



REGENCY bay
御海灣

SALES BROCHURE 售樓說明書

REGENCY body
御海灣

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.

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.

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 you have 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.
- 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.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material 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 inevitably later than the former.
- 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
 Transport and Housing Bureau
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³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或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。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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

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

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 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。

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。

- 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

運輸及房屋局
一手住宅物業銷售監管局

2017年8月

Name of the Phase of the Development

Phase 1 (“the Phase”) of Regency Bay Development (“the Development”)
Tower 2 of the Phase is called “Regency Bay”

Name of the street and the street number

23 Hoi Wong Road*

*The provisional street number is subject to confirmation when the Phase is completed.

The Phase consists of 1 multi-unit building

Tower 2

Total number of storeys of the multi-unit building

22 storeys (excluding Basement, G/F, 1/F, 2/F, Transfer Plate, Roof and Upper Roof)

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

Basement, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 28/F and Roof

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

4/F, 13/F, 14/F and 24/F are omitted.

Refuge floor (if any) of the multi-unit building

There is no refuge floor in Tower 2.

This Phase is an uncompleted phase

- The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 30 June 2021.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

御海灣發展項目 (「發展項目」) 的第 1 期 (「期數」) 期數中的第 2 座稱為「御海灣」

街道名稱及門牌號數

海皇路 23 號*

*此臨時門牌號數有待期數建成時確認。

期數包含 1 幢多單位的建築物

第 2 座

該幢多單位建築物的樓層的總數

22 層 (不包括地庫、地下、1 樓、2 樓、轉換層、天台及高層天台)

期數的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地庫、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓及天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設 4 樓、13 樓、14 樓及 24 樓

該幢多單位建築物內的庇護層 (如有的話)

第 2 座不設庇護層

本期數屬未落成期數

- 由該期數的認可人士提供的該期數的預計關鍵日期為 2021 年 6 月 30 日。
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 為買賣合約的目的 (根據批地文件, 進行該買賣, 需獲地政總署署長同意), 在不局限任何其他可用以證明該期數落成的方法的原則下, 地政總署署長發出的合格證明書或轉讓同意, 即為該期數已落成或當作已落成 (視屬何情況而定) 的確證。

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

Vendor

Kong Smart Investment Limited

Holding companies of the Vendor

Lomita Holdings Limited

Time Effort Limited

Sun Hung Kai Properties Limited

Authorized Person for the Phase

Wong Ka Man Carmen

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

Sun Hung Kai Architects and Engineers Limited

Building Contractor for the Phase

Chun Fai Construction Company Limited

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

Mayer Brown

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

The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase

Sun Hung Kai Properties Holding Investment Limited

賣方

廣峻投資有限公司

賣方的控權公司

Lomita Holdings Limited

Time Effort Limited

新鴻基地產發展有限公司

期數的認可人士

黃嘉雯

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

新鴻基建築設計有限公司

期數的承建商

駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

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

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	A director of Sun Hung Kai Properties Limited is an immediate family member of an associate of the Authorized Person.
(g) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	An associate of the Authorized Person is a director of the Vendor, the Building Contractor and Sun Hung Kai Properties Limited.

(m) The vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Sun Hung Kai Architects and Engineers Limited, of which the Authorized Person is an employee in her professional capacity, is an associate corporation of the Vendor, the Building Contractor and the holding companies of the Vendor.
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

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

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人	不適用
(b) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	新鴻基地產發展有限公司其中一位董事為認可人士的有聯繫人士的家人。
(g) 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	認可人士的有聯繫人士為賣方、承建商及新鴻基地產發展有限公司的一名董事。
(m) 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用

(r) 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	認可人士以其專業身分擔任僱員的新鴻基建築設計有限公司屬賣方、承建商及賣方的控權公司的有聯繫法團。
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

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

期數將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each building is 150mm.

每幢建築物的非結構的預製外牆的厚度為 150 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property

每個住宅物業的非結構的預製外牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 2 第2座	3/F 3樓	A	0.575
		B	0.491
		C	0.852
		D	1.017
		E	0.762
		F	0.514
		G	0.538
		H	0.900
		J	0.834
		K	0.540
		L	0.614
		M	0.575

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 2 第2座	5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	A	0.575
		B	0.491
		C	0.852
		D	1.017
		E	0.762
		F	0.514
		G	0.538
		H	0.900
		J	0.834
		K	0.660
		L	0.614
		M	0.575
		28/F 28樓	A
	B		0.491
	C		0.852
	D		1.017
	E		1.149
	G		0.538
	H		0.900
	J		0.834
	K		0.660
	L		0.614
	M	0.575	

There will be curtain walls forming part of the enclosing walls of the Phase.

期數將會有構成圍封牆的一部份的幕牆。

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

每幢建築物的幕牆的厚度為200毫米。

Schedule of total area of the curtain walls of each residential property

每個住宅物業的玻璃幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的玻璃幕牆的總面積(平方米)
Tower 2 第2座	3/F 3樓	A	-
		B	-
		C	-
		D	-
		E	0.443
		F	-
		G	-
		H	-
		J	-
		K	-
		L	-
		M	-

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的玻璃幕牆的總面積(平方米)
Tower 2 第2座	5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	A	-
		B	-
		C	-
		D	-
		E	0.443
		F	-
		G	-
		H	-
		J	-
		K	-
		L	-
		M	-
		28/F 28樓	A
	B		-
	C		-
	D		-
	E		-
	G		-
	H		-
	J		-
	K		-
	L		-
	M	-	

Note:

The symbol “-” as shown in the above table denotes “Not provided”.

備註：

上表「-」代表「不提供」。

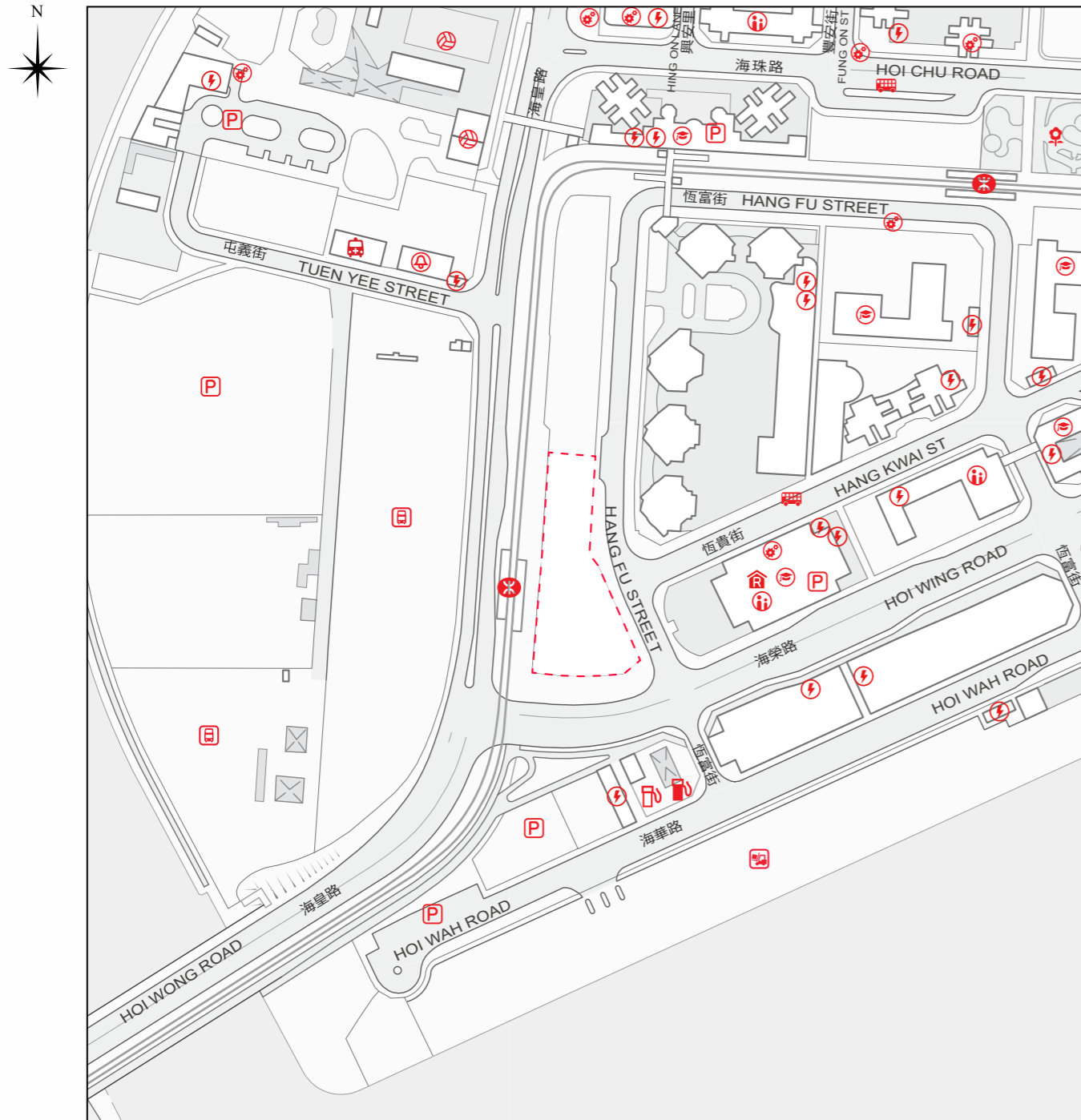
The Manager to be appointed under the latest draft deed of mutual covenant
Hong Yip Service Company Limited

根據有關公契的最新擬稿獲委任的管理人
康業服務有限公司

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

This location plan is prepared by the Vendor with reference to Digital Topographic Map Series Sheet Nos. T5-SE-B and T5-SE-D dated 16 January 2020 and Digital Topographic Map Series Sheet Nos. T6-SW-A and T6-SW-C dated 21 May 2020 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考於地政總署測繪處之數碼地形圖系列，圖幅編號T5-SE-B及T5-SE-D於2020年1月16日出版及圖幅編號T6-SW-A及T6-SW-C於2020年5月21日出版，並由賣方擬備，有需要處經修正處理。



Location of the Development
發展項目的位置

Scale 比例: 0 50 100 150 200 250M(米)

Notation 圖例

	Bus Depot 巴士車廠		Public Utility Installation 公用事業設施裝置
	Cargo Working Area 貨物裝卸區		Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
	Petrol Filling Station 油站		School (including Kindergarten) 學校 (包括幼稚園)
	LPG Filling Station 石油氣加氣站		Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
	Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)		Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
	Fire Station 消防局		Public Park 公園
	Ambulance Depot 救護車站		
	Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)		
	Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)		

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Notes:

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

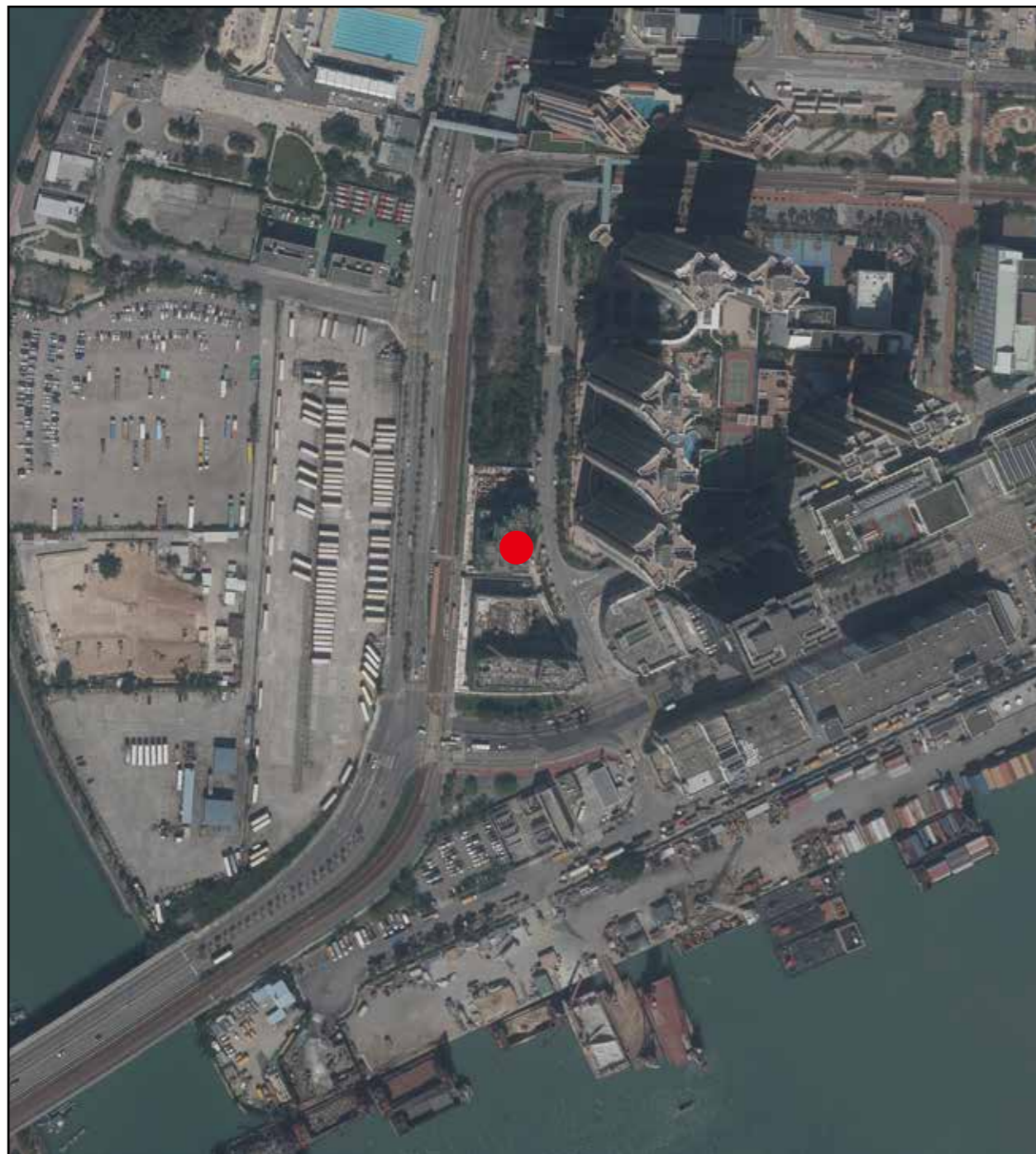
備註：

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

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E048084C, date of flight: 29 October 2018.

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E048084C，飛行日期：2018年10月29日。



● Location of the Phase
期數的位置

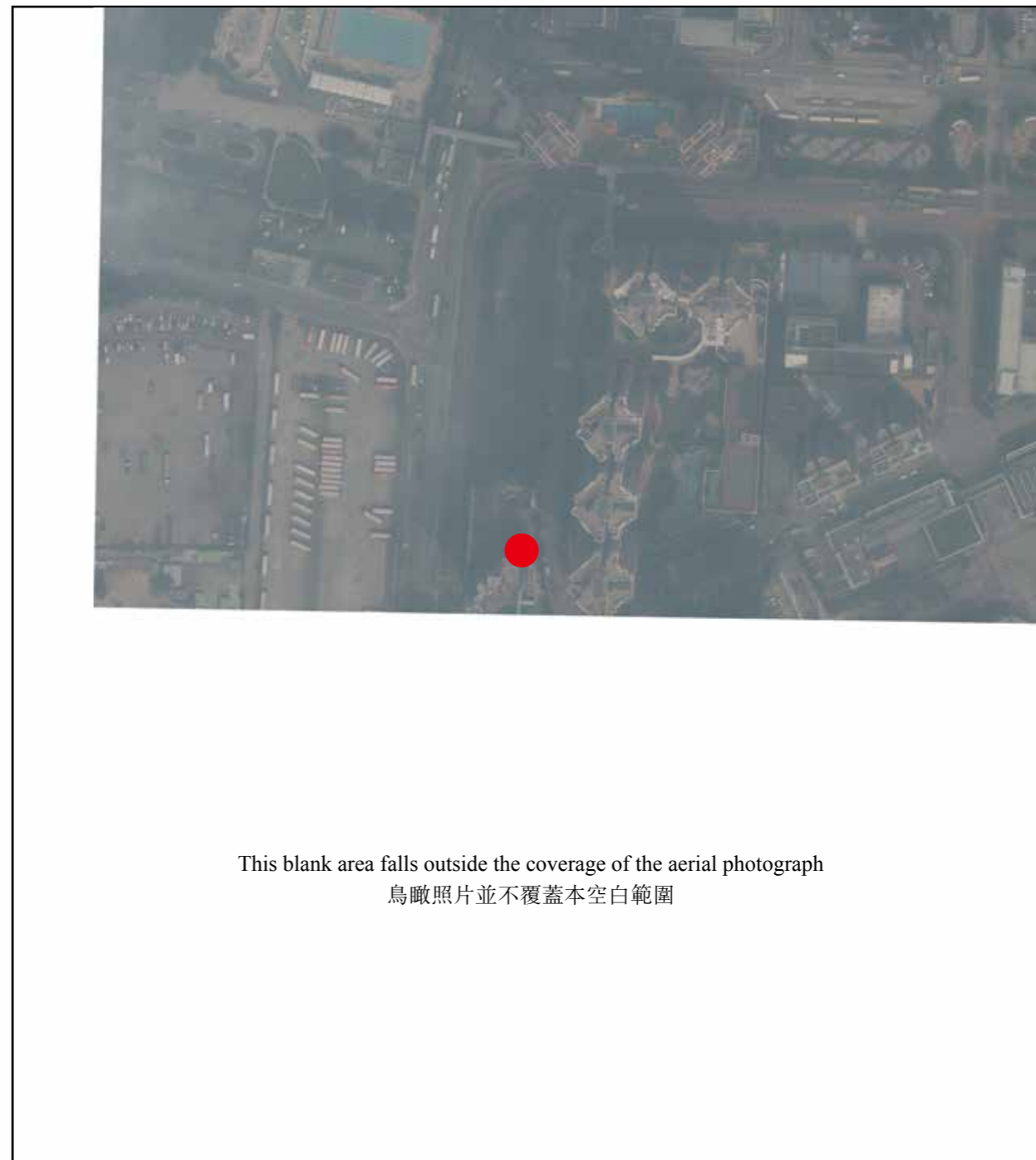
Survey and Mapping Office, Lands Department, The Government of HKSAR

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E066385C, date of flight: 27 September 2019.

