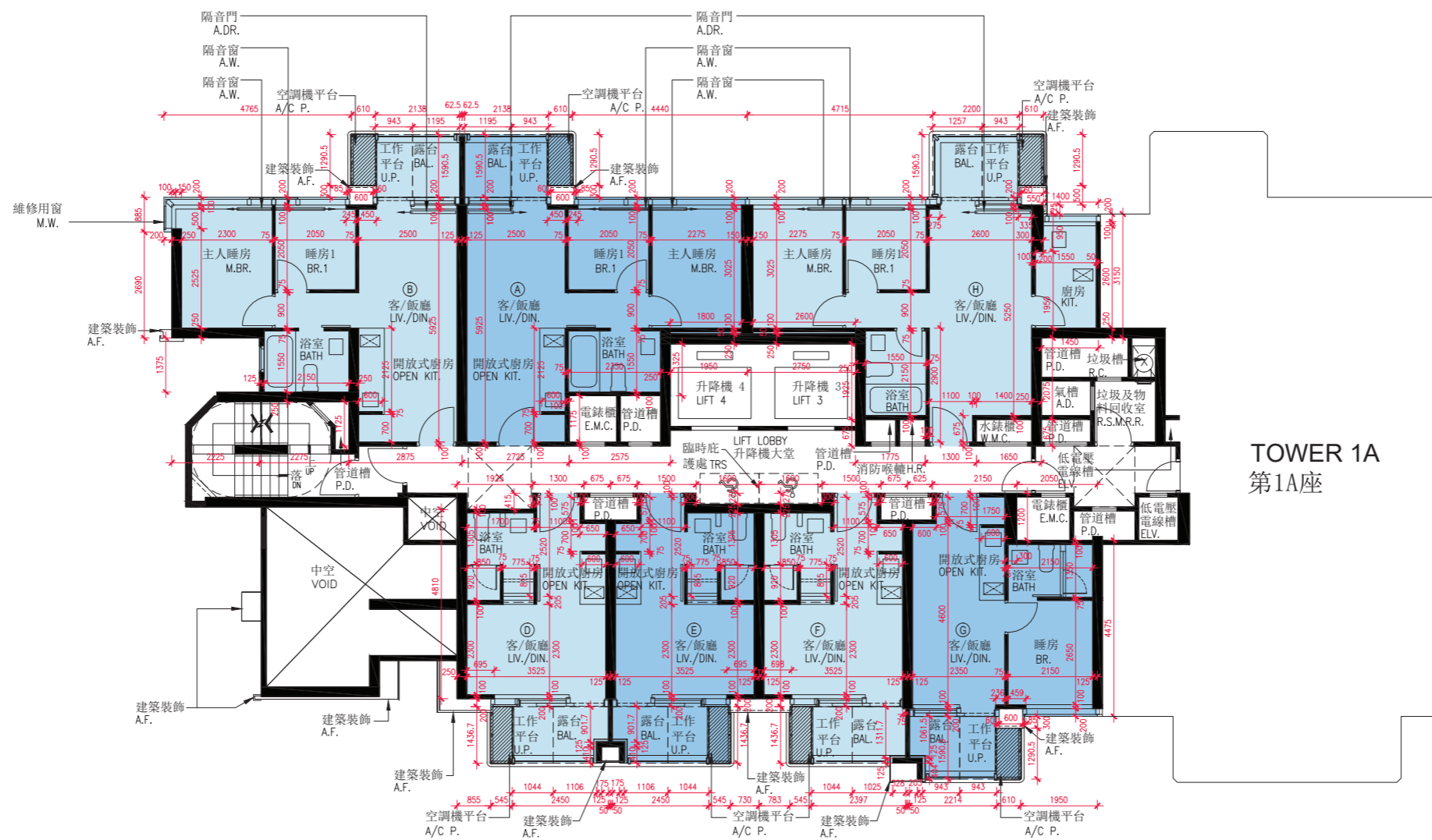
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	3/F 三樓	A	125, 150	3.150
		B	125, 150	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150

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

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

TOWER 1B
5/F
第1B座
五樓



TOWER 1A
第1A座

Notes 附註:

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樓面平面圖所列之所有尺寸均以毫米標示。
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樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

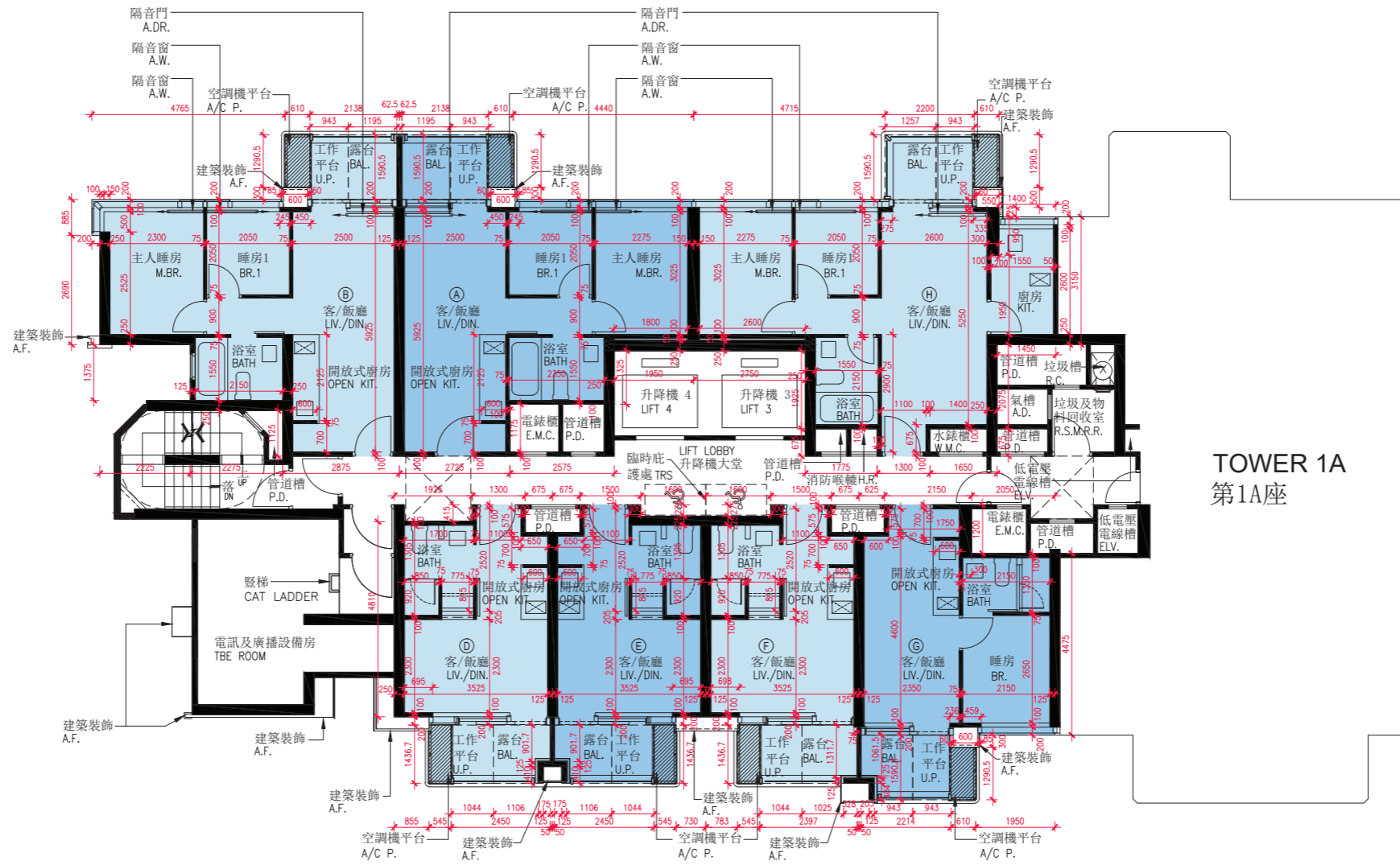
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	5/F 五樓	A	125, 150	3.150
		B	125, 150	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150

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

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

TOWER 1B
6/F
第1B座
六樓



TOWER 1A
第1A座

Notes 附註:

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

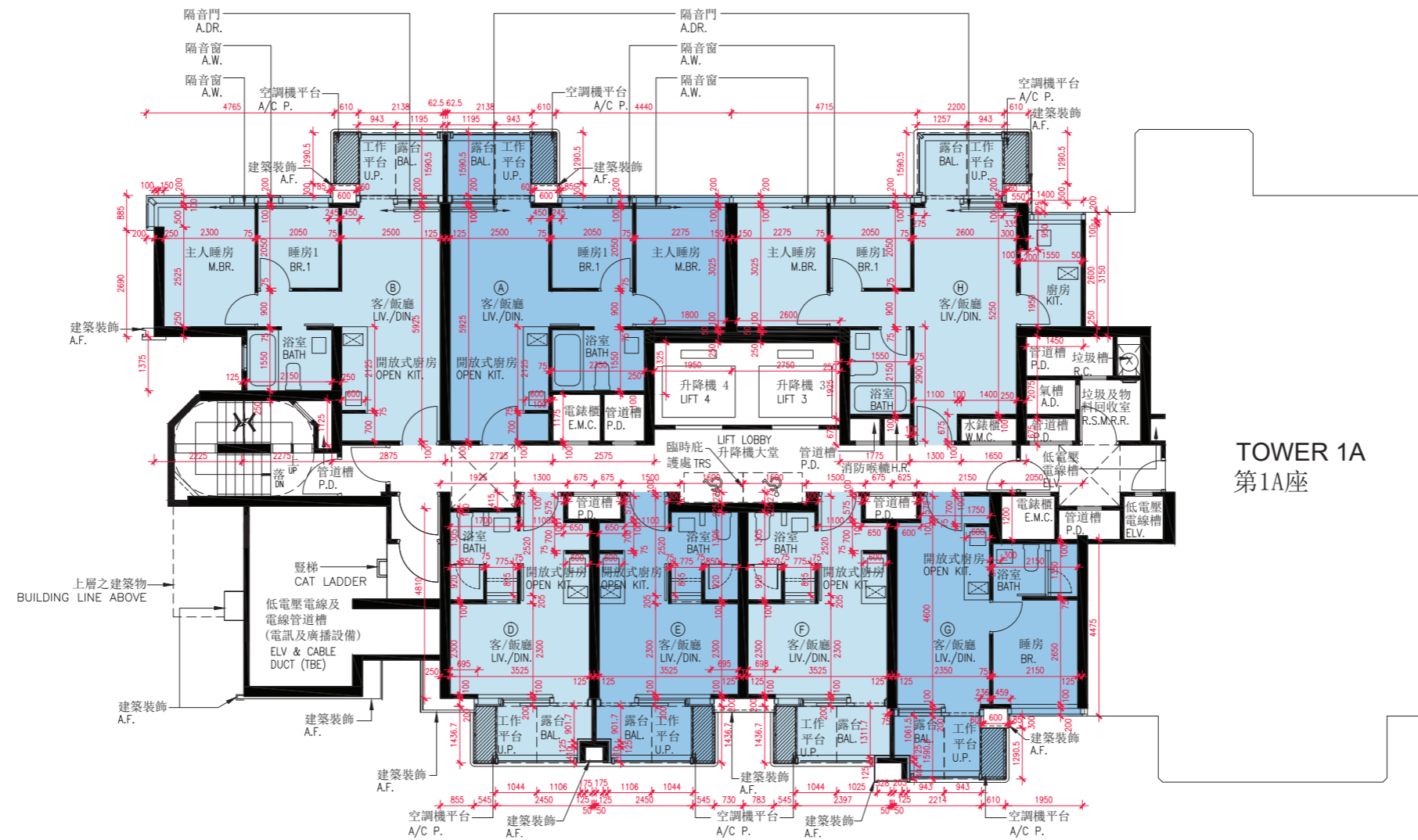
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	6/F 六樓	A	125, 150	3.150
		B	125, 150	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150

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

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

TOWER 1B
7/F
第1B座
七樓



TOWER 1A
第1A座

Notes 附註:

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樓面平面圖所列之所有尺寸均以毫米標示。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	7/F 七樓	A	125, 150	3.150
		B	125, 150	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150

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

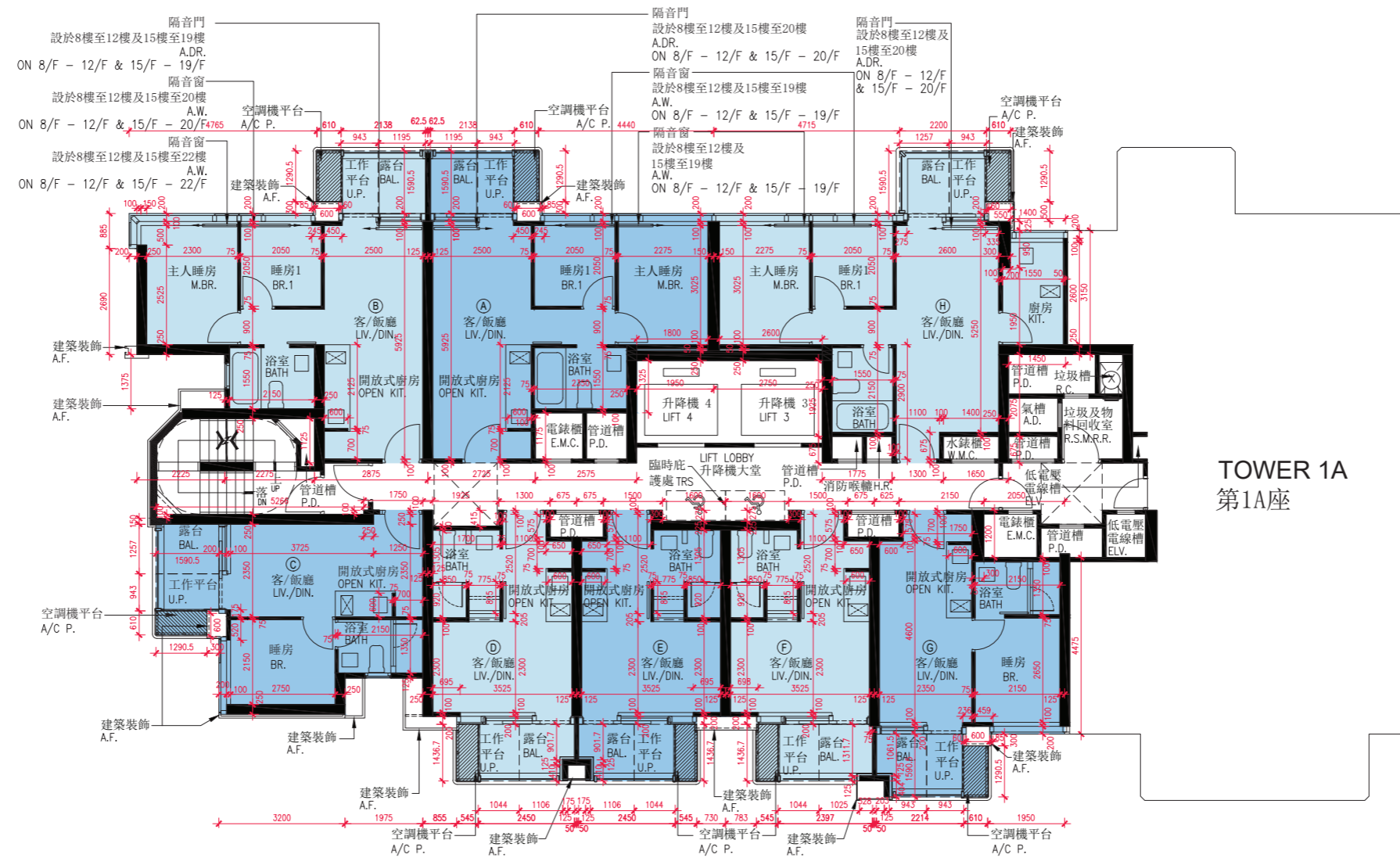
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

TOWER 1B

8/F to 12/F, 15/F to 23/F & 25/F to 29/F

第1B座

八樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓



TOWER 1A
第1A座

Notes 附註:

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樓面平面圖所列之所有尺寸均以毫米標示。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 1B 第1B座	8/F to 12/F, 15/F to 23/F & 25/F to 28/F 八樓至十二樓、 十五樓至二十三樓及 二十五樓至二十八樓	A	125, 150	3.150
		B	125, 150	3.150
		C	125, 150, 175	3.150
		D	125, 150, 175	3.150
		E	125, 150, 175	3.150
		F	125, 150, 175	3.150
		G	125, 150, 175	3.150
		H	125, 150	3.150
	29/F 二十九樓	A	125, 150	3.500, 3.750, 3.850
		B	125, 150	3.500, 3.750, 3.850
		C	125, 150, 175	3.500, 3.750, 3.850, 3.900
		D	125, 150, 175	3.500, 3.750, 3.800, 3.850
		E	125, 150, 175	3.500, 3.750, 3.800, 3.850
		F	125, 150, 175	3.500, 3.750, 3.800, 3.850
		G	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		H	125, 150	3.500, 3.750, 3.850

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

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

TOWER 2A
2/F
第2A座
二樓



TOWER 2B
第2B座



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	2/F 二樓	A	125, 150	3.125
		B	125, 150	3.125
		C	125, 150, 175	3.125
		D	125, 150, 175	3.125
		E	125, 150, 175	3.125
		F	125, 150, 175	3.125
		G	125, 150	3.125

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 the structural walls on the upper floors.

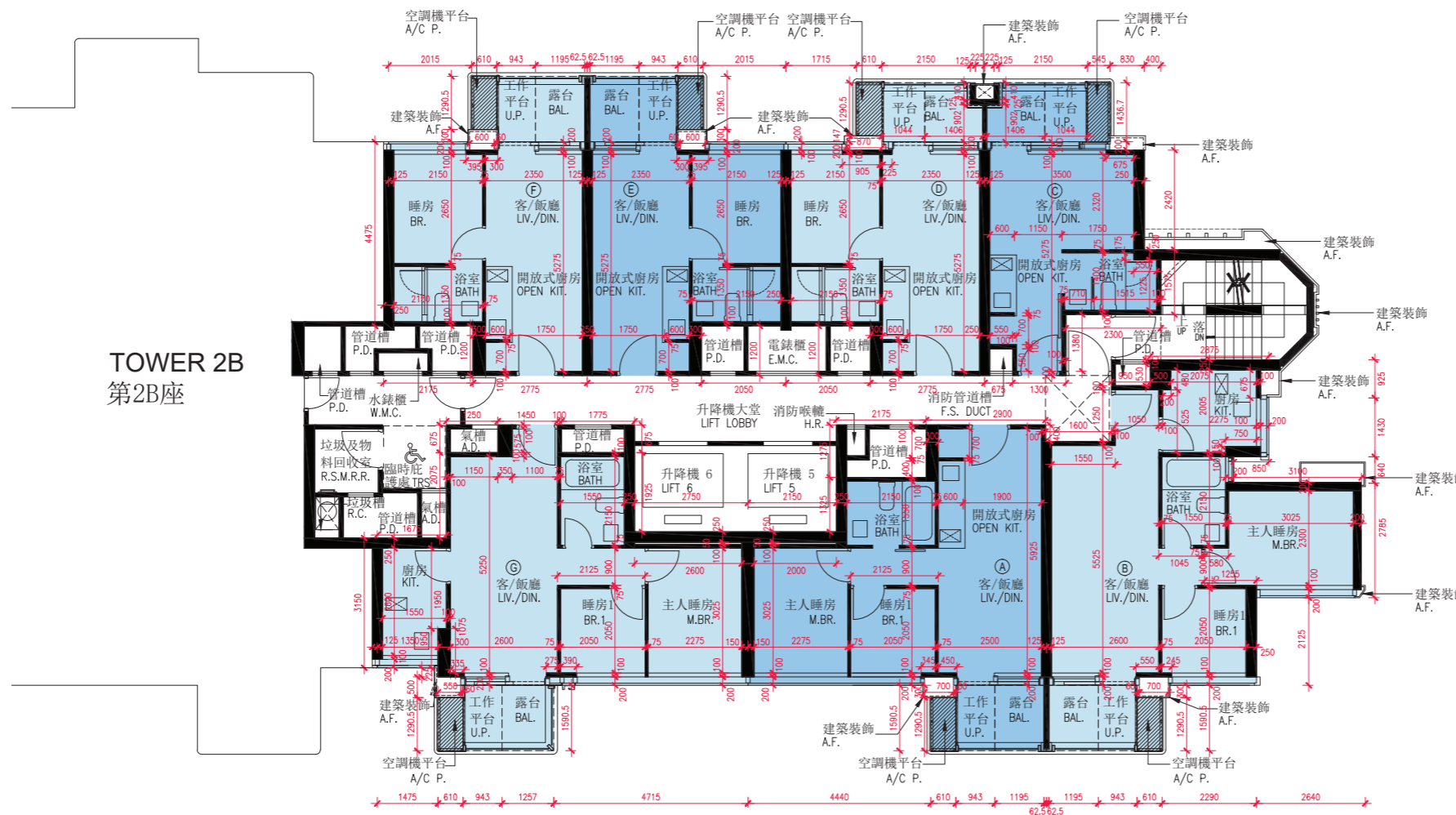
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

TOWER 2A

3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F

第2A座

三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 三樓、五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	125, 150	3.125
		B	125, 150	3.125
		C	125, 150, 175	3.125
		D	125, 150, 175	3.125
		E	125, 150, 175	3.125
		F	125, 150, 175	3.125
		G	125, 150	3.125

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 the structural walls on the upper floors.

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

TOWER 2A
30/F
第2A座
三十樓



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

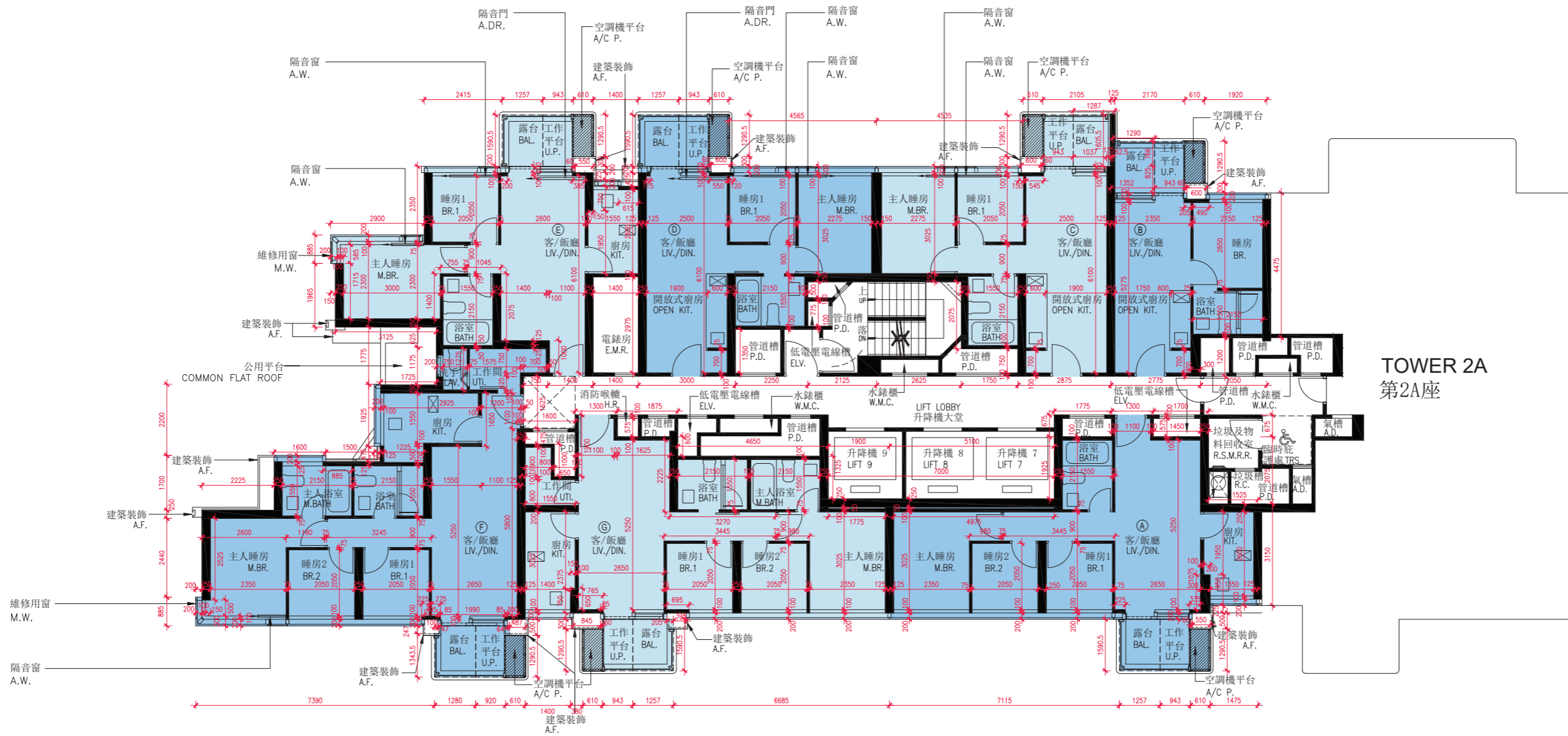
按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2A 第2A座	30/F 三十樓	A	125, 150	3.500, 3.750, 3.850
		B	125, 150	3.500, 3.750, 3.850
		C	125, 150, 175	3.500, 3.550, 3.750, 3.800, 3.850, 3.900
		D	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		E	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		F	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		G	125, 150	3.500, 3.750, 3.850

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

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

TOWER 2B
2/F
第2B座
二樓



TOWER 2A
第2A座

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	2/F 二樓	A	125, 150, 175	3.125
		B	125, 150, 175	3.125
		C	125, 150	3.125
		D	125, 150	3.125
		E	125, 150	3.125
		F	125, 150	3.125
		G	125, 150, 175	3.125

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 the structural walls on the upper floors.

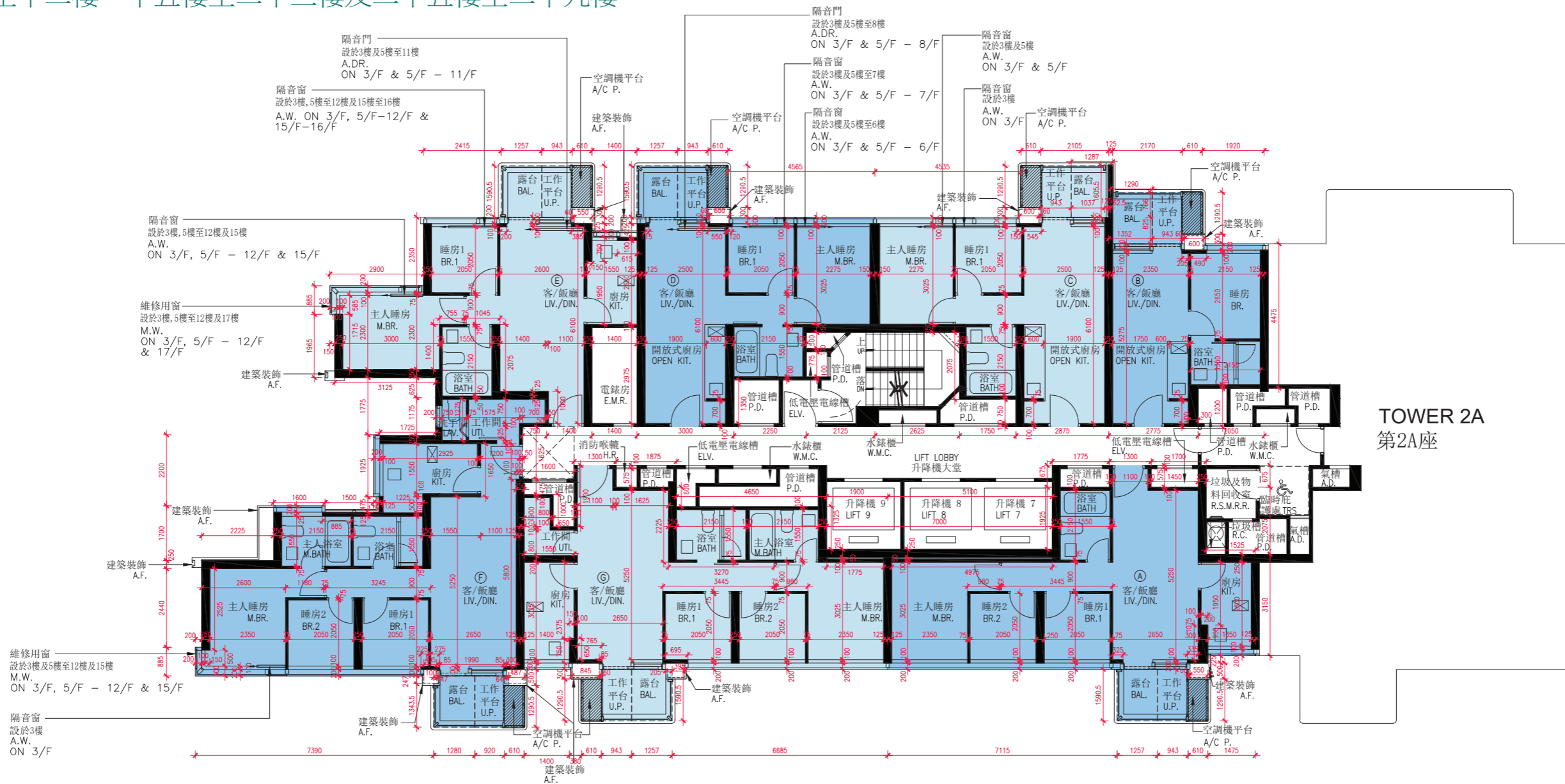
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的内部面積，一般比較低樓層的内部面積稍大。

TOWER 2B

3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F

第2B座

三樓、五樓至十二樓、十五樓至二十三樓及二十五樓至二十九樓



TOWER 2A
第2A座

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 28/F 三樓、五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十八樓	A	125, 150, 175	3.125
		B	125, 150, 175	3.125
		C	125, 150	3.125
		D	125, 150	3.125
		E	125, 150	3.125
		F	125, 150	3.125
		G	125, 150, 175	3.125
	29/F 二十九樓	A	125, 150, 175	3.125
		B	125, 150, 175	3.125
		C	125, 150	3.125
		D	125, 150	3.125, 3.375, 3.475
		E	125, 150	3.125
		F	125, 150	3.075, 3.125, 3.175, 3.375, 3.425, 3.475, 3.525, 3.625, 3.725, 3.825
		G	125, 150, 175	3.125, 3.175, 3.475, 3.525, 3.725, 3.775, 3.825

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

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

TOWER 2B

Unit F on 21/F (As-is Floor Plan)

第2B座

二十一樓 F 單位 (現狀樓面平面圖)



TOWER 2A
第2A座

Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。
- (3) This plan is for showing the as-is layout of Unit F on 21/F of Tower 2B. For the floor plans of the other units on 21/F of Tower 2B, please refer to page 46 of this sales brochure.
此圖旨在顯示第2B座21樓F單位的現狀布局。有關第2B座21樓其他單位的樓面平面圖請參閱本售樓說明書第46頁。



Unit F on 21/F of Tower 2B has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate location of the alterations is indicated on the as-is floor plan and the details of the alterations are set out below (the below numbering refers to the marked alterations on the plan):

- a. Removal of a part of non-load bearing block wall and erection of new fire-rated glass partition.
- b. Removal of a fire rated door and erection of a new fire rated glass door.

第2B座21樓F單位在發展項目落成後經獲《建築物條例》豁免工程及小型工程改動。該等改動的大約位置於現狀樓面平面圖中標出。該等改動詳情列出如下(下文編號對應圖中改動編號)：

- a. 移除部份非承重磚牆及豎立新防火玻璃間隔。
- b. 移除防火門及豎立新防火玻璃門。

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	30/F 三十樓	A	125, 150, 175	3.500, 3.750, 3.850
		B	125, 150, 175	3.500, 3.550, 3.750, 3.850, 3.900
		C	125, 150	3.500, 3.750, 3.850
		D	125, 150, 175	3.325, 3.500, 3.550, 3.600, 3.800, 3.850, 3.900

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

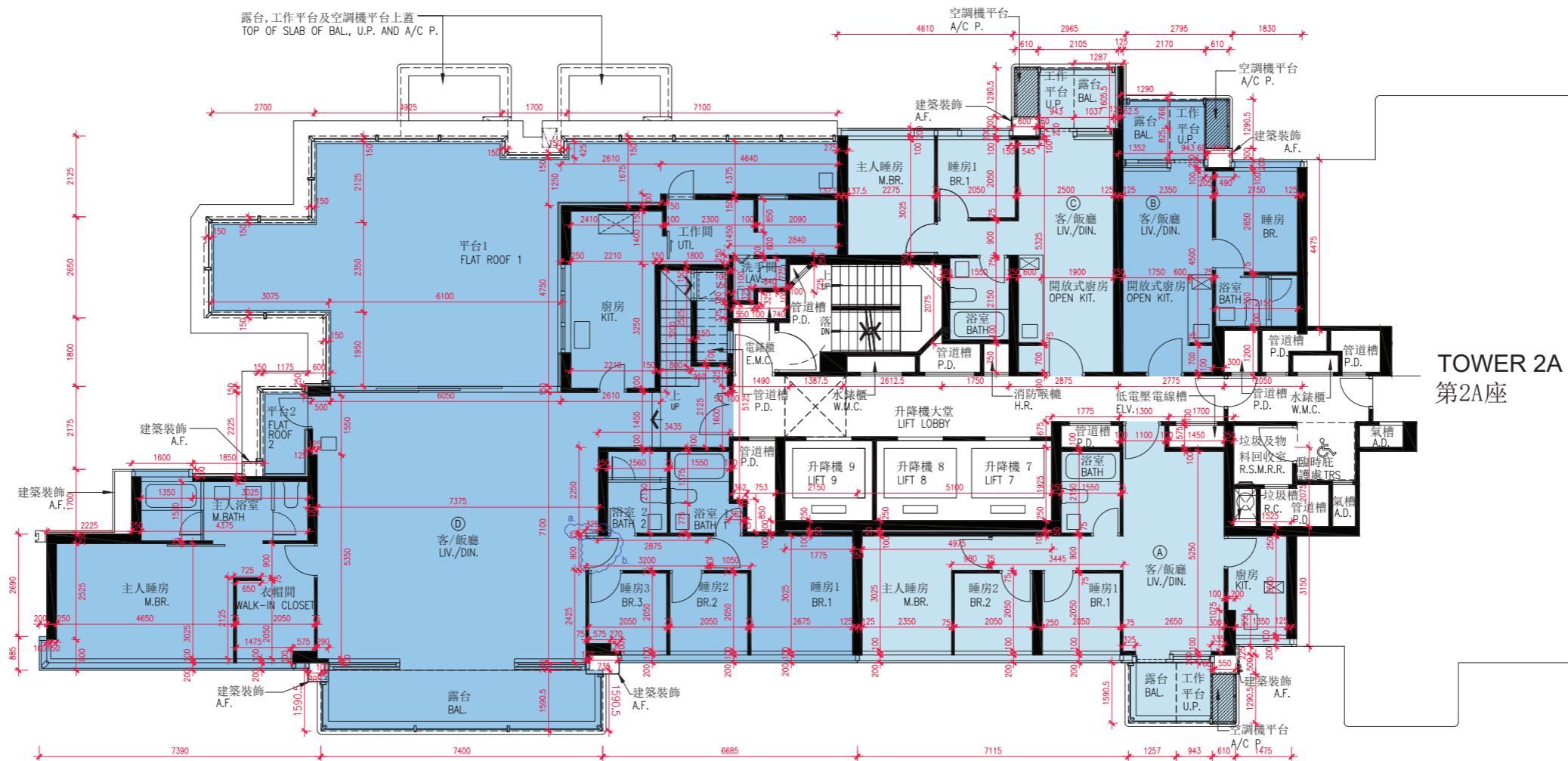
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

TOWER 2B

Unit D on 30/F (As-is Floor Plan)

第2B座

三十樓 D 單位 (現狀樓面平面圖)



Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.

樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.

樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。

(3) This plan is for showing the as-is layout of Unit D on 30/F of Tower 2B. For the floor plans of the other units on 30/F of Tower 2B, please refer to page 50 of this sales brochure.

此圖旨在顯示第2B座30樓D單位的現狀布局。有關第2B座30樓其他單位的樓面平面圖請參閱本售樓說明書第50頁。



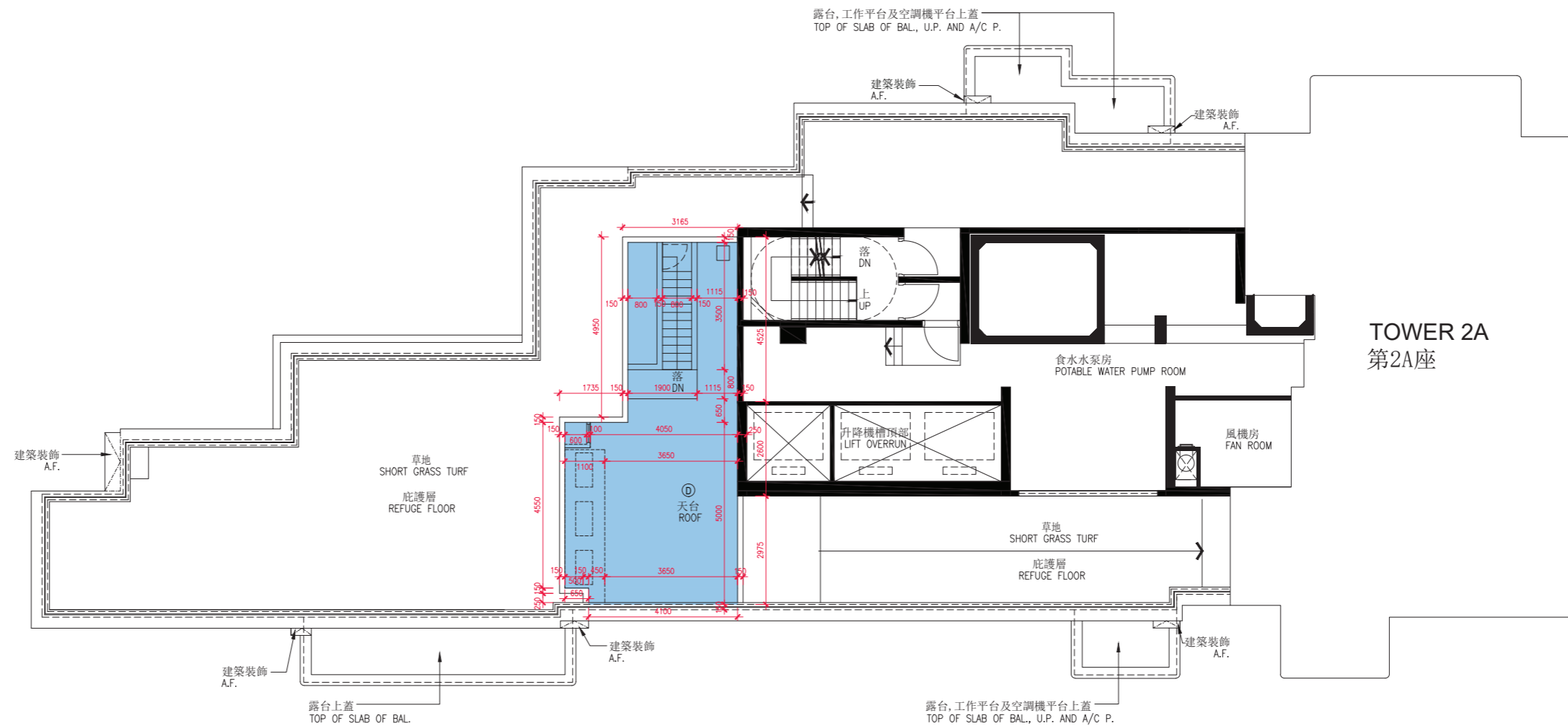
Unit D on 30/F of Tower 2B has been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate location of the alterations is indicated on the as-is floor plan and the details of the alterations are set out below (the below numbering refers to the marked alterations on the plan):

- a. Erection of dry wall partition.
- b. Installation of timber veneer finished hollow core timber door.

第2B座30樓D單位在發展項目落成後經獲《建築物條例》豁免工程及小型工程改動。該等改動的大約位置於現狀樓面平面圖中標出。該等改動詳情列出如下(下文編號對應圖中改動編號)：

- a. 豎立輕隔間牆。
- b. 安裝空心木門配木皮飾面。

TOWER 2B
ROOF
第2B座
天台



Notes 附註:

- (1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
- (2) Please refer to page 19 of this sales brochure for legend of terms and abbreviations shown on floor plans.
樓面平面圖中的名稱及簡稱請參閱本售樓說明書第19頁。



11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:

按發展項目的經批准的建築圖則所規定，發展項目每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Tower 大廈	Floor 樓層	Unit 單位	Thickness of the Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	Floor-to-floor Height (m) 層與層之間的高度 (米)
Tower 2B 第2B座	Roof 天台	D	Not Applicable 不適用	Not Applicable 不適用

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

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 1A 第1A座	2/F 二樓	A	45.796 (493) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	28.314 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	28.314 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	28.327 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	27.967 (301) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.526 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	40.618 (437) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、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621章)第8條計算得出的。

The area of every one of the other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的項目(如有)的面積是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 1A 第1A座	3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 三樓、 五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	45.796 (493) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	28.314 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	28.314 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	28.327 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	27.967 (301) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	41.526 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	40.618 (437) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1A.

* 第1A座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、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621章)第8條計算得出的。

The area of every one of the other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的項目(如有)的面積是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor* 樓層*	Unit 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
Tower 1B 第1B座	2/F to 3/F & 5/F to 7/F 二樓至三樓及 五樓至七樓	A	40.886 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		B	41.526 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		D	23.260 (250) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		E	22.937 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		F	22.942 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		G	27.893 (300) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		H	45.796 (493) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、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621章)第8條計算得出的。

The area of every one of the other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的項目(如有)的面積是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 1B 第1B座	8/F to 12/F, 15/F to 23/F & 25/F to 29/F 八樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	40.886 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	41.526 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	28.909 (311) Balcony 露台: 2.306 (25) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	22.779 (245) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	22.937 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	22.942 (247) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	27.893 (300) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		H	45.796 (493) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 1B.

* 第1B座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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在構成住宅物業一部份範圍內的每一個露台、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621章)第8條計算得出的。

The area of every one of the other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的項目(如有)的面積是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 2A 第2A座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	40.844 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	47.266 (509) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	22.702 (244) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	28.342 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	28.315 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	28.315 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	45.889 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

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Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (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 the Other Specified Items (not included in the Saleable Area) sq. m. (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor* 樓層*	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 2A 第2A座	30/F 三十樓	A	40.844 (440) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
		B	47.266 (509) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		C	22.702 (244) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	28.342 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		E	28.315 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		F	28.315 (305) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
		G	45.889 (494) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2A.

* 第2A座不設四樓、十三樓、十四樓及二十四樓。

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Block Name 大廈名稱	Floor* 樓層*	Unit 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
Tower 2B 第2B座	2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 29/F 二樓至三樓、 五樓至十二樓、 十五樓至二十三樓及 二十五樓至二十九樓	A	55.069 (593) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		B	28.417 (306) Balcony 露台: 2.103 (23) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		C	41.340 (445) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		D	41.489 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		E	46.078 (496) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		F	65.459 (705) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-
		G	61.068 (657) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓及二十四樓。

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Tower 2B 第2B座	30/F 三十樓	A	55.069 (593) Balcony 露台:2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	28.417 (306) Balcony 露台: 2.103 (23) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	41.532 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	164.475 (1,770) Balcony 露台: 11.769 (127) Utility Platform 工作平台: 0.00 (0)	-	-	-	56.798 (611)	-	-	23.642 (254)	-	-	-

* 4/F, 13/F, 14/F and 24/F are omitted in Tower 2B.

* 第2B座不設四樓、十三樓、十四樓及二十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

每個住宅物業的實用面積是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一個露台、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621章)第8條計算得出的。

The area of every one of the other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance (Cap.621).

在構成住宅物業一部份範圍內的每一其他指明的項目(如有)的面積是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算得出的。

Note 備註:

The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。











Basement Floor Plan

地庫平面圖



Number, Dimension and Area of Parking Spaces

停車位的數目、尺寸及面積

Floor 樓層	Category of Paking Space 停車位類別	Number 數目	Dimension of Each Parking Space (W x L) (m) 每個停車位的尺寸 (闊 x 長) (米)	Area of Each Parking Space (sq.m.) 每個停車位的面積 (平方米)
Basement Floor 地庫	 Residential Parking Space 住宅停車位	72	2.5 x 5.0	12.5
	 Commercial Parking Space 商業停車位	6	2.5 x 5.0	12.5
	 Accessible Residential Visitor's Parking Space 暢通易達住宅訪客停車位	2	3.5 x 5.0	17.5
	 Residential Visitor's Parking Space 住宅訪客停車位	8	2.5 x 5.0	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	8	1.0 x 2.4	2.4
	 Commercial Motor Cycle Parking Space 商業電單車停車位	1	1.0 x 2.4	2.4
	 Residential Bicycle Parking Space 住宅單車停車位	48	0.5 x 1.8	0.9
	 Residential Loading and Unloading Parking Space 住宅上落貨停車位	2	3.5 x 11.0	38.5
	 Commercial Loading and Unloading Parking Space 商業上落貨停車位	2	3.5 x 11.0	38.5
	 Refuse Collection Vehicle Parking Space 垃圾車上落停車位	1	5.0 x 12.0	60.0

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約時須支付款額為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。

A. COMMON PARTS OF THE DEVELOPMENT

“Common Areas” means the Development Common Areas, the Residential Common Areas and the Car Park Common Areas.

“Common Facilities” means the Development Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

“Car Park Common Areas” means those parts of the Lot and the Development (excluding the Car Parks, the Disabled Car Parks, the Visitors’ Car Parks and the Bicycle Parking Spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners and occupiers of the Residential Car Parks and the Owner and occupiers of the Commercial Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular parking space and shall include but not limited to driveways, vent ducts, circulation and manoeuvring spaces, staircases and landings, smoke vents, fan rooms, electric vehicle charger rooms, electrical room, such parts of which are also serving the Disabled Car Parks, the Visitors’ Car Parks and the Bicycle Parking Spaces. The Car Park Common Areas are for the purpose of identification shown and coloured Violet on the plans (certified as to their accuracy by the Authorized Person) annexed to the Deed of Mutual Covenant and Management Agreement (“DMC”).

“Car Park Common Facilities” means those facilities and equipment for the common use and benefit of the Owners and occupiers of the Residential Car Parks and the Owner and occupiers of the Commercial Car Parks but not other parts of the Development and not for the use and benefit of the Owner of a particular Car Park exclusively and shall include but not limited to the relevant installations and facilities for supply of electricity to the Car Parks, electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system, the barriers and related facilities, parts of which also serve the Disabled Car Parks, the Visitors’ Car Parks and the Bicycle Parking Spaces.

“Development Common Areas” means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Car Park Common Areas or Residential Common Areas) and shall include but not limited to :-

- (a) parts of the Greenery Areas (excluding those parts of Residential Common Areas);

- (b) such part of the Slope and Retaining Structures (if any) within the Lot;

- (c) lobby, office accommodation for caretakers, owners’ corporation office, emergency generator rooms, fire services control room, parking space for refuse collection vehicle, refuse storage and material recovery chamber, corridors, staircases, main switch room, pipe ducts, vent ducts, circulation and manoeuvring spaces, transformer rooms, street fire hydrant water pump room, water pump room, extra-low voltage room, water meter cabinets, automatic meter reading room, fire services and sprinkler water pump room, master water meter room, flushing water pump rooms, potable water pump rooms, management office (being the caretaker’s office), unisex accessible toilet, water features, guard house, maintenance access to roof, fire services inlets, electrical rooms, electric vehicle charger room, fire hose reels, flat roof, footpaths, pavements and passages in the Development;

- (d) parts of ramps, driveways, loading and unloading areas, turntable, access areas and circulation passages at the Basement and Ground Floor level; and

- (e) the External Walls of the Development (including the fence walls of the Development but excluding the External Walls of the Towers and the External Walls forming parts of the Commercial Accommodation)

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Car Park Common Areas or Residential Common Areas). The Development Common Areas are for the purpose of identification shown and coloured Green and Green Stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Development Common Facilities” means

- (a) Such of the drop gate, surface channel with cover, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

- (b) Lighting facilities including lamp posts, façade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

- (c) Fire prevention and fire fighting installations and equipment within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit (including the fire services water tanks, sprinkler water tank and street fire hydrant water tank);

- (d) Security system installations and equipment; and

- (e) Lift installations and equipment (if any) servicing the Development Common Areas;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term “Development Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Car Park Common Facilities or Residential Common Facilities.

“Residential Common Areas” means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners and occupiers of the Residential Units of the Development and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to :-

- (a) the Recreational Areas;

- (b) the Visitors’ Car Parks;

- (c) parts of the Greenery Areas (excluding those parts of Development Common Areas);

- (d) the Bicycle Parking Spaces;

- (e) the Disabled Car Parks;

- (f) the 2 loading and unloading spaces at Basement Floor provided pursuant to Special Condition No. (20)(a)(i) of the Government Grant and for the purpose of identification shown and marked with numbers “L01” and “L02” respectively on the Basement Floor Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC;

- (g) entrance lobbies, lift lobbies (including firemen’s lift lobby), corridors, staircases and landings, lift shafts, footpaths, passageways, ramps, covered landscape areas, extra-low voltage rooms, pipe ducts (which do not form part of the Units, the Development Common Areas or the Car Park Common Areas), roofs (which do not form part of the Units or the Development Common Areas), flat roofs (which do not form part of the Units or the Development Common Areas), top roofs, refuse storage and material recovery rooms, refuse chutes, lift machine rooms, main switch room, electrical rooms, electrical meter rooms, electrical meter cabinets, water meter cabinets, check meter cabinet, fan rooms, parapet walls, filtration plant

room, fire services water pump rooms, mail boxes, flushing water pump rooms, fire hose reels, sprinkler water pump rooms, potable and flushing water pump rooms, covered walkways, fire hydrants, fire services inlets, cable ducts, vent ducts, electrical ducts, telecommunication ducts, town gas duct, air ducts, extra-low voltage duct, fire services ducts, communal aerial broadcast distribution room, caretaker’s counters, potable water pump rooms, smoke vent, temporary refuge spaces, telecommunications and broadcasting equipment rooms and areas for installation or use of telecommunications network facilities;

- (h) the External Walls of the Towers (including but not limited to parapets/balustrade/fences of the flat roofs pertaining to the Residential Units and non-structural prefabricated external walls);

- (i) the access, working spaces and manoeuvring spaces required in Annex 1 of Appendix B of the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-93 for or in connection with the operation of the CCTV imaging device and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features;

- (j) the maintenance and repair access which is for the purpose of identification shown and marked by Orange Arrow on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC (“Maintenance and Repair Access”);

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured Yellow and Yellow Stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Residential Common Facilities” means those facilities and ancillary equipment for the common use and benefit of the Owners and occupiers of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, the EV Charging Facilities serving the Disabled Car Parks and/or the Visitors’ Car Parks and any other installation or facilities for the supply of electricity to the Disabled Car Parks or the Visitors’ Car Park(s) (if applicable), water tanks (including sprinkler water tanks and fire services water tanks), water pumps, drains, pipes, duct works, gutters, sewers, fire prevention and fire fighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, telecommunications network facilities, lifts and sanitary fittings and installations for the common use and benefit of the Residential Units.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Tower	Floor	Unit	No. of undivided shares allocated to each residential unit
1A	2/F - 3/F and 5/F - 7/F (5 storeys)	A	46
		B	28
		C	28
		D	28
		E	28
		F	42
		G	41
	8/F - 12/F, 15/F - 23/F and 25/F-29/F (19 storeys)	A	46
		B	28
		C	28
		D	28
		E	28
		F	42
		G	41
1B	2/F - 3/F and 5/F - 7/F (5 storeys)	A	41
		B	42
		D	23
		E	23
		F	23
		G	28
		H	46
	8/F - 12/F, 15/F - 23/F and 25/F - 29/F (19 storeys)	A	41
		B	42
		C	29
		D	23
		E	23
		F	23
		G	28
H	46		

Tower	Floor	Unit	No. of undivided shares allocated to each residential unit
2A	2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 29/F (24 storeys)	A	41
		B	47
		C	23
		D	28
		E	28
		F	28
		G	46
	30/F	A	41
		B	47
		C	23
		D	28
		E	28
		F	28
		G	46
2B	2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 29/F (24 storeys)	A	55
		B	28
		C	41
		D	41
		E	46
		F	65
		G	61
	30/F	A	55
		B	28
		C	42
		D	166

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

C. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Management Company as the Manager of the Lot and the Development shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule to the DMC PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

- (i) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Development Common Areas and/or the Development Common Facilities and/or the Yellow Area the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;
- (ii) where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them;
- (iii) where any expenditure relates solely to or is solely for the benefit of the Car Parks (but does not relate solely to or is not solely for the benefit of any particular Car Park), the Car Park Common Areas and/or the Car Park Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Car Parks in proportion to the number of Management Shares in respect of the Car Parks held by them subject to the contributions as provided under Clause 1(k) of the Third Schedule of the DMC;
- (iv) where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit;

Provided That where any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may reasonably determine.

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The management fee deposit payable in respect of each Residential Unit shall be equivalent to three (3) months' Management Fee for that Residential Unit.

F. AREA (IF ANY) IN THE DEVELOPMENT RETAINED BY THE OWNER (ASIA POWER DEVELOPMENT LIMITED) FOR THAT OWNER'S OWN USE

There is no area in the Development which is retained by the Owner (i.e. Asia Power Development Limited) for that Owner's own use as referred to in paragraph 14(2)(f) of Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance.

Note:
Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

A. 發展項目的公用部分

「**公用地方**」指發展項目公用地方、住宅公用地方及停車場公用地方。

「**公用設施**」指發展項目公用設施、住宅公用設施及停車場公用設施。

「**停車場公用地方**」指在該地段及發展項目內設計或擬定供住宅停車位業主及佔用人及商業停車位業主及佔用人公用及共享而非特別轉讓給或供個別停車位業主獨家使用的該地段及發展項目的該等部分（不包括在建築事務監督批准的停車場佈局圖上顯示和劃定的該等停車位、傷殘人士停車位、訪客停車位及單車停車位）以及《建築物管理條例》（第344章）附表1所指明的所有其他公用部分（如有），包括但不限於車道、通風管道、迴旋處和機動空間、樓梯和梯台、排煙口、風機房、電動車充電器房、電氣房，該等部分亦服務傷殘人士停車位、訪客停車位及單車停車位。停車場公用地方在公契及管理協議（「**公契**」）附錄的圖則（經認可人士核證為準確）上為識別目的以紫色顯示。

「**停車場公用設施**」指供住宅停車位業主及佔用人及商業停車位業主及佔用人公用及共享而非發展項目的其他部分及並非供個別停車位業主獨家使用及享用的該等設施和設備，包括但不限於為停車位供電的相關裝置及設施、電力及機械裝置、機械及機器、落閘、機械通風系統及保安系統、屏障及相關設施，其中部分亦服務傷殘人士停車位、訪客停車位及單車停車位。

「**發展項目公用地方**」指設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的整個該地段及發展項目（不屬於單位、停車場公用地方或住宅公用地方的一部分），包括但不限於

- 部分綠化區（不包括住宅公用地方的部分）；
- 該地段內的部分斜坡及擋土結構（如有）；
- 大堂、發展項目的看守人辦公地方、業主立案法團辦公室、應急發電機房、消防控制室、垃圾收集車停車位、垃圾收集及物料回收房、走廊、樓梯、總電掣房、管道槽、通風管道、迴旋處和機動空間、變壓器房、街道消防栓水泵房、水泵房、特低電壓房、水錶櫃、自動讀錶室、消防和花灑水泵房、主水錶房、沖廁水泵室、飲用水泵室、管理辦公室（即看守人辦公室）、男女通用的無障礙廁所、水景、警衛室、屋頂維修通道、消防進水掣、電氣房、電動車充電器房、消防喉轆、平台、行人徑、行人路及通道；
- 地庫和地下的部分坡道、車道、上落貨區、轉車台、入口區和迴旋通道；及
- 發展項目的外牆（包括發展項目的圍牆，但不包括大廈外牆及構成商業部分的外牆）

以及該地段及發展項目內設計或擬定供業主公用及共享而非特別轉讓給或供個別業主獨家使用的《建築物管理條例》（第344章）附表1所指明的所有其他公用部分（如有）（不屬於單位、停車場公用地方或住宅公用地方的一部分）。發展項目公用地方在公契附錄的圖則（經認可人士核證為準確）上為識別目的以綠色和綠色加黑點顯示。

「**發展項目公用設施**」指

- 為發展項目公用地方服務而設的諸如吊閘、地面溝渠連蓋、排水渠、管道、明溝、水井（如有）、污水管、電線及電纜、天線廣播分導設施、電訊網絡設施、電力及機械裝置和目前或任何時候在該地段內、下、上或穿過該地段及發展項目將水、污水、煤氣、電力和任何其他服務提供給該地段及發展項目或其任何一個或多個部分供該地段及發展項目使用及享用而非供個別單位使用或享用的其他服務設施（不論以管道或其他方式）；
- 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的照明設施，包括燈柱、外牆照明；
- 發展項目內供該地段及發展項目使用及享用而非供個別單位使用或享用的消防及滅火裝置及設備（包括消防水箱、花灑水箱及街道消防栓水箱）；
- 保安系統裝置及設備；及
- 為發展項目公用地方服務的升降機裝置及設備（如有）；

和供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他設施及系統。

為免存疑，「發展項目公用設施」一詞不包括屬於停車場公用設施或住宅公用設施一部分的該等設施、設備及其他類似構築物。

「**住宅公用地方**」指設計或擬定供發展項目的住宅單位業主及佔用人公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的該地段及發展項目的該等部分，包括但不限於：

- 康樂區；
- 訪客停車位；
- 部分綠化區（不包括發展項目公用地方的該等部分）；
- 單車停車位；
- 傷殘人士停車位；

(f) 根據批地文件特別條款第(20)(a)(i)條在地庫提供的2個上落貨停車位，在公契附錄的地庫圖則（經認可人士核證為準確）上為識別目的分別以數字標示為「L01」和「L02」；

(g) 入口大堂、升降機大堂（包括消防員升降機大堂）、走廊、樓梯和平台、升降機井、行人徑、通道、坡道、有蓋景觀區、超低電壓房、管道槽（不構成單位、發展項目公用地方或停車場公用地方的部分）、天台（不構成單位或發展項目公用地方的部分）、平台（不構成單位或發展項目公用地方的部分）、頂層天台、垃圾收集及物料回收室、垃圾槽、升降機機房、總電掣房、電氣室、電錶室、電錶櫃、水錶櫃、檢測錶櫃、風機房、護牆、過濾機房、消防水泵房、郵箱、沖廁水泵房、消防喉轆、花灑水泵房、食水和沖廁水泵房、有蓋走道、消防栓、消防進水掣、電纜槽、通風槽、電氣槽、電訊槽、煤氣槽、氣槽、特低電壓槽、消防槽、公用天線廣播分導室、看守人櫃檯、食水泵房、排煙口、臨時庇護處、電訊及廣播設備房以及安裝或使用電訊網絡設施的區域；

(h) 大廈的外牆（包括但不限於住宅單位所屬平台的護牆/欄杆/圍欄和非結構預製外牆）；

(i) 《認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-93》附錄B附件1規定用於或關於操作閉路電視攝像設備及/或對被建築特色所掩蓋的外部排水管進行檢查、保養、維修或相關工程的通道、工作空間和機動空間；

(j) 在公契附錄的圖則（經認可人士核證為準確）上為識別目的以橙色箭頭顯示和標記的保養和維修通道（「保養和維修通道」）；

以及該地段及發展項目內設計或擬定供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用《建築物管理條例》（第344章）附表1所指明的所有其他公用部分（如有）。住宅公用地方在公契附錄的圖則（經認可人士核證為準確）上為識別目的以黃色和黃色加黑點顯示。

「**住宅公用設施**」指供住宅單位業主及佔用人公用及共享而非供個別住宅單位獨家使用及享用的該等設施和輔助設備，包括但不限於康樂設施、為傷殘人士停車位及/或訪客停車位服務的電動車充電設施，以及供電給傷殘人士停車位或訪客停車位的任何其他裝置或設施（如適用）、水箱（包括花灑水箱及消防水箱）、水泵、排水渠、喉管、風管、明渠、污水渠、消防及滅火系統、電線和電纜、電力設備、空調或機械通風裝置、照明、保安系統、煤氣管道、空調系統、電訊網絡設施、升降機及供住宅單位公用及共享的衛生設備和裝置。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

大廈	樓層	單位	分配予每個住宅單位的不分割份數
1A	2樓至3樓及5樓至7樓（5層）	A	46
		B	28
		C	28
		D	28
		E	28
		F	42
		G	41
	8樓至12樓、15樓至23樓及25樓至29樓（19層）	A	46
		B	28
		C	28
		D	28
		E	28
		F	42
		G	41
1B	2樓至3樓及5樓至7樓（5層）	A	41
		B	42
		D	23
		E	23
		F	23
		G	28
		H	46
	8樓至12樓、15樓至23樓及25樓至29樓（19層）	A	41
		B	42
		C	29
		D	23
		E	23
		F	23
		G	28
H	46		

大廈	樓層	單位	分配予每個住宅單位的不分割份數
2A	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至29樓 (24層)	A	41
		B	47
		C	23
		D	28
		E	28
		F	28
		G	46
	30樓	A	41
		B	47
		C	23
		D	28
		E	28
		F	28
		G	46
2B	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至29樓 (24層)	A	55
		B	28
		C	41
		D	41
		E	46
		F	65
		G	61
	30樓	A	55
		B	28
		C	42
		D	166

備註：不設4樓、13樓、14樓及24樓。

C. 發展項目管理人的委任年期

受制於《建築物管理條例》(第 344 章)的規定，管理公司作為該地段及發展項目的管理人的委任，首屆任期由公契的日期起計兩年，其後繼續任職至根據公契的規定終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每個單位業主應按公契第二附表列明管理份數之比例每月提前向管理人支付管理費，但是任何業主無須支付超過他的適當份額的管理費用，如下所述：

- (i) 如果任何開支涉及或有利於該地段及發展項目（但並非僅涉及或僅有利於任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施）、發展項目公用地方及/ 或發展項目公用設施及/ 或黃色範圍，該等開支的全部金額應在發展項目的所有業主之間按他們持有的管理份數數目之比例進行分攤；
- (ii) 如果任何開支僅涉及或僅有利於住宅單位（但並非僅涉及或僅有利於任何個別住宅單位）、住宅公用地方及/ 或住宅公用設施，該等開支的全部金額應在住宅單位業主之間按他們持有的管理份數數目之比例進行分攤；
- (iii) 如果任何開支僅涉及或僅有利於停車位（但並非僅涉及或僅有利於任何個別停車位）、停車場公用地方及/ 或停車場公用設施，該等開支的全部金額應在停車位業主之間按他們就停車位持有的管理份數數目之比例進行分攤，受限於公契第三附表第 1 (k) 條規定的供款；
- (iv) 如果任何開支僅涉及或僅有利於某個單位，該等開支的全部金額應由該單位業主承擔。

但是，如果任何開支僅為有利於某位業主或若干業主而招致，則管理人可按其合理決定的比例直接向該業主或該等業主收取該等開支。

E. 計算管理費按金的基準

每個住宅單位應付的管理費按金應相當於該住宅單位三(3)個月的管理費。

F. 擁有人(力偉發展有限公司)在發展項目中保留作自用的範圍(如有的話)

發展項目內並無如《一手住宅物業銷售條例》附表 1 第 I 部第 14 (2) (f) 段所述由擁有人(即力偉發展有限公司)保留供擁有人自用的範圍。

備註：
除非售樓說明書另行定義，否則本公契的摘要所採用之專有詞彙與公契所界定者具備相同涵義。

1. The Development is constructed or to be constructed on New Kowloon Inland Lot No.6603 (“the lot”) which is held under an Agreement and Conditions of Sale No.20372 dated 30 December 2020 (“the Government Grant”).

2. The lot is granted for a term of 50 years commencing on 30 December 2020 and expiring on 29 December 2070.

3. User

Special Condition No.(4) of the Government Grant

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

(b) Any building or buildings or part of any building or buildings erected or to be erected on that portion of the lot shown coloured pink on the plan annexed hereto shall not be used for any purpose other than for private residential purposes.”

4. Indemnity by Purchaser

General Condition No.5 of the Government Grant

“(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with 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.”

5. Maintenance

General Condition No.7 of the Government Grant

“(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 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 a sound and substantial building or buildings of the same type and of no less gross floor area or by a 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.”

6. Greenery Area

Special Condition No.(44) of the Government Grant

“(c)(i) The Purchaser shall at his own expense submit to the Director of Planning for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or constructed or to be erected or constructed thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the Director of Planning may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission” and which submission as approved by the Director of Planning is hereinafter referred to as “the Approved Greenery Submission”). The Greenery Submission shall comply with the following:

(I) the Greenery Area shall not be less than 30% of the area of the lot;

(II) not less than 66% of the 30% referred to in

subclause (c)(i)(I) of this Special Condition shall be provided at such location or level as may be determined by the Director of Planning at his sole discretion so that not less than 66% of the 30% referred to in sub-clause (c)(i)(I) of this Special Condition shall be visible to pedestrians or accessible by any person or persons entering the lot;

(III) not less than 20% of the total roof area of the building or buildings erected or to be erected on the lot shall form part of the 30% referred to in sub-clause (c)(i)(I) of this Special Condition;

(IV) the decision of the Director of Planning as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings erected or to be erected thereon constitute the 30% referred to in sub-clause (c)(i)(I) of this Special Condition, whether the provision of not less than 66% of the 30% referred to in sub-clause (c)(i)(I) of this Special Condition has been complied with in accordance with sub-clause (c)(i)(II) of this Special Condition and which area constitutes the roof area of any building or buildings referred to in sub-clause (c)(i)(III) of this Special Condition shall be final and binding on the Purchaser; and

(V) the Director of Planning at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

(ii) The Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the Director of Planning. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the Director of Planning.

(iii) Except with the prior written approval of the Director of Planning, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.”

7. Yellow Area

Special Condition No.(2) of the Government Grant

“(a)(i) The Purchaser shall on or before the 30th day of September, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Yellow Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve for the purpose of providing therein a public pedestrian access with a width of 4.5 metres.

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

(b) The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director:

(i) uphold, manage, repair and maintain the Yellow Area and everything forming a portion of or pertaining to it in good and substantial repair and condition; and

(ii) allow free access over and along the Yellow Area for all Government and public pedestrian traffic during such opening hours as shall be approved by the Director free of charge without any interruption

until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (c)(iii) of this Special Condition.

(c) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) hereof and the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition, the Purchaser shall be granted possession of the Yellow Area on the date of this Agreement.

(ii) The Purchaser shall accept the Yellow Area in such state and condition and with such structures and foundations as existing on the date of this Agreement, and hereby agrees not to make any claim whatsoever against the Government in respect thereof.

(iii) The Yellow Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on the date or dates as specified in a letter or letters from the Director to the Purchaser. For the avoidance of doubt, the Government shall be under no obligation to take up possession of the Yellow Area or any part or parts thereof at the request of the Purchaser but may do so as and when the Director in his absolute discretion sees fit.

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

...

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

8. Restriction on use of the Yellow Area

Special Condition No.(2) of the Government Grant

"(f) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than for the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) hereof, the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition and for providing all Government and public pedestrian traffic pursuant to sub-clause (b)(ii) of this Special Condition."

9. Building covenant

Special Condition No.(3) of the Government Grant

"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, 2026."