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E066385C，飛行日期：2019年9月27日。



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

Notes:

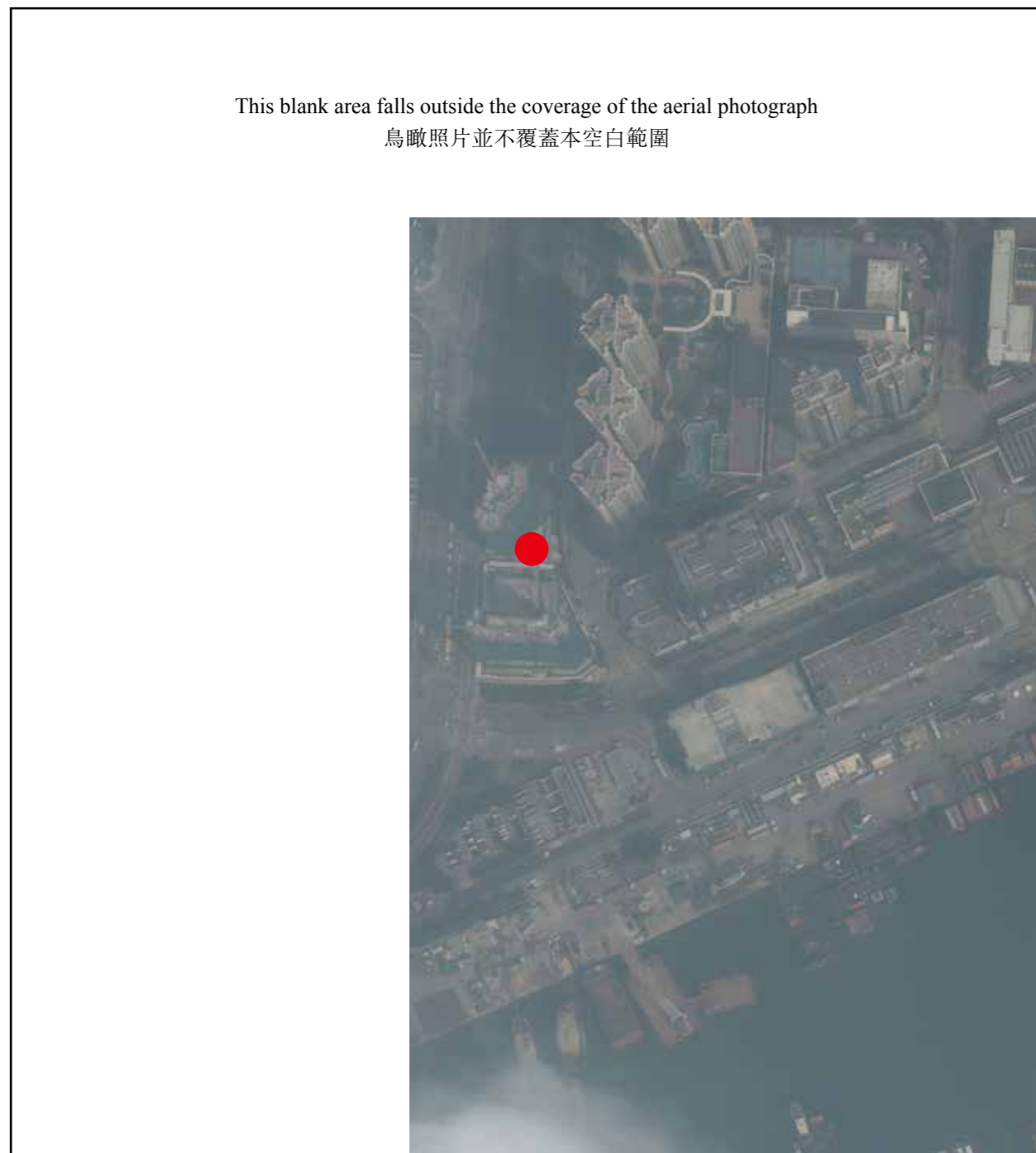
1. Copy of the aerial photographs of the Phase are available for free inspection at the sales office during opening hours.
2. The aerial photographs may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the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

備註：

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E065724C, date of flight: 27 September 2019.

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E065724C，飛行日期：2019年9月27日。



● Location of the Phase
期數的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E065404C, date of flight: 27 September 2019.

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E065404C，飛行日期：2019年9月27日。



Notes:

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

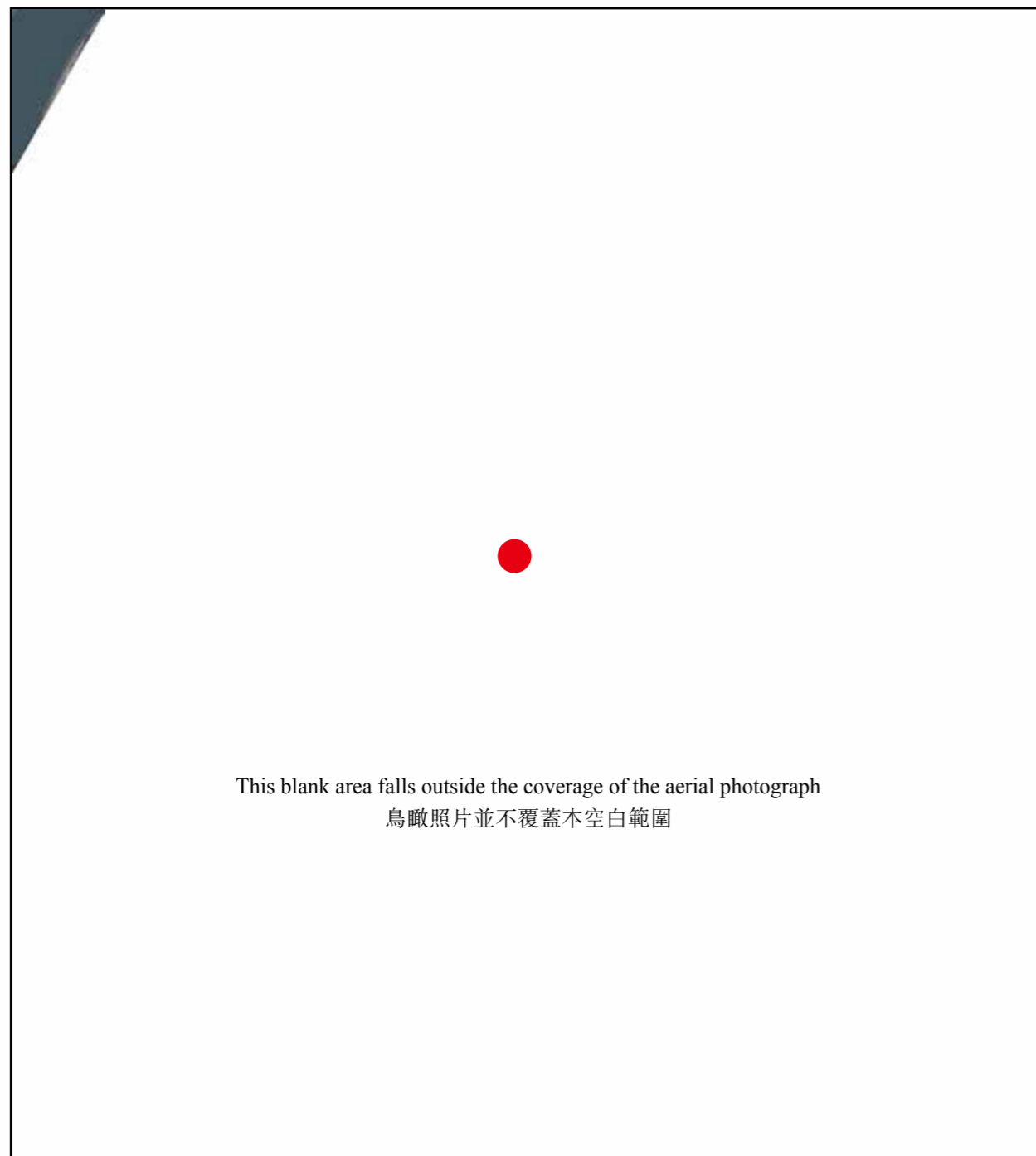
備註：

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

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E055590C, date of flight: 24 January 2019.

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E055590C，飛行日期：2019年1月24日。



● Location of the Phase
期數的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR

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Notes:

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

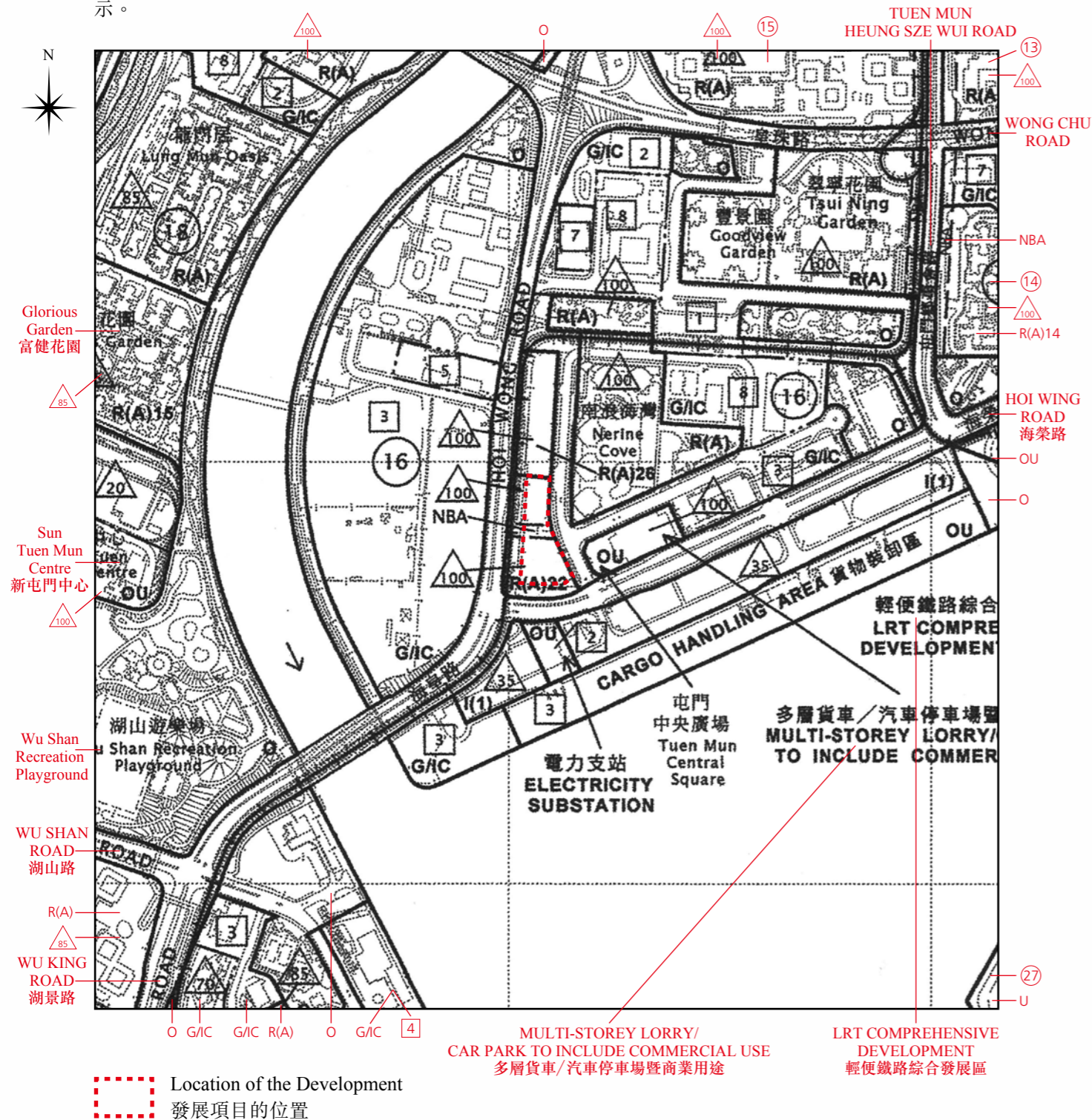
備註：

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

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

Adopted from part of the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, gazetted on 21 December 2018, with adjustments where necessary as shown in red.

摘錄自2018年12月21日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/35，有需要處經修正處理，以紅色顯示。



NOTATION 圖例

ZONES	地帶
R(A)	RESIDENTIAL (GROUP A) 住宅(甲類)
I	INDUSTRIAL 工業
G/C	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
O	OPEN SPACE 休憩用地
OU	OTHER SPECIFIED USES 其他指定用途
U	UNDETERMINED 未決定用途
COMMUNICATIONS	交通
+++LR+++	LIGHT RAIL 輕鐵
	MAJOR ROAD AND JUNCTION 主要道路及路口
	ELEVATED ROAD 高架道路
MISCELLANEOUS	其他
	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
	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)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
	PLANNING AREA NUMBER 規劃區編號
	NON-BUILDING AREA 非建築用地

Notes:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- 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 the 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：

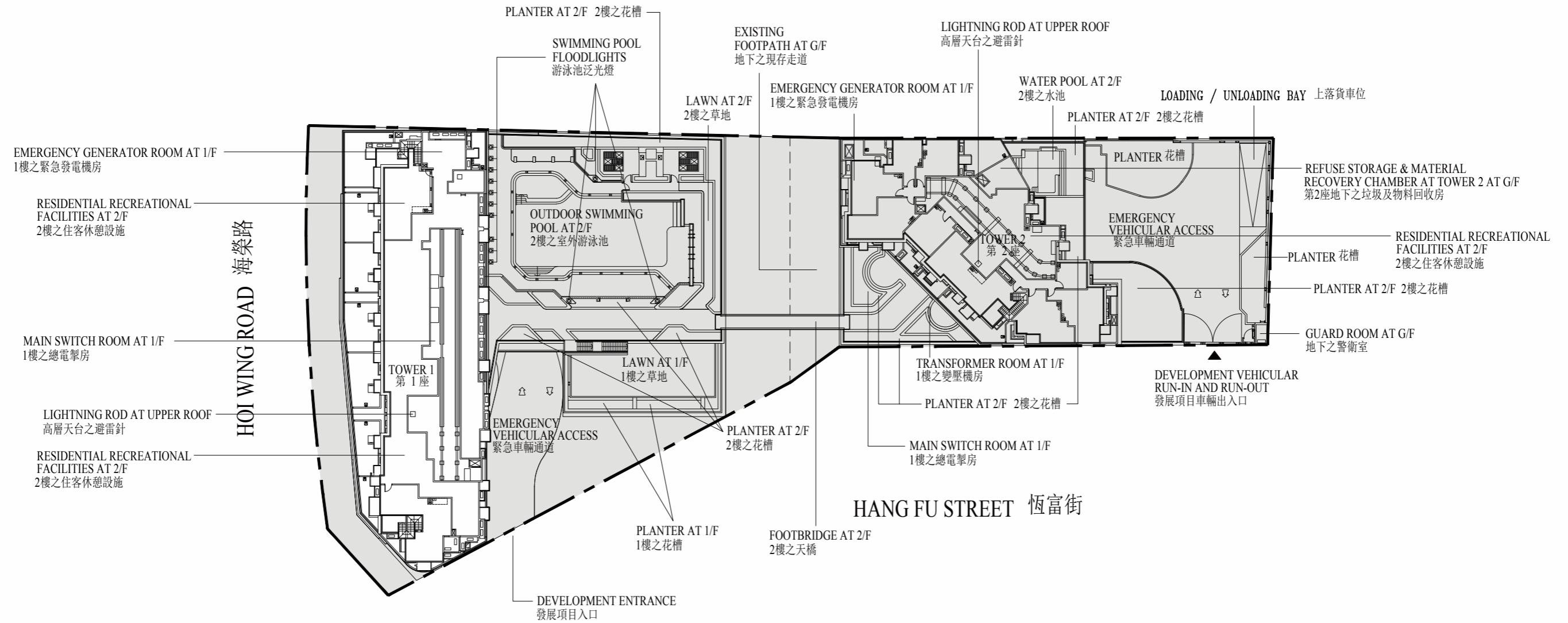
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Scale 比例：0 100 200 300 400 500M(米)

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



HOI WONG ROAD 海皇路



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

Scale 比例: 0 10 20M(米)

The estimated date of completion of the buildings and facilities, within Phase 1 and Phase 2 of the Development as provided by the Authorized Person for the relevant Phase:

由有關期數的認可人士提供的位於發展項目第1期及第2期內的建築物及設施的預計落成日期:

Phase 期數	Tower 座數	Estimated Completion Date 預計落成日期
1	Tower 2 第2座	31 January 2021 2021年1月31日
2	Tower 1 第1座	31 January 2021 2021年1月31日

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Legend of Terms and Abbreviation used on Floor Plans 樓面平面圖中所使用名詞及簡稱之圖例

ACOUSTIC FIN 隔聲鱗

ACOUSTIC WINDOW 減音窗

ACOUSTIC WINDOW FOR 5/F TO 8/F ONLY 減音窗設於5樓至8樓

ACOUSTIC WINDOW FOR 5/F TO 10/F ONLY 減音窗設於5樓至10樓

ACOUSTIC WINDOW FOR 5/F TO 12/F ONLY 減音窗設於5樓至12樓

ACOUSTIC WINDOW FOR 5/F TO 17/F ONLY 減音窗設於5樓至17樓

ACOUSTIC WINDOW FOR 5/F TO 18/F ONLY 減音窗設於5樓至18樓

ACOUSTIC WINDOW FOR 5/F TO 19/F ONLY 減音窗設於5樓至19樓

ACOUSTIC WINDOW FOR 5/F TO 20/F ONLY 減音窗設於5樓至20樓

ACOUSTIC WINDOW FOR 5/F TO 21/F ONLY 減音窗設於5樓至21樓

ACOUSTIC WINDOW FOR 5/F TO 22/F ONLY 減音窗設於5樓至22樓

ACOUSTIC WINDOW FOR 5/F TO 23/F ONLY 減音窗設於5樓至23樓

A.F. = ARCHITECTURAL FEATURE 建築裝飾

ALUM. A.F. = ALUMINIUM ARCHITECTURAL FEATURE 鋁質建築裝飾

ALUM. CAPPING = ALUMINIUM CAPPING 鋁質飾面板

ALUM. CLADDING = ALUMINIUM CLADDING 鋁質覆蓋層板

A/C PLATFORM WITH METAL GRILLE = AIR-CONDITIONER PLATFORM WITH METAL GRILLE
空調機平台連金屬柵檔

B. = BATHROOM 浴室

BAL. = BALCONY 露台

B.W. = BAY WINDOW 窗台

B.R. 1 = BEDROOM 1 睡房1

B.R. 2 = BEDROOM 2 睡房2

B.R. 3 = BEDROOM 3 睡房3

C.L. = CAT LADDER 豎梯

COMMON AREA 公用範圍

COMMON FLAT ROOF 公用平台

CONC. PLINTH = CONCRETE PLINTH 混凝土基座

CORRIDOR 走廊

C.W. = CURTAIN WALL 幕牆

DN = DOWN 落

DOG HOUSE 管道房

ELE. DUCT = ELECTRICAL DUCT 電錶槽

ELE RM. 1 = ELECTRICAL ROOM 1 電錶房1

ELE RM. 2 = ELECTRICAL ROOM 2 電錶房2

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

ENHANCED ACOUSTIC BALCONY 強效減音露台

ENHANCED ACOUSTIC BALCONY FOR 5/F TO 8/F ONLY 強效減音露台設於5樓至8樓

ENHANCED ACOUSTIC BALCONY FOR 5/F TO 17/F ONLY 強效減音露台設於5樓至17樓

ENHANCED ACOUSTIC BALCONY FOR 5/F TO 20/F ONLY 強效減音露台設於5樓至20樓

ENHANCED ACOUSTIC BALCONY FOR 5/F TO 21/F ONLY 強效減音露台設於5樓至21樓

Notes:

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

備註：

1. 部分樓層外牆或設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於覆蓋層板的公用喉管。
3. 部分住宅單位客廳、飯廳、睡房、走廊、浴室、儲物房及開放式廚房設有跌級樓板及/或天花假陣及/或假天花，用以裝置空調系統及/或機電設備。
4. 部分單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. 住宅單位有非結構預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構預製外牆及幕牆之外圍起計。