10. Development conditions

Special Condition No.(7) of the Government Grant

"(a) 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:

(i) 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 (hereinafter referred to as "the Buildings Ordinance");

(ii) 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;

(iii) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 18,309 square metres and shall not exceed 30,514 square metres provided that:

(I) the total gross floor area of any building or buildings or any part or parts thereof erected or to be erected on those portions of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Areas") for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall not be less than 1,110 square metres; and

(II) the total gross floor area of any building or buildings erected or to be erected on the lot for private residential purposes shall not exceed 29,404 square metres;

(iv) any building or buildings erected or to be erected within or partly within the Pink Hatched Black Areas solely for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall comply with the following requirements:

(I) no part of such building or buildings which is within the Pink Hatched Black Areas together with any addition or fitting (if any) to such building or buildings which is within the Pink Hatched Black Areas may in the aggregate exceed a height of 15 metres above the Hong Kong Principal Datum, provided that:

(A) 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

(B) the Director at his sole discretion may in calculating the height of such building or buildings exclude any structure or floor space referred to in Special Condition No.(34)(b)(i)(II) hereof; and

(II) the part or parts of such building or buildings which is or are within the Pink Hatched Black Areas shall not exceed two storeys and shall be erected at or above the ground level, provided that the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (a)(iv)(II) exclude:

(A) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar services; and

(B) any structure or floor space referred to in Special Condition No. (34)(b)(i)(II) hereof;

(v) where a building or buildings is or are erected or to be erected within or partly within the Pink Hatched Black Areas (other than the building or buildings referred to in sub-clause (a)(iv) of this Special Condition) and the part or parts of such building or buildings, which is or are within the Pink Hatched Black Areas, is or are partly used for non-industrial

(excluding private residential, office, godown, hotel and petrol filling station) purposes,

(I) no part of such part or parts of the building or buildings which is within the Pink Hatched Black Areas together with any addition or fitting (if any) to such part or parts of the building or buildings may in the aggregate exceed a height of 15 metres above the Hong Kong Principal Datum, provided that:

(A) 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

(B) the Director at his sole discretion may in calculating the height of such building or buildings exclude any structure or floor space referred to in Special Condition No.(34)(b)(i)(II) hereof; and

(II) such part or parts of the building or buildings which is or are within the Pink Hatched Black Areas shall not exceed two storeys and shall be located at or above the ground level, provided that the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (a)(v)(II) exclude:

(A) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar services; and

(B) any structure or floor space referred to in Special Condition No. (34)(b)(i)(II) hereof;

(vi) the building or buildings referred to in sub-clause (a)(iv) of this Special Condition and such part or parts of the building or buildings referred to in sub-clause (a)(v) of this Special Condition shall comply with the following requirements:

(I) each unit on the ground level within the building or buildings referred to in sub-clause (a)(iv) of this Special Condition and such part or parts of the building or buildings referred to in sub-clause (a)(v) of this Special Condition

along the boundary line between the points E and X shown and marked on the plan annexed hereto shall have a frontage facing or abutting on and having direct access to and from the Government land adjacent to the boundary line between the points E and X shown and marked on the plan annexed hereto to such designs as the Director in his absolute discretion may require; and

- (II) each unit on the ground level within the building or buildings referred to in sub-clause (a)(iv) of this Special Condition and such part or parts of the building or buildings referred to in sub-clause (a)(v) of this Special Condition along the boundary line between the points F and Y shown and marked on the plan annexed hereto shall have a frontage facing or abutting on and having direct access to and from the Yellow Area adjacent to the boundary line between the points F and Y shown and marked on the plan annexed hereto to such designs as the Director in his absolute discretion may require;

(vii) at least one of the buildings erected or to be erected on the lot (other than the building or buildings referred to in sub-clause (a)(iv) of this Special Condition) shall comply with the following requirements:

- (I) no part of such building or buildings together with any addition or fitting (if any) to such building or buildings may in the aggregate exceed a height of 35 metres above the Hong Kong Principal Datum, provided that:

(A) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of such building or buildings 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

(B) the Director at his sole discretion may in calculating the height of such building or buildings exclude any structure or floor space referred to in Special Condition No. (34)(b)(i)(II) hereof;

- (II) such building or buildings excluding any floor or space below the ground level shall not be

less than six storeys and shall not exceed eight storeys, provided that the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (a)(vii) (II) exclude:

(A) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar services; and

(B) any structure or floor space referred to in Special Condition No. (34)(b)(i)(II) hereof;

(III) the total site coverage of such building or buildings at or above the ground level of the lot shall not be less than 5% of the area of the lot; and

(IV) such building or buildings shall abut on at least 17% of the total length of the boundary line adjoining the Government land between the points A and D shown and marked on the plan annexed hereto; and

(viii) the total site coverage of any building or buildings erected or to be erected at or above the ground level of the lot (other than the building or buildings referred to in sub-clauses (a)(iv) and (a)(vii) of this Special Condition) shall not exceed 25% of the area of the lot.”

11 Recreational facilities

Special Condition No.(9) of the Government Grant

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

...

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(16)(a)(v) 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 on the lot and their bona fide visitors and by no other person or persons.”

12. Preservation of trees

Special Condition No.(5) of the Government Grant

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

13. Landscaping

Special Condition No.(6) of the Government Grant

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

14. Parking and loading and unloading requirements

Special Condition No.(19) of the Government Grant

“(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 (hereinafter referred to as "the Road Traffic Ordinance"), 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 (the spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (21) hereof) are 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 under this sub-clause (a)(i)(I)
Less than 40 square metres	One space for every 16.7 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9.5 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.2 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.9 residential unit or part thereof
Not less than 160 square metres	One space for every 0.7 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.

If the respective number of the Residential Parking Spaces to be provided under sub-clauses (a)(i)(I) or (a)(i)(II)(B) of this Special Condition 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. For the avoidance of doubt, any RCHE or RCHD or any part thereof shall not be regarded as a residential unit or residential units nor a block or blocks of residential units for the purpose of this Special Condition and Special Conditions Nos. (20) and (23) hereof.

(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 in 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. (7)(a)(iii) 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 units in the building or buildings 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. (7)(a)(iii) 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:

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

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, 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 a rate to be calculated by reference to the number of residential units in each block of 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 subject to a minimum of two such spaces being provided within the lot:

Number of residential units in each block of residential units	Number of Visitors' Parking Spaces to be provided for each corresponding block
Less than 31	1
Not less than 31 but less than 46	2
Not less than 46 but less than 61	3
Not less than 61 but less than 76	4
Not less than 76	5

If the number of the Visitors' Parking Spaces to be provided under this sub-clause (a)(iii) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a)(iii), the total number of the Visitors' Parking Spaces to be provided under this sub-clause (a)(iii) shall be the aggregate of the number of the Visitors' Parking Spaces for each block of residential units calculated by reference to the table of this sub-clause (a)(iii), and 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 Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(b) (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, at the rate of one space for every 200 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 for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes unless the Director consents to another rate or number, 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-clause (b)(i) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (21) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, 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 purposes stipulated in the said sub-clause and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) and the Visitors' Parking Spaces, the Purchaser shall reserve and designate such number of

spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (which spaces to be so reserved or designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve provided that a minimum of one space shall be so reserved and designated out of the Visitors' Parking Spaces and that the Purchaser shall not reserve or designate all of the Visitors' Parking Spaces to become the Parking Spaces for Disabled Persons.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons as defined in the Road Traffic Ordinance, 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 motor vehicle 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, 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 (the spaces to be provided under this sub-clause (d)(i)(I) (as may be varied under Special Condition No. (21) hereof) are hereinafter referred to as "the Residential Motor Cycle Parking Spaces"); and

(II) 10% of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (21) hereof).

If the respective number of spaces to be provided under sub-clauses (d)(i)(I) or (d)(i)(II) of this Special Condition 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, 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) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, 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 motor vehicle cleaning and beauty services.

(iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition (as may be varied under Special Condition No. (21) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, 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 purposes stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates or numbers 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. The spaces to be provided under this sub-clause (e) (as may be varied under Special Condition No. (21) 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) (i) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) and sub-clause (a)(iii) 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.

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

(iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No. (21) 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. (21) hereof) shall be of such dimensions as may be approved in writing by the Director.”

(g) The Purchaser shall:

(i) on or before the 30th day of September, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations made thereunder and any amending legislation:

(I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a) (i), (b) and (d) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) and sub-clauses (a) (iii) and (c) of this Special Condition; and

(II) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (g)(i)(I) of this Special Condition

in not less than 30% of the parking spaces provided in accordance with sub-clauses (a) (i) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) and sub-clauses (a)(iii) and (c) of this Special Condition with at least one electric vehicle medium charger for each of such parking spaces; and

(ii) throughout the term hereby agreed to be granted, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities for electric vehicles and electric vehicle medium chargers provided and installed under sub-clauses (g)(i)(I) and (g)(i) (II) of this Special Condition in good repair and operational condition.”

Special Condition No.(20) of the Government Grant

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

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units provided that if the number of spaces to be provided under this sub-clause (a)(i) is a decimal number, the same shall be rounded up to the next whole number, and for the purpose of this sub-clause (a)(i), 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, 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) 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 for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes subject to a minimum of one space being provided.

(b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot for private residential and non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes as respectively stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition.

(c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition (as may be varied under Special Condition No. (21) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.”

Special Condition No.(21) of the Government Grant

“(a) Notwithstanding Special Conditions Nos. (19)(a)(i), (19)(b)(i), (19)(d)(i), (19)(e), (20)(a)(i) and (20)(a) (ii) hereof, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (19)(a)(i)(I) and (19)(d)(i) (I) hereof (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.”

Special Condition No.(23) of the Government Grant

“(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.”

Special Condition No.(24) of the Government Grant

“The spaces provided within the lot in accordance with Special Conditions Nos. (19)(e) and (20)(a)(i) hereof (as may be respectively varied under Special Condition No. (21) hereof), the Visitors' Parking Spaces and the Parking Spaces for Disabled Persons provided out of the spaces provided under Special Condition No. (19)(a)(i) (I) hereof (as may be varied under Special Condition No. (21) hereof) shall be designated as and form part of the Common Areas.”

Special Condition No.(25) of the Government Grant

“A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (19) and (20) hereof (as may be respectively varied under Special Condition No. (21) hereof), or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (13)(c) hereof, a building mortgage under Special Condition No. (13)(d) hereof or such other transactions as the Director may approve but, for the avoidance of doubt, including a tenancy agreement or lease or an agreement for

tenancy or lease under Special Condition No. (14)(b)(ii) hereof) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (19) and (20) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.”

15. Set back

Special Condition No.(26) of the Government Grant

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

16. Cutting away

Special Condition No.(27) of the Government Grant

“(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. (26) 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 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, 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 and professional fees and charges.”

17. Rock crushing

Special Condition No.(28) of the Government Grant

“No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.”

18. Anchor maintenance

Special Condition No.(29) of the Government Grant

“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.”

19. Spoil or debris

Special Condition No.(30) of the Government Grant

“(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.”

20. Damage to Services

Special Condition No.(31) of the Government Grant

“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 collectively 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 Yellow Area or any

part of any one or both 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 and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Yellow Area or any part of any one or both of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain, 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 Yellow Area or any part of any one or both 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."

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

Special Condition No.(32) of the Government Grant

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such 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 and 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 expense and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

22. Automatic meter reading for fresh water supplies

Special Condition No.(36) of the Government Grant

"(a) The Purchaser shall on or before the 30th day of September, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.

(b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as "the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:

- (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
 - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.
- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as "the Approved AMR Outstations".
- (d) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Purchaser, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.

- (f) In the event of non-fulfilment of the Purchaser's obligations under sub-clauses (a), (d) or (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost of such works, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.
- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Purchaser on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge 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:
 - (i) inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (a), (d) and (e) of this Special Condition;
 - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise of any of the rights under sub-clauses (f) and (h) 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.

- (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, operation, maintenance and repair of the Approved AMR Outstations or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition.”

23. Sewerage impact assessment

Special Condition No.(40) of the Government Grant

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

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

...

- (d) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) hereof and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.

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

24. Air ventilation assessment

Special Condition No.(41) of the Government Grant

“(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Planning, submit or cause to be submitted to the Director of Planning for his approval in writing an air ventilation assessment (hereinafter referred to as "the AVA") on the development of the lot containing, among others, such information and particulars as the Director of Planning may require, including but not limited to all potential impacts on pedestrian wind environment as may arise from the development of the lot, and recommendations for air ventilation design improvement measures, mitigation measures and other measures and works (hereinafter referred to as "the AVA Mitigation Measures").

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

- (c) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) of the Government Grant and site formation works) shall be commenced on the lot or any part thereof until the AVA shall have been approved in writing by

the Director of Planning under sub-clause (a) of this Special Condition.

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

25. Noise impact assessment

Special Condition No.(37) of the Government Grant

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

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

- (c) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) hereof and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director

under sub-clause (a) of this Special Condition. For the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance.

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

26. Noise barrier

Special Condition No.(38) of the Government Grant

“In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any adjoining Government land (hereinafter referred to as "the Noise Barrier"), the 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;

...

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

- (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 replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, 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 as a noise barrier or noise barriers, and except with the prior written consent of the Director, 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;
- (f) subject to the prior written approval of the Director, the Purchaser and his contractors, agents, workmen and any 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 works under this Special Condition in relation to 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 inspection, cleaning, renewing, erection, construction, presence, repair, maintenance, alteration, addition, replacement, attachment, use, demolition or removal of the Noise Barrier or any part or parts 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 non-fulfilment of the Purchaser's obligations under this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser;
- (j) the Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or

motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose 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 shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director of the right of entry conferred under sub-clause (j) 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; and
- (l) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director of the right of entry conferred under sub-clause (j) of this Special Condition."

27. Air Quality Impact Assessment

Special Condition No.(39) of the Government Grant

"(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his approval in writing an air quality impact assessment (hereinafter referred to as "the Air Quality Impact Assessment") on the development of the lot containing, among others, such information and

particulars as the Director of Environmental Protection may require including but not limited to all adverse air quality impacts from the nearby sources such as vehicle emissions from nearby roads and recommendations for mitigation measures, improvement works and other measures and works to comply with the Air Quality Objectives as stipulated in the Air Pollution Control Ordinance, any regulations made thereunder and any amending legislation.

- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection.
- (c) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) hereof and site formation works) shall be commenced on the lot or any part thereof until the Air Quality Impact Assessment shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.
- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

28. No grave or columbarium

Special Condition No.(35) of the Government Grant

"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."

Remarks:

1. The reference to the "Purchaser" in the Government Grant means the Purchaser under the Government Grant and includes, where the context so admits or requires, his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. The reference to the "Director" in the Government Grant means the Director of Lands.
3. The capitalized terms used in this Summary of Land Grant shall have the same meaning as defined in the Government Grant.

- 發展項目已興建或擬興建於新九龍內地段第6603號（「該地段」）。該地段是按照日期為2020年12月30日之賣地協議及條件第20372號（「批地文件」）所持有。
- 該地段的批租年期為50年，由2020年12月30日開始並於2070年12月29日到期。

3. 用途

批地文件特別條款第4條

- 「(a) 受限於本特別條款分條(b)款，該地段或其任何部分或在該地段上已建或擬建的建築物或其任何部分不得用作非工業（不包括寫字樓、倉庫、酒店及加油站）用途以外的任何其他用途。
- (b) 在附錄圖則上以粉紅色顯示的該地段的部分上已建或擬建的任何建築物或其任何部分不得用作私人住宅用途以外的任何其他用途。」

4. 買方作出彌償

批地文件一般條款第5條

- 「(c) 如由違反此等條款或對毗連或毗鄰土地或對該地段造成任何損害或土壤及地下水污染，而署長認為（署長的意見為最終並對買方具有約束力）有關損害或土壤及地下水污染由買方使用該地段或對該地段或其部分進行發展或重新發展或在該地段上開展的任何活動或進行的任何其他工程造成（不論有關使用、發展或重新發展、活動或工程是否符合此等條款或違反此等條款），買方應因此或相關直接或間接產生的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

5. 保養

批地文件一般條款第7條

- 「(a) 買方須在整個租期期間按此等條款對已建或重建（該詞指本一般條款分條(b)款預期的重新發展）建築物：
- 按任何核准圖則保養一切建築物，不得對其作出修訂或更改；及
 - 保養按此等條款或今後任何合同修訂已建或今後可能搭建的一切建築物，使其處於修繕妥當及良好的保養狀態並且以此狀態在租期結束或提前終止時交還該等一切建築物。

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

6. 綠化區

批地文件特別條款第(44)條

- 「(c) (i) 買方應自費向規劃署署長提交一份圖則，以徵得其書面批准，該圖則標明在該地段或該地段上已搭建或興建或擬搭建或興建的建築物的該等將於其或其內提供和保養綠化（包括但不限於提供帶土基的活植物）的部分（以下簡稱「綠化區」）、綠化區的佈局和面積、以及規劃署署長可全權酌情決定要求或指明的其他資料（包括但不限於綠化區的建築工程之位置和詳情）（該建議連同圖則以下簡稱「綠化建議」，而由規劃署署長批准的建議以下簡稱「經批准綠化建議」）。綠化建議須符合以下規定：

- 綠化區不少於該地段面積的30%；
 - 在本特別條款分條(c)(i)(I)款提及的30%當中不少於66%須設於規劃署署長全權酌情決定的位置或水平，以令本特別條款分條(c)(i)(I)款提及的30%當中不少於66%可被行人看見或讓進入該地段的任何人士可以前往；
 - 在該地段上已建或擬建的建築物的總天台面積不少於 20% 應構成本特別條款分條(c)(i)(I)款提及的30%的一部分；
 - 規劃署署長就什麼構成綠化建議項下的綠化提供、該地段或在該地段上已建或擬建的建築物的哪一部分或哪些部分構成本特別條款分條(c)(i)(I)款提及的30%、是否按照本特別條款(c)(i)(II)款提供本特別條款分條(c)(i)(I)款所述的 30% 的不少於 66%以及哪些區域構成本特別條款分條(c)(i)(III)款中提及的任何建築物的天台區域的決定為最終決定並對買方具有約束力；
 - 規劃署署長可全權酌情決定接納買方建議的其他非植物裝飾作為種植樹木、灌木或其他植物的替代。
- (ii) 買方須根據經批准綠化建議自費實施和完成綠化區的建築工程，並在其後在一切方面進行保

養以使規劃署署長滿意。未經規劃署署長事先書面批准，不得修改、改變、更改、變更或替換經批准綠化建議。

- (iii) 除非得到規劃署署長的事先書面批准，經批准綠化建議所示的綠化區應指定為並構成公用地方的一部分，除按經批准綠化建議所列的佈局、大小、位置和詳情作綠化區外，不得用作任何其他用途。」

7. 黃色範圍

批地文件特別條款第(2)條

- 「(a) (i) 買方應在2026年9月30日或署長批准的其他日期或之前，自費且在所有方面使署長滿意，以良好的工藝方式，按署長批准的材料、標準、水平、定線及設計在黃色範圍內設置、構建、鋪上路面及開通渠道，旨在其內提供一條4.5 米闊的公共行人通道。

- (ii) 就本特別條款而言，署長就是否以及何時按本特別條款分條(a)(i)款完成本特別條款分條(a)(i)款所述的工程之決定為最終決定並對買方具有約束力；

- (b) 買方應在完成本特別條款分條(a)(i)款所述的工程後，在他管有黃色範圍或其任何部分的情況下，自費和在一切方面令署長滿意：

- 維護、管理、修理和保養黃色範圍以及構成該範圍一部分或與之相關的所有東西，使其處於修繕妥當及良好的保養狀態；及
- 在署長批准的開放時間內，允許所有政府和公眾行人免費及不受阻礙自由越經和通過黃色範圍，

直到根據本特別條款分條(c)(iii)款交還整個黃色範圍的管有權給政府。

- (c) (i) 僅為了進行特別條款第(1)(b)條所述的拆除和清理工程以及本特別條款分條(a)(i)和(b)(i)款指明的工程，買方在本協議之日期被授予黃色範圍的管有權。
- (ii) 買方接受在本協議之日黃色範圍的狀態及狀況及其構築物和地基，並特此同意不能就此向政府提出任何索償。
- (iii) 買方須在署長向買方發出一封或多於一封信中指明的日期按其要求將署長全權酌情決定指明或要求的黃色範圍或其任何部分交還給政府。為免存疑，政府沒有義務應買方要求接管黃色範圍或其任何部分，但可在署長全權酌情決定認為合適時如此行事。

- (d) 如果特別條款第(1)(b)條和本特別條款分條(a)(i)或(b)(i)款下的買方義務未有履行，政府可進行必要的工程，費用由買方支付，買方須按要求向政府支付一筆相等於該等工程費用的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力。

...

- (h) 買方須對任何直接或間接因或有關本特別條款分條(g)(i)款下買方義務的履行或不履行，或政府、署長及其辦公人員、承辦商、代理人、工人、水務監督辦公人員和任何人士或根據本特別條款分條(g)(i)款獲授權的相關公用事業公司行使本特別條款分條(g)(i)款賦予的權利產生的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

8. 對使用黃色範圍的限制

批地文件特別條款第(2)條

- 「(f) 未經署長事先書面同意，買方不得將黃色範圍或其任何部分用於存放或停放車輛或架設任何臨時構築物或用於任何用途，除了進行特別條款第(1)(b)條所述的拆除和清理工程、本特別條款分條(a)(i)和(b)(i)款指明的工程以及根據本特別條款分條(b)(ii)款提供所有政府和公共行人交通。」

9. 建築規約

批地文件特別條款第(3)條

「買方須發展該地段，全面遵照此等條款和目前或任何時間在香港生效的所有有關建築、衛生及規劃的條例、附例和規例，在該地段上建造一座或多座建築物，並於2026年9月30日或之前竣工且使其適宜佔用。」

10. 發展條款

批地文件特別條款第(7)條

- 「(a) 受制於此等條款，在發展或重新發展（該詞僅指一般條款第7條預期的重新發展）該地段或其任何部分時：

- 任何於該地段上已建或擬建的建築物均須在所有方面符合《建築物條例》、其下的任何規例及任何修訂法例（以下簡稱《建築物條例》）；
- 不得在該地段或其任何部分或在此等條款指明而在該地段範圍外的任何地方搭建任何未能在所有方面符合《城市規劃條例》、根據該條例制定的任何規例及任何修訂法例的一座或多座

建築物，亦不得以未能在所有方面符合《城市規劃條例》、其下的任何規例及任何修訂法例的情況下發展或使用該地段或其任何部分或在此等條款指明而在該地段範圍外的任何地方；

(iii) 該地段上已建或擬建的任何一座或多座建築物的總樓面面積不得少於18,309平方米和不得多於30,514平方米，惟：

(I) 在附錄的圖則上以粉紅色間黑斜線顯示的該地段的部分（以下簡稱「粉紅色間黑斜線區域」）上已建或擬建用作非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的任何一座或多座建築物或其任何部分的總樓面面積不得少於1,110平方米；及

(II) 在該地段上已建或擬建作私人住宅用途的任何一座或多座建築物的總樓面面積不得多於29,404平方米；

(iv) 在粉紅色間黑斜線區域內或部分在粉紅色間黑斜線區域內已建或擬建僅用作非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的任何一座或多座建築物應符合以下要求：

(I) 在粉紅色間黑斜線區域內的建築物連同在粉紅色間黑斜線區域內的建築物的任何增建物或固定物（如有）總計不能超過香港主水平基準面之上15米高度，但是：

(A) 在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制，惟該屋頂構築物的設計、尺寸及佈局須使署長滿意；

(B) 署長在計算建築物的高度時，可全權酌情決定不包括特別條款第(34)(b)(i)(II)條所述的任何構築物或樓面空間；及

(II) 在粉紅色間黑斜線區域內的建築物部分不得超過兩層，並須在地面水平或以上搭建，但是署長可全權酌情決定在計算本分條(a)(iv)(II)款中提及的樓層數目時不包括：

(A) 他信納為興建或擬興建僅供任何升降機、空調或供暖系統或任何類似服務的機械或設備佔用的任何樓層或空間；及

(B) 特別條款第(34)(b)(i)(II)條所述的任何構築物或樓面空間；

(v) 在粉紅色間黑斜線區域內或部分在粉紅色間黑斜線區域內已建或擬建一座或多座建築物（本特別條款分條(a)(iv)款中提及的該或該等建築物除外）和在粉紅色間黑斜線區域內的該或該等建築物的一部分或多部分被用於或被部分用於非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的情況下，

(I) 在粉紅色間黑斜線區域內的建築物部分連同建築物部分的任何增建物或固定物（如有）總計不能超過香港主水平基準面之上15米高度，但是：

(A) 在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制，惟該屋頂構築物的設計、尺寸及佈局須使署長滿意；

(B) 署長在計算建築物的高度時，可全權酌情決定不包括特別條款第(34)(b)(i)(II)條所述的任何構築物或樓面空間；及

(II) 在粉紅色間黑斜線區域內的建築物部分不得超過兩層，並須位於地面水平或以上，但是署長可全權酌情決定在計算本分條(a)(v)(II)款中提及的樓層數目時不包括：

(A) 他信納為興建或擬興建僅供任何升降機、空調或供暖系統或任何類似服務的機械或設備佔用的任何樓層或空間；及

(B) 特別條款第(34)(b)(i)(II)條所述的任何構築物或樓面空間；

(vi) 本特別條款分條(a)(iv)款所述的建築物和本特別條款分條(a)(v)款所述的建築物部分應符合以下要求：

(I) 本特別條款分條(a)(iv)款所述的建築物和本特別條款分條(a)(v)款所述的建築物部分內沿附錄圖則所示和標記的 E 點和 X 點之間的邊界線的位於地面水平的每個單位應有一個臨街面，該臨街面朝向或緊靠在毗鄰附錄圖則所示和標記的 E 點和 X 點之間的邊界線的政府土地，並可以直接進出該政府土地，須按署長全權酌情決定要求的設計；及

(II) 本特別條款分條(a)(iv)款所述的建築物和本特別條款分條(a)(v)款所述的建築物部分內沿附錄圖則所示和標記的 F 點和 Y 點之間的邊界線的位於地面水平的每個單位應有一個臨街面，該臨街面朝向或緊靠在毗鄰附

錄圖則所示和標記的 F 點和 Y 點之間的邊界線的黃色範圍，並可以直接進出該黃色範圍，須按署長全權酌情決定要求的設計；

(vii) 在該地段上已建或擬建的建築物中的至少一座（本特別條款分條(a)(iv)款所述的建築物除外）應符合以下要求：

(I) 建築物連同建築物的任何增建物或固定物（如有）總計不能超過香港主水平基準面之上35米高度，但是：

(A) 在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制，惟該屋頂構築物的設計、尺寸及佈局須使署長滿意；

(B) 署長在計算建築物的高度時，可全權酌情決定不包括特別條款分條第(34)(b)(i)(II)條所述的任何構築物或樓面空間；

(II) 建築物不包括地面以下的任何樓層或空間，不得少於6層且不得超過8層，但是署長可全權酌情決定在計算本分條(a)(vii)(II)款中提及的樓層數目時不包括：

(A) 他信納為興建或擬興建僅供任何升降機、空調或供暖系統或任何類似服務的機械或設備佔用的任何樓層或空間；及

(B) 特別條款第(34)(b)(i)(II)條所述的任何構築物或樓面空間；

(III) 該地段地面水平或以上的建築物的總上蓋面積不得少於該地段面積的5%；

(IV) 建築物須緊靠附錄圖則所示及標示的 A 點與 D 點之間毗鄰政府土地的邊界線總長度的至少17%；及

(viii) 在該地段的地面水平或以上已建或擬建的任何建築物（本特別條款分條(a)(iv)和(a)(vii)款中所述的建築物除外）的總上蓋面積不得超過該地段面積的25%。」

11. 康樂設施

批地文件特別條款第(9)條

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

...

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

(i) 獲豁免設施須指定為並構成特別條款第(16)(a)(v)條提及的公用地方；

(ii) 買方須自費保養獲豁免設施，使其處於修繕妥當的狀態並操作獲豁免設施，使署長滿意；及

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

12. 樹木保育

批地文件特別條款第(5)條

「未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出同意時，可就樹木移植、補償性景觀美化或再植施加他認為合適的條件。」

13. 景觀美化

批地文件特別條款第(6)條

「買方須自費在該地段和基座平台（如有）沒有建築物的任何部分進行景觀美化和種植樹木及灌木，並在其後保養，使其維持安全、清潔、井然、整齊及健康狀態，一切使署長滿意。」

14. 泊車及裝卸要求

批地文件特別條款第(19)條

「(a) (i) 必須按下列比例在該地段內提供署長滿意的停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例（以下簡稱「《道路交通條例》」）獲發牌，並屬於該地段上已建或擬建的建築物內住宅單位之住戶和他們的真正來賓、訪客或被邀請者的車輛（根據本分條(a)(i)款提供的停車位（可根據特別條款第(21)條進行調整）以下簡稱「住宅停車位」）：

(I) 在該地段內提供住宅單位大廈（擬供單一家庭作住所的獨立屋、半獨立屋或排屋除外）時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比例計算，除非署長同意不同於下列表格的比例或數目：

每個住宅單位的面積	根據本分條 (a)(i)(I)款擬提供的住宅停車位數目
少於40平方米	每16.7個住宅單位或其部分一個停車位
不少於40平方米，但少於70平方米	每9.5個住宅單位或其部分一個停車位
不少於70平方米，但少於100平方米	每3.2個住宅單位或其部分一個停車位
不少於100平方米，但少於130平方米	每1.2個住宅單位或其部分一個停車位
不少於130平方米，但少於160平方米	每0.9個住宅單位或其部分一個停車位
不少於160平方米	每0.7個住宅單位或其部分一個停車位

(II) 在該地段內提供獨立屋、半獨立屋或排屋擬作為單一家庭住所時，按以下比例：

- (A) 每棟房屋總樓面面積少於160平方米一個停車位；
- (B) 每棟房屋總樓面面積不少於160平方米，但少於220平方米1.5個停車位；及
- (C) 每棟房屋總樓面面積不少於220平方米2個停車位。

但是如果按本特別條款分條(a)(i)(I)或(a)(i)(II)(B)款提供的住宅停車位分別數目是小數，則上計至下一整數。在本分條(a)(i)款中，署長對何謂構成獨立屋、半獨立屋或排屋和該等房屋是否構成或是否擬作單一家庭住所使用的決定是最終決定並對買方有約束力。為免存疑，任何安老院或殘疾人士院舍或其任何部分就此特別條款及特別條款第(20)和(23)條的目的而言均不應被視為一個或多個住宅單位或一座或多座住宅單位大廈。

(ii) 在本特別條款分條(a)(i)(I)款中，按本特別條款分條(a)(i)(I)款擬提供的住宅停車位總數應是根據本特別條款分條(a)(i)(I)款的表格列明每個住宅單位的分別面積計算住宅停車位分別數目的總數，且就此等條款而言，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總數：

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，須從該單位的圍牆或護牆外面測量，除了分隔2個毗連單位的圍牆，在該種情況下，須從該等牆壁的中心點測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入計算

批地文件特別條款第(7)(a)(iii)條規定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積，在計算該面積時，在住宅單位圍牆外面供該地段已建或擬建的建築物內住宅單位住戶共同使用與享用的住宅公用地方的總樓面面積，為免存疑，不包括沒有列入批地文件特別條款第(7)(a)(iii)條指定的有關總樓面面積之計算（該住宅公用地方以下簡稱「住宅公用地方」）的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

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

(iii) 在該地段提供額外的停車位以供停泊根據《道路交通條例》獲發牌，並屬於該地段上已建或擬建建築物內住宅單位之住戶的真正來賓、訪客或被邀請者的車輛（以下簡稱「訪客停車位」），使署長滿意，須按以下表格列明該地段已建或擬建的每座住宅單位大廈的住宅單位數目之比例計算，除非署長同意不同於下列表格的比例或數目，惟在該地段內最少須提供2個該等停車位：

每座住宅單位大廈的住宅單位數目	每座相應大廈擬提供的訪客停車位數目
少於31	1
不少於31，但少於46	2
不少於46，但少於61	3
不少於61，但少於76	4
不少於76	5

如果按本分條(a)(iii)款提供的訪客停車位數目是小數，則上計至下一整數。在本分條(a)(iii)款中，按本分條(a)(iii)款擬提供的訪客停車位總數應是根據本分條(a)(iii)款的表格計算的每座住宅單位大廈訪客停車位數目的總數，且擬作單一家庭住所使用的獨立屋、半獨立屋或排屋不應被視為住宅單位大廈。署長對何謂構成獨立屋、半獨立屋或排屋和該等房屋是否構成或是否擬作單一家庭住所使用的決定是最終決定並對買方有約束力。

(iv) 住宅停車位和訪客停車位不得用作本特別條款分條(a)(i)和(a)(iii)款分別指定以外的任何用途，

及特別是上述停車位不得用作汽車存放、陳列或展示以作汽車出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 在該地段內提供署長滿意的停車位，供停泊根據《道路交通條例》獲發牌的車輛，比例為該地段上已建或擬建用作非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的建築物或建築物部分的總樓面面積每200平方米或其部分一個停車位，除非署長同意其他比例或數目，但是如果按本分條(b)(i)款提供的停車位數目是小數，則上計至下一整數。

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

(iii) 按本特別條款分條(b)(i)款提供的停車位（可按特別條款第(21)條作出調整）不得用作除根據《道路交通條例》獲發牌，且屬於該地段上已建或擬建用作該款指定用途的建築物或建築物部分之佔用人和其他的真正來賓、訪客或被邀請者的車輛以外的任何用途，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 按本特別條款分條(a)(i)(I)款及(b)(i)款提供的停車位（可按特別條款第(21)條作出調整）和訪客停車位中，買方須按建築事務監督要求或批准保留與指定停車位數目，供《道路交通條例》界定的傷殘人士停泊車輛（該等如此保留或指定的停車位以下簡稱「傷殘人士停車位」），但是必須在訪客停車位中如此保留與指定最少一個停車位，且買方不能保留或指定全部訪客停車位作為傷殘人士停車位。

(ii) 傷殘人士停車位不得用作除《道路交通條例》界定的傷殘人士停泊並根據《道路交通條例》獲發牌，且屬於該地段上已建或擬建的建築物之住戶或佔用人和其他的真正來賓、訪客或被邀請者的車輛以外的任何用途，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 除非署長同意其他比例，必須按以下比例在該地段內提供署長滿意的停車位，供停泊根據《道路交通條例》獲發牌的電單車：

(I) 該地段上已建或擬建的一座或多座建築物每100個住宅單位或其中部分一個停車位（按本分條(d)(i)(I)款提供的停車位（可按特別條款第(21)條作出調整）以下簡稱「住宅電單車停車位」）；及

(II) 按本特別條款分條(b)(i)款要求提供的停車位（可按特別條款第(21)條作出調整）總數的10%；

如果按本特別條款分條(d)(i)(I)或(d)(i)(II)款提供的停車位分別數目是小數，則上計至下一整數。在本特別條款分條(d)(i)(I)款中，擬作單一家庭住所使用的獨立屋、半獨立屋或排屋不應被視為住宅單位。署長對何謂構成獨立屋、半獨立屋或排屋和該等房屋是否構成或是否擬作單一家庭住所使用的決定是最終決定並對買方有約束力。

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

(iii) 按本特別條款分條(d)(i)(II)款提供的停車位（可按特別條款第(21)條作出調整）不得用作除停泊根據《道路交通條例》獲發牌，且屬於該地段上已建或擬建用作本特別條款(b)(i)款指定用途的建築物或建築物部分之佔用人和其他的真正來賓、訪客或被邀請者的電單車以外的任何用途，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(e) 必須按每15個住宅單位（每個住宅單位總樓面面積少於70平方米）或其中部分一個停車位之比例或署長批准的其他比例或數目，在該地段內提供署長滿意的停車位，供停泊屬於該地段上已建或擬建的建築物的住宅單位之住戶和他們的真正來賓、訪客或被邀請者的單車。如果按本分條(e)款提供的停車位數目是小數，則上計至下一整數。在本分條(e)款中，擬作單一家庭住所使用的獨立屋、半獨立屋或排屋不應被視為住宅單位。署長對何謂構成獨立屋、半獨立屋或排屋和該等房屋是否構成或是否擬作單一家庭住所使用的決定是最終決定並對買方有約束力。本分條(e)款提供的停車位（可按特別條款第(21)條作出調整）不得用作本分條(e)款指定以外的任何用途。