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

Legend of Terms and Abbreviation used on Floor Plans 樓面平面圖中所使用名詞及簡稱之圖例

[▣] FIRE RESISTANCE RATING (FRR) WALL FOR OPEN KITCHEN 開放式廚房的耐火牆
 FAN RM. = FAN ROOM 風機房
 FIXED WINDOW 固定式窗戶
 FLAT ROOF 天台
 FLUSHING WATER TANK 沖廁水水缸
 FLUSHING & POTABLE WATER PUMP RM. = FLUSHING & POTABLE WATER PUMP ROOM
 沖廁水及食水水缸房
 H.R. = HOSE REEL 消防喉轆
 LIFT 升降機
 LIFT LOBBY 升降機大堂
 LIFT SHAFT 升降機槽
 LIV./DIN. = LIVING ROOM / DINING ROOM 客廳/飯廳
 M.B.R. 1 = MASTER BEDROOM 1 主人睡房 1
 OPEN KITCHEN 開放式廚房
 [▣▣] OPENABLE MAINTENANCE WINDOW 維修開啟窗戶
 P.D. = PIPE DUCT 管道槽
 POTABLE WATER TANK 食水水缸
 REFUSE RM. = REFUSE ROOM 垃圾房
 R.C. A.F. = REINFORCED CONCRETE ARCHITECTURAL FEATURE 鋼筋混凝土建築裝飾
 ROOF 天台
 SELF CLOSING DOOR 自動關閉式門

SINK 洗滌盆
 SOUND ABSORPTIVE MATERIAL 吸音物料
 SOUND ABSORPTIVE MATERIAL FOR 5/F TO 8/F ONLY 吸音物料設於 5 樓至 8 樓
 SOUND ABSORPTIVE MATERIAL FOR 5/F TO 17/F ONLY 吸音物料設於 5 樓至 17 樓
 SOUND ABSORPTIVE MATERIAL FOR 5/F TO 20/F ONLY 吸音物料設於 5 樓至 20 樓
 SOUND ABSORPTIVE MATERIAL FOR 5/F TO 21/F ONLY 吸音物料設於 5 樓至 21 樓
 ST. = STORE ROOM 儲物房
 ♿ = TEMPORARY REFUGE SPACE 臨時庇護處
 TOP OF BAL. = TOP OF BALCONY 露台頂
 TOP OF U.P. = TOP OF UTILITY PLATFORM 工作平台頂
 UP 上
 U.P. = UTILITY PLATFORM 工作平台
 UTILITY PLATFORM WITH SELF CLOSING DOOR 工作平台連自動關閉式門
 UTILITY PLATFORM WITH SELF CLOSING DOOR FOR 5/F TO 10/F ONLY
 工作平台連自動關閉式門設於 5 樓至 10 樓
 UTILITY PLATFORM WITH SELF CLOSING DOOR FOR 5/F TO 19/F ONLY
 工作平台連自動關閉式門設於 5 樓至 19 樓
 V.D. = VENT DUCT 通風管道槽
 W.M.C. = WATER METER CABINET 水錶箱

Notes:

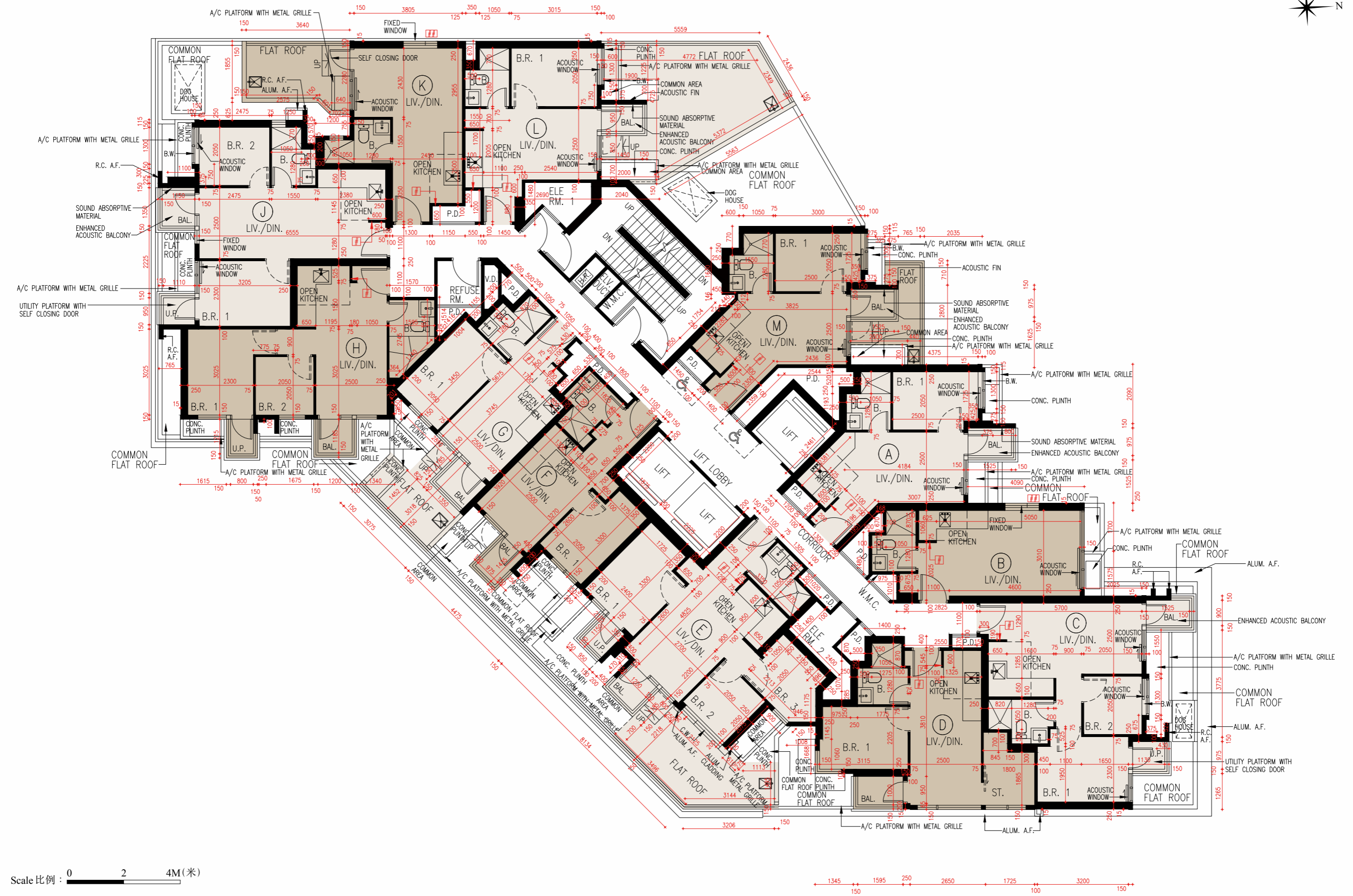
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備註：

1. 部分樓層外牆或設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於覆蓋層板的公用喉管。
3. 部分住宅單位客廳、飯廳、睡房、走廊、浴室、儲物房及開放式廚房設有跌級樓板及/或天花假陣及/或假天花，用以裝置空調系統及/或機電設備。
4. 部分單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
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6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. 住宅單位有非結構預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構預製外牆及幕牆之外圍起計。

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

TOWER 2 | 3/F
第2座 | 3樓



Scale 比例: 0 2 4M(米)

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

3/F
3樓

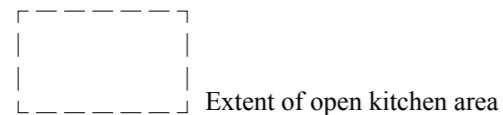
	Floor 樓層	Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of the floor slabs of each residential property (excluding plaster) (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150	150	150, 175	150	150, 175	150	150, 175	150, 175	150, 175	150	150, 175	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3/F 3樓	2900, 3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

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

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

Notes:

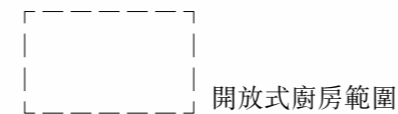
1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL1 – AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.



4. The total number of residential units in the Phase of the Development is 263.

備註：

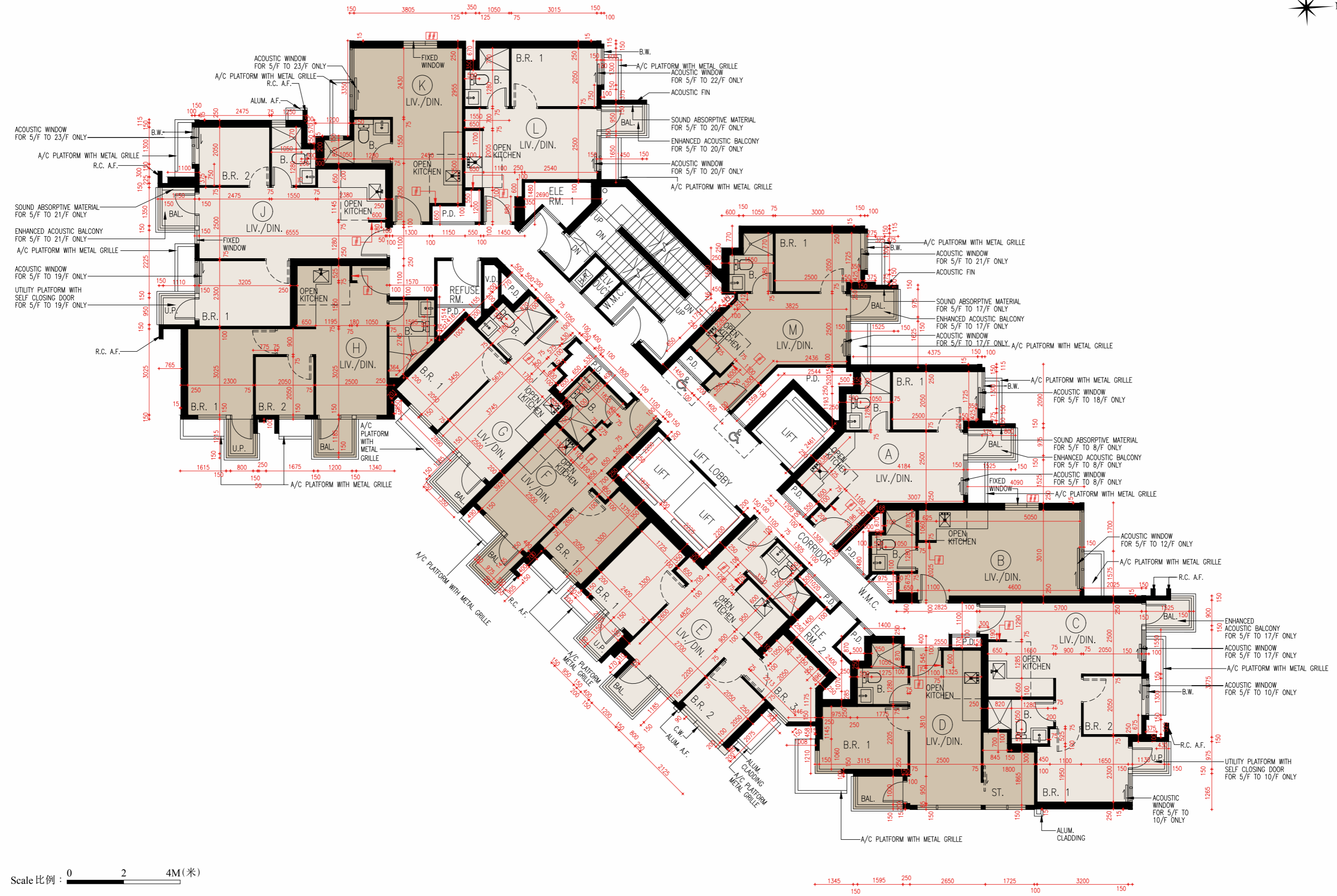
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL2頁。
3. 住宅單位內的開放式廚房範圍(如有)以下列格式之虛線勾劃。



4. 發展項目期數的住宅單位總數為263個。

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

TOWER 2 | 5/F – 12/F, 15/F – 23/F & 25/F – 27/F
 第2座 | 5樓至12樓、15樓至23樓及25樓至27樓



Scale 比例: 0 2 4M(米)

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

5/F – 12/F, 15/F – 23/F & 25/F – 27/F
5樓至12樓、15樓至23樓及25樓至27樓

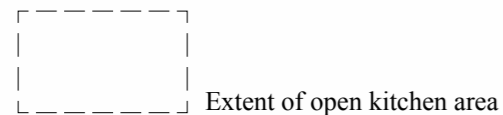
	Floor 樓層	Flat 單位												
		A	B	C	D	E	F	G	H	J	K	L	M	
Thickness of the floor slabs of each residential property (excluding plaster) (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	5/F – 12/F, 15/F – 23/F & 25/F – 26/F 5樓至12樓、 15樓至23樓及 25樓至26樓	150	150	150, 175	150	150, 175	150	150, 175	150, 175	150, 175	150, 175	175	150, 175	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	5/F – 12/F, 15/F – 23/F & 25/F – 26/F 5樓至12樓、 15樓至23樓及 25樓至26樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
Thickness of the floor slabs of each residential property (excluding plaster) (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	27/F 27樓	150	150	150, 175	150	150, 175	150	150, 175	150, 175	150, 175	175	150, 175	150	
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	27/F 27樓	3500	3500	3500	3500	3200, 3300, 3500, 3550, 3750, 3850	3150, 3250, 3500, 3600, 3850	3500	3250, 3500	3500	3500	3500	3500	3500

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

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

Notes:

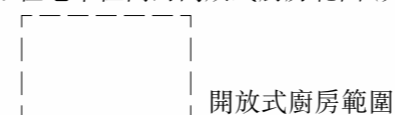
- The dimensions of the floor plan are all structural dimensions in millimetres.
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- Dotted line in the format shown below delineates the extent of open kitchen area (if any) in a residential unit.



- The total number of residential units in the Phase of the Development is 263.

備註：

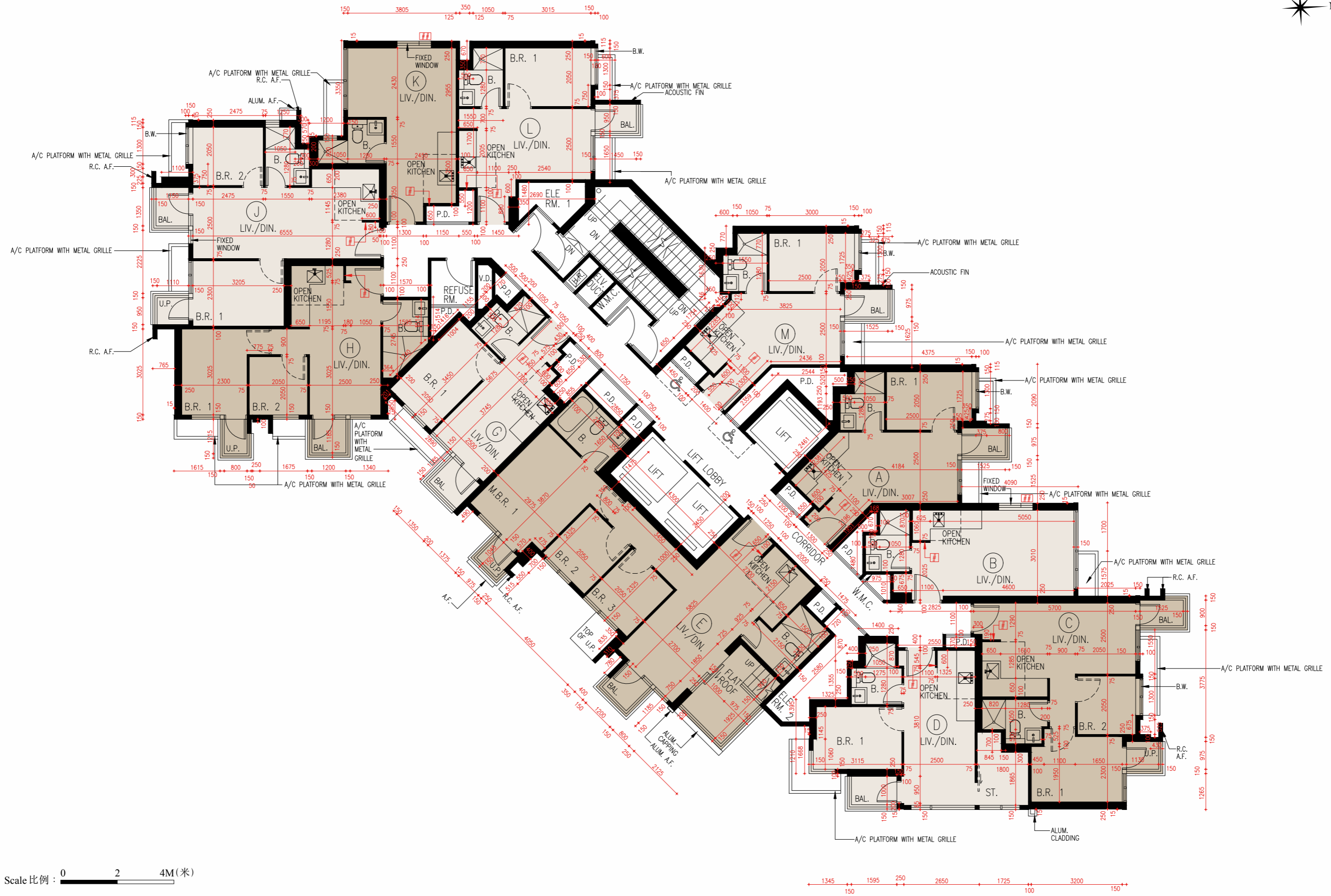
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- 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL2頁。
- 住宅單位內的開放式廚房範圍 (如有) 以下列格式之虛線勾劃。



- 發展項目期數的住宅單位總數為263個。

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

TOWER 2 | 28/F
第2座 | 28樓



Scale 比例: 0 2 4M(米)

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

28/F
28樓

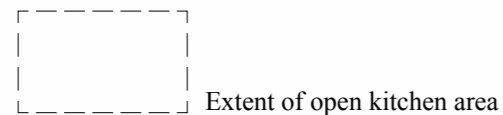
	Floor 樓層	Flat 單位											
		A	B	C	D	E	G	H	J	K	L	M	
Thickness of the floor slabs of each residential property (excluding plaster) (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	28/F 28樓	150	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	150, 175	175	150, 175	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	28/F 28樓	3900, 4000, 4150, 4250	3500, 3900, 4150, 4275	3500, 3600, 3850	3500, 3600, 3750, 3850	3050, 3500, 3750, 3800, 3850	3500, 3600, 3750, 3850	3500, 3750, 3850	3500, 3600, 3750, 3850	3500, 3600, 3700, 3850, 3875	3500, 3600, 3850, 3875	3900, 4000, 4150, 4275	

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

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

Notes:

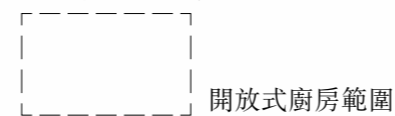
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4. The total number of residential units in the Phase of the Development is 263.