(f) (i) 除傷殘人士停車位外，按本特別條款分條(a)(i)和(b)(i)款（可按特別條款第(21)條作出調整）及本特別條款分條(a)(iii)款提供的每個停車位的尺寸必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個傷殘人士停車位的尺寸應為建築事務監督可要求及批准的尺寸。

(iii) 按本特別條款分條(d)(i)款提供的每個停車位（可按特別條款第(21)條作出調整）的尺寸必須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長可批准的其他最低淨空高度。

(iv) 按本特別條款分條(e)款提供的每個停車位（可按特別條款第(21)條作出調整）應為署長可書面批准的尺寸。」

(g) 買方必須：

(i) 在2026年9月30日或署長可能批准的其他日期或之前，由買方自費，以符合機電工程署署長滿意的標準和設計，並在所有方面遵守《建築物條例》和《電力條例》、其下的任何規例及任何修訂法例下：

(I) 在根據本特別條款分條(a)(i)、(b)和(d)款（可按特別條款第(21)條作出調整）及本特別條款分條(a)(iii)和(c)款提供的所有停車位提供和安裝電動車充電設施，包括但不限於固定電力裝置和最終電路的安裝；及

(II) 在根據本特別條款分條(a)(i)和(b)款（可按特別條款第(21)條作出調整）及本特別條款分條(a)(iii)和(c)款提供的停車位中不少於30%的停車位提供和安裝電動車中型充電器，包括本特別條款分條(g)(i)(I)款所指的最終電路，每個該等停車位須至少有1個電動車中型充電器；及

(ii) 在此等條款同意批租的整個期限內，由買方自費並在所有方面令機電工程署署長滿意的情況下保持、保養、維修和管理按本特別條款分條(g)(i)(I)和(g)(i)(II)款提供和安裝的電動車充電設施和電動車中型充電器，使其處於良好的維修和操作狀態。」

批地文件特別條款第(20)條

「(a) 必須按下列比例在該地段內提供署長滿意的停車位供貨車裝卸：

(i) 該地段已建或擬建的一座或多座建築物每800個住宅單位或其中部分一個上落貨停車位或署長可批准的其他比例，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個上落貨停車位，該上落貨停車位須設在每座住宅單位大廈旁邊或之內，惟如果按本分條(a)(i)款提供的停車位數目是小數，則上計至下一整數，且在本分條(a)(i)款中，擬作單一家庭住所使用的獨立屋、半獨立屋或排屋不應被視為住宅單位大廈，且署長對何謂構成獨立屋、半獨立屋或排屋和該等房屋是否構成或是否擬作單一家庭住所使用的決定是最終決定並對買方有約束力；及

(ii) 該地段上已建或擬建用作非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的任何一座或多座建築物或建築物部分的總樓面面積每800平方米或其任何部分一個停車位，但須提供至少一個停車位。

(b) 按本特別條款分條(a)(i)和(a)(ii)款提供的每個停車位（可按特別條款第(21)條作出調整）的尺寸必須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等停車位不能用作本特別條款分條(a)(i)和(a)(ii)款分別規定與該地段已建或擬建用作私人住宅及非工業（不包括私人住宅、寫字樓、倉庫、酒店及加油站）用途的一座或多座建築物有關的貨車裝卸以外的任何用途。

(c) 為計算本特別條款分條(a)(ii)款提供的停車位數目（可按特別條款第(21)條作出調整），任何用於泊車、裝卸目的的樓面面積均不包括在內。」

批地文件特別條款第(21)條

「(a) 即使特別條款(19)(a)(i)、(19)(b)(i)、(19)(d)(i)、(19)(e)、(20)(a)(i)和(20)(a)(ii)條有規定，買方可以增加或減少該等特別條款要求提供的停車位的分別數目不超過5%，但是因此增加或減少的停車位總數不能超過50。

(b) 除了本特別條款分條(a)款規定外，買方可以（不考慮按本特別條款(a)款計算的停車位）增加或減少特別條款(19)(a)(i)(I)條和(19)(d)(i)(I)條要求提供的停車位的分別數目不超過5%。」

批地文件特別條款第(23)條

「(a) 即使已遵守與履行此等條款使署長滿意，住宅停車位及住宅電單車停車位不能

(i) 轉讓，除非

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

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

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

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

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

(c) 本特別條款分條(a)款不適用於轉讓、分租、按揭或抵押整個該地段。

(d) 本特別條款分條(a)和(b)款不適用於傷殘人士停車位。」

批地文件特別條款第(24)條

「該地段內根據特別條款第(19)(e)和(20)(a)(i)條提供的停車位（可按特別條款第(21)條作出調整），從根據特別條款第(19)(a)(i)(I)條提供的停車位（可按特別條款第(21)條作出調整）中提供的訪客停車位及傷殘人士停車位應被指定為並構成公用地方的一部分。」

批地文件特別條款第(25)條

「經署長批准標示根據特別條款第(19)和(20)條（可按特別條款第(21)條作出調整）在該地段內提供的所有泊車、裝卸用停車位的佈局的圖則，或由認可人士（按《建築物條例》定義）核證的該圖則副本須遞交署長備存。任何影響該地段或其任何部分或任何建築物或任何已建或擬建在該地段的建築物或建築物部分的交易（租賃協議或租契或特別條款第(13)(c)條規定的相關租賃或出租協議及特別條款第(13)(d)條規定的建築按揭或署長可批准的其他相關交易除外，但是為免存疑，包括特別條款第(14)(b)(ii)條規定的租賃或租契或有關租賃或出租協議），均不得在該等存放前訂立。上述經批准圖則上標示的泊車、裝卸用停車位不得用於特別條款第(19)和(20)條分別所列之外的任何用途。買方應根據上述經批准圖則對泊車、裝卸用停車位及其他地方，包括但不限於電梯、升降台、機動區及通道進行保養，並且除非事先得到署長的書面同意，否則不得更改其佈局。除上述經批准圖則標示的停車位外，該地段任何部分或其上的任何建築物或構築物不得用作泊車用途。」

15. 後縮

批地文件特別條款第(26)條

「未經署長事先書面同意，買方不能切割、移走或退縮毗鄰或毗連該地段的任何政府土地或在任何政府土地上進行任何類型的堆積、堆填或任何斜坡處理工程，署長可以全權酌情決定給予同意，施加他認為合適的條款及條件，包括按他可決定的地價授予額外的政府土地作為該地段的延伸段。」

16. 削土工程

批地文件特別條款第(27)條

「(a) 如果任何土地有或已經有任何削土、排除或後縮或任何堆積或堆填或任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地上，其進行旨在或有關構建、平整或發展該地段或其中任何部分或買方按此等條款需要進行的任何其他工程或作任何其他用途，買方須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或當時或今後任何時候為或將為必要的其他工程，以保護與支撐該地段和任何毗鄰或毗連政府或出租土地內的土地，以及避免與防止今後發生任何塌方、山泥傾瀉或地陷。買方須在同意授予的租期期間所有時候自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其處於修繕妥當的狀態，使署長滿意。

(b) 本特別條款分條(a)款不能影響此等條款（特別是特別條款第(26)條）項下的政府權利。

(c) 倘若因為任何構建、平整、發展或買方進行其他工程或任何其他原因造成或引致任何時候發生任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連的政府或出租土地，買方須自費進行修復或彌補，使署長滿意並對因上述塌方、山泥傾瀉或地陷直接或間接令政府遭受或產生的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。

(d) 除了所規定對違反任何此等條款的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養所述土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷，且如果買方不理會或未能在通知指明的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程，以及買方須在要求時歸還政府因此產生的費用，連同任何行政及專業費用及開支。」

17. 碎石

批地文件特別條款第(28)條

「未經署長事先書面批准，不准在該地段使用碎石機。」

18. 保養地錨

批地文件特別條款第(29)條

「如果在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，買方須在預應力地錨的服務年限期間進行定期保養與定期檢驗預應力地錨，使署長滿意，並在署長不時全權酌情決定要求時提供上述檢驗工程的報告和資料給署長。如果買方不理會或未能進行上述檢驗工程，署長可立即執行與進行檢驗工程，且買方須在要求時歸還政府有關費用。」

19. 廢土或泥石

批地文件特別條款第(30)條

「(a) 倘若從該地段或任何發展該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢土、廢料、建築廢料或建築材料（以下簡稱「廢料」）到公共行人徑或道路或路渠、前濱或海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業（以下簡稱「政府物業」），買方須自費清理該等廢料並修復對政府物業造成的任何損壞。買方須對該等腐蝕、沖洗或棄置造成私人物業的任何損害或滋擾所不論直接或間接引致或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。

(b) 即使本特別條款分條(a)款規定，署長可以（但沒有責任）應買方要求清理廢料和修復對政府物業造成的任何損壞，且買方須在要求時向政府支付有關費用。」

20. 對服務設施的損壞

批地文件特別條款第(31)條

「買方須在所有時候，特別是在進行建築、保養、翻新或維修工程（以下統稱「該等工程」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、黃色範圍或任一或兩者的任何部分之上、上面、之下或毗鄰的任何政府或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、溝渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（下文統稱為「該等服務」）造成任何損壞、干擾或阻塞。買方在進行任何該等工程之前須進行或促使他人進行適當的勘測及必要的了解，確定該等服務的現在位置及水平，並提交處理可能受到該等工程影響的任何該等服務一切方面的書面建議給署長，供他審批，且不得在取得署長對該等工程及上述建議作出的書面批准前進行任何工程。買方須履行及自費達到署長在作出上述批准時就該等服務所施加的任何要求，包括任何必要之改道、重鋪或修復的費用。買方必須自費在一切方面維修、

彌補及修復以任何方式進行因該等工程而對該地段、黃色範圍或任一或兩者或任何該等服務的任何部分造成的任何損壞、干擾或阻塞（除了溝渠、污水渠、雨水渠、總水喉須由署長負責修復，除非他另作選擇，且買方須在要求時向政府支付有關工程的費用），使署長滿意。如果買方未能對該地段、黃色範圍或任一或兩者或任何該等服務的任何部分進行該地段的任何上述必要的改道、重鋪、維修、彌補及修復，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，且買方須在要求時向政府支付有關工程的費用。」

21. 建造排水渠及渠道及接駁排水渠及污水渠

批地文件特別條款第(32)條

「(a) 買方須自費及使署長滿意建造與保養該地段邊界內或政府土地上署長認為必要以截斷與引導落在或流入該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠的排水渠及渠道，且買方須對上述暴雨或雨水造成的任何損壞或滋擾而不論直接或間接導致或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已建及試用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責，且買方須在要求時向政府支付上述連接工程的費用，或者該等連接工程可以按署長滿意的方式由買方自費進行，在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由買方自費保養及在要求時由買方交付給政府，由政府出資負責其後的保養，且買方須在要求時向政府支付有關上述連接工程的技術檢查之費用。若買方未能保養於政府土地內修建的上述連接工程的任何一段，署長可進行他認為必要的該等保養工程，且買方須在要求時向政府支付有關工程的費用。」

22. 淡水供應的自動讀錶系統

批地文件特別條款第(36)條

「(a) 買方應自費在2026年9月30日或署長批准的其他日期或之前，以所有方面均令水務監督滿意的方式，根據本特別條款分條(b)款中提及的獲批准的自動讀錶系統分站建議和《水務條例》在水務監督全權酌情決定要求在該地段或其任何部分或在其上已建或擬建的任何建築物內提供並安裝自動讀錶系統分站連同設施和相關設備（上述分站連同設施和相關設備在下文統稱為「自動讀錶系統分站」）。

(b) 買方應自費以所有方面均令水務監督滿意的方式，提交或促使他人向水務監督提交關於提供和安裝自動讀錶系統分站的書面建議以供其批准（以下簡稱「自動讀錶系統分站建議」），其中包括水務監督全權酌情決定要求的資料和細節，包括但不限於：

- (i) 顯示自動讀錶系統分站位置的佈局圖；
- (ii) 建造自動讀錶系統分站的設計、佈局和設備的詳細資料；及
- (iii) 指定或將指定用於容納自動讀錶系統分站及促進其檢查及保養的區域或空間的詳細資料。

(c) 在水務監督根據本特別條款分條(b)款以書面形式批准自動讀錶系統分站建議之前，不得在該地段開始自動讀錶系統分站的提供或安裝工程。根據本特別條款分條(b)款批准的自動讀錶系統分站建議安裝的自動讀錶系統分站在下文稱為「經批准的自動讀錶系統分站」。

(d) 買方應自費以所有方面均令水務監督滿意的方式，操作、保養和修理經批准的自動讀錶系統分站，使其處於良好的維修和操作狀態，直至根據本特別條款分條(g)款將經批准的自動讀錶系統分站交付給水務監督。

(e) 不得在容納經批准的自動讀錶系統分站，以及促進檢查和保養經批准的自動讀錶系統分站的區域或空間之上、上方、上面、下方、之下或之內搭建或放置可能阻止或干擾經批准的自動讀錶系統分站的視查、檢查、操作、保養、修理、更新、拆除、移除、更換和重新設置的任何性質的任何構築物、物體或材料。如果水務監督認為（其意見為最終決定並對買方具有約束力）該等容納經批准的自動讀錶系統分站及促進其檢查及保養的區域或空間之上、上方、上面、下方、之下或之內有搭建或放置可能阻止或干擾經批准的自動讀錶系統分站的視查、檢查、操作、保養、修理、更新、拆除、移除、更換和重新設置的構築物、物體或材料，水務監督有權以書面通知，要求買方出資以在所有方面均令水務監督滿意的方式在通知中指明的期限內拆除或移走該等構築物、物體或材料並恢復容納經批准的自動讀錶系統分站及促進其檢查和保養的區域或空間。

(f) 如果本特別條款分條(a)、(d)或(e)款規定的買方義務未有履行，水務監督可進行必要的工程，費用由買方承擔，買方應按向水務監督支付相當於該等工程費用的款項，該款項由水務監督確定，其確定為最終決定並對買方具有約束力。

(g) 買方須在水務監督書面指明的日期按交付經批准的自動讀錶系統分站或其中任何一個分站給

水務監督，且在任何情況下在署長表明此等條件已獲遵守並令他滿意的信函的日期視為已由買方交付給水務監督。

(h) 買方須在同意批租的整個期限內所有時候允許水務監督、其辦公人員、承辦商、代理人、其工人以及水務監督授權的任何人士有權帶同或不帶工具、設備、機械、機器或機動車輛免費、自由和不受限制進出和通過該地段或其任何部分以及在其上已建或擬建的任何建築物，旨在：

- (i) 視查、檢查和監督買方根據本特別條款分條(a)、(d)和(e)款要求進行的任何工程；
- (ii) 根據本特別條款分條(f)款進行任何工程；及

(iii) 在經批准的自動讀錶系統分站或其中任何一個分站已根據本特別條款分條(g)款交付給水務監督後，視查、檢查、操作、保養、修理、更新、拆除、移除、更換和重新設置經批准的自動讀錶系統分站或其中任何一個分站和水務監督認為必要的任何其他工程。

(i) 政府對在本特別條款分條(a)、(d)和(e)款下任何買方義務的履行或不履行或行使本特別條款分條(f)和(h)款下的任何權利或以任何其他方式不論直接或間接或附帶造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾概不負責，且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。

(j) 買方須對提供、安裝、操作、保養和修理經批准的自動讀錶系統分站或行使本特別條款分條(f)和(h)款規定的任何權利不論直接或間接產生或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

23. 排污影響評估

批地文件特別條款第(40)條

「(a) 買方須在本協議之日起的六個曆月或署長可批准的其他期限內自費提交或促使他人提交一份關於發展該地段的排污影響評估（以下簡稱「排污影響評估」）給環境保護署署長作書面審批，在一切方面使環境保護署署長滿意，該評估除了其他事項外，還須載有環境保護署署長可要求的資料及詳情，包括但不限於發展該地段可能產生的一切不利的排污影響和緩解措施、改善工程及其他措施及工程（以下簡稱「排污影響評估緩解措施」）的建議。

(b) 買方應自費在環境保護署署長規定的期限內，進行和執行環境保護署署長根據本特別條款分條(a)

款批准的排污影響評估內載有的排污影響評估緩解措施（以下簡稱「經批准的排污影響評估緩解措施」），在一切方面使環境保護署署長和渠務署署長滿意。

...

- (d) 在環境保護署署長根據本特別條款分條(a)款以書面形式批准排污影響評估之前，不得在該地段或其任何部分上進行建築工程（特別條款第(1)(b)條所述的拆除及移除工程以及地盤平整工程除外）。
- (e) 為免存疑和在不影響一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責自費進行和實施經批准的排污影響評估緩解措施，在一切方面使環境保護署署長和渠務署署長滿意。政府對買方或任何其他人士因本特別條款下買方義務的履行或不履行或其他情況下不論直接或間接引起或附帶造成或蒙受的任何損失、損害、滋擾或干擾概不負責或承擔任何責任，且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

24. 空氣流通評估

批地文件特別條款第(41)條

- 「(a) 買方須在本協議之日起的六個曆月或署長可批准的其他期限內自費提交或促使他人提交一份關於發展該地段的空氣流通評估（以下簡稱「空氣流通評估」）給規劃署署長作書面審批，在一切方面使規劃署署長滿意，該評估除了其他事項外，還須載有規劃署署長可要求的資料及詳情，包括但不限於發展該地段可能對行人風環境產生的所有潛在影響，以及對通風設計改善措施、緩解措施及其他措施和工程（以下簡稱「空氣流通評估緩解措施」）的建議。
- (b) 買方應自費在規劃署署長規定的期限內，進行和執行規劃署署長根據本特別條款分條(a)款批准的空氣流通評估緩解措施（以下簡稱「經批准的空氣流通評估緩解措施」），在一切方面使規劃署署長滿意。
- (c) 在規劃署署長根據本特別條款分條(a)款以書面形式批准空氣流通評估之前，不得在該地段或其任何部分上進行建築工程（特別條款第(1)(b)條所述的拆除及移除工程以及地盤平整工程除外）。
- (d) 為免存疑和在不影響一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責自費進行和實施經批准的空氣流通評估緩解措施，在一切方面使規劃署署長滿意。政府對買方或任何其他人士因本特別條款下買方義務的履行或不履行或其他情況下不論直接或間接引起或附帶造成或蒙受的任何損失、損害、滋擾或干擾概不負責或承擔任何責任，且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

帶造成或蒙受的任何損失、損害、滋擾或干擾概不負責或承擔任何責任，且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

25. 噪音影響評估

批地文件特別條款第(37)條

- 「(a) 買方須在本協議之日起的六個曆月或署長可批准的其他期限內自費提交或促使他人提交一份關於發展該地段的噪音影響評估（以下簡稱「噪音影響評估」）給署長作書面審批，在一切方面使署長滿意，該評估除了其他事項外，還須載有署長可要求的資料及詳情，包括但不限於發展該地段可能產生的一切不利的噪音影響和噪音緩解措施、改善工程及其他措施及工程（以下簡稱「噪音緩解措施」）的建議。
- (b) 買方應自費在署長規定的期限內，進行和執行署長根據本特別條款分條(a)款批准的噪音影響評估內載有的噪音緩解措施（以下簡稱「經批准的噪音緩解措施」），在一切方面使署長滿意。
- (c) 在署長根據本特別條款分條(a)款以書面形式批准噪音影響評估之前，不得在該地段或其任何部分上進行建築工程（特別條款第(1)(b)條所述的拆除及移除工程以及地盤平整工程除外）。
- (d) 為免存疑和在不影響一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責自費進行和實施經批准的噪音緩解措施，在一切方面使署長滿意。政府對買方或任何其他人士因本特別條款下買方義務的履行或不履行或其他情況下不論直接或間接引起或附帶造成或蒙受的任何損失、損害、滋擾或干擾概不負責或承擔任何責任，買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

26. 隔音屏障

批地文件特別條款第(38)條

「倘若經批准的噪音緩解措施包括在該地段上搭建或建造伸展超出該地段的邊界和在任何毗鄰政府土地之上及上方的隔音屏障（以下簡稱「隔音屏障」），下列條件適用：

- (a) 買方須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合《建築物條例》；

...

- (c) 未經署長的事先書面批准，不能在隔音屏障或其中任何部分之處或之上作出或固定任何更改、增建、更換或連接；
- (d) 買方須在所有時候自費維護、保養及維修隔音屏障或（如果署長批准）進行更換，使之保持修葺良好堅固狀態，在一切方面使署長滿意，且如果按本特別條款進行任何工程需要臨時封閉交通或改道，必須在展開任何工程前取得運輸署署長對臨時交通安排的書面同意；
- (e) 隔音屏障只能用作隔音屏障之用途，且未經署長的事先書面同意，買方不能使用或容許或允許他人使用隔音屏障或其中任何部分張貼廣告或展示任何標誌、通告或海報；
- (f) 經署長事先書面批准，買方及其承辦商、代理人、工人和買方授權的任何人士可帶上或不帶工具、設備、機械、機器或機動車輛進入毗鄰該地段的政府土地，旨在根據本特別條款進行有關伸入政府土地的一部分或多部分隔音屏障的任何工程；
- (g) 買方須在所有時候採取必要的預防措施，防止因為視查、清潔、更新、搭建、建造、展現、維修、保養、更改、添加、更換、附接、使用、拆除或移除隔音屏障或其任何部分，而對毗鄰該地段的任何政府土地和隔音屏障或進入或使用毗鄰該地段的任何政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；
- (h) 署長有權在任何時候絕對酌情決定向買方送達一封書面通知，要求買方在書面通知之日期起的六個曆月內拆除與移走伸展到政府土地上面的隔音屏障的任何部分而不作出任何更換，且在收到該書面通知後，買方須在上述書面通知指定的期間內自費拆除與移走上述隔音屏障部分，在一切方面使署長滿意；
- (i) 倘若本特別條款下的買方義務未有履行，政府可進行必要的工程，費用由買方承擔，買方應按要求向政府支付相當於該等工程費用的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力；
- (j) 買方須在同意批租的整個期限內的所有時候，允許政府、署長及其辦公人員、承辦商、代理人、工人和署長授權的任何人士有權帶上或不帶工具、設備、機械、機器或機動車輛免費、自由和不受限制地進出和通過該地段或其任何部分及該地段上已建或擬建的任何建築物，旨在視查、檢查和監督根據本特別條款分條(a)、(d)和(h)款進行的任何工程和根據本特別條款分條(i)款進行的任何工程或署長認為必要的任何其他工程；

- (k) 政府對本特別條款下買方義務的履行或不履行或根據本特別條款分條(i)款進行的工程或政府、署長及其辦公人員、承辦商、代理人、工人和署長授權的任何人士行使根據本特別條款分條(j)款授予的進入權或其他原因不論直接或間接或附帶造成買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾概不負責，且買方無權就該等損失、損害、滋擾或干擾向政府要求索償；及

- (l) 買方須對本特別條款下買方義務的履行或不履行或根據本特別條款分條(i)款進行的工程或政府、署長及其辦公人員、承辦商、代理人、工人和署長授權的任何人士行使根據本特別條款分條(j)款授予的進入權不論直接或間接產生或與之相關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

27. 空氣質素影響評估

批地文件特別條款第(39)條

- 「(a) 買方須在本協議之日起的六個曆月或署長可批准的其他期限內自費提交或促使他人提交一份關於發展該地段的空氣質素影響評估（下稱「空氣質素影響評估」）給環境保護署署長作書面審批，在一切方面使環境保護署署長滿意，該評估除了其他事項外，還須載有環境保護署署長可要求的資料及詳情，包括但不限於周圍源頭產生的所有不利空氣質素影響，例如附近道路車輛排放，以及緩解措施、改善工程和其他措施和工程的建議，以符合《空氣污染管制條例》、其下的任何規例及任何修訂法例規定的空氣質素指標。
- (b) 買方須自費並在環境保護署署長規定的時限內，進行和執行環境保護署署長根據本特別條款分條(a)款批准的空氣質素影響評估所載的建議，在所有方面均令環境保護署署長滿意。
- (c) 在環境保護署署長根據本特別條款分條(a)款以書面形式批准空氣質素影響評估之前，不得在該地段或其任何部分上進行建築工程（特別條款第(1)(b)條所述的拆除及移除工程以及地盤平整工程除外）。
- (d) 為免存疑和在不影響一般條款第5條的一般適用範圍下，買方特此明文承認及同意買方須獨自負責自費進行和實施經環境保護署署長批准的空氣質素影響評估所載的建議，在一切方面使環境保護署署長滿意。政府對買方或任何其他人士因本特別條款下買方義務的履行或不履行或其他情況下不論直接或間接引起或附帶造成或蒙受的任何損失、損害、滋擾或干擾概不負責或承擔任何責任，且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

28. 不允許墳墓或骨灰龕批地文件特別條款第(35)條

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

備註：

1. 批地文件內所述的「買方」一詞乃指批地文件訂明的買方，若文義如此許可或要求，該詞亦包括其執行人、管理人及受讓人；如果是公司，包括它的繼承人及受讓人。
2. 批地文件內所述的「署長」一詞乃指地政總署署長。
3. 本批地文件的摘要所採用之專有詞彙與批地文件所界定者具備相同涵義。

A. Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Yellow Area

Relevant Provisions in the Land Grant

Special Condition No.(2) of the Government Grant

- “(a)(i) The Purchaser shall on or before the 30th day of September, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Yellow Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve for the purpose of providing therein a public pedestrian access with a width of 4.5 metres.
- (ii) For the purpose of this Special Condition, the decision of the Director as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Purchaser.
- (b) The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director:
- (i) uphold, manage, repair and maintain the Yellow Area and everything forming a portion of or pertaining to it in good and substantial repair and condition; and
- (ii) allow free access over and along the Yellow Area for all Government and public pedestrian traffic during such opening hours as shall be approved by the Director free of charge without any interruption until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (c)(iii) of this Special Condition.
- (c) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) hereof and the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition, the Purchaser shall be granted possession of the Yellow Area on the date of this Agreement.
- (ii) The Purchaser shall accept the Yellow Area in such state and condition and with such structures and foundations as existing on the date of this Agreement, and hereby agrees not to make any claim whatsoever against the Government in respect thereof.
- (iii) The Yellow Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on the date or dates as specified in a letter or letters from the Director to the Purchaser. For the avoidance of doubt, the Government shall be under no obligation to take up possession of the Yellow Area or any part or parts thereof at the request of the Purchaser but may do so as and when the Director in his absolute discretion sees fit.
- (d) In the event of non-fulfilment of the Purchaser's obligations under Special Condition No. (1) (b) hereof and sub-clauses (a)(i) or (b)(i) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
- ...
- (f) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than for the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) hereof, the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition and for providing all Government and public pedestrian traffic pursuant to sub-clause (b)(ii) of this Special Condition.
- ...
- (h) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under sub-clause (g)(i) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers

of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (g)(i) of this Special Condition of the rights conferred under sub-clause (g)(i) of this Special Condition.”

Relevant Provisions under the Deed of Mutual Covenant

Definitions in Recital (1)(a)

““Yellow Area” The Yellow Area referred to in Special Condition No.(1)(b) of the Government Grant and for the purpose of identification shown coloured Yellow on the plan annexed to the Government Grant.”

Clause (3:02:01)(ah)

“(3:02:01) Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing:-

- (ah) to uphold, manage, repair and maintain the Yellow Area and everything forming a portion of or pertaining to it in good and substantial repair and condition to the satisfaction of the Director of Lands in compliance with Special Condition No.(2)(b)(i) of the Government Grant until such time as possession of the whole of the Yellow Area has been redelivered to the Government in accordance with Special Condition No.(2)(c)(iii) of the Government Grant;”

Clause (3:04:02)(w)

“(3:04:02) The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Development including without limiting the generality of the foregoing the following items :-

- (w) the cost incurred by the Manager in connection with the Yellow Area;”

Clause (3:05:01)(a)(i)

“(3:05:01) (a) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule hereto PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

- (i) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Development Common Areas and/or the Development Common Facilities and/or the Yellow Area the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;”

B. Information on any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Yellow Area

Relevant Provisions in the Land Grant

Special Condition No.(2) of the Government Grant

“(a)(i) The Purchaser shall on or before the 30th day of September, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Yellow Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve for the purpose of providing therein a public pedestrian access with a width of 4.5 metres.

- (ii) For the purpose of this Special Condition, the decision of the Director as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Purchaser.
- (b) The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director:
- (i) uphold, manage, repair and maintain the Yellow Area and everything forming a portion of or pertaining to it in good and substantial repair and condition; and
- (ii) allow free access over and along the Yellow Area for all Government and public pedestrian traffic during such opening hours as shall be approved by the Director free of charge without any interruption until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (c)(iii) of this Special Condition.
- (c) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) hereof and the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition, the Purchaser shall be granted possession of the Yellow Area on the date of this Agreement.
- (ii) The Purchaser shall accept the Yellow Area in such state and condition and with such structures and foundations as existing on the date of this Agreement, and hereby agrees not to make any claim whatsoever against the Government in respect thereof.
- (iii) The Yellow Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on the date or dates as specified in a letter or letters from the Director to the Purchaser. For the avoidance of doubt, the Government shall be under no obligation to take up possession of the Yellow Area or any part or parts thereof at the request of the Purchaser but may do so as and when the Director in his absolute discretion sees fit.

- (d) In the event of non-fulfilment of the Purchaser's obligations under Special Condition No. (1) (b) hereof and sub-clauses (a)(i) or (b)(i) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
- ...
- (f) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than for the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) hereof, the works specified in sub-clauses (a)(i) and (b)(i) of this Special Condition and for providing all Government and public pedestrian traffic pursuant to sub-clause (b)(ii) of this Special Condition.
- ...
- (h) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under sub-clause (g)(i) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (g)(i) of this Special Condition of the rights conferred under sub-clause (g)(i) of this Special Condition."

Relevant Provisions under the Deed of Mutual Covenant

Definitions in Recital (1)(a)

“**Yellow Area**” The Yellow Area referred to in Special Condition No.(1)(b) of the Government Grant and for the purpose of identification shown coloured Yellow on the plan annexed to the Government Grant.”

Clause (3:02:01)(ah)

“(3:02:01) Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing:-

- (ah) to uphold, manage, repair and maintain the Yellow Area and everything forming a portion of or pertaining to it in good and substantial repair and condition to the satisfaction of the Director of Lands in compliance with Special Condition No.(2)(b)(i) of the Government Grant until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No.(2)(c)(iii) of the Government Grant;”

Clause (3:04:02)(w)

“(3:04:02) The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Development including without limiting the generality of the foregoing the following items :-

- (w) the cost incurred by the Manager in connection with the Yellow Area;”

Clause (3:05:01)(a)(i)

“(3:05:01) (a) The Owners of each of the Units shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule hereto PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

- (i) where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Development Common Areas and/or the Development Common Facilities and/or the Yellow Area the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them;”

C. Information on the size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable

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

Not applicable

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in Parts A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

In relation to any of those facilities and open spaces mentioned in Part B or C above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

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任何設施的資料

黃色範圍

批地文件的相關條款

批地文件特別條款第(2)條

「(a) (i) 買方應在2026年9月30日或署長批准的其他日期或之前，自費且在所有方面使署長滿意，以良好的工藝方式，按署長批准的材料、標準、水平、定線及設計在黃色範圍內設置、構建、鋪上路面及開通渠道，旨在其內提供一條4.5米闊的公共行人通道。

(ii) 就本特別條款而言，署長就是否以及何時按本特別條款分條(a)(i)款完成本特別條款分條(a)(i)款所述的工程之決定為最終決定並對買方具有約束力；

(b) 買方應在完成本特別條款分條(a)(i)款所述的工程後，在他管有黃色範圍或其任何部分的情況下，自費和在一切方面令署長滿意：

(i) 維護、管理、修理和保養黃色範圍以及構成該範圍一部分或與之相關的所有東西，使其處於修繕妥當及良好的保養狀態；及

(ii) 在署長批准的開放時間內，允許所有政府和公眾行人免費及不受阻礙自由越經和通過黃色範圍，

直到根據本特別條款分條(c)(iii)款交還整個黃色範圍的管有權給政府。

(c) (i) 僅為了進行特別條款第(1)(b)條所述的拆除和清理工程以及本特別條款分條(a)(i)和(b)(i)款指明的工程，買方在本協議之日期被授予黃色範圍的管有權。

(ii) 買方接受在本協議之日黃色範圍的狀態及狀況及其構築物和地基，並特此同意不能就此向政府提出任何索償。

(iii) 買方須在署長向買方發出一封或多於一封信中指定的日期按其要求將署長全權酌情決定指明或要求的黃色範圍或其任何部分交還給政府。為免存疑，政府沒有義務應買方要求接管黃色範圍或其任何部分，但可在署長全權酌情決定認為合適時如此行事。

(d) 如果特別條款第(1)(b)條和本特別條款分條(a)(i)或(b)(i)款下的買方義務未有履行，政府可進行必要的工程，費用由買方支付，買方須按要

向政府支付一筆相等於該等工程費用的款項，該款項由署長決定，其決定為最終決定並對買方具有約束力。

...

(f) 除非得到署長事先書面同意，否則買方不得將黃色範圍或其任何部分用作儲存或停泊車輛或搭建任何臨時構築物之用途或進行特別條款第(1)(b)條所述的拆卸及移除工程、本特別條款分條(a)(i)及(b)(i)款下指明的工程以及提供本特別條款分條(b)(ii)款下的政府和公眾行人通道以外之任何用途。

...