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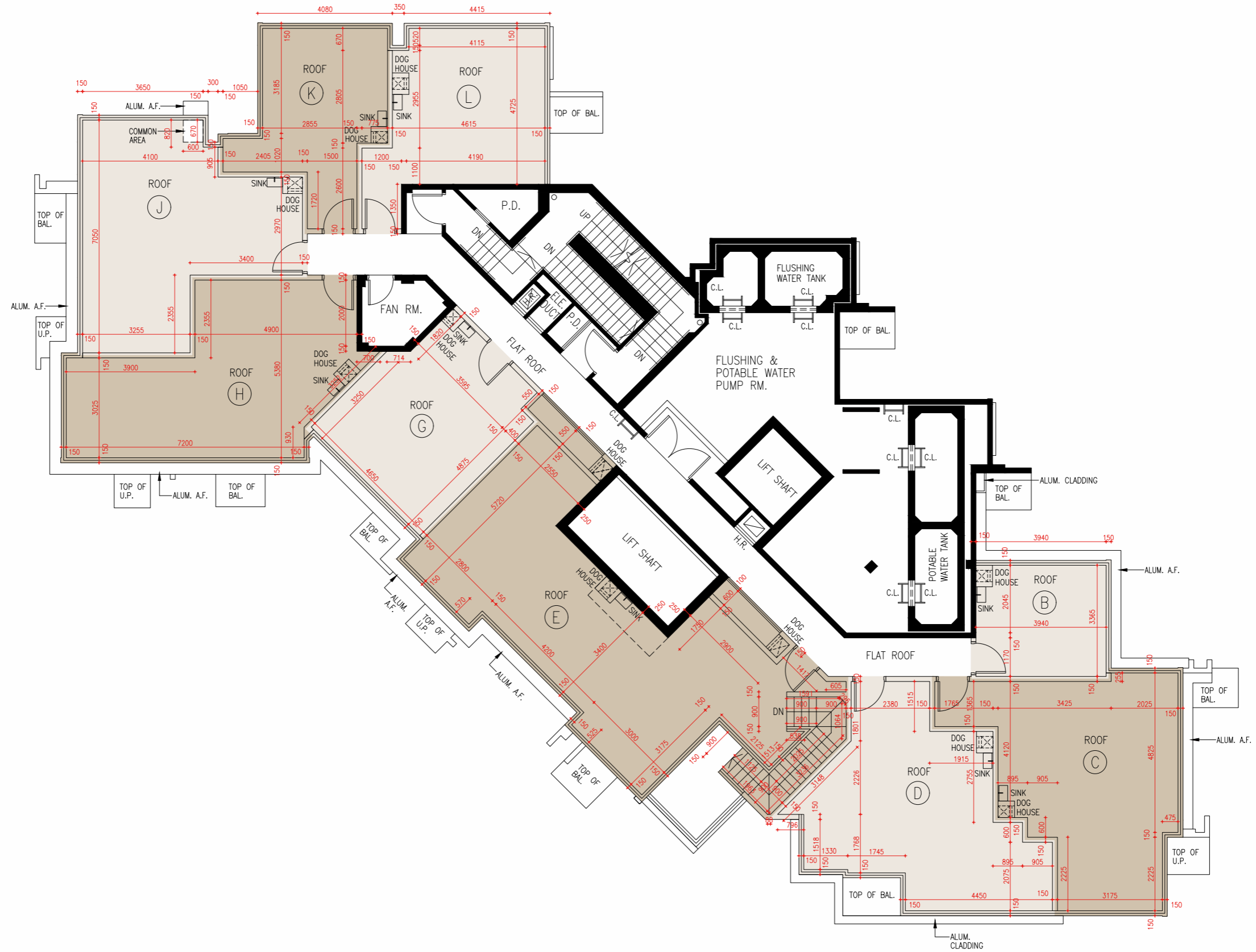
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3. 住宅單位內的開放式廚房範圍 (如有) 以下列格式之虛線勾劃。



4. 發展項目期數的住宅單位總數為263個。

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

TOWER 2 | Roof
第2座 | 天台



Scale 比例: 0 2 4M(米)

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

Roof 天台

	Floor 樓層	Flat 單位								
		B	C	D	E	G	H	J	K	L
Thickness of the floor slabs of each residential property (excluding plaster) (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Roof 天台	Not Applicable 不適用								
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	Roof 天台	Not Applicable 不適用								

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

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Notes:

1. The dimensions of the floor plan are all structural dimensions in millimetres.
2. Please refer to Pages AL1 – AL2 of this sales brochure for the legend of the terms and abbreviations shown on the floor plans and remarks that are applicable thereto.
3. The total number of residential units in the Phase of the Development is 263.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱之圖例及其適用的附註，請參閱本售樓說明書第 AL1 至 AL2 頁。
3. 發展項目期數的住宅單位總數為 263 個。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Tower 2 第2座	3/F 3樓	A	30.625 (330) Balcony 露台 : 2.098 (23) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.160 (2)	-	-	-	-	-	-	-
		B	24.251 (261) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-
		C	40.628 (437) Balcony 露台 : 2.010 (22) Utility Platform 工作平台 : 1.598 (17) Verandah 陽台 : -	-	0.160 (2)	-	-	-	-	-	-	-
		D	34.582 (372) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-
		E	47.731 (514) Balcony 露台 : 2.003 (22) Utility Platform 工作平台 : 1.608 (17) Verandah 陽台 : -	-	-	-	10.669 (115)	-	-	-	-	-
		F	29.099 (313) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-
		G	27.589 (297) Balcony 露台 : 2.185 (24) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	5.397 (58)	-	-	-	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Tower 2 第2座	3/F 3樓	H	39.350 (424) Balcony 露台 : 2.003 (22) Utility Platform 工作平台 : 1.502 (16) Verandah 陽台 : -	-	-	-	-	-	-	-	-	-
		J	41.775 (450) Balcony 露台 : 2.359 (25) Utility Platform 工作平台 : 1.538 (17) Verandah 陽台 : -	-	0.160 (2)	-	-	-	-	-	-	-
		K	23.573 (254) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	6.545 (70)	-	-	-	-	-
		L	28.232 (304) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.160 (2)	-	17.866 (192)	-	-	-	-	-
		M	29.167 (314) Balcony 露台 : 2.098 (23) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.160 (2)	-	3.545 (38)	-	-	-	-	-
	5/F - 12/F, 15/F - 23/F & 25/F - 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	A	30.625 (330) Balcony 露台 : 2.098 (23) Utility Platform 工作平台 : - Verandah 陽台 : -	-	0.160 (2)	-	-	-	-	-	-	-
		B	24.251 (261) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 2 第2座	5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	C	40.628 (437) Balcony 露台 : 2.010 (22) Utility Platform 工作平台 : 1.598 (17) Verandah 陽台 : –	–	0.160 (2)	–	–	–	–	–	–	–	–	
		D	34.582 (372) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–	
		E	47.731 (514) Balcony 露台 : 2.003 (22) Utility Platform 工作平台 : 1.608 (17) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–	–
		F	29.099 (313) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–	–
		G	27.589 (297) Balcony 露台 : 2.185 (24) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–	–
		H	39.350 (424) Balcony 露台 : 2.003 (22) Utility Platform 工作平台 : 1.502 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–	–
		J	41.775 (450) Balcony 露台 : 2.359 (25) Utility Platform 工作平台 : 1.538 (17) Verandah 陽台 : –	–	0.160 (2)	–	–	–	–	–	–	–	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭
Tower 2 第2座	5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、 15樓至23樓及 25樓至27樓	K	23.573 (254) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–
		L	28.232 (304) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	0.160 (2)	–	–	–	–	–	–	–
		M	29.167 (314) Balcony 露台：2.098 (23) Utility Platform 工作平台：– Verandah 陽台：–	–	0.160 (2)	–	–	–	–	–	–	–
	28/F 28樓	A	30.625 (330) Balcony 露台：2.098 (23) Utility Platform 工作平台：– Verandah 陽台：–	–	0.160 (2)	–	–	–	–	–	–	–
		B	24.251 (261) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	12.213 (131)	–	–
		C	40.628 (437) Balcony 露台：2.010 (22) Utility Platform 工作平台：1.598 (17) Verandah 陽台：–	–	0.160 (2)	–	–	–	–	33.614 (362)	–	–
		D	34.563 (372) Balcony 露台：2.007 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	32.405 (349)	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米顯示之面積可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院	
Tower 2 第2座	28/F 28樓	E	64.309 (692) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.504 (16) Verandah 陽台: -	-	-	-	4.367 (47)	-	-	56.975 (613)	-	-	-	
		G	27.651 (298) Balcony 露台: 2.185 (24) Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	23.244 (250)	-	-	-	-	
		H	39.350 (424) Balcony 露台: 2.003 (22) Utility Platform 工作平台: 1.502 (16) Verandah 陽台: -	-	-	-	-	-	-	33.853 (364)	-	-	-	-
		J	41.775 (450) Balcony 露台: 2.359 (25) Utility Platform 工作平台: 1.538 (17) Verandah 陽台: -	-	0.160 (2)	-	-	-	-	32.072 (345)	-	-	-	-
		K	23.573 (254) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	-	-	-	-	-	-	18.106 (195)	-	-	-	-
		L	28.232 (304) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - Verandah 陽台: -	-	0.160 (2)	-	-	-	-	22.582 (243)	-	-	-	-
		M	29.071 (313) Balcony 露台: 2.098 (23) Utility Platform 工作平台: - Verandah 陽台: -	-	0.160 (2)	-	-	-	-	-	-	-	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metres.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積, 均以1平方米=10.764平方呎換算, 並以四捨五入至整數平方呎, 平方呎與平方米顯示之面積可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

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

Basement Plan
地庫樓面平面圖



Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸(長x闊) (米)	Area of Each Parking Space (sq.m.) 每個停車位面積 (平方米)
Residential Car Parking Space 住宅停車位	Basement 地庫	19	5.0 x 2.5	12.5
Commercial Car Parking Space 商戶停車位		7	5.0 x 2.5	12.5
Visitors' Parking Space 訪客停車位		3	5.0 x 2.5	12.5
Accessible Residential Parking Space 暢通易達住宅停車位		1	5.0 x 3.5	17.5
Residential Motor Cycle Parking Space 住宅電單車停車位		3	2.4 x 1.0	2.4
Bicycle Parking Space 單車停車位		18	2.0 x 1.0	2.0

Site Boundary of the Development
發展項目的邊界線

Scale 比例： 0 10 20M(米)

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

G/F Plan
地下樓面平面圖



Site Boundary of the Development
發展項目的邊界線

Scale 比例 : 0 10 20M(米)

Location, Number, Dimensions and Area of Parking Spaces:

停車位位置、數目、尺寸及面積：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸(長x闊) (米)	Area of Each Parking Space (sq.m.) 每個停車位面積 (平方米)
 Residential Loading and Unloading Space 住宅上落貨車位	G/F 地下	1	3.5 x 11	38.5
 Commercial Loading and Unloading Space 商戶上落貨車位	G/F 地下	2	3.5 x 11	38.5

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
 - (i) the preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該「臨時合約」）時須支付款額為5%的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

The draft Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”) provides that :-

A. Common parts of the Phase

“Common Areas and Facilities”

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

“Common EV Facilities”

means all such facilities installed or to be installed on the Basement Floor for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374) parking at the Accessible Residential Parking Space, the Visitors’ Parking Spaces and the Accessible Visitors’ Parking Space and such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, charging station, payment devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

“Development Common Areas and Facilities”

mean and include :-

- (a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the Landscaped Works, the Existing Footpath, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, service areas, driveways, roadways and pavements, ramps, transformer room, switch rooms, pump rooms, fire control centre, electricity rooms, water meter cabinet, cable riser ducts, planters, opening for hoist well, sprinkler control valve room, emergency generator room, fuel tank room, sprinkler fixed fire pump, sprinkler pump, F.S. transfer pump & F.S. intermediate booster pump room, Owners’ Committee office (if any) or office for Owners’ Corporation (when formed), management office, meter rooms, telecommunication broadcasting equipment rooms and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; which are for the purposes of identification shown coloured Yellow and Yellow Stippled Black on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC;
- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC;
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development :-
 - (i) any parts of the Development covered by paragraph (a) of the definition of “**common parts**” set out in section 2 of the Ordinance; and
 - (ii) any parts included under paragraph (b) of the definition of “**common parts**” set out in section 2 of the Ordinance;

but EXCLUDING :-

- (i) the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and the Commercial Common Areas and Facilities; and
- (ii) any particular Unit and such facilities within the Development serving only any particular Unit;

“Existing Footpath”

means the existing footpath on the Non-Building Area 2 referred to as “the Existing Footpath” in Special Condition No. (30)(a)(i) of the Government Grant for the purposes of identification shown coloured Yellow Hatched Red on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC;

“Footbridge”

means one single storey open footbridge together with all supports and connections constructed or to be constructed over Non-Building Area 1 and Non-Building Area 2 in accordance with the consent letter dated the 4th day of December 2019 and registered in the Land Registry by Memorial No. [] for pedestrian passage of residents or occupiers of the Residential Units and their respective bona fide guests, visitors or invitees or authorised personnel which is for the purposes of identification shown coloured Indigo and marked “FOOTBRIDGE” on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC;

“Landscaped Works”

mean the landscaping works to be provided within the Lot pursuant to Special Condition No.(9)(b) of the Government Grant (including the greenery area as referred to in Special Condition No.(9)(b)(ii) of the Government Grant (which for the purposes of identification shown coloured Yellow Stippled Black and Indigo Stippled Black on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC));

“Ordinance”

means the Building Management Ordinance (Cap. 344);

“Party Wall”

means a wall which divides two Residential Units;

“Residential Common Areas and Facilities”

mean and include :-

- (a) those parts of the Residential Accommodation (including the external walls thereof) in the Development intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Unit or Units and their bona fide guests, visitors or invitees, includes but not limited to the Landscaped Works, the Party Wall (excluding its interior surface abutting the relevant Residential Units), the Recreational Areas and Facilities, the Accessible Residential Parking Space, Bicycle Parking Spaces, Residential Loading and Unloading Spaces, Visitors’ Parking Spaces, Accessible Visitors’ Parking Space, the Common EV Facilities, the Footbridge, landscaped area, landscaped gardens, planters, water feature, acoustic fins (which for the purpose of identification shown coloured Violet on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC), mail boxes, refuse storage and material recovery chamber, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, common flat roofs, dog houses, guard rooms, air conditioning platforms, structural walls, stairways, walkways, sprinkler water pump room, F.S. pump room, pump room for open kitchen sprinkler and clubhouse, pump room for potable, flushing water pump room, satellite master antenna television system (SMATV) rooms, guard house, flat roof (refuge roof), flat roof, caretaker’s counter on the Ground Floor, caretaker’s office(s) on the Second Floor, meter rooms and meter spaces and such of the lifts, lift shafts, firemen’s lifts, lift pits, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Unit or Units and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are for the purposes of identification shown coloured Indigo and Indigo Stippled Black on the DMC plans certified as to accuracy by Authorized Person and annexed to the DMC;

- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC.

but EXCLUDING :-

- (i) the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and the Commercial Common Areas and Facilities; and
 (ii) any particular Unit and such facilities within the Development serving only any particular Unit;

“Carpark Common Areas and Facilities”

mean and include :-

- (a) those parts of the Development including but not limited to driveways, passages, ramps, electric meter room for electric vehicle charging and such other areas and facilities which are intended for the common use and benefit of all the Accessible Residential Parking Space, Bicycle Parking Spaces, Residential Motor Cycle Parking Spaces, Visitors’ Parking Spaces, Accessible Visitors’ Parking Space, Residential Car Parking Spaces and Commercial Car Parking Spaces for the purposes of identification shown coloured Orange on the DMC plans certified as to accuracy by the Authorized Person and annexed to the DMC;
 (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING :-

- (i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and
 (ii) any particular Unit and such facilities within the Development serving only any particular Unit;

“Commercial Common Areas and Facilities”

mean and include the common areas and facilities in the Commercial Accommodation which are intended for the common use and benefit of all the owners of the Commercial Accommodation to be defined in a Sub-Deed (if any) in respect of the Commercial Accommodation including but not limited to the two Commercial Loading and Unloading Spaces;

but EXCLUDING :-

- (i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and
 (ii) any particular Unit and such facilities within the Development serving only any particular Unit;

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

Tower 2

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L	M
3/F	575	485	748	656	911	546	523	724	766	485	565	553
5/F – 12/F, 15/F – 23/F & 25/F – 27/F	575	485	748	656	890	546	512	724	766	471	529	546
28/F	575	509	815	720	1346	–	560	792	830	508	574	544

Notes:

- (i) There are no 4/F, 13/F, 14/F & 24/F in Tower 2.
 (ii) There is no Flat I in Tower 2.
 (iii) There is no Flat F on 28/F of Tower 2.

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

The manager for the Phase shall be appointed for an initial term of not exceeding two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated by not less than three (3) calendar months’ notice in writing in accordance with the terms of the DMC.

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

- (a) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses by paying a fraction of the total amount assessed under the first part of the annual adopted budget, which proportion shall be equal to the undivided shares allocated to a Residential Unit (as defined in the DMC) owned by him divided by the total undivided shares of all Residential Units of the Development.
 (b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses by paying a fraction of the total amount assessed under the first section of the second part of the annual adopted budget, which proportion shall be equal to the undivided shares allocated to a Residential Unit (as defined in the DMC) owned by him divided by the total undivided shares of all Residential Units of the Development.
 (c) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted management expenses by paying a fraction of a percentage (calculated in accordance with the formula set out in Clause 16(c)(ii) of the DMC) of the total amount assessed under the second section of the second part of the annual adopted budget, which proportion shall be equal to the undivided shares allocated to a Residential Unit (as defined in the DMC) owned by him divided by the total undivided shares of all Residential Units of the Development.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months’ monthly management contribution and such security amount shall be non-refundable but transferable.

F. The area in the Phase retained by the Vendor for the Vendor’s own use

Not applicable.