(h) 買方須對任何直接或間接因或有關本特別條款分條(g)(i)款下買方義務的履行或不履行，或政府、署長及其辦公人員、承辦商、代理人、工人、水務監督辦公人員和任何人士或根據本特別條款分條(g)(i)款獲授權的相關公用事業公司行使本特別條款分條(g)(i)款賦予的權利產生的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

公契的相關條款

敘文(1)(a)的定義

「**「黃色範圍」** 批地文件特別條款第(1)(b)條提述及在批地文件所夾附的圖則上為識別目的以黃色顯示的黃色範圍。」

第(3:02:01)(ah)條

「(3:02:01) 除本公契及《建築物管理條例》(第344章)之條文另有指明，管理人有責任且有全面的授權作出所有必要或必需及與妥善和有效管理發展項目有關的行動與事項，當中包括但毋損前文之一般性規定：-

(ah) 根據批地文件特別條款第(2)(b)(i)條維護、管理、修理和保養黃色範圍以及構成該範圍一部分或與之相關的所有東西，使其處於修繕妥當及良好的保養狀態令地政總署署長滿意，直至整個黃色範圍的管有權已按照批地文件特別條款第(2)(c)(iii)條交還政府為止；」

第(3:04:02)(w)條

「(3:04:02)

以上所述之預算應包含所有有關管理該地段以及發展項目而招致之費用、支出及開支，當中包括但毋損前文之一般性規定及以下項目：-

(w) 管理人有關黃色範圍而招致的費用」

第(3:05:01)(a)(i)條

「(3:05:01)

(a) 每個單位業主應每月提前向管理人按附件二所列的管理份數比例支付管理費，惟不得要求業主支付超過其如下所述之適當份額的管理費用：

(i) 如果任何開支涉及或有利於該地段及發展項目（但並非僅涉及或僅有利於任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施）、發展項目公用地方及/或發展項目公用設施及/或黃色範圍，該等開支的全部金額應在發展項目的所有業主之間按其持有的管理份數數目之比例進行分攤；」

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的資料

黃色範圍

批地文件的相關條款

批地文件特別條款第(2)條

「(a) (i) 買方應在2026年9月30日或署長批准的其他日期或之前，自費且在所有方面使署長滿意，以良好的工藝方式，按署長批准的材料、標準、水平、定線及設計在黃色範圍內設置、構建、鋪上路面及開通渠道，旨在其內提供一條4.5米闊的公共行人通道。

(ii) 就本特別條款而言，署長就是否以及何時按本特別條款分條(a)(i)款完成本特別條款分條(a)(i)款所述的工程之決定為最終決定並對買方具有約束力；

(b) 買方應在完成本特別條款分條(a)(i)款所述的工程後，在他管有黃色範圍或其任何部分的情況下，自費和在一切方面令署長滿意：

(i) 維護、管理、修理和保養黃色範圍以及構成該範圍一部分或與之相關的所有東西，使其處於修繕妥當及良好的保養狀態；及

(ii) 在署長批准的開放時間內，允許所有政府和公眾行人免費及不受阻礙自由越經和通過黃色範圍，

直到根據本特別條款分條(c)(iii)款交還整個黃色範圍的管有權給政府。

(c) (i) 僅為了進行特別條款第(1)(b)條所述的拆除和清理工程以及本特別條款分條(a)(i)和(b)(i)款指明的工程，買方在本協議之日期被授予黃色範圍的管有權。

(ii) 買方接受在本協議之日黃色範圍的狀態及狀況及其構築物和地基，並特此同意不能就此向政府提出任何索償。

(iii) 買方須在署長向買方發出一封或多於一封信中指定的日期按其要求將署長全權酌情決定指明或要求的黃色範圍或其任何部分交還給政府。為免存疑，政府沒有義務應買方要求接管黃色範圍或其任何部分，但可在署長全權酌情決定認為合適時如此行事。

(d) 如果特別條款第(1)(b)條和本特別條款分條(a)(i)或(b)(i)款下的買方義務未有履行，政府可進行必要的工程，費用由買方支付，買方須按要

...

(f) 除非得到署長事先書面同意，否則買方不得將黃色範圍或其任何部分用作儲存或停泊車輛或搭建任何臨時構築物之用途或進行特別條款第(1)(b)條所述的拆卸及移除工程、本特別條款分條(a)(i)及(b)(i)款下指明的工程以及提供本特別條款分條(b)(ii)款下的政府和公眾行人通道以外之任何用途。

...

(h) 買方須對任何直接或間接因或有關本特別條款分條(g)(i)款下買方義務的履行或不履行，或政府、署長及其辦公人員、承辦商、代理人、工人、水務監督辦公人員和任何人士或根據本特別條款分條(g)(i)款獲授權的相關公用事業公司

行使本特別條款分條(g)(i)款賦予的權利產生的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其持續得到彌償。」

公契的相關條款

敘文 (1)(a)的定義

「**「黃色範圍」** 批地文件特別條款第(1)(b)條提述及在批地文件所夾附的圖則上為識別目的以黃色顯示的黃色範圍。」

第(3:02:01)(ah)條

「(3:02:01) 除本公契及《建築物管理條例》(第344章)之條文另有指明，管理人有責任且有全面的授權作出所有必要或必需及與妥善和有效管理發展項目有關的行動與事項，當中包括但毋損前文之一般性規定：-

(ah) 根據批地文件特別條款第(2)(b)(i)條維護、管理、修理和保養黃色範圍以及構成該範圍一部分或與之相關的所有東西，使其處於修繕妥當及良好的保養狀態令地政總署署長滿意，直至整個黃色範圍的管有權已按照批地文件特別條款第(2)(c)(iii)條交還政府為止；」

第(3:04:02)(w)條

「(3:04:02) 以上所述之預算應包含所有有關管理該地段以及發展項目而招致之費用、支出及開支，當中包括但毋損前文之一般性規定及以下項目：-

(w) 管理人有關黃色範圍而招致的費用」

第(3:05:01)(a)(i)條

「(3:05:01) (a)每個單位業主應每月提前向管理人按附件二所列的管理份數比例支付管理費，惟不得要求業主支付超過其如下所述之適當份額的管理費用：

(i) 如果任何開支涉及或有利於該地段及發展項目（但並非僅涉及或僅有利於任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施）、發展項目公用地方及/或發展項目公用設施、及/或黃色範圍，該等開支的全部金額應在發展項目的所有業主之間按其持有的管理份數數目之比例進行分攤；」

C. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的資料

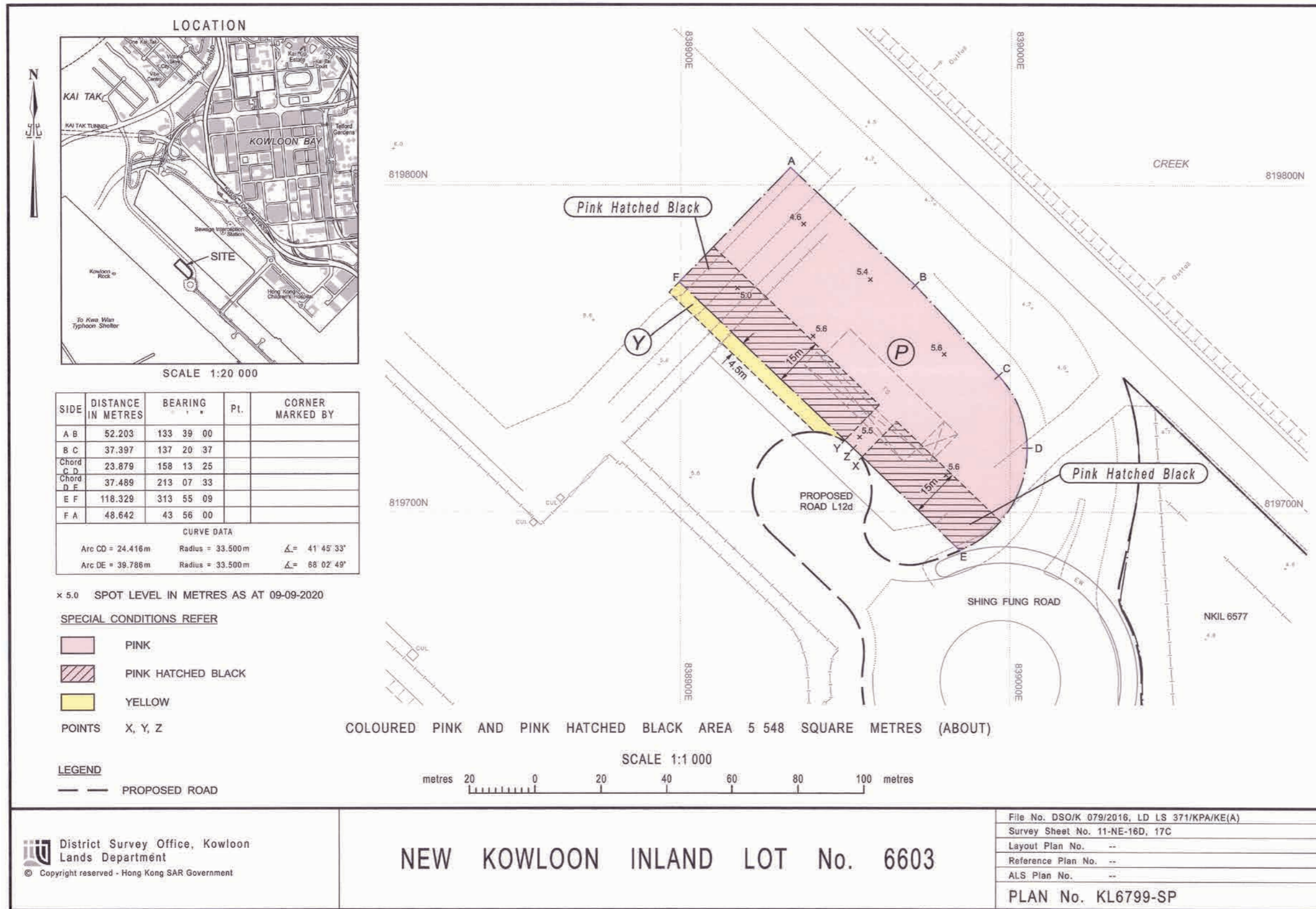
不適用

D. 該項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供眾用途的任何部分的資料

不適用

關於上述A、B、C及D段所述供公眾使用的任何該等設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或土地中的該等部分。

關於上述B或C段所述的任何該等設施及休憩用地，該等設施或休憩用地按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，而該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。



LEGEND 圖例：

- PINK
粉紅色
- PINK HATCHED BLACK
粉紅色間斜黑線
- YELLOW
黃色
- POINTS X, Y, Z
X點、Y點及Z點
- PROPOSED ROAD
擬建中道路

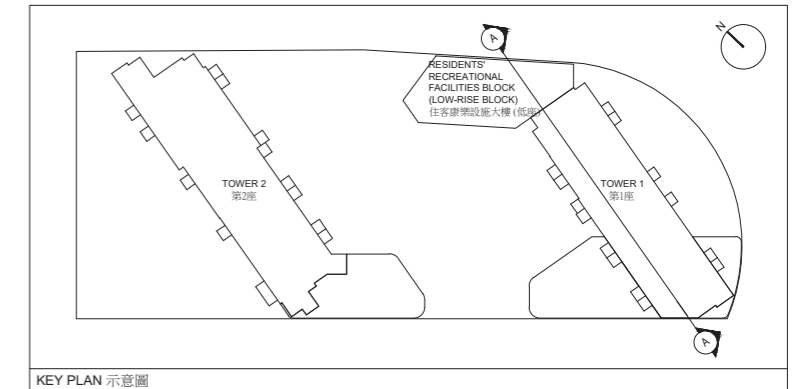
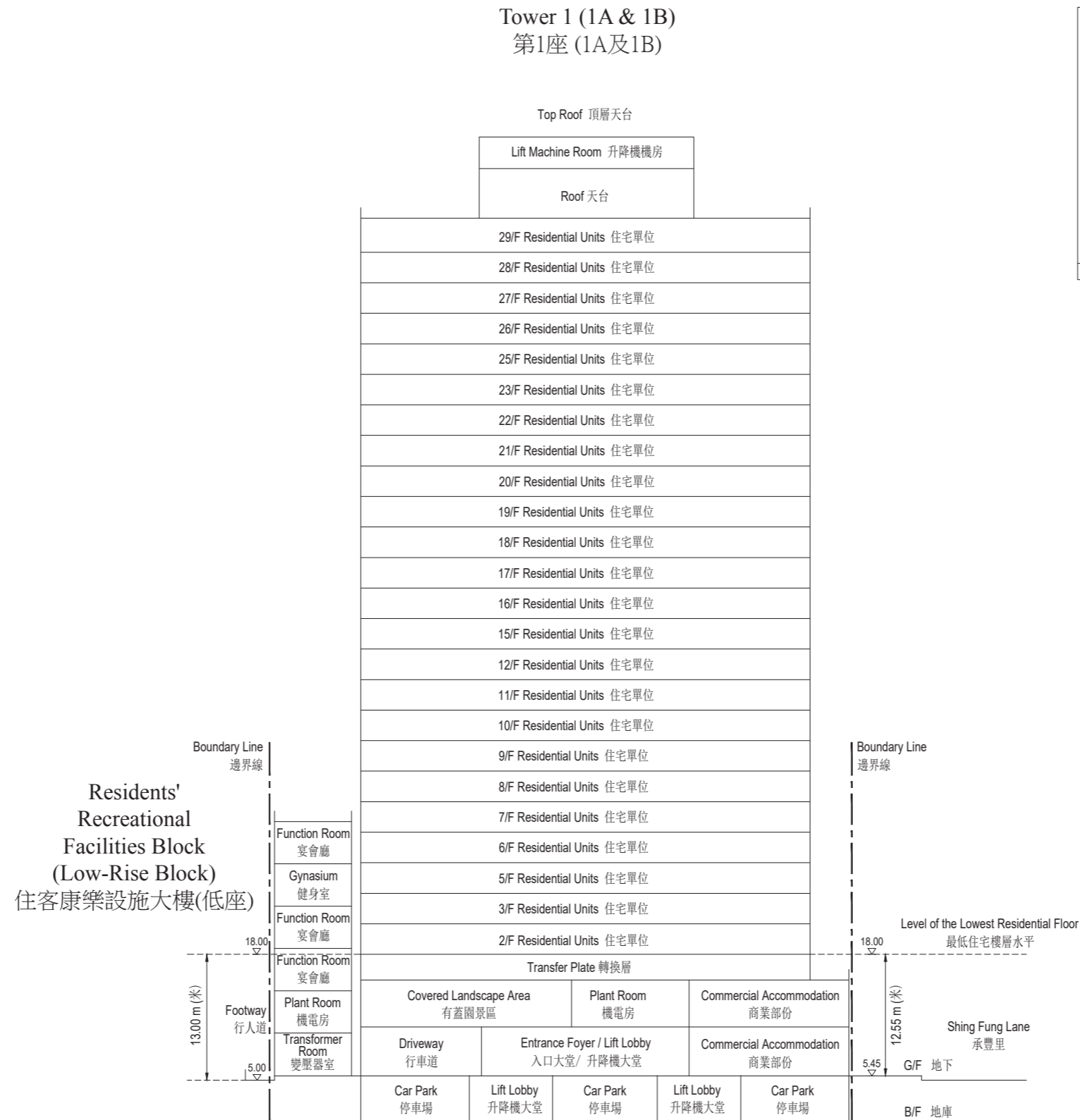
Date : 16/10/2020

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –
 - (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) that in the case of paragraph (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.
1. 現特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (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(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

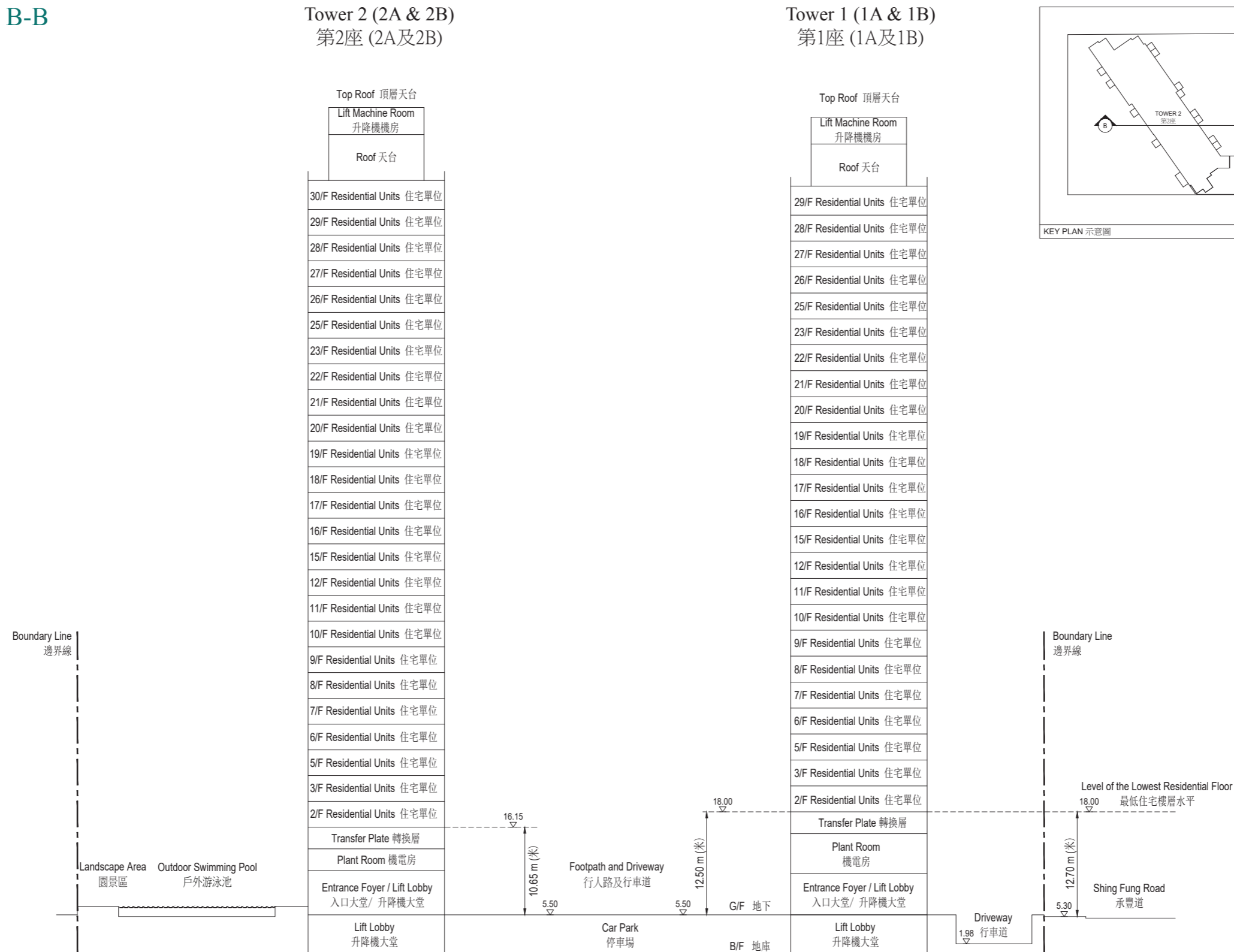
CROSS-SECTION A-A 橫截面圖 A-A



1. ≍ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Footway adjacent to the building is 5.00 metres above Hong Kong Principal Datum (HKPD).
3. The part of Shing Fung Lane adjacent to the building is 5.45 metres above Hong Kong Principal Datum (HKPD).
4. ---- Dotted line denotes the lowest residential floor of the building.

1. ≍ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段行人道為香港主水平基準以上5.00米。
3. 毗連建築物的一段承豐里為香港主水平基準以上5.45米。
4. ---- 虛線為該建築物最低住宅樓層水平。

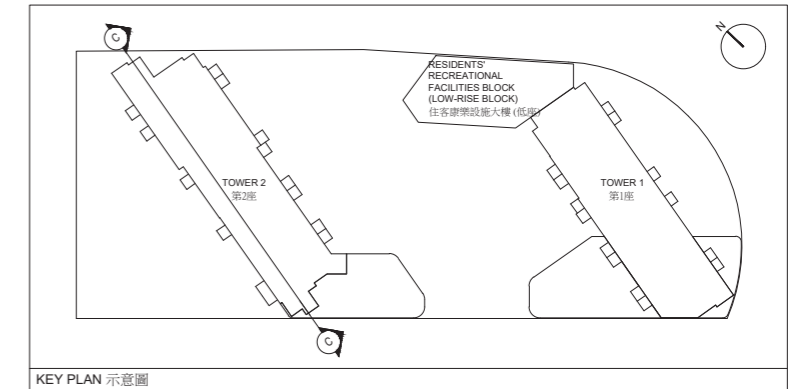
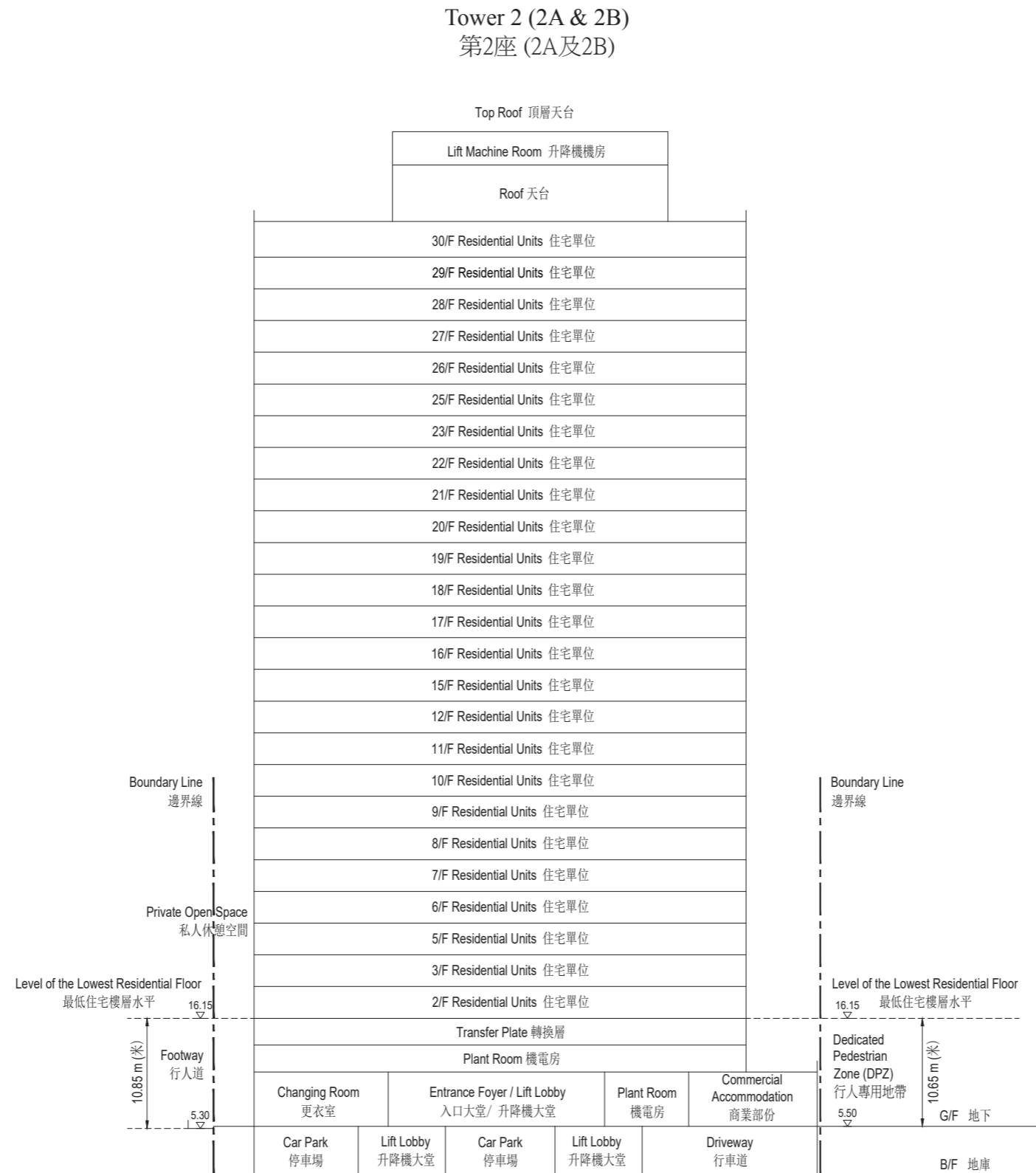
CROSS-SECTION B-B 橫截面圖 B-B



1. ∇ Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Footpath and Driveway adjacent to the building is 5.50 metres above Hong Kong Principal Datum (HKPD).
3. The part of Shing Fung Road adjacent to the building is 5.30 metres above Hong Kong Principal Datum (HKPD).
4. ---- Dotted line denotes the lowest residential floor of the building.

1. ∇ 香港主水平基準以上高度（米）。
2. 毗連建築物的一段行人路及行車道為香港主水平基準以上5.50米。
3. 毗連建築物的一段承豐道為香港主水平基準以上5.30米。
4. ---- 虛線為該建築物最低住宅樓層水平。

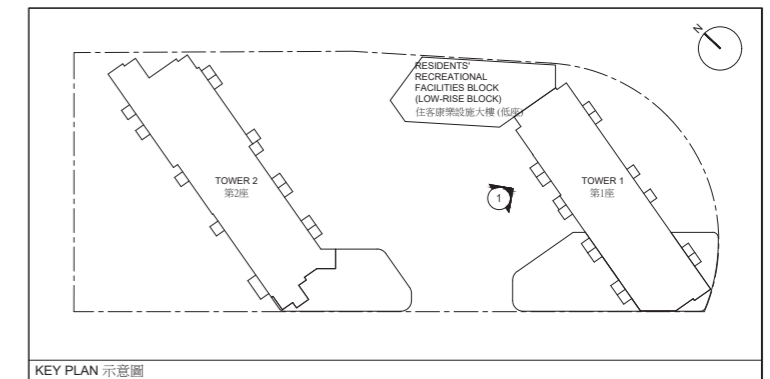
CROSS-SECTION C-C 橫截面圖 C-C



1. \sphericalangle Height in metres above Hong Kong Principal Datum (HKPD).
2. The part of Footway adjacent to the building is 5.30 metres above Hong Kong Principal Datum (HKPD).
3. The part of Dedicated Pedestrian Zone (DPZ) adjacent to the building is 5.50 metres above Hong Kong Principal Datum (HKPD).
4. ----- Dotted line denotes the lowest residential floor of the building.

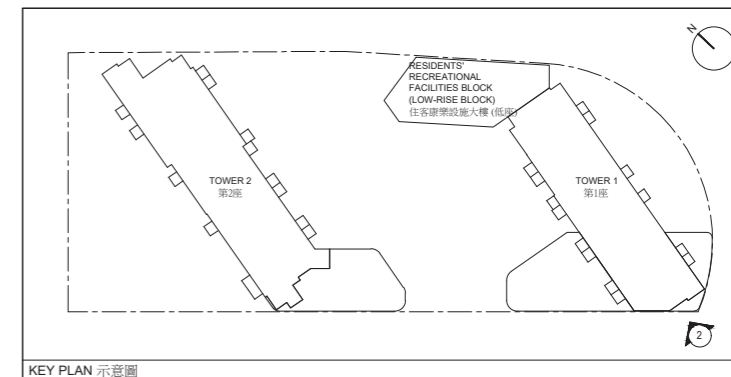
1. \sphericalangle 香港主水平基準以上高度（米）。
2. 毗連建築物的一段行人道為香港主水平基準以上5.30米。
3. 毗連建築物的一段行人專用地帶為香港主水平基準以上5.50米。
4. ----- 虛線為該建築物最低住宅樓層水平。

ELEVATION PLAN 1
立面圖 1



It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

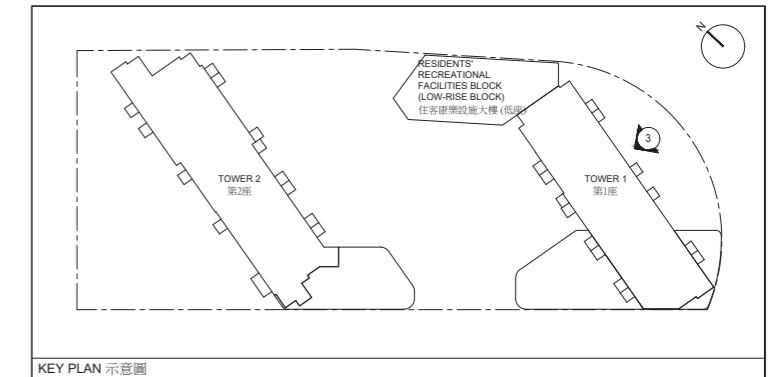
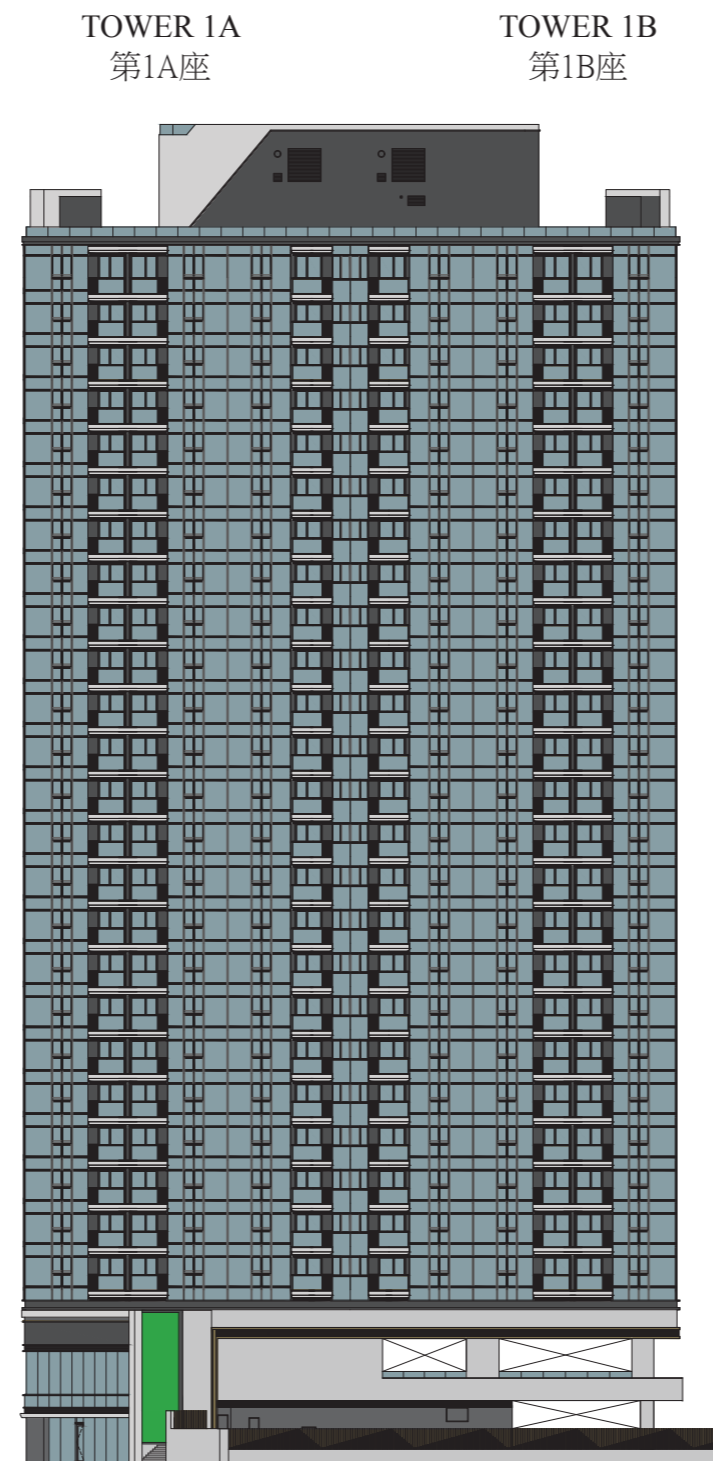
發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 2
立面圖 2

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

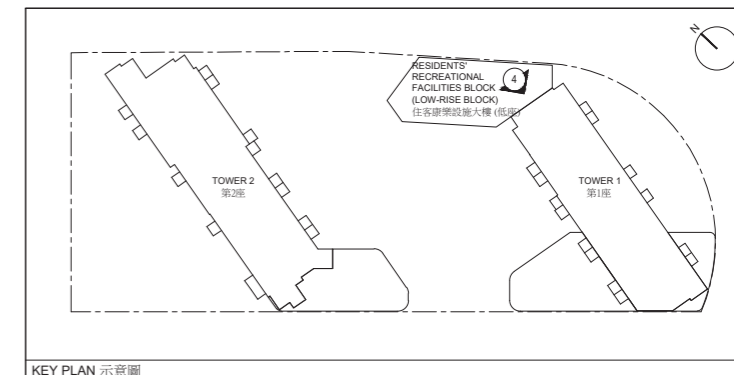
ELEVATION PLAN 3
立面圖 3



It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

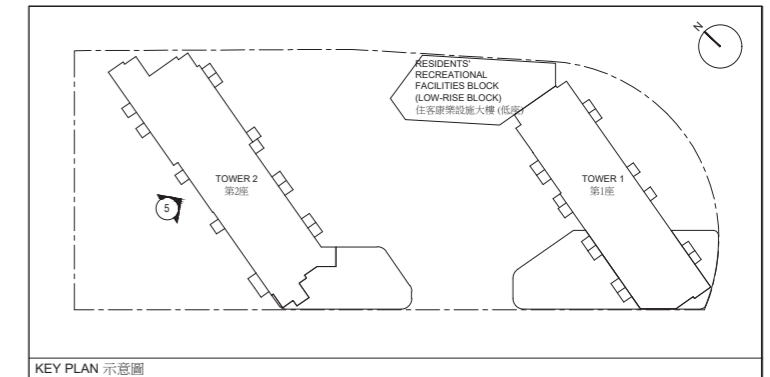
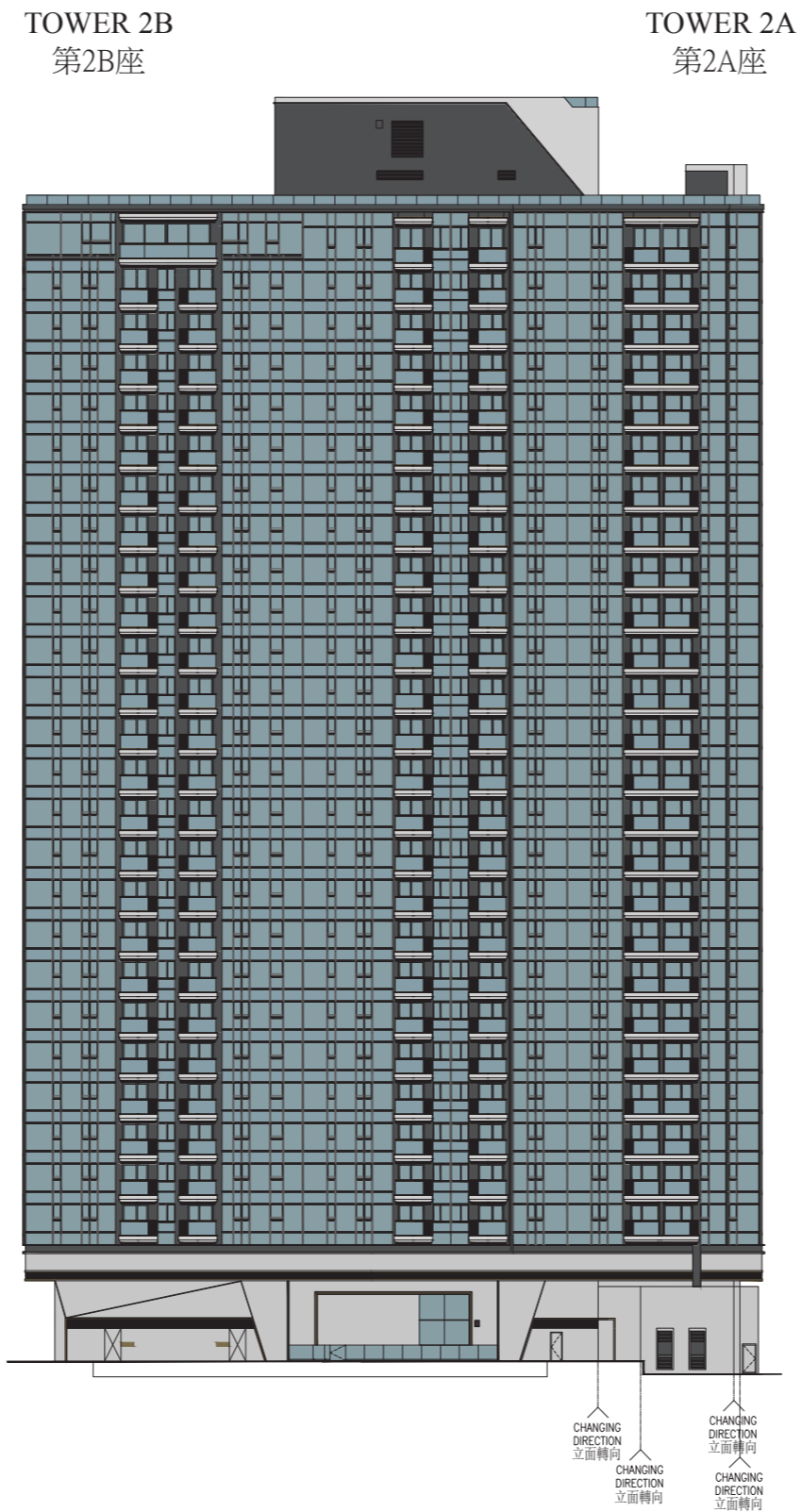
ELEVATION PLAN 4
立面圖 4



It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

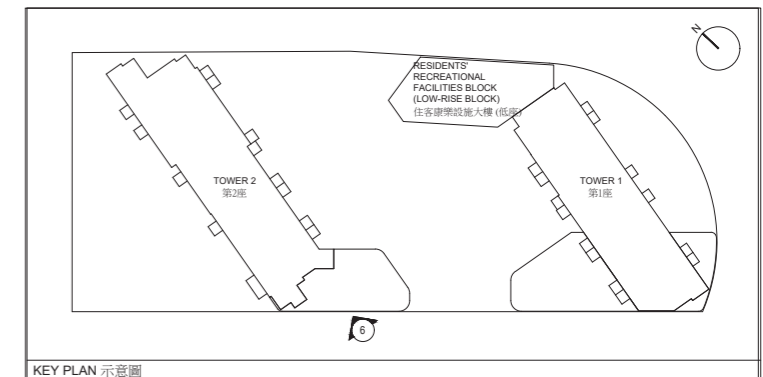
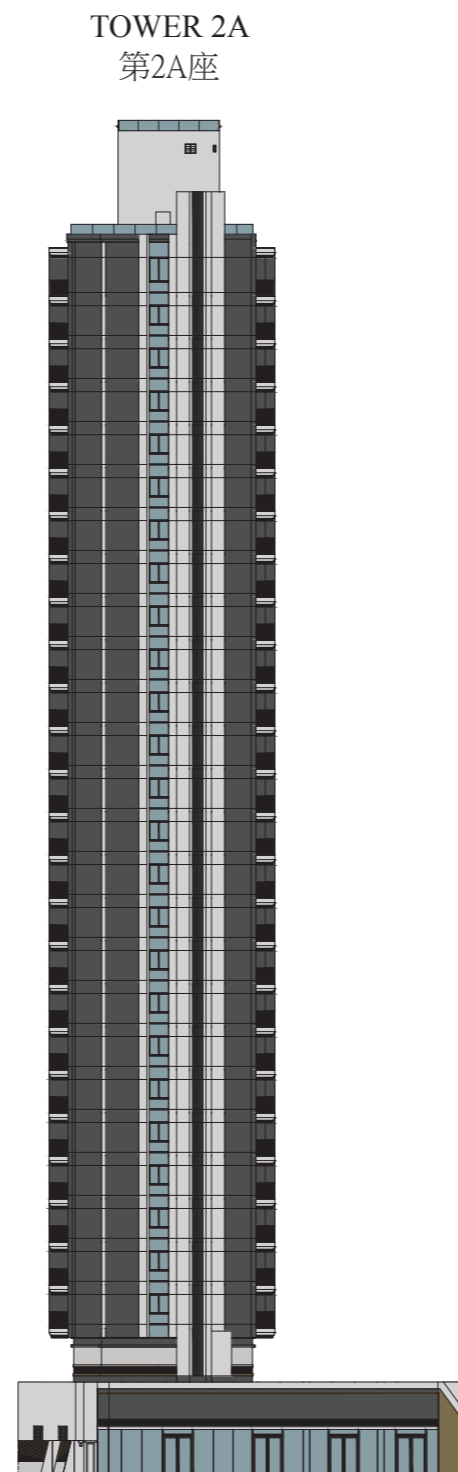
發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 5
立面圖 5



It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

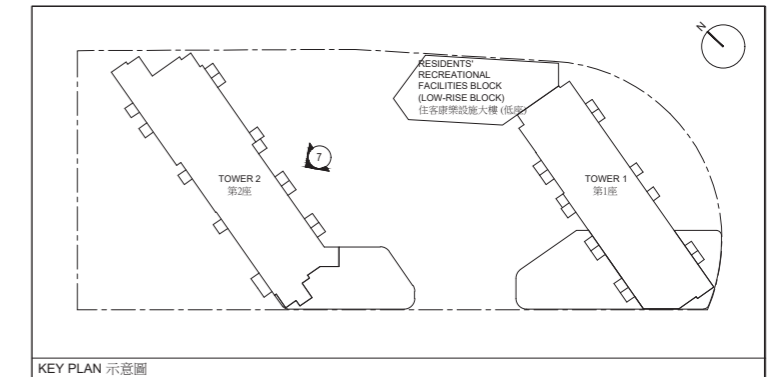
發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 6
立面圖 6

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

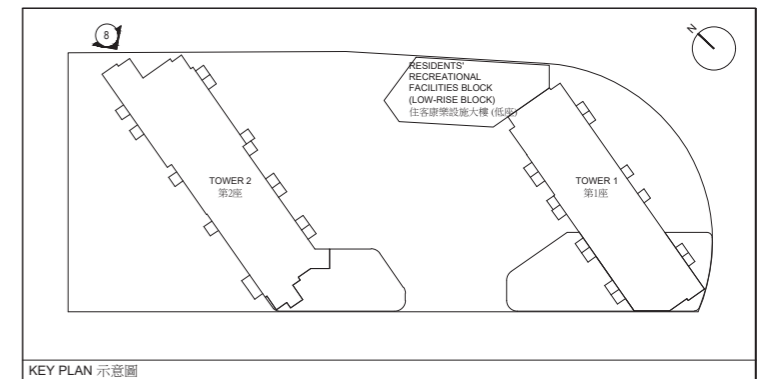
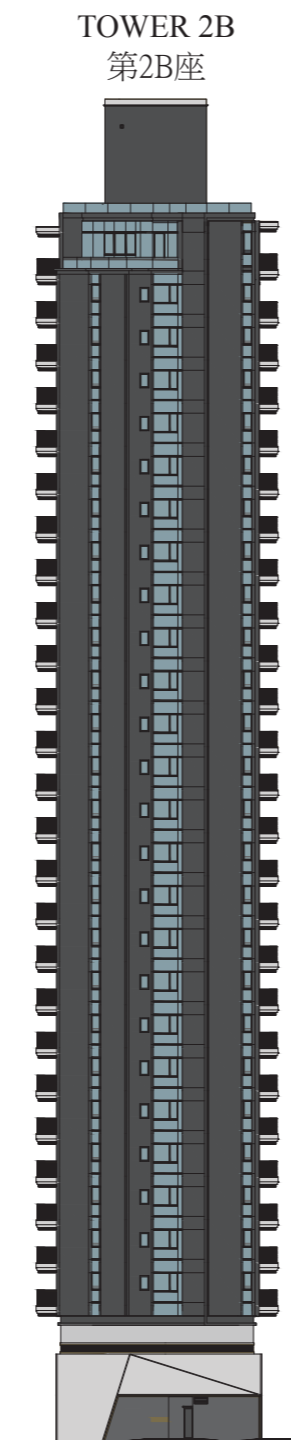
發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 7
立面圖 7



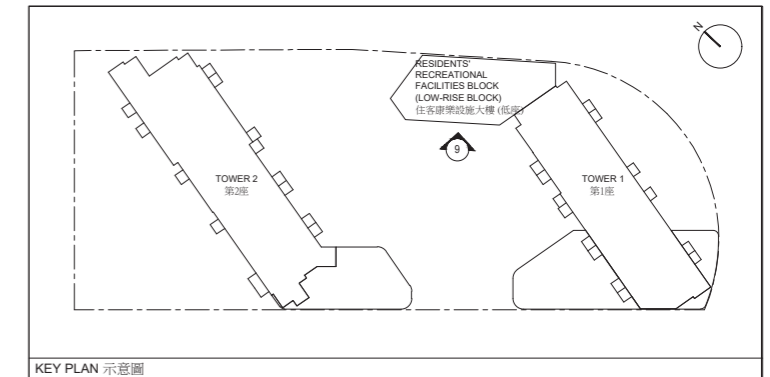
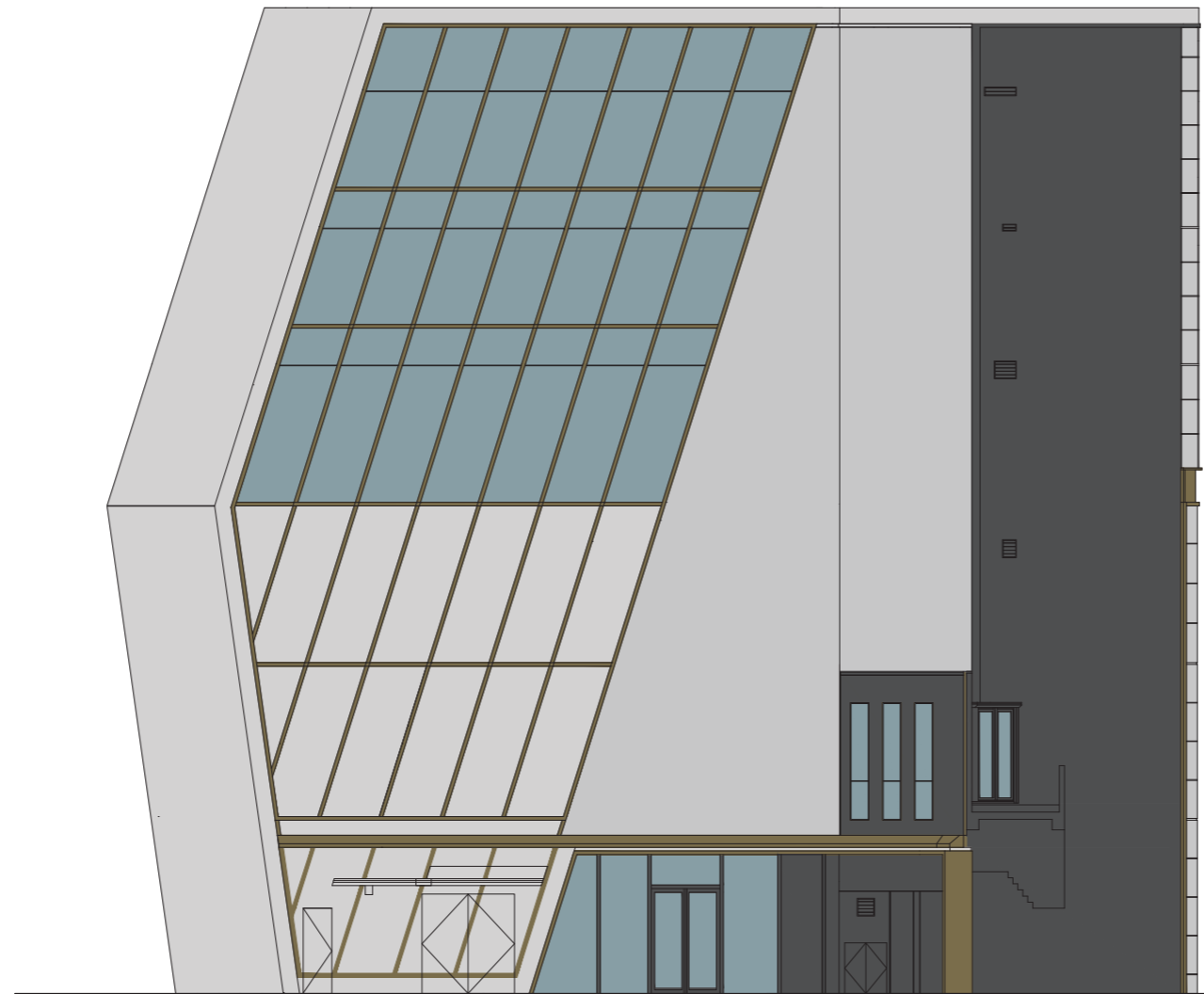
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 8
立面圖 8

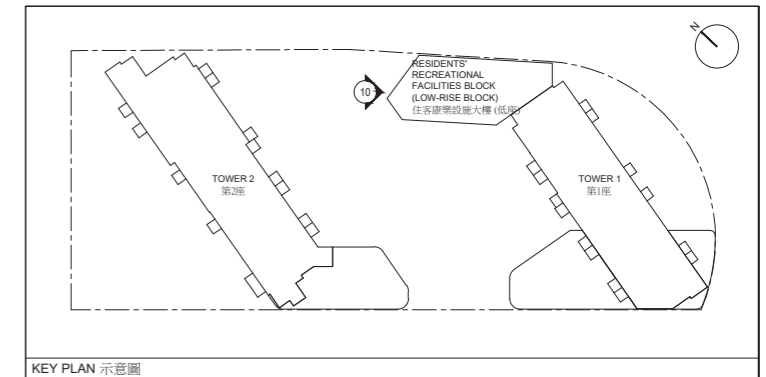
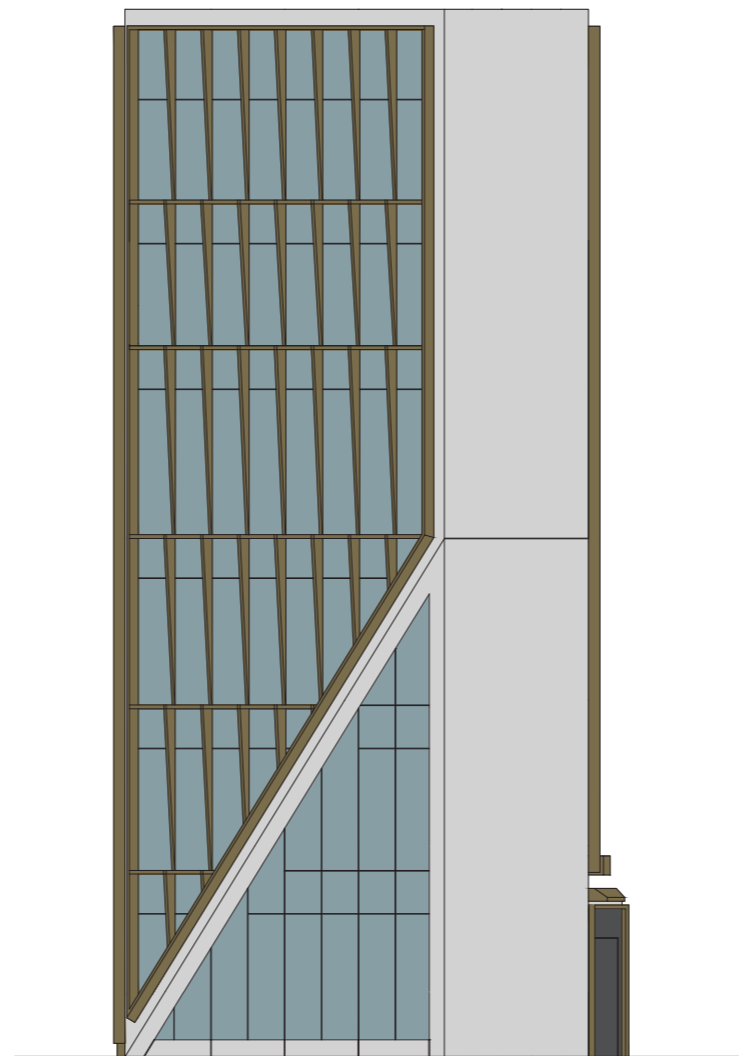
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 9
立面圖 9RESIDENTS' RECREATIONAL FACILITIES BLOCK (LOW-RISE BLOCK)
住客康樂設施大樓（低座）

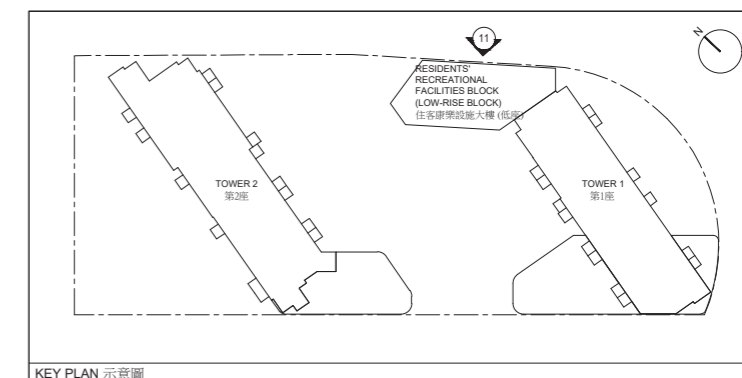
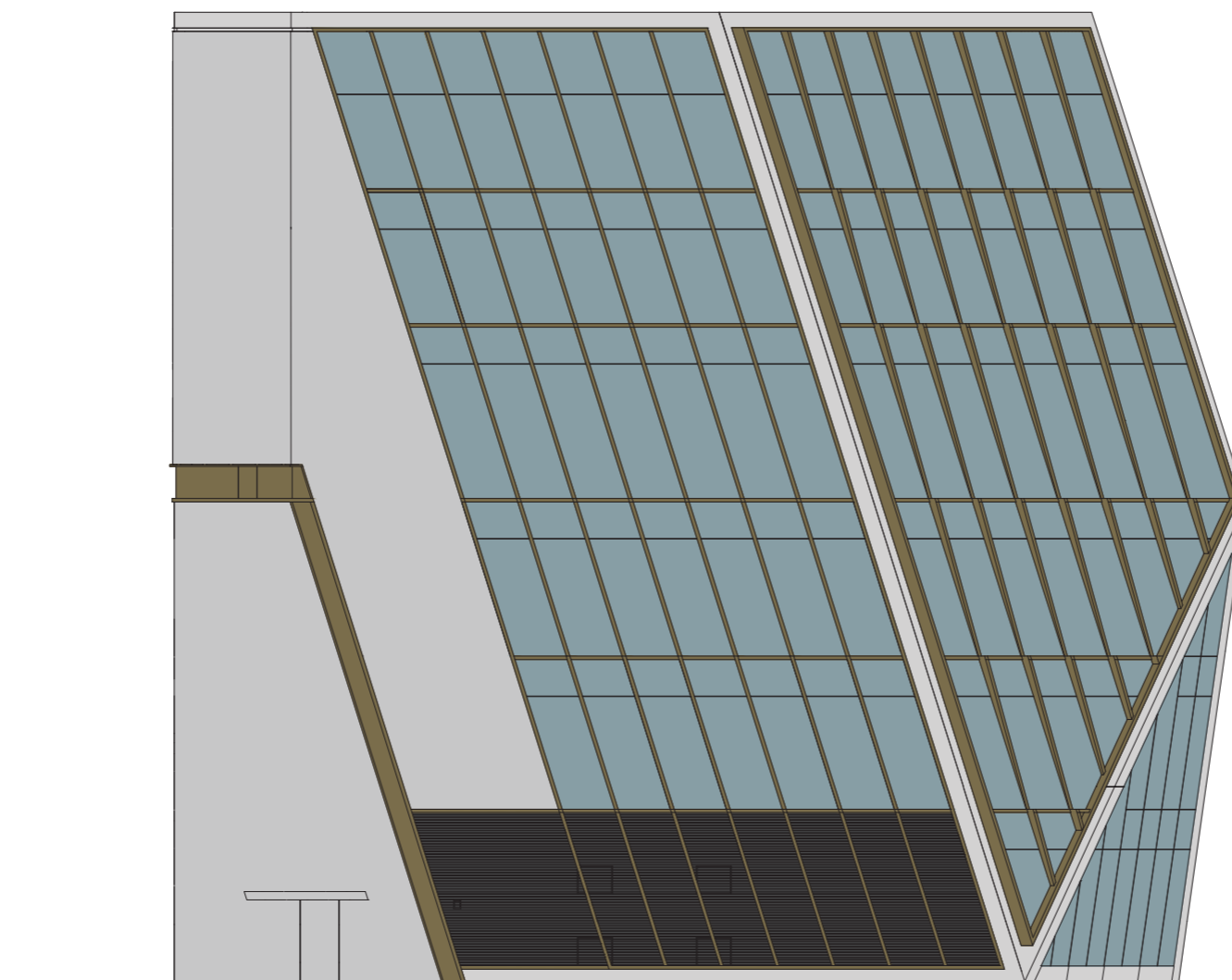
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 10
立面圖 10RESIDENTS' RECREATIONAL FACILITIES BLOCK (LOW-RISE BLOCK)
住客康樂設施大樓（低座）

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 11
立面圖 11RESIDENTS' RECREATIONAL FACILITIES BLOCK (LOW-RISE BLOCK)
住客康樂設施大樓（低座）

KEY PLAN 示意圖

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 10 July 2024; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2024年7月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

21

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別	Covered Area 有蓋面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 無蓋面積 sq. m. 平方米 (sq. ft. 平方呎)
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	1,180.678 (12,709)	993.384 (10,693)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	193.128 (2,079)	663.549 (7,142)

Note 備註:

The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

22

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which copy of the Outline Zoning Plans relating to the Development is available is: www.ozp.tpb.gov.hk.
 2. A copy of the every executed deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.
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. 指明住宅物業的每一公契在指明住宅物業提供出售的日期的已簽立的文本存放在指明住宅物業的售樓處，以供免費閱覽。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes																																	
Item	Description																																
(a) External Wall	External wall is finished with ceramic tiles, glass cladding, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.																																
(b) Window	Material of the frame is fluorocarbon coated aluminium. Materials of the glass are tempered glass, heat strengthened glass.																																
(c) Bay Window	Not Applicable.																																
(d) Planter	Not Applicable.																																
(e) Verandah or Balcony	<p>Balcony is fitted with laminated tempered glass balustrade with aluminium top rail and metal post with aluminium cladding in fluorocarbon coating.</p> <p>Wall is finished with ceramic tile and fitted with aluminium cladding in fluorocarbon coating for the following units:</p> <table border="1"> <tbody> <tr> <td>Tower 1A</td> <td>2/F to 29/F</td> <td>Unit B, C, D, E, F and G</td> </tr> <tr> <td rowspan="2">Tower 1B</td> <td>2/F to 29/F</td> <td>Unit A, B, D, E, F and G</td> </tr> <tr> <td>8/F to 29/F</td> <td>Unit C</td> </tr> <tr> <td>Tower 2A</td> <td>2/F to 30/F</td> <td>Unit A, B, C, D, E and F</td> </tr> <tr> <td>Tower 2B</td> <td>2/F to 30/F</td> <td>Unit B and C</td> </tr> </tbody> </table> <p>Wall is fitted with aluminium cladding in fluorocarbon coating for the following units:</p> <table border="1"> <tbody> <tr> <td>Tower 1A</td> <td>2/F to 29/F</td> <td>Unit A</td> </tr> <tr> <td>Tower 1B</td> <td>2/F to 29/F</td> <td>Unit H</td> </tr> <tr> <td>Tower 2A</td> <td>2/F to 30/F</td> <td>Unit G</td> </tr> <tr> <td rowspan="2">Tower 2B</td> <td>2/F to 30/F</td> <td>Unit A and D</td> </tr> <tr> <td>2/F to 29/F</td> <td>Unit E, F and G</td> </tr> </tbody> </table> <p>Floor is fitted with artificial timber decks (except Unit D on 30/F of Tower 2B). Floor is fitted with natural stone decking for the following unit:</p> <table border="1"> <tbody> <tr> <td>Tower 2B</td> <td>30/F</td> <td>Unit D</td> </tr> </tbody> </table> <p>Ceiling is fitted with aluminium false ceiling. All balconies are covered. No verandah.</p>		Tower 1A	2/F to 29/F	Unit B, C, D, E, F and G	Tower 1B	2/F to 29/F	Unit A, B, D, E, F and G	8/F to 29/F	Unit C	Tower 2A	2/F to 30/F	Unit A, B, C, D, E and F	Tower 2B	2/F to 30/F	Unit B and C	Tower 1A	2/F to 29/F	Unit A	Tower 1B	2/F to 29/F	Unit H	Tower 2A	2/F to 30/F	Unit G	Tower 2B	2/F to 30/F	Unit A and D	2/F to 29/F	Unit E, F and G	Tower 2B	30/F	Unit D
Tower 1A	2/F to 29/F	Unit B, C, D, E, F and G																															
Tower 1B	2/F to 29/F	Unit A, B, D, E, F and G																															
	8/F to 29/F	Unit C																															
Tower 2A	2/F to 30/F	Unit A, B, C, D, E and F																															
Tower 2B	2/F to 30/F	Unit B and C																															
Tower 1A	2/F to 29/F	Unit A																															
Tower 1B	2/F to 29/F	Unit H																															
Tower 2A	2/F to 30/F	Unit G																															
Tower 2B	2/F to 30/F	Unit A and D																															
	2/F to 29/F	Unit E, F and G																															
Tower 2B	30/F	Unit D																															
(f) Drying Facilities for Clothing	Not Applicable.																																

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

1. 外部裝修物料																																	
細項	描述																																
(a) 外牆	外牆鋪砌釉面瓷磚、玻璃飾面、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。																																
(b) 窗	窗框物料是氟碳噴塗鋁。 玻璃物料是強化玻璃、半鋼化玻璃。																																
(c) 窗台	不適用。																																
(d) 花槽	不適用。																																
(e) 陽台或露台	<p>露台裝設疊層強化玻璃欄杆、鋁質頂欄、氟碳噴塗層鋁質掛板之金屬垂直支撐。</p> <p>以下單位牆壁鋪砌瓷磚及裝設氟碳噴塗層鋁質掛板：</p> <table border="1"> <tbody> <tr> <td>第1A座</td> <td>2樓至29樓</td> <td>B、C、D、E、F及G單位</td> </tr> <tr> <td rowspan="2">第1B座</td> <td>2樓至29樓</td> <td>A、B、D、E、F及G單位</td> </tr> <tr> <td>8樓至29樓</td> <td>C單位</td> </tr> <tr> <td>第2A座</td> <td>2樓至30樓</td> <td>A、B、C、D、E及F單位</td> </tr> <tr> <td>第2B座</td> <td>2樓至30樓</td> <td>B及C單位</td> </tr> </tbody> </table> <p>以下單位露台牆壁裝設氟碳噴塗層鋁質掛板：</p> <table border="1"> <tbody> <tr> <td>第1A座</td> <td>2樓至29樓</td> <td>A單位</td> </tr> <tr> <td>第1B座</td> <td>2樓至29樓</td> <td>H單位</td> </tr> <tr> <td>第2A座</td> <td>2樓至30樓</td> <td>G單位</td> </tr> <tr> <td rowspan="2">第2B座</td> <td>2樓至30樓</td> <td>A及D單位</td> </tr> <tr> <td>2樓至29樓</td> <td>E、F及G單位</td> </tr> </tbody> </table> <p>地板鋪砌人造木地板(第2B座30樓D單位除外)。 以下單位地板鋪砌天然石材地板：</p> <table border="1"> <tbody> <tr> <td>第2B座</td> <td>30樓</td> <td>D單位</td> </tr> </tbody> </table> <p>天花板裝設鋁質假天花。 露台均是有蓋的。 沒有陽台。</p>		第1A座	2樓至29樓	B、C、D、E、F及G單位	第1B座	2樓至29樓	A、B、D、E、F及G單位	8樓至29樓	C單位	第2A座	2樓至30樓	A、B、C、D、E及F單位	第2B座	2樓至30樓	B及C單位	第1A座	2樓至29樓	A單位	第1B座	2樓至29樓	H單位	第2A座	2樓至30樓	G單位	第2B座	2樓至30樓	A及D單位	2樓至29樓	E、F及G單位	第2B座	30樓	D單位
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第2B座	2樓至30樓	A及D單位																															
	2樓至29樓	E、F及G單位																															
第2B座	30樓	D單位																															
(f) 乾衣設施	不適用。																																

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes																																																		
Item	Description																																																	
(a) Lobby	<p>Residential Entrance Lobbies (G/F) Wall is finished with porcelain sintered slab, glass panel and stainless steel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming.</p> <p>Residential Entrance Lobbies (B/F) Wall is finished with timber veneer, plastic laminate panel, glass panel and stainless steel where exposed. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming.</p> <p>Residential Floor Lift Lobbies of Towers Wall is finished with timber veneer, plastic laminate panel, glass panel and stainless steel where exposed. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel trimming.</p>																																																	
(b) Internal Wall and Ceiling	<p>Internal wall of Living Room and Dining Room are finished with emulsion paint where exposed for the following units:</p> <table border="1"> <tr> <td>Tower 1A</td> <td>2/F to 29/F</td> <td>Unit A and F</td> </tr> <tr> <td>Tower 1B</td> <td>2/F to 29/F</td> <td>Unit B, G and H</td> </tr> <tr> <td rowspan="2">Tower 2A</td> <td>2/F to 30/F</td> <td>Unit B and C</td> </tr> <tr> <td>2/F to 20/F and 22/F to 30/F</td> <td>Unit G</td> </tr> <tr> <td rowspan="2">Tower 2B</td> <td>2/F to 30/F</td> <td>Unit A, E and G</td> </tr> <tr> <td>2/F to 20/F and 22/F to 30/F</td> <td>Unit F</td> </tr> </table> <p>Internal wall of Living Room and Dining Room are finished with emulsion paint and timber veneer where exposed for the following units:</p> <table border="1"> <tr> <td rowspan="2">Tower 1A</td> <td>2/F to 29/F</td> <td>Unit B, C, D and G</td> </tr> <tr> <td>2/F to 20/F and 22/F to 29/F</td> <td>Unit E</td> </tr> <tr> <td rowspan="2">Tower 1B</td> <td>2/F to 20/F and 22/F to 29/F</td> <td>Unit A</td> </tr> <tr> <td>8/F to 29/F</td> <td>Unit C</td> </tr> <tr> <td>Tower 2A</td> <td>2/F to 30/F</td> <td>Unit A, D, E and F</td> </tr> <tr> <td rowspan="2">Tower 2B</td> <td>2/F to 30/F</td> <td>Unit B and C</td> </tr> <tr> <td>2/F to 29/F</td> <td>Unit D</td> </tr> </table> <p>Internal wall of Living Room and Dining Room are finished with emulsion paint and timber veneer and fitted with stainless steel framed mirror where exposed for the following units:</p> <table border="1"> <tr> <td>Tower 1B</td> <td>2/F to 29/F</td> <td>Unit D, E and F</td> </tr> </table> <p>Internal wall of Living Room and Dining Room are finished with emulsion paint, timber veneer, natural stone, mirror and stainless steel trimming where exposed for the following unit:</p> <table border="1"> <tr> <td>Tower 2B</td> <td>30/F</td> <td>Unit D</td> </tr> </table> <p>Internal wall of Living Room and Dining Room are finished with emulsion paint and wallpaper where exposed for the following units:</p> <table border="1"> <tr> <td>Tower 1A</td> <td>21/F</td> <td>Unit E</td> </tr> <tr> <td>Tower 1B</td> <td>21/F</td> <td>Unit A</td> </tr> <tr> <td>Tower 2A</td> <td>21/F</td> <td>Unit G</td> </tr> </table>	Tower 1A	2/F to 29/F	Unit A and F	Tower 1B	2/F to 29/F	Unit B, G and H	Tower 2A	2/F to 30/F	Unit B and C	2/F to 20/F and 22/F to 30/F	Unit G	Tower 2B	2/F to 30/F	Unit A, E and G	2/F to 20/F and 22/F to 30/F	Unit F	Tower 1A	2/F to 29/F	Unit B, C, D and G	2/F to 20/F and 22/F to 29/F	Unit E	Tower 1B	2/F to 20/F and 22/F to 29/F	Unit A	8/F to 29/F	Unit C	Tower 2A	2/F to 30/F	Unit A, D, E and F	Tower 2B	2/F to 30/F	Unit B and C	2/F to 29/F	Unit D	Tower 1B	2/F to 29/F	Unit D, E and F	Tower 2B	30/F	Unit D	Tower 1A	21/F	Unit E	Tower 1B	21/F	Unit A	Tower 2A	21/F	Unit G
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2. 室內裝修物料																																																		
細項	描述																																																	
(a) 大堂	<p>住宅入口大堂 (地下) 牆壁外露部分鋪砌岩板、玻璃面板及不銹鋼飾面。 地板外露部分鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及不銹鋼飾線。</p> <p>住宅入口大堂 (地庫) 牆壁外露部分鋪砌木皮飾面、膠板、玻璃面板及不銹鋼飾面。 地板外露部分鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及不銹鋼飾線。</p> <p>大廈的住宅樓層電梯大堂 牆壁外露部分鋪砌木皮飾面、膠板、玻璃面板及不銹鋼飾面。 地板外露部分鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾線。</p>																																																	
(b) 內牆及天花板	<p>以下單位的客廳及飯廳牆壁外露部分髹上乳膠漆：</p> <table border="1"> <tr> <td>第1A座</td> <td>2樓至29樓</td> <td>A及F單位</td> </tr> <tr> <td>第1B座</td> <td>2樓至29樓</td> <td>B、G及H單位</td> </tr> <tr> <td rowspan="2">第2A座</td> <td>2樓至30樓</td> <td>B及C單位</td> </tr> <tr> <td>2樓至20樓及22樓至30樓</td> <td>G單位</td> </tr> <tr> <td rowspan="2">第2B座</td> <td>2樓至30樓</td> <td>A、E及G單位</td> </tr> <tr> <td>2樓至20樓及22樓至30樓</td> <td>F單位</td> </tr> </table> <p>以下單位的客廳及飯廳牆壁外露部分髹上乳膠漆及木皮飾面：</p> <table border="1"> <tr> <td rowspan="2">第1A座</td> <td>2樓至29樓</td> <td>B、C、D及G單位</td> </tr> <tr> <td>2樓至20樓及22樓至29樓</td> <td>E單位</td> </tr> <tr> <td rowspan="2">第1B座</td> <td>2樓至20樓及22樓至29樓</td> <td>A單位</td> </tr> <tr> <td>8樓至29樓</td> <td>C單位</td> </tr> <tr> <td>第2A座</td> <td>2樓至30樓</td> <td>A、D、E及F單位</td> </tr> <tr> <td rowspan="2">第2B座</td> <td>2樓至30樓</td> <td>B及C單位</td> </tr> <tr> <td>2樓至29樓</td> <td>D單位</td> </tr> </table> <p>以下單位的客廳及飯廳牆壁外露部分髹上乳膠漆及木皮飾面並裝設不銹鋼框鏡：</p> <table border="1"> <tr> <td>第1B座</td> <td>2樓至29樓</td> <td>D、E及F單位</td> </tr> </table> <p>以下單位的客廳及飯廳牆壁外露部分髹上乳膠漆、木皮飾面、天然石材、鏡及不銹鋼飾線：</p> <table border="1"> <tr> <td>第2B座</td> <td>30樓</td> <td>D單位</td> </tr> </table> <p>以下單位的客廳及飯廳牆壁外露部分髹上乳膠漆及鋪貼牆紙。</p> <table border="1"> <tr> <td>第1A座</td> <td>21樓</td> <td>E單位</td> </tr> <tr> <td>第1B座</td> <td>21樓</td> <td>A單位</td> </tr> <tr> <td>第2A座</td> <td>21樓</td> <td>G單位</td> </tr> </table>	第1A座	2樓至29樓	A及F單位	第1B座	2樓至29樓	B、G及H單位	第2A座	2樓至30樓	B及C單位	2樓至20樓及22樓至30樓	G單位	第2B座	2樓至30樓	A、E及G單位	2樓至20樓及22樓至30樓	F單位	第1A座	2樓至29樓	B、C、D及G單位	2樓至20樓及22樓至29樓	E單位	第1B座	2樓至20樓及22樓至29樓	A單位	8樓至29樓	C單位	第2A座	2樓至30樓	A、D、E及F單位	第2B座	2樓至30樓	B及C單位	2樓至29樓	D單位	第1B座	2樓至29樓	D、E及F單位	第2B座	30樓	D單位	第1A座	21樓	E單位	第1B座	21樓	A單位	第2A座	21樓	G單位
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* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes		
Item	Description	
(b) Internal Wall and Ceiling	Internal wall of Living Room and Dining Room are finished with timber veneer, sintered stone, feature glass, mirror, stainless steel trimming, stainless steel framed glass partition and wallpaper where exposed for the following units:	
	Tower 2B	21/F Unit F
	Internal wall of bedrooms of all units (except the following units) are finished with emulsion paint where exposed.	
	Tower 1A	21/F Unit E
	Tower 1B	21/F Unit A
	Tower 2A	21/F Unit G
	Tower 2B	21/F Unit F
	Internal wall of bedrooms is finished with emulsion paint and wallpaper where exposed for the following units:	
	Tower 1A	21/F Unit E
	Tower 1B	21/F Unit A
	Tower 2A	21/F Unit G
	Internal wall of Bedroom 1 is finished with emulsion paint, timber veneer, wallpaper and stainless steel trimming where exposed for the following unit:	
	Tower 2B	21/F Unit F
	Internal wall of Bedroom 2 and Master Bedroom are finished with emulsion paint and wallpaper where exposed for the following unit:	
Tower 2B	21/F Unit F	
Ceiling of Living Room, Dining Room and bedrooms of all units (except the following units) are finished with emulsion paint where exposed:		
Tower 2B	21/F Unit F	
	30/F Unit D	
Ceiling of Living Room & Dining Room of Unit F on 21/F and Unit D on 30/F of Tower 2B are finished with emulsion paint and fitted with plywood ceiling finished with timber veneer, gypsum board false ceiling finished with emulsion paint with stainless steel trimming where exposed.		
Ceiling of Bedroom 1 of Unit F on 21/F of Tower 2B is finished with emulsion paint and fitted with gypsum board false ceiling finished with emulsion paint and timber veneer with stainless steel trimming where exposed.		
Ceiling of Bedroom 2 and Master Bedroom of Unit F on 21/F of Tower 2B are finished with emulsion paint, fitted with gypsum board false ceiling finished with emulsion paint with stainless steel trimming where exposed.		
Ceiling of Master Bedroom of Unit D on 30/F of Tower 2B is finished with emulsion paint and fitted with gypsum board false ceiling finished with emulsion paint and stainless steel trimming where exposed.		
Ceiling of bedrooms of Unit D on 30/F of Tower 2B are finished with emulsion paint where exposed.		