Note:

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

發展項目公契及管理協議擬稿(「公契」)有下述條文：-

A. 期數的公用部分

「公用地方及設施」

統指發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施和商業公用地方及設施，以及在任何副公契中指定為公用地方及設施的發展項目所有部分與設施；

「公用電動車設施」

指為了或就停泊於暢通易達住宅停車位、訪客停車位及暢通易達訪客停車位的根據《道路交通條例》(第374章)持牌的電動車充電用途而在地庫層安裝或將安裝的所有設施，而該等設施包括但不限於為了或就該用途而設的電線、電纜、管道、線槽、電錶、基底盒、插座、鎖、蓋、及其他保安/保護裝置、充電站、付款裝置、設備、儀器及其他電力或其他裝置；

「發展項目公用地方及設施」

指及包括：

- (a) 發展項目內擬供發展項目共用與共享的部分，包括但不限於園景美化工程、現存走道、通道、入口、行人道、樓梯、梯台、平台、邊界圍牆、大堂、服務設施用地、車道、道路及路面、坡道、變壓器房、電掣房、泵房、消防控制中心、電力房、水錶櫃、電纜立管、花槽、吊重機槽開口、灑水器控制閥室、緊急發電機房、燃料缸室、灑水器固定消防泵、灑水器泵、消防輸送泵及消防中途加壓泵房、業主委員會辦事處(如有)或業主立案法團(如有成立)的辦事處、管理辦事處、錶房、電訊廣播設備室，以及現時或於任何時候在該地段之內、之下或之上或通過該地段的以使淡水或鹹水、污水、氣體、電話、電力及其他服務得以供應予發展項目的排水渠、渠道、總水管、污水渠、淡水及鹹水儲水缸、淡水及鹹水進水口及水管、雨水儲水缸及排水連接設施、用於接收電視及無線電廣播的公用電視及無線電天線系統、電訊及廣播播送網絡、有線電視系統(如有)、電線、電纜及其他設施，不論是否套上管道；樹木、灌木和其他植物及植被、燈柱與其他照明設施、防火和救火設備及器具、保安系統和器材、通風系統，以及發展項目內安裝或提供擬供發展項目共用與共享的任何其他機械系統、裝置或設施，以上各項在經由獲授權人士核實準確並在附錄於公契的圖則上以黃色及黃色加黑點顯示以資識別；
- (b) 按照公契指定為發展項目公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；
- (c) 在以上(a)及(b)段沒有具體規定的情況下，包括該地段及發展項目的以下其他部分：
 - (i) 該條例第2條所列「公用部分」定義(a)段所涵蓋的發展項目之任何部分；及
 - (ii) 該條例附表1指明的並包括在該條例第2條所列「公用部分」定義(b)段之下的任何部分；

但不包括：

- (i) 住宅公用地方及設施、停車場公用地方及設施，以及商業公用地方及設施；及
- (ii) 任何特定單位，以及在發展項目之內僅供任何特定單位使用的設施；

「現存走道」

指位於非建築用地2及在批地文件特別條款第(30)(a)(i)條稱為「現存走道」的現存走道，在經由獲授權人士核實準確並在附錄於公契的圖則上以黃色加紅色斜線顯示以資識別；

「該行人天橋」

指按照日期為2019年12月4日並在土地註冊處以備忘錄第[]號註冊的同意書，於非建築用地1及非建築用地2之上建造或將會建造的一條單層露天行人天橋連同所有支撐物及連接物，以供住宅單位的住戶或佔用人及其各自的真正客人、訪客或受邀人或獲授權人員通行，在經由獲授權人士核實準確並在附錄於公契的圖則上以靛藍色顯示及標示為「該行人天橋」以資識別；

「園景美化工程」

指按照批地文件特別條款第(9)(b)條在該地段內將提供的園景美化工程(包括批地條件特別條款第(9)(b)(ii)條所指的綠化地方(在經由獲授權人士核實準確並在附錄於公契的圖則上以黃色加黑點及靛藍色加黑點顯示以資識別))；

「該條例」

指《建築物管理條例》(第344章)；

「共用牆」

指分隔兩個住宅單位的牆；

「住宅公用地方及設施」

指及包括：

- (a) 發展項目的住宅樓宇(包括其外牆)之中擬供於一個或多個住宅單位的業主、佔用人、被許可人以及其真正客人、訪客或受邀人共用與共享之部分，包括但不限於園景美化工程、共用牆(不包括其緊靠相關住宅單位之表面)、康樂地方及設施、暢通易達住宅停車位、單車停車位、住宅上落貨停車位、訪客停車位、暢通易達訪客停車位、公用電動車設施、該行人天橋、園藝區、園藝花園、花槽、特色水景、隔聲牆(在經由獲授權人士核實準確並在附錄於公契的圖則上以紫色顯示以資識別)、信箱、垃圾及物料回收房、通道、公用走廊及電梯大堂、入口、梯台、廳堂、入口大堂、公用平台、狗屋、守衛室、冷氣平台、結構牆、樓梯、人行道、灑水器水泵房、消防泵房、用於開放式廚房灑水器及會所的泵房、飲用水泵房、沖廁水泵房、衛星電視公共天線系統(SMATV)室、守衛房、平台(庇護平台)、平台、設於地面層的管理員櫃台、設於二樓的管理員辦公室、錶房和儀錶區；電梯、電梯槽、消防員電梯、電梯井坑、水缸、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及淡水進水口和總水管、電線、電纜、空調和通風系統，以及淡水或鹹水、污水、氣體、電力及其他服務藉以供應予住宅樓宇的其他設施，不論有無管道；泵、水缸、衛生裝置、電力裝置；裝置、設備及儀器、防火和救火設備及器具、保安系統和器材、通風系統，以及發展項目內現有或提供或安裝擬供一個或多個住宅單位的業主和住戶或租戶及其真正客人、訪客或受邀人共用與共享的其他地方及任何其他系統、裝置或設施，以及按照公契擬供住宅樓宇共用與共享的該地段內其他地方和發展項目內其他系統、裝置及設施，以上各項在經由獲授權人士核實準確並在附錄於公契的圖則上以靛藍色及靛藍色加黑點顯示以資識別；
- (b) 在住宅樓宇之內按照公契指定為住宅公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

- (i) 發展項目公用地方及設施、停車場公用地方及設施，以及商業公用地方及設施；及
- (ii) 任何特定單位，以及在發展項目之內僅供任何特定單位使用的設施；

「停車場公用地方及設施」

指及包括：

- (a) 發展項目的某些部分，包括但不限於擬供所有暢通易達住宅停車位、單車停車位、住宅電單車停車位、訪客停車位、暢通易達訪客停車位、住宅停車位及商戶停車位共用與共享的車道、通道、坡道、用於電動車充電的電錶房和其他地方及設施，在經由獲授權人士核實準確並在附錄於公契的圖則上以橙色顯示以資識別；
- (b) 按照公契指定為停車場公用地方及設施的屬於和位於該地段及發展項目的其他地方、器具、裝置、系統及設施；

但不包括：

- (i) 發展項目公用地方及設施、住宅公用地方及設施，以及商業公用地方及設施；及
- (ii) 任何特定單位，以及在發展項目之內僅供任何特定單位使用的設施；

「商業公用地方及設施」

指及包括擬供商業樓宇的所有業主共用與共享的位於商業樓宇的公用地方及設施，將會在關於商業樓宇的副公契(如有)中界定，包括但不限於兩個商戶上落貨停車位；

但不包括：

- (i) 發展項目公用地方及設施、住宅公用地方及設施，以及停車場公用地方及設施；及
- (ii) 任何特定單位，以及在發展項目之內僅供任何特定單位使用的設施；

B. 分配予期數中每個住宅物業的不分割份數數目**第2座**

樓層 \ 單位	A	B	C	D	E	F	G	H	J	K	L	M
3樓	575	485	748	656	911	546	523	724	766	485	565	553
5樓至12樓、15樓至23樓及25樓至27樓	575	485	748	656	890	546	512	724	766	471	529	546
28樓	575	509	815	720	1346	–	560	792	830	508	574	544

備註：

- (i) 第2座不設4、13、14及24樓。
- (ii) 第2座不設單位I。
- (iii) 第2座28樓不設單位F。

C. 期數管理人的委任年期

期數管理人首個任期由公契簽訂日期起計不超過兩(2)年，其後除非按照公契條款提前不少於三(3)個公曆月以書面通知的方式終止，否則委任繼續有效。

D. 管理開支在期數住宅物業業主之間的分擔基準

- (a) 住宅單位的每名業主均須按以下比例付款從而分擔已作出預算的管理開支：已通過的年度預算第一部分之下評定的總金額的一個分數數額，該比例相等於分配予該名業主擁有的住宅單位(定義見公契)的不分割份數除以發展項目所有住宅單位的不分割份數總數。
- (b) 住宅單位的每名業主均須按以下比例付款從而分擔已作出預算的管理開支：已通過的年度預算第二部分的第一節之下評定的總金額的一個分數數額，該比例相等於分配予該名業主擁有的住宅單位(定義見公契)的不分割份數除以發展項目所有住宅單位的不分割份數總數。
- (c) 住宅單位的每名業主均須按以下比例付款從而分擔已作出預算的管理開支：已通過的年度預算第二部分的第二節之下評定的總金額的一個百分比(按照公契第16(c)(ii)條所列的方程式計算)的一個分數數額，該比例相等於分配予該名業主擁有的住宅單位(定義見公契)的不分割份數除以發展項目所有住宅單位的不分割份數總數。

E. 計算管理費按金的基準

按金相等於三(3)個月的每月須繳管理費金額。按金不可退回，但可轉讓。

F. 賣方在期數中保留自用的地方

不適用。

註：

公契擬稿全部詳情於售樓處開放時間內供免費查閱。公契擬稿全文可供索閱；如要求取得公契擬稿的複印本，可於支付所需影印費後取得。

A. Lot number of the land on which the Phase is situated

1. The Phase is constructed on Tuen Mun Town Lot No. 539 (the “Lot”).

B. Term of years

2. The lease term of the Lot granted under the New Grant No. 22153 (the “Land Grant”) is 50 years from 9 July 2015.

C. User restrictions applicable to the Lot

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

“User

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

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

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

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

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

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (23) and (24) hereof (as may be varied under Special Condition No. (25) hereof) or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement level or basement levels shall be final and binding on the Purchaser.”

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

“Restriction on use of the Green Areas

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

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

“No grave or columbarium permitted

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.”

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

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

“Formation of the Green Areas (time limit, manner and purpose)

(a) The Purchaser shall:

(i) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

(ii) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

Formation of the Green Areas (non-fulfilment)

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

No claim on works on the Green Areas

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

The Government has extended the time limit about formation of areas shown coloured green on Plan No. TM5818-SP annexed to the Land Grant up to 8 July 2021.

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

“Possession of the Green Areas

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

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

“Access to the Green Areas for inspection

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

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Areas;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises. The Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing replacement and alteration of any other waterworks installations within the Green Areas.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”

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

“Acknowledgment of the Existing Footpath

- (a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing footpath on the Pink Hatched Red Area (hereinafter referred to as “the Existing Footpath”) and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along, to, from or through the Existing Footpath.
 - (ii) Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpath.
- (b) The Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.

Public access

(c) The Purchaser shall at all times throughout the term hereby agreed to be granted:

- (i) Permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along, to, from or through the Existing Footpath; and
- (ii) at his own expense keep and maintain the Existing Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

No liability and indemnity

- (d) Neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or the Director by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall at all times indemnify and keep indemnified the Government and the Director from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, repair and maintenance of the Existing Footpath or the Purchaser's non-fulfilment of any of his obligations under sub-clauses (b) and (c) of this Special Condition or otherwise.

No dedication

- (e) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clause (c)(i) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpath or any part or parts thereof to the public for the right of passage.

Concession under Building (Planning) Regulations, etc.

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

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

“Signalised Pedestrian Crossings

- (a) (i) The Purchaser shall within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in a good workmanlike manner and in all respects to the satisfaction of the Director erect, construct, provide and make fit for operation two signalized pedestrian crossings (hereinafter collectively referred to as “the Signalized Pedestrian Crossings”) in accordance with the plans and drawings approved by the Director under sub-clause (b) of this Special Condition at the positions shown and marked “Proposed signalized crossings” on the plan annexed hereto or at such positions as may be approved by the Director.
 - (ii) Without prejudice to the provisions of sub-clause (a)(i) of this Special Condition, the signal control equipment to be used for the Signalized Pedestrian Crossings shall be of a type approved by the Transport Department.
- (b) Prior to the commencement of any works for the Signalized Pedestrian Crossings, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval all necessary plans and drawings of the Signalized Pedestrian Crossings containing, among others, such details as the Director may require including but not limited to the layout, location and design for the Signalized Pedestrian Crossings.
- (c) The Signalized Pedestrian Crossings shall be maintained by the Purchaser at his own expense in good condition and in all respects to the satisfaction of the Government until it is handed over to the Government in accordance with sub-clause (d)(i)(I) of this Special Condition.
- (d) (i) Upon completion and commencement of operation of the Signalized Pedestrian Crossings to the satisfaction of the Director, the Purchaser shall at his own expense:
- (I) hand over the Signalized Pedestrian Crossings or any part or parts thereof to the Government on demand free of cost in good condition and free from defects of any kind and in any event shall be deemed to have been handed over to the Government by the Purchaser on the date or dates to be specified in a letter or letters from the Director; and

- (II) demolish and remove in all respects to the satisfaction of the Director the existing cautionary crossing at the position shown and marked “Existing cautionary crossing to be removed” on the plan annexed hereto (hereinafter referred to as “the Existing Cautionary Crossing”).
- (ii) Notwithstanding sub-clause (d)(i)(I) of this Special Condition, prior to the completion and commencement of operation of the Signalized Pedestrian Crossings, the Director may at his sole discretion, but shall be under no obligation, require the Purchaser at his own expense to hand over part or parts of the Signalized Pedestrian Crossings which have been completed to his satisfaction to the Government whereupon the Purchaser shall hand over such part or parts of the Signalized Pedestrian Crossings to the Government free of cost in good condition and free from defects of any kind and in such event the obligations of the Purchaser under sub-clause (d)(i)(I) of this Special Condition shall be construed as applying to the remaining part or parts of the Signalized Pedestrian Crossings which have not been handed over to the Government pursuant to this sub-clause (d)(i)(I).

Defects Liability

- (e) (i) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Signalized Pedestrian Crossings which shall occur or become apparent within a period of 365 days after the date of handover of the Signalized Pedestrian Crossings or the date of handover of the last remaining part of the Signalized Pedestrian Crossings if the Signalized Pedestrian Crossings have been handed over in parts (hereinafter referred to as “Defects Liability Period”).
- (ii) Whenever required by the Director, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Signalized Pedestrian Crossings or any part thereof which shall occur or become apparent within any Defects Liability Period.
- (iii) For the purpose of this Special Condition, the decision of the Director as to when the Signalized Pedestrian Crossings or the last remaining part of the Signalized Pedestrian Crossings is handed over to the Government shall be final and binding upon the Purchaser.
- (f) For the purpose only of carrying out the necessary works for the Signalized Pedestrian Crossings, the Purchaser shall be granted possession of such Government land as the Director shall see fit and subject to such terms and condition as may be imposed by the Director on the date of this Agreement. The Purchaser shall at all reasonable times while he is in possession of such Government land allow free and unrestricted access thereto and therefrom for all Government and public vehicular and pedestrian traffic and maintain smooth traffic flow to the satisfaction of the Director. All temporary traffic diversion schemes to facilitate the erection, construction and provision of the Signalized Pedestrian Crossings shall be submitted to and be approved by the Director prior to the implementation thereof.

Non-fulfilment

- (g) In the event of the non-fulfilment of any 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 thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (h) Neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or the carrying out of any works under sub-clause (g) of this Special Condition or otherwise, and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of any such loss, damage, nuisance or disturbance.

Indemnify Government

- (i) The Purchaser shall at all times indemnify and keep indemnified the Government, from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen, contractors or any persons authorized by the Purchaser in connection with the erection, construction and provision of the Signalized Pedestrian Crossings or the removal and demolition of the Existing Cautionary Crossing or otherwise.”

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

11. Special Conditions Nos. (2), (3) and (5) in relation to the “Green Areas” as stipulated in the above Section D.
12. Special Condition No. (30) in relation to the “Existing Footpath” as stipulated in the above Section D.
13. Special Condition No. (43) in relation to the “Signalized Pedestrian Crossings” as stipulated in the above Section D.
14. Special Condition No. (6) of the Land Grant stipulates that:-

“Building Covenant

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March 2021.”

The Government has extended the time limit about building covenant period specified in Special Condition No. (6) of the Land Grant for a period of 6 calendar months, up to 30 September 2021.

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

“Preservation of trees

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.”

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

“Landscaping

- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.
- (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) hereof.”
17. Special Condition No. (13) of the Land Grant stipulates that:-
- “Recreational facilities
- (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (10)(c) hereof, subject to Special Condition No. (45)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(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.”

18. Special Condition No. (23) of the Land Grant stipulates, inter alia, that:-

“Parking requirements

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 17.5 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 10 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.33 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.27 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.93 residential unit or part thereof
Not less than 160 square metres	One space for every 0.74 residential unit or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in

the table in sub-clause (a)(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 are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (10)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

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

Visitors’ parking spaces

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes shall be provided at the following rates or at such other rates as may be approved by the Director:
- (I) three spaces for every block of residential units erected or to be erected on the lot which contains more than 75 residential units (hereinafter referred to as “block of more than 75 residential units”); and
- (II) one space for every 15 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof subject to a minimum of two spaces being provided.
- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to other rates:

Parking spaces for office purpose

- (I) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and

Parking spaces for other non-industrial purpose

- (II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for nonindustrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.
- (iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Parking Spaces for the Disabled Persons

- (c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for the Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (25) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (25) hereof) to become the Parking Spaces for the Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall be located at such position and level as shall be approved in writing by the Director.
- (iii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Residential Motor Cycle Parking spaces

- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Residential Motor Cycle Parking Spaces”) at a rate of one space for every 100 residential units or part thereof in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes unless the Director consents to other rates.
- (ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (25) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Bicycle parking spaces

- (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 building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes 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 as may be approved by the Director.

Dimensions of parking spaces

- (f) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i), (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for the 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. (25) 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 shall be of such dimensions as may be approved in writing by the Director.”

19. Special Condition No. (24) of the Land Grant stipulates, inter alia, that:-

“Loading and unloading requirements

- (a) Spaces for the loading and unloading of goods vehicles shall be provided within the lot to the satisfaction of the Director at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes 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;
 - (ii) one space for every 3,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and
 - (iii) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (b) Each of the spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. The spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (25) hereof) shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or any part or parts of the building or buildings referred to respectively in the said sub-clauses.
- (c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.”

20. Special Condition No. (25) of the Land Grant stipulates, inter alia, that:-

“Flexibility in parking provisions

- (a) Notwithstanding Special Conditions Nos. (23)(a)(i), (23)(a)(iii), (23)(b)(i)(I), (23)(b)(i)(II), (23)(d)(i), (24)

(a)(i), (24)(a)(ii) and (24)(a)(iii) 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 percent 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. (23)(a)(i) and (23)(a)(iii) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.”

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

“Cutting away

- (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. (31) 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 the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.”

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

“Anchor maintenance

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.”

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

“Construction of drains and channels

- (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 the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

Connecting drains and sewers

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

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

“Noise impact assessment

- (a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as “the NIA”) on the development of the lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (hereinafter referred to as “the Noise Mitigation Measures”).
- (b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as “the Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.
- (c) No building works (other than ground investigation 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.
- (d) The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss.”

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

“Noise barrier

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise 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 traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than for noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;
- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) 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 the 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;
- (j) in the event of the non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;
- (k) the Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Director and his officers, contractors, agents and 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 to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of cost for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;
- (l) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director and his officers, contractors, agents and workmen and any persons authorized by the Director under sub-clause (k) of this Special Condition from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.”

F. Lease conditions that are onerous to a purchaser

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

“Restriction on alienation of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces

- (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 or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; 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 or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; or
 - (ii) underlet except to residents, of the residential units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes.

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 or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes.

- (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 the Disabled Persons.”

27. Special Condition No. (35) of the Land Grant stipulates that:-

“Spoil or debris

- (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 the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the 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.”

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

“Sewerage impact assessment

- (a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his 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") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

- (b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director of Environmental Protection carry out and implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than ground investigation 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.
- (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 he shall have the sole responsibility at his own expense to implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.”

Notes:

1. The expression “Grantee” as mentioned in this section means the “Purchaser” under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopy in charges.