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

2. 室內裝修物料		
細項	描述	
(b) 內牆及天花板	以下單位的客廳及飯廳牆壁外露部分裝設木皮飾面、岩板、特色玻璃、鏡、不銹鋼飾線、不銹鋼框玻璃間隔及鋪貼牆紙：	
	第2B座	21樓 F單位
	所有單位(除了以下單位外)的睡房牆壁外露部分髹上乳膠漆：	
	第1A座	21樓 E單位
	第1B座	21樓 A單位
	第2A座	21樓 G單位
	第2B座	21樓 F單位
	以下單位的睡房牆壁外露部分髹上乳膠漆及鋪貼牆紙：	
	第1A座	21樓 E單位
	第1B座	21樓 A單位
	第2A座	21樓 G單位
	以下單位的睡房 1 牆壁外露部分髹上乳膠漆、木皮飾面、鋪貼牆紙及不銹鋼飾線：	
	第2B座	21樓 F單位
	以下單位的睡房 2及主人睡房牆壁外露部分髹上乳膠漆及鋪貼牆紙：	
第2B座	21樓 F單位	
所有單位(除了以下單位)的客廳、飯廳及睡房天花板外露部分髹上乳膠漆：		
第2B座	21樓 F單位	
	30樓 D單位	
第2B座21樓F單位及30樓D單位的客廳及飯廳天花板外露部分髹上乳膠漆、裝設木夾板假天花配設木皮飾面、石膏板假天花髹上乳膠漆及不銹鋼飾線。		
第2B座21樓F單位的睡房1天花板外露部分髹上乳膠漆及裝設石膏板假天花並髹上乳膠漆、木皮飾面並配設不銹鋼飾線。		
第2B座21樓F單位的睡房2及主人睡房天花板外露部分髹上乳膠漆及裝設石膏板假天花並髹上乳膠漆並配設不銹鋼飾線。		
第2B座30樓D單位的主人睡房天花板外露部分髹上乳膠漆、裝設石膏板假天花並髹上乳膠漆並配設不銹鋼飾線。		
第2B座30樓D單位的睡房天花板外露部分均髹上乳膠漆。		

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2. Interior Finishes			
Item	Description		
(c) Internal Floor	Living Room, Dining Room and Bedroom are finished with engineered timber flooring with timber skirting and natural stone border with stainless steel trimming only adjoining combined balcony and utility platform for the following units:		
	Tower 1A	2/F to 29/F	Unit A, F and G
	Tower 1B	2/F to 29/F	Unit A, B and H
	Tower 2A	2/F to 30/F	Unit A, B and G
	Tower 2B	2/F to 30/F	Unit A and C
		2/F to 29/F	Unit D, E and G
		2/F to 20/F and 22/F to 29/F	Unit F
	Living Room, Dining Room and bedrooms are finished with porcelain tile with timber skirting for the following units:		
	Tower 1A	2/F to 29/F	Unit B, C, D and E
	Tower 1B	2/F to 29/F	Unit D, E, F and G
		8/F to 29/F	Unit C
	Tower 2A	2/F to 30/F	Unit C, D, E and F
	Tower 2B	2/F to 30/F	Unit B
Living Room and Dining Room finished with porcelain tile with partly stainless steel skirting and partly timber skirting and natural stone border with stainless steel trimming only adjoining combined balcony and utility platform; and bedrooms are finished with engineered timber flooring with timber skirting for the following unit:			
Tower 2B	21/F	Unit F	
Living Room and Dining Room are finished with natural stone flooring with stainless steel skirting; and bedrooms are finished with engineered timber flooring with timber skirting for the following unit:			
Tower 2B	30/F	Unit D	
(d) Bathroom	Master Bathroom and Bathroom (except the following units)		
	Tower 1B	2/F to 29/F	Unit D, E and F
	Tower 2A	2/F to 30/F	Unit C
	Tower 2B	30/F	Unit D
	Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel trimming where exposed.		
	Bathroom of the following units		
	Tower 1B	2/F to 29/F	Unit D, E and F
	Tower 2A	2/F to 30/F	Unit C
	Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint where exposed.		
	Master Bathroom of Unit D on 30/F of Tower 2B Wall is fitted with glass panel, mirror and finished with natural stone, stainless steel and plastic laminate where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with mirror, gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel where exposed.		

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

2. 室內裝修物料			
細項	描述		
(c) 內部地板	以下單位的客廳、飯廳及睡房地板鋪砌實木複合地板連木腳線，天然石材連不銹鋼飾線只限連接組合露台及工作平台邊界位置：		
	第1A座	2樓至29樓	A、F及G單位
	第1B座	2樓至29樓	A、B及H單位
	第2A座	2樓至30樓	A、B及G單位
	第2B座	2樓至30樓	A及C單位
		2樓至29樓	D、E及G單位
		2至20樓及22至29樓	F單位
	以下單位的客廳、飯廳及睡房地板鋪砌瓷磚連木腳線：		
	第1A座	2樓至29樓	B、C、D及E單位
	第1B座	2樓至29樓	D、E、F及G單位
		8樓至29樓	C單位
	第2A座	2樓至30樓	C、D、E及F單位
	第2B座	2樓至30樓	B單位
以下單位的客廳及飯廳地板鋪砌瓷磚連部分不銹鋼腳線及部分木腳線及天然石材連不銹鋼飾線只限連接組合露台及工作平台邊界位置；睡房則鋪砌實木複合地板連木腳線：			
第2B座	21樓	F單位	
以下單位的客廳、飯廳地板均鋪砌天然石材連不銹鋼腳線；睡房則鋪砌實木複合地板連木腳線：			
第2B座	30樓	D單位	
(d) 浴室	主人浴室及浴室 (除了以下單位)		
	第1B座	2樓至29樓	D、E及F單位
	第2A座	2樓至30樓	C單位
	第2B座	30樓	D單位
	牆壁外露部分鋪砌瓷磚至假天花。 地板外露部分鋪砌瓷磚。 天花板外露部分裝設石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾線。		
	以下單位的浴室		
	第1B座	2樓至29樓	D、E及F單位
	第2A座	2樓至30樓	C單位
	牆壁外露部分鋪砌瓷磚至假天花。 地板外露部分鋪砌瓷磚。 天花板外露部分裝設石膏板假天花並髹上乳膠漆。		
	第2B座30樓D單位的主人浴室 牆壁外露部分裝設玻璃面板、鏡及鋪砌天然石材、不銹鋼飾面及膠板至假天花。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鏡、石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾面。		

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

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2. Interior Finishes																														
Item	Description																													
(d) Bathroom	<p>Bathroom 1 and Bathroom 2 of Unit D on 30/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel trimming where exposed.</p> <p>Lavatory Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminium false ceiling where exposed.</p>																													
(e) Kitchen	<p>Kitchen (excluding Open Kitchens, Unit F on 21/F of Tower 2B and Unit D on 30/F of Tower 2B) Wall is fitted with glass panel and finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone.</p> <p>Open Kitchen Wall is finished with emulsion paint and fitted with glass panel and high gloss lacquer painted panel where exposed up to false ceiling. Floor is finished with porcelain tile where exposed for following units:</p> <table border="1"> <tbody> <tr> <td>Tower 1A</td> <td>2/F to 29/F</td> <td>Unit B, C, D and E</td> </tr> <tr> <td rowspan="2">Tower 1B</td> <td>2/F to 29/F</td> <td>Unit D, E, F and G</td> </tr> <tr> <td>8/F to 29/F</td> <td>Unit C</td> </tr> <tr> <td>Tower 2A</td> <td>2/F to 30/F</td> <td>Unit C, D, E and F</td> </tr> <tr> <td>Tower 2B</td> <td>2/F to 30/F</td> <td>Unit B</td> </tr> </tbody> </table> <p>Floor is finished with engineered timber flooring where exposed for following units:</p> <table border="1"> <tbody> <tr> <td>Tower 1A</td> <td>2/F to 29/F</td> <td>Unit F and G</td> </tr> <tr> <td>Tower 1B</td> <td>2/F to 29/F</td> <td>Unit A and B</td> </tr> <tr> <td>Tower 2A</td> <td>2/F to 30/F</td> <td>Unit A</td> </tr> <tr> <td rowspan="2">Tower 2B</td> <td>2/F to 30/F</td> <td>Unit C</td> </tr> <tr> <td>2/F to 29/F</td> <td>Unit D</td> </tr> </tbody> </table> <p>Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone.</p> <p>Kitchen in Unit F on 21/F of Tower 2B Wall is fitted with glass panel and finished with porcelain tile and fitted with stainless steel framed fire rated glass partition where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone.</p> <p>Kitchen in Unit D on 30/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with gypsum board false ceiling and finished with emulsion paint, aluminium false ceiling and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone.</p>		Tower 1A	2/F to 29/F	Unit B, C, D and E	Tower 1B	2/F to 29/F	Unit D, E, F and G	8/F to 29/F	Unit C	Tower 2A	2/F to 30/F	Unit C, D, E and F	Tower 2B	2/F to 30/F	Unit B	Tower 1A	2/F to 29/F	Unit F and G	Tower 1B	2/F to 29/F	Unit A and B	Tower 2A	2/F to 30/F	Unit A	Tower 2B	2/F to 30/F	Unit C	2/F to 29/F	Unit D
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	2/F to 29/F	Unit D																												

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

2. 室內裝修物料																														
細項	描述																													
(d) 浴室	<p>第2B座30樓D單位的浴室1及浴室2 牆壁外露部分鋪砌天然石材至假天花。 地板外露部分鋪砌天然石材。 天花板外露部分裝設石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾線。</p> <p>洗手間 牆壁外露部分鋪砌瓷磚至假天花。 地板外露部分鋪砌瓷磚。 天花板外露部分裝設鋁質假天花。</p>																													
(e) 廚房	<p>廚房(不包括開放式廚房、第2B座21樓F單位及第2B座30樓D單位) 牆壁外露部份裝設玻璃面板及鋪砌瓷磚至假天花。 地板外露部份鋪砌瓷磚。 天花板外露部份裝設石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾線。 灶台面採用人造石英石枱面。</p> <p>開放式廚房 牆壁外露部份髹上乳膠漆，裝設玻璃面板及高亮光漆面板至假天花。</p> <p>以下單位地板外露部份鋪砌瓷磚：</p> <table border="1"> <tbody> <tr> <td>第1A座</td> <td>2樓至29樓</td> <td>B、C、D及E單位</td> </tr> <tr> <td rowspan="2">第1B座</td> <td>2樓至29樓</td> <td>D、E、F及G單位</td> </tr> <tr> <td>8樓至29樓</td> <td>C單位</td> </tr> <tr> <td>第2A座</td> <td>2樓至30樓</td> <td>C、D、E及F單位</td> </tr> <tr> <td>第2B座</td> <td>2樓至30樓</td> <td>B單位</td> </tr> </tbody> </table> <p>以下單位地板外露部份鋪砌實木複合地板：</p> <table border="1"> <tbody> <tr> <td>第1A座</td> <td>2樓至29樓</td> <td>F及G單位</td> </tr> <tr> <td>第1B座</td> <td>2樓至29樓</td> <td>A及B單位</td> </tr> <tr> <td>第2A座</td> <td>2樓至30樓</td> <td>A單位</td> </tr> <tr> <td rowspan="2">第2B座</td> <td>2樓至30樓</td> <td>C單位</td> </tr> <tr> <td>2樓至29樓</td> <td>D單位</td> </tr> </tbody> </table> <p>天花板外露部份裝設石膏板假天花及髹上乳膠漆。 灶台面採用人造石英石。</p> <p>第2B座21樓F單位的廚房 牆壁外露部份裝設玻璃面板及鋪砌瓷磚及裝設不銹鋼框防火玻璃間隔至假天花。 地板外露部份鋪砌瓷磚。 天花板外露部份裝設石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾線。 灶台面採用人造石英石。</p> <p>第2B座30樓D單位的廚房 牆壁外露部份鋪砌天然石材至假天花。 地板外露部份鋪砌天然石材。 天花板外露部份裝設石膏板假天花並髹上乳膠漆、鋁質假天花及不銹鋼飾線。 灶台面採用人造石英石。</p>		第1A座	2樓至29樓	B、C、D及E單位	第1B座	2樓至29樓	D、E、F及G單位	8樓至29樓	C單位	第2A座	2樓至30樓	C、D、E及F單位	第2B座	2樓至30樓	B單位	第1A座	2樓至29樓	F及G單位	第1B座	2樓至29樓	A及B單位	第2A座	2樓至30樓	A單位	第2B座	2樓至30樓	C單位	2樓至29樓	D單位
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* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

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3. Interior Fittings			
Item	Description		
(a) Doors	Entrance Door (except in Unit D on 30/F of Tower 2B) Timber veneer finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal and lockset with handle.		
	Entrance Door (for Unit D on 30/F of Tower 2B) Timber veneer finished solid core fire rated timber door with plastic laminate and stainless steel trimming fitted with door hinge, door closer, door viewer, door stopper, smoke door seal, lockset and handle.		
	Living/ Dining Room Door (for Unit D on 30/F of Tower 2B) Timber veneer finished hollow core timber door with stainless steel trimming fitted with door hinge, door stopper and handle.		
	Bedroom Door Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 (except Master Bedroom in Unit D on 30/F of Tower 2B) Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.		
	Bedroom Door Master Bedroom in Unit D on 30/F of Tower 2B Timber veneer and stainless steel finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.		
	Bathroom Door (swing door when provided) (Master Bathroom, Bathroom, Bathroom 1 and Bathroom 2) Timber veneer finished hollow core timber door fitted with robe hook, door hinge, door stopper, lockset and handle.		
	Bathroom Door (sliding door when provided) (Master Bathroom and Bathroom) Timber veneer finished hollow core timber sliding door with hanging sliding door track set and lockset.		
	Bathroom Door (sliding door when provided adjacent to Open Kitchen) for the following units:		
	Tower 1B	2/F to 29/F	Unit D, E and F
	Timber veneer and plastic laminate finished hollow core timber sliding door with hanging sliding door track set and lockset.		
Tower 2A	2/F to 30/F	Unit C	
Timber veneer finished hollow core timber sliding door with hanging sliding door track set and lockset.			
Bathroom Door (sliding door when provided inside Bathroom) for the following units:			
Tower 1B	2/F to 29/F	Unit D, E and F	
Plastic laminate finished hollow core timber sliding door with hanging sliding door track set.			
Tower 2A	2/F to 30/F	Unit C	
Stainless steel framed glass sliding door with hanging sliding door track set.			
Kitchen Door (except Unit F on 21/F of Tower 2B) Timber veneer finished solid core fire rated timber door fitted with glass, timber veneered frame, door hinge, door closer, door stopper, smoke door seal and handle.			
Kitchen Door for Unit F on 21/F of Tower 2B Stainless steel framed fire rated glass door with floor spring, door stopper, handle and smoke seal.			

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

3. 室內裝置			
細項	描述		
(a) 門	住宅單位大門 (除第2B座30樓D單位) 實心防火木門配木皮飾面，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條及門鎖連手柄。		
	住宅單位大門 (只限第2B座30樓D單位) 實心防火木門配木皮飾面、膠板及不銹鋼飾線，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖及手柄。		
	客/ 飯廳門 (只限第2B座30樓D單位) 空心木門配木皮飾面及不銹鋼飾線，裝妥門鉸、門擋及手柄。		
	睡房門 主人睡房、睡房1、睡房2及睡房3 (除第2B座30樓D單位之主人睡房) 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。		
	睡房門 第2B座30樓D單位之主人睡房 空心木門配木皮飾面及不銹鋼飾面，裝妥門鉸、門擋、門鎖及手柄。		
	浴室門 (如為掩門) (主人浴室、浴室、浴室1及浴室2) 空心木門配木皮飾面，裝妥掛勾、門鉸、門擋、門鎖及手柄。		
	浴室門 (如為趟門) (主人浴室及浴室) 空心木趟門配木皮飾面，裝妥趟門吊路軌及門鎖。		
	浴室門 (如為趟門並靠近開放式廚房) 於以下所列單位適用：		
	第1B座	2樓至29樓	D、E及F單位
	空心木趟門配木皮飾面及膠板飾面，裝妥趟門吊路軌及門鎖。		
第2A座	2樓至30樓	C單位	
空心木趟門配木皮飾面，裝妥趟門吊路軌及門鎖。			
浴室門 (如為趟門並在浴室內) 於以下所列單位適用：			
第1B座	2樓至29樓	D、E及F單位	
空心木趟門配膠板飾面，裝妥趟門吊路軌。			
第2A座	2樓至30樓	C單位	
不銹鋼框玻璃趟門裝妥趟門吊路軌。			
廚房門 (第2B座21樓F單位除外) 實心防火木門配木皮飾面，門身鑲有玻璃配木皮飾面框，裝妥門鉸、氣鼓、門擋、防煙條及手柄。			
第2B座21樓F單位的廚房門 不銹鋼框防火玻璃門裝妥地鉸、門擋、手柄及防煙條。			

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3. Interior Fittings	
Item	Description
(a) Doors	Utility Room Door (swing door when provided) Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
	Utility Room Door (sliding door when provided) Timber veneer finished hollow core timber sliding door with hanging sliding door track set and lockset.
	Lavatory Door Aluminium framed folding glass door in powder coating fitted with lockset and handle.
	Combined Balcony & Utility Platform Door Aluminium framed sliding glass door in fluorocarbon coating fitted with lockset and handle.
	Staircase Door to Roof Aluminium framed glass swing door in fluorocarbon coating fitted with door hinge, lockset and handle.
	Balcony Door Aluminium framed sliding glass door in fluorocarbon coating fitted with lockset and handle.
	Flat Roof Door (swing door when provided) Aluminium framed glass swing door in fluorocarbon coating fitted with door hinge, lockset and handle.
	Flat Roof Door (sliding door when provided) Aluminium framed glass sliding door in fluorocarbon coating fitted with lockset.
(b) Bathroom	Master Bathroom (except Unit F on 2/F to 29/F and Unit D on 30/F of Tower 2B) Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer, chrome plated towel rack, stainless steel curtain rod and chrome plated paper roll holder.
	Master Bathroom in Unit F on 2/F to 29/F of Tower 2B Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature and aluminium blinds. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer, chrome plated towel rack, stainless steel curtain rod and chrome plated paper roll holder.
	Master Bathroom in Unit D on 30/F of Tower 2B Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature and aluminium blinds. Wooden lower cabinet with timber veneer, plastic laminate and natural stone, natural stone countertop with stainless steel trimming, LED light feature and sanitary wares and fittings include tempered glass shower enclosure with metal handle and enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer with chrome plated hand shower set, chrome plated shower mixer with chrome plated hand shower set, sanitary ceramics water closet cubicle with glass door and metal handle, ceramic basin, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder.

3. 室內裝置	
細項	描述
(a) 門	工作間門 (如為掩門) 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
	工作間門 (如為趟門) 空心木趟門配木皮飾面，裝妥趟門吊路軌及門鎖。
	洗手間門 粉末噴塗鋁質框玻璃摺門，裝妥門鎖及手柄。
	組合露台及工作平台門 氟碳噴塗層鋁質框玻璃趟門裝妥門鎖及手柄。
	往天台樓梯門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鉸、門鎖及手柄。
	露台門 氟碳噴塗層鋁質框玻璃趟門裝妥門鎖及手柄。
	平台門 (如為掩門) 氟碳噴塗層鋁質框玻璃掩門，裝妥門鉸、門鎖及手柄。
	平台門 (如為趟門) 氟碳噴塗層鋁質框玻璃趟門，裝妥門鎖。
(b) 浴室	主人浴室 (不包括第2B座2樓至29樓F單位及30樓D單位) 裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架、不銹鋼浴簾竿及鍍鉻廁紙架。
	第2B座2樓至29樓F單位的主人浴室 裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾並裝妥鋁質百葉窗簾。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架、不銹鋼浴簾竿及鍍鉻廁紙架。
	第2B座30樓D單位的主人浴室 裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾並裝妥鋁質百葉窗簾。木皮飾面、膠板飾面及天然石飾面木地櫃配天然石檯面、不銹鋼裝飾、發光二極管裝飾及潔具，包括強化玻璃浴屏連金屬手柄、鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭配鍍鉻手握式花灑套裝、鍍鉻淋浴水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁間配玻璃門及金屬手柄、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed. 賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings			
Item	Description		
(b) Bathroom	Bathroom for units listed below:		
	Tower 1A	2/F to 29/F	Unit B, C, D and E
	Tower 1B	2/F to 29/F	Unit G
		8/F to 29/F	Unit C
	Tower 2A	2/F to 30/F	Unit D, E and F
	Tower 2B	2/F to 29/F	Unit F and G
		2/F to 30/F	Unit B
	Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming and sanitary wares and fittings include tempered glass shower enclosure with metal handle, chrome plated shower mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer and chrome plated paper roll holder.		
	Bathroom for units listed below:		
	Tower 1A	2/F to 29/F	Unit A, F and G
	Tower 1B	2/F to 29/F	Unit A, B and H
	Tower 2A	2/F to 30/F	Unit A, B and G
	Tower 2B	2/F to 30/F	Unit A and C
		2/F to 29/F	Unit D and E
	Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer, chrome plated towel rack, stainless steel curtain rod and chrome plated paper roll holder.		
Bathroom for units listed below:			
Tower 1B	2/F to 29/F	Unit D, E and F	
Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature and wooden hanging cabinet with plastic laminate. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming and sanitary wares and fittings include tempered glass shower enclosure with metal handle, chrome plated shower mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer and chrome plated paper roll holder.			
Bathroom in Unit C on 2/F to 30/F of Tower 2A			
Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop, stainless steel trimming, stone ledge shelves and sanitary wares and fittings include tempered glass shower enclosure with metal handle, chrome plated shower mixer with chrome plated hand shower set, vitreous china water closet, acrylic solid surface basin, chrome plated basin mixer and chrome plated paper roll holder.			
Bathroom 1 in Unit D on 30/F of Tower 2B			
Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop with stainless steel trimming and sanitary wares and fittings include enameled press steel bathtub (1500mmL x 700mmW x 390mmH), chrome plated bath mixer with chrome plated hand shower set, sanitary ceramics water closet, acrylic solid surface basin, chrome plated basin mixer, chrome plated towel rack, stainless steel curtain rod and chrome plated paper roll holder.			

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

3. 室內裝置			
細項	描述		
(b) 浴室	浴室 (以下所列出之單位適用):		
	第1A座	2樓至29樓	B、C、D及E單位
	第1B座	2樓至29樓	G單位
		8樓至29樓	C單位
	第2A座	2樓至30樓	D、E及F單位
	第2B座	2樓至29樓	F及G單位
		2樓至30樓	B單位
	裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾，木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括強化玻璃浴屏連金屬手柄、鍍鉻淋浴水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。		
	浴室 (以下所列出之單位適用):		
	第1A座	2樓至29樓	A、F及G單位
	第1B座	2樓至29樓	A、B及H單位
	第2A座	2樓至30樓	A、B及G單位
	第2B座	2樓至30樓	A及C單位
		2樓至29樓	D及E單位
	裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架、不銹鋼浴簾竿及鍍鉻廁紙架。		
浴室 (以下所列出之單位適用):			
第1B座	2樓至29樓	D、E及F單位	
裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾及木吊櫃配膠板飾面。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括強化玻璃浴屏連金屬手柄、鍍鉻淋浴水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。			
第2A座2至30樓C單位的浴室			
裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾，木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾、石壁架及潔具，包括強化玻璃浴屏連金屬手柄、鍍鉻淋浴水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。			
第2B座30樓D單位的浴室1			
裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括鋼瓷板浴缸(1500毫米長x700毫米闊x390毫米高)、鍍鉻浴缸水龍頭配鍍鉻花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭、鍍鉻毛巾架、不銹鋼浴簾竿及鍍鉻廁紙架。			

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings																
Item	Description															
(b) Bathroom	<p>Bathroom 2 of Unit D on 30/F of Tower 2B Fitted with wooden hanging cabinet with timber veneer, plastic laminate, mirror, stainless steel and LED light feature. Wooden lower cabinet with timber veneer, plastic laminate, acrylic solid surface countertop with stainless steel trimming and sanitary wares and fittings include tempered glass shower enclosure with metal handle, chrome plated shower mixer with chrome plated hand shower set, sanitary ceramics water closet, acrylic solid surface basin, chrome plated basin mixer and chrome plated paper roll holder.</p> <p>Lavatory Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with chrome plated hand shower set and chrome plated paper roll holder. See "Water Supply" below for type and material of water supply system.</p>															
(c) Kitchen	<p>Kitchen/Open Kitchen (except Unit D on 30/F of Tower 2B) Fitted with wooden kitchen cabinet with door panels finished with plastic laminate and high gloss lacquer paint; fitted with quartz based engineering stone countertop, stainless steel sink and chrome plated sink mixer. Sprinkler head and smoke detector are provided for the Open Kitchen.</p> <p>Kitchen in Unit D on 30/F of Tower 2B Fitted with wooden kitchen cabinet with door finished with plastic laminate and aluminium framed glass panel; fitted with quartz based engineering stone countertop, silgranit sink and chrome plated sink mixer. See "Water Supply" below for type and material of water supply system.</p>															
(d) Bedroom	<p>Bedroom 1 of Unit F on 21/F of Tower 2B fitted with wooden shelves with stainless steel trimming and LED light feature, wooden desk and cabinet with stainless steel trimming, motorized metal curtain track and fabric roman blinds.</p> <p>Bedroom 2 of Unit F on 21/F of Tower 2B fitted with wooden wardrobe with stainless steel framed glass door, LED light feature and glass shelves with stainless steel trimming, motorized metal curtain track and fabric roman blinds.</p> <p>Master Bedroom of Unit F on 21/F of Tower 2B fitted with stainless steel framed glass wardrobe with vinyl finishes, stainless steel framed glass door and LED light feature, wooden desk and cabinet, motorized metal curtain track, fabric curtain and sheer.</p> <p>Master Bedroom fitted with metal curtain track, fabric curtain and sheer in the following units:</p> <table border="1"> <tr> <td>Tower 1B</td> <td>21/F</td> <td>Unit A</td> </tr> <tr> <td>Tower 2A</td> <td>21/F</td> <td>Unit G</td> </tr> <tr> <td>Tower 2B</td> <td>21/F</td> <td>Unit G</td> </tr> </table> <p>Bedroom of Unit E on 21/F of Tower 1A fitted with metal curtain track, fabric curtain and sheer.</p> <p>Bedroom 1 of Unit A on 21/F of Tower 1B fitted with fabric roman blinds.</p> <p>Bedroom 1 fitted with metal curtain track, fabric curtain and sheer in the following units:</p> <table border="1"> <tr> <td>Tower 2A</td> <td>21/F</td> <td>Unit G</td> </tr> <tr> <td>Tower 2B</td> <td>21/F</td> <td>Unit G</td> </tr> </table> <p>Bedroom 2 of Unit G on 21/F of Tower 2B fitted with metal curtain track, fabric curtain and sheer.</p>	Tower 1B	21/F	Unit A	Tower 2A	21/F	Unit G	Tower 2B	21/F	Unit G	Tower 2A	21/F	Unit G	Tower 2B	21/F	Unit G
Tower 1B	21/F	Unit A														
Tower 2A	21/F	Unit G														
Tower 2B	21/F	Unit G														
Tower 2A	21/F	Unit G														
Tower 2B	21/F	Unit G														

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

3. 室內裝置																
細項	描述															
(b) 浴室	<p>第2B座30樓D單位的浴室2 裝設木吊櫃配木皮飾面、膠板飾面、鏡飾面、不銹鋼及發光二極管裝飾。木皮飾面及膠板飾面木地櫃配亞加力實心檯面、不銹鋼裝飾及潔具，包括強化玻璃浴屏連金屬手柄、鍍鉻淋浴水龍頭配鍍鉻手握式花灑套裝、搪瓷坐廁、亞加力實心洗手盆、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。</p> <p>洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻手握式花灑套裝及鍍鉻廁紙架。 供水系統的類型及用料見下文「供水」一欄。</p>															
(c) 廚房	<p>廚房/開放式廚房 (除第2B座30樓D單位外) 裝設木製廚櫃配膠板飾面及高亮光漆面門板，裝設人造石英石檯面、不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 開放式廚房提供消防花灑頭及煙霧探測器。</p> <p>第2B座30樓D單位的廚房 裝設木製廚櫃配膠板飾面及鋁質框玻璃門板，裝設人造石英石檯面、花崗岩洗滌盆及鍍鉻洗滌盆水龍頭。 供水系統的類型及用料見下文「供水」一欄。</p>															
(d) 睡房	<p>第2B座21樓F單位的睡房1裝妥木製層架連不銹鋼飾線及發光二極管裝飾、木檯及櫃連不銹鋼飾線、電動金屬窗簾路軌及布羅馬簾。</p> <p>第2B座21樓F單位的睡房2裝妥木製衣櫃配不銹鋼框玻璃門、發光二極管裝飾及玻璃層架配有不銹鋼飾線、電動金屬窗簾路軌及布羅馬簾。</p> <p>第2B座21樓F單位的主人睡房裝妥不銹鋼框玻璃衣櫃配設仿皮飾面、不銹鋼框玻璃門及發光二極管裝飾、木檯及櫃、電動金屬窗簾路軌、布窗簾及窗紗。</p> <p>以下單位的主人睡房裝妥金屬窗簾路軌、布窗簾及窗紗。</p> <table border="1"> <tr> <td>第1B座</td> <td>21樓</td> <td>A單位</td> </tr> <tr> <td>第2A座</td> <td>21樓</td> <td>G單位</td> </tr> <tr> <td>第2B座</td> <td>21樓</td> <td>G單位</td> </tr> </table> <p>第1A座21樓E單位的睡房裝妥金屬窗簾路軌、布窗簾及窗紗。</p> <p>第1B座21樓A單位的睡房1裝妥布羅馬簾。</p> <p>以下單位的睡房1裝妥金屬窗簾路軌、布窗簾及窗紗。</p> <table border="1"> <tr> <td>第2A座</td> <td>21樓</td> <td>G單位</td> </tr> <tr> <td>第2B座</td> <td>21樓</td> <td>G單位</td> </tr> </table> <p>第2B座21樓G單位的睡房2裝妥金屬窗簾路軌、布窗簾及窗紗。</p>	第1B座	21樓	A單位	第2A座	21樓	G單位	第2B座	21樓	G單位	第2A座	21樓	G單位	第2B座	21樓	G單位
第1B座	21樓	A單位														
第2A座	21樓	G單位														
第2B座	21樓	G單位														
第2A座	21樓	G單位														
第2B座	21樓	G單位														

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings	
Item	Description
(e) Telephone	For the number and location of telephone points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f) Aerials	For the number and location of TV outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g) Electrical Installations	<p>Miniature Circuit Breaker board completed with protective devices is provided for each unit.</p> <p>Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.</p> <p>For the number and location of socket outlets, fuse connection unit, air-conditioner points and switch for exhaust fan, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"</p>
(h) Gas Supply	<p>Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units.</p> <p>Town gas supply pipes are connected to gas cooker hob in Kitchen (except units with open kitchen).</p> <p>Town gas supply pipes are provided and terminated at units with open kitchen.</p> <p>For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".</p>
(i) Washing Machine Connection Point	<p>Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen or Bathroom or Utility Room.</p> <p>For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".</p>
(j) Water Supply	<p>Copper pipes for cold and hot water system.</p> <p>UPVC pipes for flushing water supply system.</p> <p>Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials and are not readily visible.</p> <p>Hot water is available. Hot water supply to Kitchen, Open Kitchen, Bathroom(s) and Lavatory is provided by gas water heater or electrical water heater.</p>

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

3. 室內裝置	
細項	描述
(e) 電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	電視插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	<p>每戶均裝有包括漏電保護器的總電掣箱。</p> <p>導管是部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。</p> <p>電插座、接線電掣、空調機接駁點及抽氣扇開關掣的數目及位置，請參考「住宅單位機電裝置數量說明表」。</p>
(h) 氣體供應	<p>設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。</p> <p>煤氣管道接駁廚房提供煤氣煮食爐（開放式廚房單位除外）。</p> <p>煤氣管道會提供及終止於開放式廚房單位內。</p> <p>煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。</p>
(i) 洗衣機接駁點	<p>廚房或開放式廚房或浴室或工作間之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。</p> <p>接駁點的位置，請參考「住宅單位機電裝置數量說明表」。</p>
(j) 供水	<p>冷熱水供水系統採用銅喉管。</p> <p>沖水供水系統採用膠喉管。</p> <p>水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。</p> <p>備有熱水供應。煤氣熱水爐或電熱水爐供應熱水到廚房、開放式廚房、浴室及洗手間。</p>

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. Miscellaneous	
Item	Description
(a) Lifts	Four "Hitachi" passenger lifts (Model no. MCA-925-CO150) are provided in Tower 1, serve from Basement, G/F to 29/F. Five "Hitachi" passenger lifts (Model no. MCA-925-CO150) are provided in Tower 2, serve from Basement, G/F to 30/F.
(b) Letter Box	Metal letter box is provided for each unit.
(c) Refuse Collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.
(d) Water Meter, Electricity Meter and Gas Meter	Water meter Separate water meter for each unit is provided in Water Meter Cabinet on each floor of all Towers.
	Electricity meter Separate electricity meter for each unit is provided in Electrical Meter Cabinet or Electrical Meter Room on each floor of all Towers.
	Gas meter Separate gas meter is provided above the false ceiling at combined balcony & utility platform(except Unit D on 30/F of Tower 2B). Separate gas meter is provided in Roof of Unit D on 30/F of Tower 2B.
5. Security Facilities	C.C.T.V. cameras are provided for main entrance gate, podium, residential entrance lobby, lift, car park, clubhouse, landscape area and temporary refuge space. Access security system is provided outside of main entrance at G/F, at residential entrance lift lobby, lift and clubhouse. Vehicular control system is installed on G/F of the Development.
6. Appliances	For brand names and model number of appliances, please refer to "Appliances Schedule"

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Towers 1A, 1B, 2A and 2B.