A. 期數所位於的土地的地段編號

1. 期數興建於屯門市地段第 539 號 (「該地段」)。

B. 年期

2. 根據第 22153 號新批地文件 (「批地文件」)，該地段的批地年期由 2015 年 7 月 9 日起計 50 年。

C. 適用於該地段的用途限制

3. 批地文件特別條款第 (7) 條規定：-

「用途

- (a) 在本特別條款(b)款的規限下，該地段或其任何部分或在該地段或其任何部分上已建或擬建的任何一幢或多幢建築物不能用作非工業 (不包括倉庫、酒店及加油站) 用途以外的任何其他用途。
- (b) 除以下用途外，在該地段上已建或擬建的一幢或多幢建築物或其任何部分不能作任何其他用途：
 - (i) 最低三層用作非工業 (不包括倉庫、酒店及加油站) 用途；但為免疑問，就本特別條款而言，地庫層 (如已興建) 須算作一層而不論其大小或樓面面積，而有關任何地庫層的用途須受本特別條款(b)(iii)款進一步限制；
 - (ii) 其餘樓層 (若有超過三層地庫層，不包括最低三層之上的任何一層或多層地庫層 (如已興建)) 作私人住宅用途；及
 - (iii) 至於任何地庫層 (如已興建)，不論是最低三層的其中一層或最低三層之上的地庫層，則用作非工業 (不包括住宅、倉庫、酒店及加油站) 用途。
- (c) 將根據本批地文件的特別條款第 (23) 及 (24) 條 (可根據本批地文件的特別條款第 (25) 條予以變更) 提供僅用作泊車、上落客貨車位或機房或兩者的任何樓層，不得算作本特別條款 (b) 款所指的其中一層。署長就某一層的用途是否屬於本 (c) 款之下的准許用途而作的決定為最終局並對買方具有約束力。
- (d) 就本特別條款而言，署長就一層或多層的定義及某一層或某多層是否構成地庫層而作的決定為最終局並對買方具有約束力。」

4. 批地文件特別條款第 (4) 條規定：-

「綠色區域的使用限制

未經署長事先書面同意，買方不得將綠色區域用作儲存物件或搭建任何臨時構築物，或用作進行本批地文件的特別條款第 (2) 條指明的工程以外之任何用途。」

5. 批地文件特別條款第 (46) 條規定：-

「不允許設置墳墓或骨灰龕

不得於該地段興建或建造墳墓或骨灰龕，亦不得於該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。」

D. 按規定須興建並提供予政府或供公眾使用的設施

6. 批地文件特別條款第 (2) 條規定：-

「綠色區域的構建 (時限、方式及用途)

- (a) 買方須：
 - (i) 於本協議之日期起 66 個公曆月內 (或署長可能批准的其他延長期間)，自費按署長批准的方式、材料、標準、水平、定線及設計，在各方面達至署長滿意程度：
 - (I) 鋪設及構建本批地文件附錄的圖則上以綠色顯示的未來公用道路的該等部分 (下稱「綠色區域」)；及
 - (II) 提供及建造符合署長按其單獨酌情權要求的橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物 (下稱「該等構築物」)，使建築物可座落於綠色區域及讓車輛和行人往來綠色區域；

- (ii) 於本協議之日期起66個公曆月內(或署長可能批准的其他延長期間),自費在綠色區域鋪設路面、鋪路緣及開水道,並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記,以達至署長滿意程度;及
- (iii) 自費保養綠色區域連同該等構築物及在該等區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和裝置,以達至署長滿意程度,直至綠色區域的管有權已根據本批地文件的特別條款第(3)條交付。

綠色區域的構建(未能履行義務)

- (b) 如果買方未能在本特別條款(a)款所述的規定期間內履行其在該條款的義務,政府可進行必要的工程,費用一概由買方負責,買方須在政府要求時向政府支付相等於該等費用的金額,該金額由署長決定,其決定為最終局並對買方具有約束力。

不得就綠色區域的工程提出索償

- (c) 政府對於買方履行其在本特別條款(a)款的義務或政府行使本特別條款(b)款賦予的權利所產生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,毋須承擔任何責任,而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

政府已延長關於構建本批地文件附錄的編號為TM5818-SP的圖則上以綠色顯示的部分的時限,至2021年7月8日。

- 7. 批地文件特別條款第(3)條規定:—

「綠色區域的管有權

僅為了進行本批地文件的特別條款第(2)條指定的必要工程,買方須於本協議之日期獲授予綠色區域的管有權。綠色區域須於政府要求時交還政府,而在任何情況下,如署長發出一封函件表示本批地條件已獲得遵循達至其滿意程度,則於函件日期當作綠色區域已由買方交還政府。買方須於其管有綠色區域的所有合理時間,准許所有政府及公共車輛及行人免費進入、通過及經過綠色區域,並確保該項進入的權利不受進行的工程干擾或阻礙,不論是按照本批地文件的特別條款第(2)條或其他規定進行的工程。」

- 8. 批地文件特別條款第(5)條規定:—

「進入綠色區域以便檢查

- (a) 買方須於其管有綠色區域的所有合理時間:
 - (i) 准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及再經過該地段和綠色區域,旨在檢查、檢驗及監督擬遵照本批地文件的特別條款第(2)(a)條進行的任何工程,進行、檢查、檢驗及監督本批地文件的特別條款第(2)(b)條下的工程及署長認為在綠色區域必須的任何其他工程;
 - (ii) 准許政府及政府授權的有關公用事業公司有權按政府或有關公用事業設施公司的要求出入、經過及再經過該地段和綠色區域,以便進行任何將會在綠色區域或任何毗鄰土地之、之上或之下進行的工程,包括但不限於鋪設及其後維修旨在為該地段或任何毗鄰或相鄰土地或處所提供電話、電力、氣體(如有)及其他服務而必需的所有喉管、電線、導管、電纜槽及其他傳導媒體與附屬設備。買方須就將會在綠色區域之內進行的任何上述工程涉及的一切事宜與政府及與政府正式授權的有關公用事業公司充分配合;和
 - (iii) 准許水務監督的官員及他們授權的其他人士有權按水務監督的官員或該等獲授權人士的要求出入、經過及再經過該地段和綠色區域,以便進行綠色區域之內任何其他水務設施的運作、維修、修理、更換及更改所涉及的任何工程。
- (b) 對於政府、署長及其官員、承判商、代理人及根據本特別條款(a)款獲正式授權的任何人士或公用事業公司行使權利而產生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,政府、署長及其官員、承判商和代理人及根據本特別條款(a)款獲正式授權的任何人士或公用事業公司均毋須承擔任何責任。」

- 9. 批地文件特別條款第(30)條規定:—

「確認現存走道

- (a) (i) 買方特此確認截至本協議之日期,粉紅色加紅色斜線區域現存一條走道(下稱「現存走道」),而且所有公眾人士可於一切時候享有自由和不受限制的通行權,在毋須支付任何性質的付款下徒步或乘坐輪椅往復經過、前往或通過現存走道。

- (ii) 在不影響本批地文件一般條款第5條的一般適用情況下,買方須被視為已滿意及接受該地段於本協議之日期的現有狀態及狀況,包括現存走道的存在及使用,買方不得就此或因此作出或提出任何性質的異議或索償。政府對於買方因現存走道的存在及使用而招致或蒙受的任何損失、損害、滋擾或干擾不承擔任何責任或負責。

- (b) 買方不得阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道,也不得允許他人阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道。

公眾通行

- (c) 買方須在本批地文件同意批出的年期內一切時候:
 - (iv) 允許政府及所有公眾人士於一切時候享有自由和不受限制的通行權,在毋須支付任何性質的付款下徒步或乘坐輪椅往復經過、前往或通過現存走道;及
 - (ii) 自費維持及保養現存走道處於良好和修繕妥當的狀況,以在各方面達至署長滿意程度。

無責任及彌償

- (d) 對於買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或干擾,不論是否由於買方履行其在本特別條款(c)款之下的義務或其他原因而引起或附帶發生的,政府或署長不承擔任何責任或負責,買方不得就任何該等損失、損害、滋擾或干擾對政府或署長提出任何索償。買方須於一切時候就現存走道的存在、使用、維修及保養或買方不履行其在本特別條款(b)及(c)款或其他方面的任何義務而直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府及署長作出彌償及保持其獲得彌償。

無撥出

- (e) 現明確同意、聲明及規定,儘管買方被施加本特別條款(c)(i)款所載的義務,買方無意撥出而且政府亦無同意撥出現存走道或其任何部分給公眾通行。

《建築物(規劃)規例》等之下的特許權

- (f) 現明確同意、聲明及規定,買方不可基於其在本特別條款(c)(i)款所載的義務而預期或要求任何有關額外上蓋面積或地積比率的特許權或權利,不論是按照《建築物(規劃)規例》第22(1)條、其任何修訂條文或替代條文或其他規定。為免產生疑問,買方明確放棄按照《建築物(規劃)規例》第22(1)條、其任何修訂條文或替代條文,提出任何及所有有關額外上蓋面積或地積比率任何特許權或權利的要求。」

- 10. 批地文件特別條款第(43)條規定:—

「交通燈控制的行人過路處

- (a) (i) 買方須於本協議之日期起54個公曆月內(或署長可能批准的其他延長期間),按照署長在本特別條款(b)款之下批准的圖則及繪圖,自費以良好的工藝在本批地文件附錄的圖則上顯示及標示為「建議的交通燈控制的過路處」的位置或署長批准的位置興建、建造、提供兩個交通燈控制的行人過路處(下稱「交通燈控制的行人過路處」)及使其適宜操作,以在各方面達至署長滿意程度。
- (ii) 在不影響本特別條款(a)(i)款的條文下,將使用於交通燈控制的行人過路處的交通燈號控制設備須為運輸署所批准的一類設備。
- (b) 在開展任何有關交通燈控制的行人過路處的工程前,買方須自費向署長提交或促致他人提交有關交通燈控制的行人過路處所有必要的圖則及繪圖予署長供其書面批准,以在各方面達至署長滿意程度。該等圖則及繪圖當中須載有署長要求的資料,包括但不限於交通燈控制的行人過路處的佈局、位置和設計。
- (c) 買方須自費保養交通燈控制的行人過路處使其狀況良好,以在各方面達至署長滿意程度直至根據本特別條款(d)(i)(I)款移交給政府。
- (d) (i) 當交通燈控制的行人過路處竣工及開始操作以達至署長滿意程度後,買方須自費:
 - (I) 應要求將交通燈控制的行人過路處或其任何部分免費及在狀況良好和沒有任何缺陷的情況下移交給政府,而在任何情況下須當作買方已於署長發出的信件上指明的日期移交給政府;及
 - (II) 拆除及移除在本批地文件附錄的圖則上顯示及標示為「將予移除的現存輔助過路處」的位置現存的輔助過路處(下稱「現存輔助過路處」),以在各方面達至署長滿意程度。

- (ii) 即使本特別條款(d)(i)(I)款有任何規定，署長可於交通燈控制的行人過路處竣工及開始操作前單獨酌情(但無義務)要求買方自費將已在署長滿意下完成的部分交通燈控制的行人過路處移交給政府，買方屆時須將該等交通燈控制的行人過路處部分免費及在狀況良好和沒有任何缺陷的情況下移交給政府，而在該情況下買方在本特別條款(d)(i)(I)款之下的義務須解釋為適用於仍未按照本(d)(i)(I)款移交給政府的交通燈控制的行人過路處餘下部分。

欠妥之處的責任

- (e) (i) 買方須於一切時候就交通燈控制的行人過路處移交日期或在交通燈控制的行人過路處分批移交的情況下，交通燈控制的行人過路處最後的餘下部分移交日期後的365天內(下稱「欠妥之處的責任期」)發生或明顯出現的任何缺陷、失修、不妥善、失靈、故障或任何其他未完成工程(無論有關工藝、材料、設計或其他方面)而直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府作出彌償及保持其獲得彌償。
- (ii) 每當署長要求時，買方須自費按署長規定的時間、標準及方式，進行所有保養、維修、更改、重建及糾正工程及任何其他必要工程，以補救及糾正交通燈控制的行人過路處或其任何部分在任何欠妥之處的責任期內發生或明顯出現的任何缺陷、失修、不妥善、失靈、故障或任何其他未完成工程。
- (iii) 就本特別條款而言，署長對於交通燈控制的行人過路處或交通燈控制的行人過路處最後的餘下部分在何時移交給政府作出的決定為最終局並對買方具有約束力。
- (f) 僅為了對交通燈控制的行人過路處進行必要的工程，買方須獲授予管有署長認為合適的政府土地，並且受署長在本協議之日期所訂的條款及條件規限。買方須於管有政府土地的所有合理時候，准許所有政府及公眾車輛和行人自由及不受限制地通行該政府土地，並且維持暢通的交通流量以達至署長滿意程度。在實施所有為了興建、建造及提供交通燈控制的行人過路處而進行的所有臨時交通改道計劃前，須將該等計劃提交署長以取得批准。

不履行

- (g) 倘若買方不履行其在本特別條款之下的任何義務，政府可進行所需工程，而買方須按要求向政府支付一筆相等於該等工程費用的金額，該筆金額由署長決定，其決定為最終局並對買方具有約束力。
- (h) 對於買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方履行本特別條款之下的義務、進行本特別條款(g)款之下的任何工程或其他原因而引起或附帶發生的，政府或署長均毋須承擔任何責任或負責，買方無權就任何該等損失、損害、滋擾或干擾對政府或署長或其授權官員提出任何索償或要求任何賠償。

對政府作出彌償

- (i) 買方須於一切時候對買方、其傭工、工人、承判商或買方授權的任何人就交通燈控制的行人過路處的興建、建造和提供或現存輔助過路處的移除及拆除或其他事項作出或遺漏的任何事情直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府作出彌償及保持其獲得彌償。」

E. 有關承授人在該土地內外鋪設、塑造或綠化任何範圍，或興建或維持任何構築物或設施的責任

11. 特別條款第(2)、(3)及(5)條中有關「綠色區域」的事宜在上文D節作出規定。
12. 特別條款第(30)條中有關「現存走道」的事宜在上文D節作出規定。
13. 特別條款第(43)條中有關「交通燈控制的行人過路處」的事宜在上文D節作出規定。
14. 批地文件特別條款第(6)條規定：—

「建築規約

買方須開發該地段，在其上興建在一切方面符合本批地條件和當時在香港所實施的或可能在任何時候實施的一切有關建築、衛生及規劃的條例、附例及規例的一幢或多幢建築物，並須於2021年3月31日或之前完成建築和使其適合佔用。」

政府已延長關於本批地文件的特別條款第(6)條指明的建築規約期的時限，為期6個公曆月，至2021年9月30日。

15. 批地文件特別條款第(8)條規定：—

「保留樹木

未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段種植的樹木。署長在給予同意時可以對移植、補償園景工程或重植施加其認為合適的條件。」

16. 批地文件特別條款第(9)條規定：—

「園景工程

- (a) 買方須自費向署長呈交一份園藝圖並取得署長批准，該園藝圖須顯示將於該地段內進行的園景工程位置、處置和佈局以符合本特別條款(b)款的規定。
- (b) (i) 該地段不少於20%的面積須種植樹木、灌木或其他植物。
- (ii) 須於署長單獨酌情決定的位置或水平，在本特別條款(b)(i)款所指的20%面積當中提供不少於50%的面積(下稱「綠化地帶」)，讓行人可以見到或進入該地段的任何人士可前往綠化地帶。
- (iii) 署長就哪些由買方建議的園景工程構成本特別條款(b)(i)款所指的20%面積所作的決定為最終局並對買方具有約束力。
- (iv) 署長可單獨酌情決定接納買方建議的其他非植物裝飾以取代種植樹木、灌木或其他植物。
- (c) 買方須自費按核准的園藝圖在該地段提供園景，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或替換核准的園藝圖。
- (d) 買方其後須自費保養及保持園景工程，使其達至安全、清潔、井然、整齊及健康的狀態，以達至署長在各方面滿意程度。
- (e) 根據本特別條款提供園景的一個或多個區域須指定為並構成本批地文件的特別條款第(20)(a)(v)條所指的公用地方之一部分。」

17. 批地文件特別條款第(13)條規定：—

「康樂設施

- (a) 買方可於該地段內興建、建造及提供署長書面批准的康樂設施及其附帶設施(下稱「設施」)。設施的種類、大小、設計、高度及處置亦須事先取得署長書面批准。
- (b) 就計算本批地文件的特別條款第(10)(c)條規定的總建築面積而言，在不抵觸本批地文件的特別條款第(45)(d)條的規定下，如根據本特別條款(a)款在該地段內提供的設施之任何部分是提供予該地段上已建或擬建的一幢或多幢住宅樓宇的住戶及其真正訪客共同使用及享用的，該部分不計算在內。署長認為並非作此用途的設施其餘部分須計算在內。
- (c) 如設施的任何部分因本特別條款(b)款而在計算建築面積時獲得豁免(下稱「獲豁免設施」)：
- (i) 獲豁免設施須指定為並構成本批地文件的特別條款第(20)(a)(v)條所指的公用地方；
- (ii) 買方須自費將獲豁免設施保持修葺良好堅固和狀況良好並且運作獲豁免設施，以達至署長滿意程度；及
- (iii) 獲豁免設施只可以供該地段上已建或擬建的一幢或多幢住宅樓宇的住戶及其真正訪客使用，不得供任何其他人士使用。」

18. 批地文件特別條款第(23)條其中若干規定：—

「車位要求

- (a) (i) 須在該地段之內根據該地段上已建或擬建的住宅單位各自的大小對照下表所列比率進行計算的結果，提供用以停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的汽車之車位(下稱「住宅車位」)，以達至署長滿意程度，但如署長同意不同於下表所列的比率或數目則除外：

每一住宅單位的大小	將提供的住宅車位數目
小於 40 平方米	每 17.5 個住宅單位或其部分設一個車位
不小於 40 平方米但小於 70 平方米	每 10 個住宅單位或其部分設一個車位
不小於 70 平方米但小於 100 平方米	每 3.33 個住宅單位或其部分設一個車位
不小於 100 平方米但小於 130 平方米	每 1.27 個住宅單位或其部分設一個車位
不小於 130 平方米但小於 160 平方米	每 0.93 個住宅單位或其部分設一個車位
不小於 160 平方米	每 0.74 個住宅單位或其部分設一個車位

- (ii) 就本特別條款(a)(i)款而言，所提供的住宅車位總數須為按本特別條款(a)(i)款中的列表所列每一住宅單位各自的大小而計算的住宅車位各自數目之總和，而就本批地條件而言，「每一住宅單位的大小」之建築面積是指以下(I)和(II)之和：

- (I) 該單位住戶獨家使用與享用的住宅單位建築面積，從該單位的圍牆或護牆外面測量，除了分隔兩個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線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本批地文件的特別條款第(10)(c)條指定的建築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(定義見下文)的建築面積，即在住宅單位外圍牆外面供該地段已建或擬建發展項目住宅部分的所有住戶共同使用與享用的住宅公用地方的總建築面積(該住宅公用地方在下文簡稱「住宅公用地方」)(為免存疑，不包括沒有列入計算本批地文件的特別條款第(10)(c)條指定建築面積的所有樓面面積)，在計算時須按下列公式分攤給住宅單位：

$$\frac{\text{住宅公用地方的總建築面積}}{\text{根據本特別條款(a)(ii)(I)款計算的有關住宅單位的建築面積}} \times \text{根據本特別條款(a)(ii)(I)款計算的所有住宅單位的總建築面積}$$

訪客車位

- (iii) 必須按以下比率或署長批准的其他比率提供額外車位，以供停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶的真正客人、訪客或受邀人的汽車：
- (I) 包含超過 75 個住宅單位的在該地段上已建或擬建的每幢住宅單位(下稱「一幢超過 75 個的住宅單位」)，設 3 個車位；及
- (II) 每 15 個住宅單位(不包括在任何一幢超過 75 個的住宅單位之中的住宅單位)或其部分設一個車位，但最少提供兩個車位。
- (iv) 根據本特別條款(a)(i)及(a)(iii)款(可分別根據本批地文件的特別條款第(25)條予以變更)提供的車位不得用於上述條款分別訂明的用途以外的任何用途，尤其是所述車位不得用於存放、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。
- (b) (i) 須在該地段之按以下比率(但如署長同意其他比率除外)提供用以停泊汽車之車位，以達至署長滿意程度：

辦公室用車位

- (I) 在該地段上已建或擬建供辦公室用途的一幢或多幢建築物或其一個或多個部分的每 200 平方米或其部分的建築面積，設一個車位；及

非工業用車位

- (II) 在該地段上已建或擬建的一幢或多幢非工業(不包括辦公室、倉庫、酒店、加油站及私人住宅)用途的建築物或其一個或多個部分的每 300 平方米或其部分的建築面積，設一個車位。

- (ii) 就計算本特別條款(b)(i)(I)及(b)(ii)(II)款(可分別根據本批地文件的特別條款第(25)條予以變更)提供的車位數目，用於泊車、上落客貨用途的任何樓面面積不計算在內。

- (iii) 根據本特別條款(b)(i)(I)及(b)(ii)(II)款(可分別根據本批地文件的特別條款第(25)條予以變更)提供的車位，不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建的用於上述條款分別訂明的用途的一幢或多幢建築物或其一個或多個部分的佔用人及其真正客人、訪客或受邀人的汽車以外的任何用途，尤其是所述車位不得用於存放、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

傷殘人士車位

- (c) (i) 根據本特別條款(a)(i)、(a)(iii)、(b)(i)(I)及(b)(i)(II)款(可分別根據本批地文件的特別條款第(25)條予以變更)提供的車位，買方須在其中保留和指定建築事務監督要求及批准的、用於《道路交通條例》、根據該條例制定的任何規例及任何修訂立法定義的傷殘人士停泊汽車的車位數目(如此保留和指定的車位下稱「傷殘人士車位」)，惟在根據本特別條款(a)(iii)款(可根據本批地文件的特別條款第(25)條予以變更)提供的車位之中最少須如此保留和指定一個車位，且買方不得將根據本特別條款(a)(iii)款(可根據本批地文件的特別條款第(25)條予以變更)提供的所有車位保留或指定作為傷殘人士車位。
- (ii) 傷殘人士車位須設置於署長以書面方式批准的位置及樓層。
- (iii) 傷殘人士車位不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法定義的傷殘人士停泊屬於該地段上已建或擬建的一幢或多幢建築物的住戶或佔用人及其真正客人、訪客或受邀人的汽車以外的任何用途，尤其是所述車位不得用於存放、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

住宅電單車車位

- (d) (i) 須在該地段之內按該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分中每 100 個住宅單位或其部分設一個車位的比率(但如署長同意其他比率除外)，提供用以停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的電單車之車位，以達至署長滿意程度。
- (ii) 住宅電單車車位(可根據本批地文件的特別條款第(25)條予以變更)不得用於除了停泊《道路交通條例》、根據該條例制定的任何規例及任何修訂立法之下獲發牌的並且屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的電單車以外的任何用途，尤其是該等電單車車位不得用於存放、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

單車車位

- (e) 須在該地段之內按每 15 個住宅單位或其部分(每個住宅單位的建築面積小於 70 平方米)設一個車位的比率或署長批准的其他比率，提供停泊屬於該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的住戶及其真正客人、訪客或受邀人的單車之車位，以達至署長滿意程度。

車位尺寸

- (f) (i) 除傷殘人士車位外，根據本特別條款(a)(i)、(a)(iii)、(b)(i)(I)及(b)(i)(II)款(可分別根據本批地文件的特別條款第(25)條予以變更)提供的每一車位的尺寸為 2.5 米闊，5.0 米長，淨高最少 2.4 米。
- (ii) 每一傷殘人士車位的尺寸須符合建築事務監督的要求和批准。
- (iii) 根據本特別條款(d)(i)款(可根據本批地文件的特別條款第(25)條予以變更)提供的每一車位的尺寸為 1.0 米闊，2.4 米長，淨高最少 2.4 米或署長批准的其他最低限度淨高。
- (iv) 根據本特別條款(e)款提供的每一車位須符合署長書面批准的尺寸。」

19. 批地文件特別條款第(24)條其中若干規定：-

「上落客貨要求

- (a) 須在該地段內按以下比率提供上落客貨車位，以達至署長滿意程度：
- (i) 在該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分的每 800 個住宅單位或其部分設一個車位，或按署長批准的其他比率，但最少須就該地段上已建或擬建的每幢住宅單位提供一個上落客貨車位，而該上落客貨車位位於每幢住宅單位毗鄰或之內；

- (ii) 在該地段上已建或擬建供辦公室用途的一幢或多幢建築物或其任何一個或多個部分的每3,000平方米或其任何部分的建築面積，設一個車位；及
- (iii) 在該地段上已建或擬建供非工業（不包括辦公室、倉庫、酒店、加油站及私人住宅）用途的一幢或多幢建築物或其一個或多個部分的每1,200平方米或其部分的建築面積，設一個車位。
- (b) 根據本特別條款(a)(i)、(a)(ii)及(a)(iii)款（可分別根據本批地文件的特別條款第(25)條予以變更）提供的每一車位的尺寸為3.5米闊，11.0米長，淨高最少4.7米。根據本特別條款(a)(i)、(a)(ii)及(a)(iii)款（可分別根據本批地文件的特別條款第(25)條予以變更）提供的車位不得用於除了該等條款分別所述建築物或其任何部分有關的貨車上落客貨以外的任何用途。
- (c) 就計算本特別條款(a)(ii)及(a)(iii)款提供的車位數目而言，用於泊車、上落客貨用途的任何樓面面積不計算在內。」
20. 批地文件特別條款第(25)條其中若干規定：—
- 「車位規定的彈性
- (a) 儘管有本批地文件的特別條款第(23)(a)(i)、(23)(a)(iii)、(23)(b)(i)(I)、(23)(b)(i)(II)、(23)(d)(i)、(24)(a)(i)、(24)(a)(ii)及(24)(a)(iii)條，買方可增加或減少須按上述特別條款提供的各自的車位數目，幅度不多於5%，條件是如此增加或減少的車位總數不得超過50。
- (b) 除本特別條款(a)款的規定外，買方還可增加或減少須按本批地文件的特別條款第(23)(a)(i)和(23)(a)(iii)條提供的各自的車位數目（無須考慮本特別條款(a)款中計算的車位），幅度不多於5%。」
21. 批地文件特別條款第(32)條規定：—
- 「分割
- (a) 如果任何土地存在或已經被分割、清除或後移或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其中任何部分或買方按本批地條件需要進行的任何其他工程，或作任何其他用途，買方須自費進行與建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免與防止其後發生的任何塌方、山泥傾瀉或地陷。買方須在批地文件同意授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺良好堅固和狀況良好的狀態，以達至署長滿意程度。
- (b) 本特別條款(a)款的任何規定，不得影響政府在本批地條件下的權利，尤其是特別條款第(31)條下的權利。
- (c) 倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因而在任何時候引起任何塌方、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政府土地或已出租土地，買方須自費修葺使之恢復原狀以達至署長滿意程度，並對上述塌方、山泥傾瀉或地陷造成政府和其代理人及承判商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作出彌償。
- (d) 除了對違反本批地條件的任何其他權利或補救方法外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或為任何塌方、山泥傾瀉或地陷修葺使之恢復原狀。如買方忽略或未能在該通知指定的時期內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。買方須在被要求時補償政府因此產生的費用連同任何行政費或專業費用及開支。」
22. 批地文件特別條款第(34)條規定：—
- 「保養地樁
- 如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，買方須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情決定要求時提供上述檢驗工程的報告和資料給署長。如果買方忽略或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。買方須在被要求時補償政府因此產生的費用。」
23. 批地文件特別條款第(37)條規定：—
- 「排水渠及渠道的建造
- (a) 買方須自費建造及保養按署長認為為了將落在或流到該地段上的所有暴雨或雨水截取並引導至最近的河道、集水井、渠道或政府雨水渠而屬必要的排水渠及渠道，不論其在該地段邊界內或在政府土地內，以達至署長滿意程度，而買方須對上述暴雨或雨水導致的任何損壞或滋擾所產生的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- 連接排水渠和污水渠
- (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。買方須在被要求時向政府支付上述連接工程的費用。另一個選擇是，該等連接工程可由買方自費進行，以達至署長滿意程度。在此情況下，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，直至要求時由買方移交給政府，由政府出資負責今後的保養。買方須在被要求時向政府支付有關上述連接工程技術審核的費用。若買方未能保養上述連接工程在政府土地內修建的任何一段，署長可進行其認為必要的保養工程，買方須在被要求時向政府支付上述工程的費用。」
24. 批地文件特別條款第(39)條規定：—
- 「噪音影響報告
- (a) 買方須在本協議之日期起六個公曆月內（或署長可能批准的其他延長期間），自費提交或促使他人提交關於開發該地段的噪音影響評估報告（下稱「噪音影響報告」）予署長供其書面審批，以在各方面達至署長滿意程度。噪音影響報告須其中若干載有署長要求的資料（以及其他資料），包括但不限於發展該地段所產生的所有不利的噪音影響，以及適當的噪音緩解措施的建議（下稱「噪音緩解措施」）。
- (b) 買方須自費並在署長規定的時限內進行和落實噪音影響報告中建議的並經署長批准的噪音緩解措施（下稱「經批准噪音緩解措施」），以在各方面達至署長滿意程度。
- (c) 在噪音影響報告獲得署長書面批准之前，不得在該地段開展任何建造工程（但土地勘測和地盤平整工程除外）。
- (d) 對於買方蒙受的任何費用、損害或損失，不論是否由於買方履行本特別條款之下的義務或其他原因而引起或附帶發生的，政府及其官員均毋須對買方承擔任何責任或義務，買方不得就任何該等費用、損害或損失對政府或其官員提出任何索償。」
25. 批地文件特別條款第(40)條規定：—
- 「隔音屏障
- 若經批准噪音緩解措施包括在該地段興建或建造伸出該地段邊界及跨越毗連政府土地任何部分的隔音屏障（下稱「隔音屏障」），則下列條款適用：
- (a) 買方須按照經建築事務監督批准的圖則自費設計、興建及建造隔音屏障，並在各方面符合《建築物條例》、根據該條例制定的任何規例及任何修訂立法；
- (b) 不得於毗連該地段之政府土地上或其下興建隔音屏障之地基或承托物；
- (c) 除獲署長事先書面批准外，不得對隔音屏障或其任何部分作出任何改動、增添、更換或附加裝置；
- (d) 買方須在一切時候自費維護、保養及維修隔音屏障或（如獲署長批准）任何替代品於各方面處於修葺良好堅固的狀態，以達至署長滿意程度。如因按本(d)款進行任何工程而須實施臨時交通封路或改道，開展工程前須就臨時交通安排獲得運輸署署長書面批准；
- (e) 隔音屏障不得用於隔音屏障以外的任何其他用途。除獲署長事先書面批准外，買方不得使用或容許他人使用隔音屏障或其任何部分作廣告或展示任何招牌、告示或海報；
- (f) 在取得署長事先書面批准的前提下，買方及其承判商、工人或任何其他獲買方授權人士可帶同或不帶同工具、設備、機器、機械或汽車，按本特別條款進入毗連該地段之政府土地，以興建、建造、檢查、維修、保養、清洗、翻新及更換伸出政府土地之隔音屏障之部分；
- (g) 對於買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方或任何其他人士按本特別條款(f)款所述進入土地或進行工程而引起或附帶發生的，政府毋須承擔任何責任，買方不得就任何該等損失、損害、滋擾或干擾對政府提出任何索償；

- (h) 買方須於一切時候採取所需預防措施，以避免因興建、建造、維修、保養、改動、使用、拆除或移除隔音屏障而對任何毗連該地段及隔音屏障之政府土地，或進入或使用任何毗連該地段及隔音屏障之政府土地的人士或車輛造成損失或損害；
- (i) 署長有權於任何時候按其絕對酌情決定向買方送出書面通知，要求買方於書面通知日期起六個公曆月內拆除及移除伸出政府土地之部分隔音屏障而不設替代品，買方須於收到該書面通知後自費於該書面通知期限內拆除及移除前述部分隔音屏障，以在各方面達至署長滿意程度；
- (j) 如買方沒有履行其在本特別條款之下的任何責任，署長可進行所需工程，而買方須按要求向署長補償該等工程的費用；
- (k) 買方須在本批地文件同意批出的年期內一切時候，容許署長及其官員、承判商、代理人及工人及署長授權的任何人士有權攜同或不攜同工具、設備、機器、機械或汽車不受限制地出入、經過及再經過該地段或其任何部分或在其上已建或擬建的任何建築物，無須為此支付費用，旨在視察、檢驗和監督任何按本特別條款(a)、(d)及(i)款進行之工程，及按本特別條款(j)款進行任何工程，及進行署長認為所需之任何其他工程；
- (l) 對於買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方履行本特別條款之下的義務、署長行使本特別條款(k)款之下的進入權或進行本特別條款(j)款之下的任何工程而引起或附帶發生的，政府或署長均毋須承擔任何責任，買方無權就任何該等損失、損害、滋擾或干擾對政府或署長或其授權官員提出任何索償或要求任何賠償；及
- (m) 買方須於一切時候就隔音屏障之興建、建造、存在、維修、保養、改動、更新、更換、使用、拆除或移除，或按本特別條款(j)款進行任何工程而直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府、署長及其官員、承判商、代理人及工人及署長根據本特別條款(k)款授權的任何人作出彌償及保持其獲得彌償。」

F. 對買方造成負擔的租用條件

26. 批地文件特別條款第(27)條規定：-

「限制住宅車位及住宅電單車車位的讓與

- (a) 即使已遵守及符合本批地條件以達至署長滿意程度，也不得將住宅車位及住宅電單車車位：-
 - (i) 轉讓，除非：
 - (I) 連同賦予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其一個或多個部分之內住宅單位專用權及管有權的該地段之不分割份數；或
 - (II) 轉讓予已經是該地段的不分割份數（賦予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其任何部分之內住宅單位的專用權及管有權）的擁有人的人；或
 - (ii) 分租（除非分租予該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其任何部分之住宅單位的住戶）。

但該地段上已建或擬建供私人住宅用途的一幢或多幢建築物或其任何部分的任何一個住宅單位之業主或住戶，在任何情況下不得購入或分租入合共多於三個住宅車位及住宅電單車車位。
- (b) 即使本特別條款(a)款有任何規定，買方可以在取得署長事先書面同意下將所有住宅車位和住宅電單車車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。
- (c) 本特別條款(a)款的規定不適用於有關該地段的整體轉讓、分租、按揭或押記。
- (d) 本特別條款(a)及(b)款的規定不適用於傷殘人士車位。」

27. 批地文件特別條款第(35)條規定：-

「廢石方或瓦礫

- (a) 倘若從該地段或開發該地段所影響的其他區域腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材（下稱「廢料」）到公共行人徑、道路或路渠、前灘或海床、污水渠、雨水渠、溝渠或其他政府物業（下稱「政府物業」），買方須自費從政府物業清理該等廢料並修復對政府物業造成的任何損壞。買方須就上述腐蝕、沖洗或棄置對私人物業導致的任何損壞或滋擾所引致的一切訴訟、索償及要求向政府作出彌償。
- (b) 即使本特別條款(a)款有任何規定，署長可以（但沒有責任）應買方的要求從政府物業清理該等廢料並修復對政府物業造成的任何損壞。買方須應要求向政府支付因此產生的費用。」

28. 批地文件特別條款第(38)條規定：-

「排污影響評估

- (a) 買方須於本協議之日期起六個公曆月內（或署長可能批准的其他延長期間），自費提交或安排他人提交一份排污影響評估（下稱「排污影響評估」）給環境保護署署長作出書面審批，在各方面達至環境保護署署長滿意程度。排污影響評估特別載有環境保護署署長要求的資料及詳情，包括但不限於開發該地段可能產生的一切不利的排污影響和實施緩解措施、改善工程及其他措施和工程的建議。
- (b) 買方須於環境保護署署長規定的時間內自費執行及實施環境保護署署長批准的排污影響評估的建議，在各方面達至環境保護署署長滿意程度。
- (c) 排污影響評估的技術方面須由香港工程師學會以土木工程為專業的成員或特許土木工程師進行。
- (d) 在環境保護署署長書面批准排污影響評估前，不得在該地段或其任何部分展開任何建築工程（土地勘察及地盤平整工程除外）。
- (e) 為免產生疑問及在不影響本批地文件一般條款第5條的一般適用情況下，買方現明確承認及同意其須獨自負責自費實施環境保護署署長批准載於排污影響評估的建議，在各方面達至環境保護署署長滿意程度。對於買方蒙受的任何費用、損害或損失，不論是否由於買方履行本特別條款之下的義務或其他原因而引起或附帶發生的，政府及其官員均毋須對買方承擔任何責任或義務，買方不得就任何該等費用、損害或損失對政府或其官員提出任何索償。」

註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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

1. Description
The Green Areas and the Structures as referred to in Special Condition No. (2) of Land Grant No. 22153 dated 9 July 2015 (the “**Land Grant**”).
The “Existing Footpath” as referred to in Special Condition No. (30) of the Land Grant.
The “Signalised Pedestrian Crossings” as referred to in Special Condition No. (43) of the Land Grant.
2. The general public has the right to access the area mentioned in paragraph 1 in accordance with the Land Grant.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

1. Description
The Green Areas and the Structures as referred to in Special Condition No. (2) of the Land Grant.
The “Existing Footpath” as referred to in Special Condition No. (30) of the Land Grant.
The “Signalised Pedestrian Crossings” as referred to in Special Condition No. (43) of the Land Grant.
2. The general public has the right to use the facilities mentioned in paragraph 1 in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.
4. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities above through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

D. Any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

E. Plans that show the location of those parts of the land

Please refer to the plan at the end of this section.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

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

“Formation of the Green Areas (time limit, manner and purpose)”

- (a) The Purchaser shall:
 - (i) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Areas”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)
- so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

- (ii) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered in accordance with Special Condition No. (3) hereof.

Formation of the Green Areas (non-fulfilment)

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

No claim on works on the Green Areas

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

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

“Possession of the Green Areas

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

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

“Restriction on use of the Green Areas

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

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

“Access to the Green Areas for inspection

- (a) The Purchaser shall at all reasonable times while he is in possession of the Green Areas:
 - (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Areas;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the

Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises. The Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

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

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

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

“Acknowledgment of the Existing Footpath

(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing footpath on the Pink Hatched Red Area (hereinafter referred to as “the Existing Footpath”) and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along, to, from or through the Existing Footpath.

(ii) Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpath.

(b) The Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.

Public access

(c) The Purchaser shall at all times throughout the term hereby agreed to be granted:

(i) Permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along, to, from or through the Existing Footpath; and

(ii) at his own expense keep and maintain the Existing Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

No liability and indemnity

(d) Neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or the Director by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall at all times indemnify and keep indemnified the Government and the Director from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings

whatsoever arising whether directly or indirectly out of or in connection with the presence, use, repair and maintenance of the Existing Footpath or the Purchaser’s non-fulfilment of any of his obligations under sub-clauses (b) and (c) of this Special Condition or otherwise.

No dedication

(e) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clause (c)(i) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpath or any part or parts thereof to the public for the right of passage.

Concession under Building (Planning) Regulations, etc.

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

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

“Signalised Pedestrian Crossings

(a) (i) The Purchaser shall within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in a good workmanlike manner and in all respects to the satisfaction of the Director erect, construct, provide and make fit for operation two signalized pedestrian crossings (hereinafter collectively referred to as “the Signalized Pedestrian Crossings”) in accordance with the plans and drawings approved by the Director under sub-clause (b) of this Special Condition at the positions shown and marked “Proposed signalized crossings” on the plan annexed hereto or at such positions as may be approved by the Director.

(ii) Without prejudice to the provisions of sub-clause (a)(i) of this Special Condition, the signal control equipment to be used for the Signalized Pedestrian Crossings shall be of a type approved by the Transport Department.

(b) Prior to the commencement of any works for the Signalized Pedestrian Crossings, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval all necessary plans and drawings of the Signalized Pedestrian Crossings containing, among others, such details as the Director may require including but not limited to the layout, location and design for the Signalized Pedestrian Crossings.

(c) The Signalized Pedestrian Crossings shall be maintained by the Purchaser at his own expense in good condition and in all respects to the satisfaction of the Government until it is handed over to the Government in accordance with sub-clause (d)(i)(I) of this Special Condition.

(d) (i) Upon completion and commencement of operation of the Signalized Pedestrian Crossings to the satisfaction of the Director, the Purchaser shall at his own expense:

(I) hand over the Signalized Pedestrian Crossings or any part or parts thereof to the Government on demand free of cost in good condition and free from defects of any kind and in any event shall be deemed to have been handed over to the Government by the Purchaser on the date or dates to be specified in a letter or letters from the Director; and

(II) demolish and remove in all respects to the satisfaction of the Director the existing cautionary crossing at the position shown and marked “Existing cautionary crossing to be removed “ on the plan annexed hereto (hereinafter referred to as “the Existing Cautionary Crossing”).