4. 雜項	
細項	描述
(a) 升降機	四部「日立」住客升降機(型號 MCA-925-CO150)設於第1座，來往地庫、地下至二十九樓。 五部「日立」住客升降機(型號 MCA-925-CO150)設於第2座，來往地庫、地下至三十樓。
(b) 信箱	每單位配有金屬信箱。
(c) 垃圾收集	每層住宅樓層均設有垃圾及物料回收室。由清潔工人收集及處理住戶垃圾。
(d) 水錶、電錶及氣體錶	水錶 每戶單位之獨立水錶設於每座樓層的水錶櫃內。
	電錶 每戶單位之獨立電錶設於每座樓層的電錶櫃或電錶房內。
	氣體錶 每戶單位之獨立煤氣錶設於組合露台及工作平台假天花上(除第2B座30樓D單位外)。 第2B座30樓D單位之獨立煤氣錶設於天台內。
5. 保安設施	主入口閘、平台、住宅入口大堂、升降機、停車場、會所、園景區及臨時庇護處均裝有閉路電視系統。 地下主入口外、住宅入口之升降機大堂、升降機及會所均設有進出保安系統。 發展項目於地下層設有車輛管制系統。
6. 設備	設備品牌名稱及產品型號，請參考「設備表」。

* 備註：第1A、1B、2A及2B座不設四樓、十三樓、十四樓及二十四樓。

Appliance Schedule 設備表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1A 第1A座						
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓						
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Appliance 設備									
Gas Hob 煤氣煮食爐	Miele	CS 1013-1	1	-	-	-	-	-	-
Wok Burner Gas Hob 炒鑊煤氣煮食爐	Miele	CS 1018G	1	-	-	-	-	-	-
Induction Hob 電磁爐	Miele	CS 1212-li	-	1	1	1	1	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42LAFF0K	-	1	1	1	1	-	-
Refrigerator 雪櫃	Miele	KFNS 7734D	1	-	-	-	-	1	1
Combi Steam Oven 組合蒸焗爐	Miele	DGC7440	1	1	1	1	1	1	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1
Telescopic Hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1 50Hz Plus	1	-	-	-	-	-	-
Thermo Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	1	1	1	1	1	1	1
Smart Doorlock 智能門鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1
Water Heater Appliance 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	1	-	1	-	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	-	1	-	1	-	1	-
Air-conditioning Appliance 空調機設備									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	1	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	1	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	1	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	1	-	-	-	-	1	1

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

* 備註：第1A座不設四樓、十三樓、十四樓及二十四樓。

Appliance Schedule 設備表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1B 第1B座														
			2/F to 3/F, 5/F to 7/F 二樓至三樓、五樓至七樓							8/F to 12/F, 15/F to 23/F, 25/F to 29/F 八樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							
			Unit A A單位	Unit B B單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Appliance 設備																	
Gas Hob 煤氣煮食爐	Miele	CS 1013-1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1
Wok Burner Gas Hob 炒鑊煤氣煮食爐	Miele	CS 1018G	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1
Induction Hob 電磁爐	Miele	CS 1212-Ii	1	1	1	1	1	1	1	-	1	1	1	1	1	1	-
Refrigerator 雪櫃	Siemens 西門子	KI42LAFF0K	-	-	1	1	1	1	1	-	-	-	1	1	1	1	-
Refrigerator 雪櫃	Miele	KFNS 7734D	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Combi Steam Oven 組合蒸焗爐	Miele	DGC7440	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telescopic Hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1 50Hz Plus	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1
Thermo Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Smart Doorlock 智能門鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance 熱水爐設備																	
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	1	-	1	-	-	-	-	1	1	1	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	-	1	-	1	1	1	1	-	-	-	1	-	1
Air-conditioning Appliance 空調機設備																	
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50LVMN	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RXS50LVMN	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	-	-	-	1	-	-	-	1	-	-	-	1

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

* 備註：第1B座不設四樓、十三樓、十四樓及二十四樓。

Appliance Schedule 設備表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 2A 第2A座						
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十樓						
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Appliance 設備									
Gas Hob 煤氣煮食爐	Miele	CS 1013-1	-	1	-	-	-	-	1
Wok Burner Gas Hob 炒鑊煤氣煮食爐	Miele	CS 1018G	-	1	-	-	-	-	1
Induction Hob 電磁爐	Miele	CS 1212-li	1	-	1	1	1	1	-
Refrigerator 雪櫃	Siemens 西門子	KI42LAFF0K	-	-	1	1	1	1	-
Refrigerator 雪櫃	Miele	KFNS 7734D	1	1	-	-	-	-	1
Combi Steam Oven 組合蒸焗爐	Miele	DGC7440	1	1	1	1	1	1	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1
Telescopic Hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1 50Hz Plus	-	1	-	-	-	-	1
Thermo Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	1	1	1	1	1	1	1
Smart Doorlock 智能門鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1
Water Heater Appliance 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	-	1	1	-	1
Air-conditioning Appliance 空調機設備									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50LVMN	-	-	1	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	1	1	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RXS50LVMN	-	-	1	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	1	1	1	-

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Tower 2A.

* 備註：第2A座不設四樓、十三樓、十四樓及二十四樓。

Appliance Schedule 設備表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座										
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							30/F 三十樓			
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位
Appliance 設備													
Gas Hob 煤氣煮食爐	Miele	CS 1013-1	1	-	-	-	1	1	1	1	-	-	1
Wok Burner Gas Hob 炒鑊煤氣煮食爐	Miele	CS 1018G	1	-	-	-	1	1	1	1	-	-	1
Induction Hob 電磁爐	Miele	CS 1212-li	-	1	1	1	-	-	-	-	1	1	-
BBQ Grill Hob 燒烤爐	Miele	CS 1312BG	-	-	-	-	-	-	-	-	-	-	1
Refrigerator 雪櫃	Siemens 西門子	KI42LAF0K	-	1	-	-	-	-	-	-	1	-	-
Refrigerator 雪櫃	Miele	KFNS 7734D	1	-	1	1	1	1	1	1	1	-	1
Refrigerator 雪櫃	Miele	KF2801Vi	-	-	-	-	-	-	-	-	-	-	1
Combi Steam Oven 組合蒸焗爐	Miele	DGC7440	1	1	1	1	1	1	1	1	1	1	-
Built in Steam Oven 嵌入式蒸爐	Miele	DG2840	-	-	-	-	-	-	-	-	-	-	1
Built-in Oven 嵌入式焗爐	Miele	H2860B	-	-	-	-	-	-	-	-	-	-	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1	-
Washer Machine 洗衣機	Miele	WCD660 WCS	-	-	-	-	-	-	-	-	-	-	1
Heat Pump Tumble Dryer 乾衣機	Miele	TEF 765 WP	-	-	-	-	-	-	-	-	-	-	1
Telescopic Hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1	1	1	1	-
Telescopic Hood 抽油煙機	Miele	DAS2920	-	-	-	-	-	-	-	-	-	-	1
Wine Cellar 酒櫃	Vinvautz 名望	VZ07SSUG	-	-	-	-	-	-	1	1	-	-	-
Wine Cellar 酒櫃	Miele	KWT6321UG	-	-	-	-	-	-	-	-	-	-	1
Coffee Machine 咖啡機	Miele	CVA7440	-	-	-	-	-	-	-	-	-	-	1
Dish Washer 洗碗碟機	Miele	G7150C SCVi	-	-	-	-	-	-	-	-	-	-	1
Warming Drawer 食物保溫櫃	Miele	ESW7010 OBSW	-	-	-	-	-	-	-	-	-	-	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	1	1	1	1	1	3	2	1	1	1	3
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1 50Hz Plus	1	-	-	-	1	1	1	1	-	-	1
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200 B1	-	-	-	-	-	-	-	-	-	-	1
Thermo Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	1	1	1	1	1	2	2	1	1	1	3
Smart Doorlock 智能門鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1	1	1	1	-

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Tower 2B.

* 備註：第2B座不設四樓、十三樓、十四樓及二十四樓。

Appliance Schedule 設備表

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.

賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座											
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							30/F 三十樓				
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	
Water Heater Appliance 熱水爐設備														
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLI	-	-	-	-	-	-	-	1	-	-	-	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	1	-	1	-	-	-	1	1	1	-	1	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	-	1	-	1	1	-	-	-	-	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW161TFQL	-	-	-	-	-	-	1	-	-	-	-	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	-	1
Air-conditioning Appliance 空調機設備														
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	-	1	1	1	1	3	3	2	-	1	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	-	1	1	1	1	1	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	1	1	1	1	1	1	1	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP25CAP	-	-	-	-	-	-	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP36CAP	-	-	-	-	-	-	-	-	-	-	-	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP63CAP	-	-	-	-	-	-	-	-	-	-	-	4
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	1	-	-	-	-	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	1	-	-	-	-	-	-	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	-	1	1	1	-	-	-	-	-	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	1	-	-	-	-	-	1	1	1	-	-	3
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	1	-	-	-	-	-	-	-	1	-	-

* Remark: 4/F, 13/F, 14/F and 24/F are omitted in Tower 2B.

* 備註：第2B座不設四樓、十三樓、十四樓及二十四樓。

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1A 第1A座						
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Living and Dining 客廳及飯廳	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2
	Telecom Outlet 電訊插座	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	5	2	2	2	2	3	4
	Double Pole Switch 雙極開關掣	1	-	-	-	-	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Lighting Point 照明燈位	3	2	2	2	2	3	3
	Door Bell 門鐘	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	-	-	-	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	1	1
	Telecom Outlet 電訊插座	1	-	-	-	-	1	1
	Lighting Switch 開關燈掣	1	-	-	-	-	1	1
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	1	1
	Lighting Point 照明燈位	1	-	-	-	-	1	1
Bedroom 睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	2	2	2	2	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	1	1	1	1	-	-
	Telecom Outlet 電訊插座	-	1	1	1	1	-	-
	Lighting Switch 開關燈掣	-	2	2	2	2	-	-
	Double Pole Switch 雙極開關掣	-	1	1	1	1	-	-
	Fuse Spur Unit 保險絲電源接線位	-	1	1	1	1	-	-
	Lighting Point 照明燈位	-	1	1	1	1	-	-
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	-	-	-	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	1	1
	Lighting Switch 開關燈掣	1	-	-	-	-	1	1
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	1	1
	Lighting Point 照明燈位	1	-	-	-	-	1	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1A 第1A座						
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4	4	4	4
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	2	2	2	2	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	2	1	1	1	1	1	1
	Lighting Switch 開關燈掣	-	-	-	-	-	1	-
	Double Pole Switch 雙極開關掣	2	2	2	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	2	1	1	1	1	1	1
	Lighting Point 照明燈位	5	3	3	3	3	3	3
	Connection Unit 電源接駁點	1	2	2	2	2	2	2
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1
Combined Balcony and Utility Platform 組合露台及工作平台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1
A/C Platform 空調機平台	A/C Outdoor Unit Weather Proof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1B 第1B座														
		2/F to 3/F, 5/F to 7/F 二樓至三樓、五樓至七樓							8/F to 12/F, 15/F to 23/F, 25/F to 29/F 八樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							
		Unit A A單位	Unit B B單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Living and Dining 客廳及飯廳	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telecom Outlet 電訊插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	4	3	1	1	1	2	5	4	3	2	1	1	1	2	5
	Double Pole Switch 雙極開關掣	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	3	3	2	2	2	2	3	3	3	2	2	2	2	2	3
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	2	2	2	-	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Telecom Outlet 電訊插座	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
Bedroom 睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	2	-	-	-	2	-	-	-	2	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
	Telecom Outlet 電訊插座	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
	Lighting Switch 開關燈掣	-	-	-	-	-	2	-	-	-	2	-	-	-	2	-
	Double Pole Switch 雙極開關掣	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
	Lighting Point 照明燈位	-	-	-	-	-	1	-	-	-	1	-	-	-	1	-
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	2	2	2	-	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	1	1	1	-	-	-	-	-	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 1B 第1B座														
		2/F to 3/F, 5/F to 7/F 二樓至三樓、五樓至七樓							8/F to 12/F, 15/F to 23/F, 25/F to 29/F 八樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							
		Unit A A單位	Unit B B單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	2	2	2	1	1	1	1	1	2	2	2	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	-	-	1	1	1	-	-	-	-	-	1	1	1	-	-
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	1	1	1	2	2	2	2	2	1	1	1	2	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	1	1	1	1	1	1	2	1	1	1	1	1	1	1	2
	Lighting Switch 開關燈掣	-	1	2	2	2	-	-	-	1	-	2	2	2	-	-
	Double Pole Switch 雙極開關掣	2	2	3	3	3	2	2	2	2	2	3	3	3	2	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	2	1	1	1	1	1	1	1	2
	Lighting Point 照明燈位	3	3	4	4	4	3	5	3	3	3	4	4	4	3	5
	Connection Unit 電源接駁點	2	2	2	2	2	2	1	2	2	2	2	2	2	2	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	-	-	-	1	1	1	1	1	-	-	-	1	1
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	-	-	-	1	1	1	1	1	-	-	-	1	1
Combined Balcony and Utility Platform 組合露台及工作 平台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A/C Platform 空調機平台	A/C Outdoor Unit Weather Proof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2A 第2A座						
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Living and Dining 客廳及飯廳	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2
	Telecom Outlet 電訊插座	1	1	1	1	1	1	1
	Lighting Switch 開關燈掣	4	5	1	2	2	2	5
	Double Pole Switch 雙極開關掣	1	2	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Lighting Point 照明燈位	3	3	1	2	2	2	3
	Door Bell 門鐘	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	-	-	-	-	1
	Telecom Outlet 電訊插座	1	1	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	1
	Lighting Point 照明燈位	1	2	-	-	-	-	1
Bedroom 睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	2	2	2	-
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	1	1	1	-
	Telecom Outlet 電訊插座	-	-	-	1	1	1	-
	Lighting Switch 開關燈掣	-	-	-	2	2	2	-
	Double Pole Switch 雙極開關掣	-	-	-	1	1	1	-
	Fuse Spur Unit 保險絲電源接線位	-	-	-	1	1	1	-
	Lighting Point 照明燈位	-	-	-	1	1	1	-
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	2	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	1	-	-	-	-	1
	Lighting Switch 開關燈掣	1	1	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	1	-	-	-	-	1
	Lighting Point 照明燈位	1	1	-	-	-	-	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2A 第2A座						
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十樓						
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Connection Unit 電源接駁點	1	1	1	1	1	1	1
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	1
	Lighting Point 照明燈位	4	4	4	4	4	4	4
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	2	2	2	2	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	1	2	1	1	1	1	2
	Lighting Switch 開關燈掣	-	-	2	-	-	-	-
	Double Pole Switch 雙極開關掣	2	1	3	2	2	2	2
	Fuse Spur Unit 保險絲電源接線位	1	2	1	1	1	1	2
	Lighting Point 照明燈位	3	5	4	3	3	3	5
	Connection Unit 電源接駁點	2	1	2	2	2	2	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1
Combined Balcony and Utility Platform 組合露台及工作平台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1
	Lighting Point 照明燈位	1	1	1	1	1	1	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1
A/C Platform 空調機平台	A/C Outdoor Unit Weather Proof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座											
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F (except Unit F on 21/F) 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓 (二十一樓F單位除外)							21/F 二十一樓	30/F 三十樓			
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit F F單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位
Living and Dining 客廳及飯廳	Single Switched Socket Outlet 單位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	-	1
	Twin Switched Socket Outlet 雙位連開關掣電插座	3	3	3	3	3	3	3	4	3	3	3	5
	TV / FM Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2
	Telecom Outlet 電訊插座	1	1	1	1	1	1	1	1	1	1	1	2
	Lighting Switch 開關燈掣	6	2	4	4	5	6	6	8	7	2	4	9
	Double Pole Switch 雙極開關掣	1	-	1	1	1	2	1	2	1	-	1	2
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	3	1	1	1	4
	Lighting Point 照明燈位	4	2	3	3	2	5	4	16	5	2	3	21
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	2	2	2	2	2	2	2	-	2	3
	TV / FM Outlet 電視 / 電台天線插座	1	-	1	1	1	1	1	1	1	-	1	1
	Telecom Outlet 電訊插座	1	-	1	1	1	1	1	1	1	-	1	1
	Lighting Switch 開關燈掣	1	-	1	1	1	2	2	2	1	-	1	3
	Double Pole Switch 雙極開關掣	-	-	-	-	-	1	1	1	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	-	1	1	1	1	1	3	1	-	1	3
	Lighting Point 照明燈位	2	-	1	1	2	2	2	6	2	-	1	6
Walk-in Closet 衣帽間	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	2
Bedroom 睡房	Twin Switched Socket Outlet 雙位連開關掣電插座	-	2	-	-	-	-	-	-	-	2	-	-
	TV / FM Outlet 電視 / 電台天線插座	-	1	-	-	-	-	-	-	-	1	-	-
	Telecom Outlet 電訊插座	-	1	-	-	-	-	-	-	-	1	-	-
	Lighting Switch 開關燈掣	-	2	-	-	-	-	-	-	-	2	-	-
	Double Pole Switch 雙極開關掣	-	1	-	-	-	-	-	-	-	1	-	-
	Fuse Spur Unit 保險絲電源接線位	-	1	-	-	-	-	-	-	-	1	-	-
	Lighting Point 照明燈位	-	1	-	-	-	-	-	-	-	1	-	-
Bedroom 1 睡房 1	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	2	2	2	2	2	2	2	-	2	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	1	1	1	1	1	1	1	-	1	1
	Lighting Switch 開關燈掣	1	-	1	1	1	1	1	1	1	-	1	2
	Double Pole Switch 雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	-	1	1	1	1	1	2	1	-	1	1
	Lighting Point 照明燈位	1	-	1	1	1	1	1	4	1	-	1	2

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座											
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F (except Unit F on 21/F) 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓 (二十一樓F單位除外)							21/F 二十一樓	30/F 三十樓			
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit F F單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位
Bedroom 2 睡房 2	Twin Switched Socket Outlet 雙位連開關掣電插座	2	-	-	-	-	2	2	2	2	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	1	-	-	-	-	1	1	1	1	-	-	1
	Lighting Switch 開關燈掣	1	-	-	-	-	1	1	1	1	-	-	1
	Fuse Spur Unit 保險絲電源接線位	1	-	-	-	-	1	1	2	1	-	-	1
	Lighting Point 照明燈位	1	-	-	-	-	1	1	5	1	-	-	1
Bedroom 3 睡房 3	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	-	2
	TV / FM Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	1
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	-	-	-	1	1	1	-	-	-	2
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	1	1	1	-	-	-	2
	Connection Unit 電源接駁點	-	-	-	-	-	1	1	1	-	-	-	1
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	-	-	1	1	1	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	4	4	4	-	-	-	8
Bathroom 浴室	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	-
	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	1	-
	Connection Unit 電源接駁點	1	1	1	1	1	1	1	1	1	1	1	-
	Gas Heater Controller 煤氣熱水爐遙控器	1	1	1	1	1	1	-	1	1	1	1	-
	Electric Heater Controller 電熱水爐遙控器	-	-	-	-	-	-	1	-	-	-	-	-
	Lighting Point 照明燈位	4	4	4	4	4	4	4	4	4	4	4	-
Bathroom 1 浴室 1	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Connection Unit 電源接駁點	-	-	-	-	-	-	-	-	-	-	-	1
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	4
Bathroom 2 浴室 2	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	-	1
	Connection Unit 電源接駁點	-	-	-	-	-	-	-	-	-	-	-	1
	Gas Heater Controller 煤氣熱水爐遙控器	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	-	4

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座										
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							30/F 三十樓			
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位
Kitchen / Open Kitchen 廚房 / 開放式廚房	Single Switched Socket Outlet 單位連開關掣電插座	2	2	2	2	2	1	3	2	2	2	2
	Twin Switched Socket Outlet 雙位連開關掣電插座	3	1	1	1	2	4	3	3	1	1	4
	Double Pole Switch 雙極開關掣	2	2	2	2	2	1	2	2	2	2	3
	Fuse Spur Unit 保險絲電源接線位	2	1	1	1	2	3	2	2	1	1	3
	Lighting Point 照明燈位	5	3	3	3	5	6	5	5	3	3	7
	Connection Unit 電源接駁點	1	2	2	2	1	1	1	1	2	2	3
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	-	-	-	-	-	1	-	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	-	-	1	1	1	-
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	1	1	1	1	1	1	1	1	1	1	-
	Washer Connection Point (Water Outlet) 洗衣機去水接駁點	1	1	1	1	1	1	1	1	1	1	-
Electrical Water Heater Weather Proof Type Triple Pole Isolator Switch 電熱水爐防水三極隔離開關掣	-	-	-	-	-	-	1	-	-	-	-	
Utility Room 工作間	Single Switched Socket Outlet 單位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	1
	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	1	1	-	-	-	2
	Lighting Switch 開關燈掣	-	-	-	-	-	1	1	-	-	-	3
	Double Pole Switch 雙極開關掣	-	-	-	-	-	1	-	-	-	-	1
	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	1	1	-	-	-	2
	Lighting Point 照明燈位	-	-	-	-	-	1	1	-	-	-	2
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	1	1	-	-	-	1
	Washer Connection Point (Water Inlet) 洗衣機來水接駁點	-	-	-	-	-	-	-	-	-	-	1
Washer Connection Point (Water Outlet) 洗衣機去水接駁點	-	-	-	-	-	-	-	-	-	-	1	
Lavatory 洗手間	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	1	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	1	-	-	-	-	1
Combined Balcony and Utility Platform 組合露台及工作平台	Fuse Spur Unit 保險絲電源接線位	1	1	1	1	1	1	1	1	1	1	-
	Lighting Point 照明燈位	1	1	1	1	1	1	1	1	1	1	-
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	-
A/C Platform 空調機平台	A/C Outdoor Unit Weather Proof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	1	1	1	1	1	1	1	1	1	1	-
Staircase 樓梯	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	4
	Lighting Switch 開關燈掣	-	-	-	-	-	-	-	-	-	-	3
	Twin Switched Socket Outlet 雙位連開關掣電插座	-	-	-	-	-	-	-	-	-	-	1

Schedule of Mechanical and Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Tower 2B 第2B座										
		2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至二十九樓							30/F 三十樓			
		Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位
Balcony 露台	Fuse Spur Unit 保險絲電源接線位	-	-	-	-	-	-	-	-	-	-	2
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1
	Town Gas Heater Connection Point 煤氣熱水爐接駁點	-	-	-	-	-	-	-	-	-	-	2
Flat Roof 1 平台 1	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	-	-	2
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	6
	Water Point 供水點	-	-	-	-	-	-	-	-	-	-	1
Flat Roof 2 平台 2	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	1
Roof 天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 照明燈位	-	-	-	-	-	-	-	-	-	-	5
	Water Point 供水點	-	-	-	-	-	-	-	-	-	-	1
	A/C Outdoor Unit Weather Proof Type Double Pole Isolator Switch 空調機(室外機組) 防水雙極隔離開關掣	-	-	-	-	-	-	-	-	-	-	3

24

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

25

GOVERNMENT RENT

地稅

The vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

賣方(擁有人)有法律責任繳付該指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

26

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.
- On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) under the deed of mutual covenant.

- 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
- 在交付時，買方不須向擁有人支付清理廢料的費用。

附註:

在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用。

27

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the Property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的六個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

29

MODIFICATION

修訂

Not Applicable

不適用

1. Gondola

During the necessary maintenance of the external walls of Tower 1 and Tower 2 arranged by the Manager of the Development, the gondola will be operating in the airspace outside external walls or curtain walls or windows or combined balconies and utility platforms and above the roof or flat roof or parapet walls of units in such Towers.

2. Lightning rod/ Antenna

Description	Location
Lightning rod	Top roof of Tower 1 and Tower 2
Antenna	Top roof of Tower 1 and Tower 2

Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

3. Outdoor unit air-conditioners at lower levels of the Development

There may be outdoor unit air-conditioners at the flat roof or ground at lower levels of the Development. The alignment and position of the outdoor unit air-conditioners may be changed from time to time. Prospective purchasers should note the possible impact (if any) of such outdoor unit air-conditioners on individual residential properties.

1. 吊船

在發展項目管理人安排之第1座及第2座外牆之必要維修進行期間，吊船將在該等住宅大廈單位之外牆或玻璃幕牆或窗或組合露台及工作平台外及天台或平台或護牆之上空運作。

2. 避雷針/天線

描述	位置
避雷針	第1座及第2座的頂層天台
天線	第1座及第2座的頂層天台

請準買家注意上述設施對個別住宅物業造成的影響(如有)。

3. 發展項目低層的冷氣機室外機

發展項目低層的平台或地面會有室外空調機。室外空調機的排列及位置可能不時改變。請準買家注意上述室外空調機對個別住宅物業造成的影響(如有)。

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.twinvictoria.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址:

www.twinvictoria.com.hk

Breakdown of GFA Concessions Obtained for All Features**獲寬免總樓面面積的設施分項**

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1(#).	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	3,932.717
2.	Plant Rooms and Similar Services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	310.365
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	3,103.576
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	703.676
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	35.881
9.	Utility platform 工作平台	525.750
10.	Noise barrier 隔音屏障	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Amenity Features 適意設施		
11.	Caretakers' quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	53.299
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	1,179.761
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	360.999
14.	Horizontal screens/covered walkways and trellis 橫向屏障/有蓋人行道及花棚	32.522
15.	Larger lift shaft 擴大升降機槽	441.620
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18(#).	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	1,262.312
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23(#).	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	Not Applicable 不適用

		Area (sq.m.) 面積 (平方米)
Other Exempted Items 其他項目		
25(#).	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28(#).	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29(#).	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	108.241
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note 備註:

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.

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

The Environmental Assessment of the Building

有關建築物的環境評估



Estimated Energy Performance or Consumption for the Common Parts of the Development

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed : 擬安裝的具能源效益的設施	1. High energy-performance glazing with low U-value and Shading Coefficient (SC) 低總熱傳送值及遮陽系數高能源效益玻璃 2. High Coefficient of Performance (COP) split-type Air Conditioning Units 高效能分體式空調機 3. Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高能效照明設計

Part II: The Predicted Annual Energy Use of the Proposed Building/Part of Building ^(Note 1) 第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註3) 的部份	17,249.785	99.6	0	97.2	0

Part III: The following installations are designed in accordance with the relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	√	–	–
Air Conditioning Installations 空調裝置	√	–	–
Electrical Installations 電力裝置	√	–	–
Lift & Escalator Installations 升降機及自動梯的裝置	√	–	–
Performance-based Approach 以總能源為本的方法	–	√	–

Notes:

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

- (a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
 (b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- (a) “每年能源消耗量”與新建樓宇BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及
 (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”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。

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CHANGES
改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

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DATE OF PRINTING
印製日期

2 September 2024

2024年9月2日

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
2 nd October 2024 2024年10月2日	5	Updated the “Information on the Development”. 更新「發展項目的資料」。
	6	Updated the “Information on Vendor and Others involved in the Development”. 更新「賣方及有參與發展項目的其他人的資料」。
	18	Updated the “Layout Plan of the Development”. 更新「發展項目的布局圖」。
	93	Updated the “Cross-Section Plan of Building in the Development”. 更新「發展項目中的建築物的橫截面圖」。
	144	Updated the “Examination Records”. 更新「檢視紀錄」。
22 nd November 2024 2024年11月22日	5	Updated the “Information on the Development”. 更新「發展項目的資料」。
	6	Updated the “Information on Vendor and Others involved in the Development”. 更新「賣方及有參與發展項目的其他人的資料」。
	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	14	Updated the “Aerial Photograph of the Development”. 更新「發展項目的鳥瞰照片」。
	15	Deleted the “Aerial Photograph of the Development”. 刪除「發展項目的鳥瞰照片」。
	142	Deleted the “Information Required by the Director of Lands to be set out in the Sales Brochure as a Condition for giving the Pre-Sale Consent”. 刪除「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」。
	144	Updated the “Examination Records”. 更新「檢視紀錄」。
4 th December 2024 2024年12月4日	50 & 52	Updated the “Floor Plans of Residential Properties in the Development”. 更新「發展項目的住宅物業的樓面平面圖」。
	144	Updated the “Examination Records”. 更新「檢視紀錄」。
28 th February 2025 2025年2月28日	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	14-15a (additional pages 加頁)	Updated the “Aerial Photograph of the Development”. 更新「發展項目的鳥瞰照片」。
	38, 40 & 42	Updated the “Floor Plans of Residential Properties in the Development”. 更新「發展項目的住宅物業的樓面平面圖」。
	144	Updated the “Examination Records”. 更新「檢視紀錄」。

Examination/Revision Date 檢視/修改日期	Page Number 頁數	Revision Made 所有修改
22 nd May 2025 2025年5月22日	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	17	Updated the “Outline Zoning Plan relating to the Development”. 更新「關乎發展項目的分區計劃大綱圖」。
	145	Updated the “Examination Records”. 更新「檢視紀錄」。
19 th August 2025 2025年8月19日	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	14	Updated the “Aerial Photograph of the Development”. 更新「發展項目的鳥瞰照片」。
	15-15a (deleted page 刪除頁)	Deleted the “Aerial Photograph of the Development”. 刪除「發展項目的鳥瞰照片」。
	145	Updated the “Examination Records”. 更新「檢視紀錄」。
17 th November 2025 2025年11月17日	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	17	Updated the “Outline Zoning Plan relating to the Development”. 更新「關乎發展項目的分區計劃大綱圖」。
	145	Updated the “Examination Records”. 更新「檢視紀錄」。
12 th February 2026 2026年2月12日	6	Updated the “Information on Vendor and Others involved in the Development”. 更新「賣方及有參與發展項目的其他人的資料」。
	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	107	Updated the “Inspection of Plans and Deed of Mutual Covenant”. 更新「閱覽圖則及公契」。
	140	Updated the “Information in Application for Concession on Gross Floor Area of Building”. 更新「申請建築物總樓面面積寬免的資料」。
	145	Updated the “Examination Records”. 更新「檢視紀錄」。
8 th May 2026 2026年5月8日	13	Updated the “Location Plan of the Development”. 更新「發展項目的所在位置圖」。
	14	Updated the “Aerial Photograph of the Development”. 更新「發展項目的鳥瞰照片」。
	145	Updated the “Examination Records”. 更新「檢視紀錄」。