(ii) Notwithstanding sub-clause (d)(i)(I) of this Special Condition, prior to the completion and commencement of operation of the Signalized Pedestrian Crossings, the Director may at his sole discretion, but shall be under no obligation, require the Purchaser at his own expense to

hand over part or parts of the Signalized Pedestrian Crossings which have been completed to his satisfaction to the Government whereupon the Purchaser shall hand over such part or parts of the Signalized Pedestrian Crossings to the Government free of cost in good condition and free from defects of any kind and in such event the obligations of the Purchaser under sub-clause (d)(i)(I) of this Special Condition shall be construed as applying to the remaining part or parts of the Signalized Pedestrian Crossings which have not been handed over to the Government pursuant to this sub-clause (d)(i)(I).

Defects Liability

- (e) (i) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Signalized Pedestrian Crossings which shall occur or become apparent within a period of 365 days after the date of handover of the Signalized Pedestrian Crossings or the date of handover of the last remaining part of the Signalized Pedestrian Crossings if the Signalized Pedestrian Crossings have been handed over in parts (hereinafter referred to as “Defects Liability Period”).
- (ii) Whenever required by the Director, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Signalized Pedestrian Crossings or any part thereof which shall occur or become apparent within any Defects Liability Period.
- (iii) For the purpose of this Special Condition, the decision of the Director as to when the Signalized Pedestrian Crossings or the last remaining part of the Signalized Pedestrian Crossings is handed over to the Government shall be final and binding upon the Purchaser.
- (f) For the purpose only of carrying out the necessary works for the Signalized Pedestrian Crossings, the Purchaser shall be granted possession of such Government land as the Director shall see fit and subject to such terms and condition as may be imposed by the Director on the date of this Agreement. The Purchaser shall at all reasonable times while he is in possession of such Government land allow free and unrestricted access thereto and therefrom for all Government and public vehicular and pedestrian traffic and maintain smooth traffic flow to the satisfaction of the Director. All temporary traffic diversion schemes to facilitate the erection, construction and provision of the Signalized Pedestrian Crossings shall be submitted to and be approved by the Director prior to the implementation thereof.

Non-fulfilment

- (g) In the event of the non-fulfilment of any 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 thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (h) Neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or the carrying out of any works under sub-clause (g) of this Special Condition or otherwise, and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of any such loss, damage, nuisance or disturbance.

Indemnify Government

- (i) The Purchaser shall at all times indemnify and keep indemnified the Government, from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen, contractors or any persons authorized by the Purchaser in connection with the erection, construction and provision of the Signalized Pedestrian Crossings or the removal and demolition of the Existing Cautionary Crossing or otherwise.”

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Note: Unless otherwise defined, capitalised terms below have been the meaning given to them under the Deed of Mutual Covenant.

Definitions

“In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires :-

...

“Defects Liability Period”

means a period of 365 days after the date of handover of the Signalized Pedestrian Crossings to the Government or the date of handover of the last remaining part of the Signalized Pedestrian Crossings to the Government if the Signalized Pedestrian Crossings have been handed over in parts, which has the same meaning as defined under Special Condition No. (43)(e)(i) of the Government Grant;

“Development Common Areas and Facilities”

mean and include, amongst others, the Existing Footpath;

“Existing Footpath”

means the existing footpath on the Non-Building Area 2 referred to as “the Existing Footpath” in Special Condition No. (30)(a)(i) of the Government Grant for the purposes of identification shown coloured Yellow Hatched Red on the DMC plans certified as to accuracy by the Authorized Person and annexed hereto;

“Green Areas”

means the Green Areas as referred to in Special Condition No.(2)(a)(i)(I) of the Government Grant and shown coloured Green on the plan marked “PLAN No.TM5818-SP” annexed to the Government Grant;

“Signalized Pedestrian Crossings”

mean the Signalized Pedestrian Crossings as referred to in Special Condition No. (43)(a)(i) of the Government Grant and marked “Proposed signalized crossings” on the plan annexed to the Government Grant;

“Structures”

mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as “the Structures” under Special Condition No.(2)(a)(i)(II) of the Government Grant;

...”

Clause 15(a)

“Preparation of annual budget by Manager

Subject to the provisions of this Deed, the Manager shall prepare the annual budget for the ensuing year in consultation with the Owners’ Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of March. Subject to the provisions of this Deed, the annual budget shall be in two parts :-

- (a) The first part shall cover all expenditure that is necessarily and reasonably incurred in the management of such part(s) of the Development and which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Areas and the Structures (until possession of which is re-delivered to the Government), the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period), the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing :-

- (i) the maintenance, operation, repair and cleansing of all Development Common Areas and Facilities and the lighting thereof and the provisions and operation of emergency generators and lighting for the Development Common Areas and Facilities;
- (ii) the cultivation, irrigation and maintenance of the lawns and planters and landscaped areas on the Development Common Areas and Facilities (if any) and the Residential Common Areas and Facilities (if any);
- (iii) the cost of all electricity, gas, water, telephone and other utilities serving the Development Common Areas and Facilities;
- (iv) the provision of security guard services for the Development and the cost of employing caretakers, watchmen, cleaners, lift operators and attendants and such other staff to manage and administer the Development Common Areas and Facilities;
- (v) the cost and expense of maintaining such areas or drains and channels within the Lot that are required to be maintained under the Government Grant;
- (vi) the remuneration of the Manager calculated in accordance with Clause 13 of this Deed for providing its services hereunder;
- (vii) insurance of the Common Areas and Facilities and the Units under the provisions of this Deed, up to the full new reinstatement value thereof and in particular against loss or damage by fire and/or such other perils and risks and the Manager against third party, or public and/or occupiers' liability or employees' compensation risks or any other insurance policy considered necessary by the Manager;
- (viii) the costs, expenses and fees for any staff and facilities, legal and accounting fees and all other professional fees and administration services and all disbursements, out-of-pocket expenses and costs properly incurred by the Manager in carrying out the services provided under this Deed;
- (ix) the costs of removal and disposal of rubbish from the Development;
- (x) all costs incurred in connection with the Development Common Areas and Facilities;
- (xi) the cost of repairing and maintaining the Slope Structures the maintenance of which is the liability of the grantee under the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the Slope Maintenance Manual;
- (xii) the cost and expense of inspecting, maintaining, reinstating, repairing the foundations, columns and other structures constructed or to be constructed and reinstating and making good the same in the event of any landslip, subsidence or falling away and the drains, nullahs, sewers, pipes, watermains and channels and such other areas whether within or outside the Lot or that are required to be maintained under the Government Grant or for the proper functioning of the Development; and
- (xiii) the cost of maintaining the Green Areas and the Structures under this Deed and/or pursuant to the Government Grant in good repair and condition and to the satisfaction of the Director of Lands until the Green Areas and the Structures have been re-delivered to the Government; and
- (xiv) the cost of maintaining the Signalized Pedestrian Crossings (if any) under this Deed and/or pursuant to the Government Grant in good repair and condition and to the satisfaction of the Director of Lands until the Signalized Pedestrian Crossings have been handed over to the Government and the expiry of the Defects Liability Period."

Clause 37

"Powers, functions and obligations of Manager

The management of the Lot and the Development shall be undertaken by the DMC Manager for an initial period of not exceeding **two (2)** years from the date of appointment under this Deed and shall continue until terminated as provided under Clause 10 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities and all other matters duly

authorised in accordance with the provisions of this Deed and to enforce and carry into effect all provisions of this Deed subject to the Ordinance. In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof for and on behalf of all Owners in accordance with the provisions of this Deed including in particular but without in any way limiting the generality of the foregoing :-

...

- (aa) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area or the Structures (until possession of which is re-delivered to the Government) or the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings PROVIDED FURTHER THAT any exercise of this right shall be subject to the prior approval by a resolution of Owners at an Owner's meeting convened under this Deed;

...

- (aw) To repair, maintain and upkeep the Green Areas together with the Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Areas have been re-delivered to the Government;

- (ax) To repair, maintain and upkeep the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period) in good repair and condition and to the satisfaction of the Director of Lands before the Signalized Pedestrian Crossings have been handed over to the Government and the expiry of the Defects Liability Period;

...

- (bd) To manage and maintain land, areas, structures, facilities or drains or channels (including but not limited to the Green Areas and the Structures (until possession of which is re-delivered to the Government) and the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period)) within the Lot the construction and/or maintenance of which (save and except those related to the Green Areas and the Structures (until possession of which is re-delivered to the Government) and the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period)) is the liability and/or responsibility of all Owners under the Government Grant as successors in title and assignees of the First Owner and such other deeds and/or documents;

...

- (bo) To permit the Government and all members of the public, for all lawful purposes and at all times, to pass and repass on foot or by wheelchair along, to, from, through and over the Existing Footpath free of cost and charges and without any interruption;

- (bp) To prohibit the obstruction, interference, closure, alteration, diversion, relocation, demolition or permission to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof;

..."

Clause 35 of the Third Schedule

"To maintain the Green Areas

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Areas and the Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition No.(2) and any other provisions of the Government Grant."

Clause 36 of the Third Schedule

“To maintain the Signalized Pedestrian Crossings

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Signalized Pedestrian Crossings (until it is handed over to the Government and the expiry of the Defects Liability Period) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition No.(43) and any other provisions of the Government Grant.”

Clause 47 of the Third Schedule

“Non-Building Area 2

- (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure or projection may be erected or constructed or placed on, over or above the ground level or levels of the Non-Building Area 2.
- (b) The Owners shall permit the Government and all members of the public, at all times and for all lawful purposes, to pass and repass on foot or by wheelchair along, to, from, through and over the Existing Footpath free of cost and charges and without any interruption.
- (c) The Owners shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.”

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

2015年7月9日的第22153號批地文件(「**批地文件**」)特別條款第(2)條所指的綠色區域和該等構築物。

批地文件特別條款第(30)條所指的現存走道。

批地文件特別條款第(43)條所指的交通燈控制的行人過路處。

2. 一般公眾人士有權根據批地文件前往第1段所述的區域。

B. 根據批地文件規定須由該期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 描述

批地文件特別條款第(2)條所指的綠色區域和該等構築物。

批地文件特別條款第(30)條所指的現存走道。

批地文件特別條款第(43)條所指的交通燈控制的行人過路處。

2. 一般公眾人士有權根據批地文件使用第1段所述的設施。

3. 所述的設施須由期數住宅物業的擁有人自費管理、營運或維持。

4. 期數住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等上述設施的部分開支。

C. 根據批地文件規定須由該期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地

不適用。

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

不適用。

E. 顯示土地中該等部分的位置的圖則

請參閱在本節最後部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

1. 批地文件特別條款第(2)條規定：-

「綠色區域的構建(時限、方式及用途)」

(a) 買方須：

(i) 於本協議之日期起66個公曆月內(或署長可能批准的其他延長期間)，自費按署長批准的方式、材料、標準、水平、定線及設計，在各方面達至署長滿意程度：

(I) 鋪設及構建本批地文件附錄的圖則上以綠色顯示的未來公用道路部分(下稱「綠色區域」)；及

(II) 按署長單獨酌情要求，提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物(下稱「該等構築物」)

使建築物可座落於綠色區域及讓車輛和行人往來綠色區域；

(ii) 於本協議之日期起66個公曆月內(或署長可能批准的其他延長期間)，自費在綠色區域鋪設路面、鋪路緣及開水道，並提供署長規定的集水溝、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及

(iii) 自費保養綠色區域連同該等構築物及在該等區域建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和裝置，以達至署長滿意程度，直至綠色區域已根據本批地文件的特別條款第(3)條交付。

綠色區域的構建(未能履行義務)

(b) 如買方未能在本特別條款(a)款所述的規定期間內履行其義務，政府可進行必要的工程，費用一概由買方負責，買方須在政府要求時向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終局並對買方具有約束力。

不得就綠色區域的工程提出索償

(c) 政府對於買方履行其在本特別條款(a)款的義務或政府行使本特別條款(b)款賦予的權利所產生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，毋須承擔任何責任，而買方不能就任何該等損失、損害、滋擾或干擾向政府提出任何索償。」

2. 批地文件特別條款第(3)條規定：-

「綠色區域的管有權

僅為了進行本批地文件的特別條款第(2)條指定的必要工程，買方須於本協議之日期獲授予綠色區域的管有權。綠色區域須於政府要求時交還政府，而在任何情況下，買方在署長發出一封表示本批地條件已在其滿意下獲得遵循的函件日期當作已交還政府。買方須於其管有綠色區域的所有合理時間，准許所有政府及公共車輛及行人免費進入、通過及經過綠色區域，並確保該項進入的權利不受進行的工程干擾或阻礙，不論是按照本批地文件的特別條款第(2)條或其他規定進行的工程。」

3. 批地文件特別條款第(4)條規定：-

「綠色區域的使用限制

未經署長事先書面同意，買方不得將綠色區域用作儲存物件或搭建任何臨時構築物，或用作進行本批地文件的特別條款第(2)條指明的工程以外之任何用途。」

4. 批地文件特別條款第(5)條規定：-

「進入綠色區域以便檢查

(a) 買方須於其管有綠色區域的所有合理時間：

(i) 准許政府、署長及其官員、承判商、代理人及署長授權的任何人士有權出入、經過及再經過該地段和綠色區域，旨在檢查、檢驗及監督擬遵照本批地文件的特別條款第(2)(a)條進行的任何工程，進行、檢查、檢驗及監督本批地文件的特別條款第(2)(b)條下的工程及署長認為在綠色區域必須的任何其他工程。

(ii) 准許政府及政府授權的有關公用事業公司有權按政府或有關公用事業設施公司的要求出入、經過及再經過該地段和綠色區域，以便進行任何將會在綠色區域或任何毗鄰土地之內、之上或之下進行的工程，包括但不限於鋪設及其後維修旨在為該地段或任何毗鄰或相鄰土地或處所提供電話、電力、氣體(如有)及其他服務而必需的所有喉管、電線、導管、電纜槽及其他傳導媒體與附屬設備。買方須就將會在綠色區域之內進行的任何上述工程涉及的一切事宜與政府及與政府正式授權的有關公用事業公司充分配合；和

(iii) 准許水務監督的官員及他們授權的其他人士有權按水務監督的官員或該等獲授權人士的要求出入、經過及再經過該地段和綠色區域，以便進行綠色區域之內任何其他水務設施的運作、維修、修理、更換及更改所涉及的任何工程。

(b) 對於政府、署長及其官員、承判商、代理人及根據本特別條款(a)款獲正式授權的任何人士或公用事業公司行使權利而產生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，政府、署長及其官員、承判商和代理人及根據本特別條款(a)款獲正式授權的任何人士或公用事業公司均毋須承擔任何責任。」

5. 批地文件特別條款第(30)條規定：-

「確認現存走道

(a) (i) 買方特此確認截至本協議之日期，粉紅色加紅色斜線區域現存一條走道(下稱「現存走道」)，而且所有公眾人士可於一切時候享有自由和不受限制的通行權，在毋須支付任何性質的付款下徒步或乘坐輪椅往復經過、前往或通過現存走道。

(ii) 在不影響本批地文件一般條款第5條的一般適用情況下，買方須被視為已滿意及接受該地段於本協議之日期的現有狀態及狀況，包括現存走道的存在及使用，買方不得就此或因此作出或提出任何性質的異議或索償。政府對於買方因現存走道的存在及使用而招致或蒙受的任何損失、損害、滋擾或干擾不承擔任何責任或負責。

- (b) 買方不得阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道，也不得允許他人阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道。

公眾通行

- (c) 買方須在本批地文件同意批出的年期內一切時候：
- (i) 允許政府及所有公眾人士於一切時候享有自由和不受限制的通行權，在毋須支付任何性質的付款下徒步或乘坐輪椅往復經過、前往或通過現存走道；及
- (ii) 自費維持及保養現存走道處於良好和修繕妥當的狀況，以在各方面達至署長滿意程度。

無責任及彌償

- (d) 對於買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方履行其在本特別條款(c)款之下的義務或其他原因而引起或附帶發生的，政府或署長不承擔任何責任或負責，買方不得就任何該等損失、損害、滋擾或干擾對政府或署長提出任何索償。買方須於一切時候就現存走道的存在、使用、維修及保養或買方不履行其在本特別條款(b)及(c)款或其他方面的任何義務而直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府及署長作出彌償及保持其獲得彌償。

無撥出

- (e) 現明確同意、聲明及規定，儘管買方被施加本特別條款(c)(i)款所載的義務，買方無意撥出而且政府亦無同意撥出現存走道或其任何部分給公眾通行。

《建築物(規劃)規例》等之下的特許權

- (f) 現明確同意、聲明及規定，買方不可基於其在本特別條款(c)(i)款所載的義務而預期或要求任何有關額外上蓋面積或地積比率的特許權或權利，不論是按照《建築物(規劃)規例》第22(1)條、其任何修訂條文或替代條文或其他規定。為免產生疑問，買方明確放棄按照《建築物(規劃)規例》第22(1)條、其任何修訂條文或替代條文，提出任何及所有有關額外上蓋面積或地積比率任何特許權或權利的要求。」

6. 批地文件特別條款第(43)條規定：-

「交通燈控制的行人過路處

- (a) (i) 買方須於本協議之日期起54個公曆月內(或署長可能批准的其他延長期間)，按照署長在本特別條款(b)款之下批准的圖則及繪圖，自費以良好的工藝在本批地文件附錄的圖則上顯示及標示為「建議的交通燈控制的過路處」的位置或署長批准的位置興建、建造、提供兩個交通燈控制的行人過路處(下稱「交通燈控制的行人過路處」)及使其適宜操作，以在各方面達至署長滿意程度。
- (ii) 在不影響本特別條款(a)(i)款的條文下，將使用於交通燈控制的行人過路處的交通燈號控制設備須為運輸署所批准的一類設備。
- (b) 在開展任何有關交通燈控制的行人過路處的工程前，買方須自費向署長提交或促致他人提交有關交通燈控制的行人過路處所有必要的圖則及繪圖予署長供其書面批准，以在各方面達至署長滿意程度。該等圖則及繪圖當中須載有署長要求的資料，包括但不限於交通燈控制的行人過路處的佈局、位置和設計。
- (c) 買方須自費保養交通燈控制的行人過路處使其狀況良好，以在各方面達至署長滿意程度直至根據本特別條款(d)(i)(I)款移交給政府。
- (d) (i) 當交通燈控制的行人過路處峻工及開始操作以達至署長滿意程度後，買方須自費：
- (I) 應要求將交通燈控制的行人過路處或其任何部分免費及在狀況良好和沒有任何缺陷的情況下移交給政府，而在任何情況下須當作買方已於署長發出的信件上指明的日期移交給政府；及
- (II) 拆除及移除在本批地文件附錄的圖則上顯示及標示為「將予移除的現存輔助過路處」的位置現存的輔助過路處(下稱「現存輔助過路處」)，以在各方面達至署長滿意程度。
- (ii) 即使本特別條款(d)(i)(I)款有任何規定，署長可於交通燈控制的行人過路處峻工及開始操作前單獨酌情(但無義務)要求買方自費將已在署長滿意下完成的部分交通燈控制的行人過路處移交給政府，買方屆時須將該等交通燈控制的行人過路處部分免費及在狀況良好

和沒有任何缺陷的情況下移交給政府，而在該情況下買方在本特別條款(d)(i)(I)款之下的義務須解釋為適用於仍未按照本(d)(i)(I)款移交給政府的交通燈控制的行人過路處餘下部分。

欠妥之處的責任

- (e) (i) 買方須於一切時候就交通燈控制的行人過路處移交日期或在交通燈控制的行人過路處分批移交的情況下，交通燈控制的行人過路處最後的餘下部分移交日期後的365天內(下稱「欠妥之處的責任期」)發生或明顯出現的任何缺陷、失修、不妥善、失靈、故障或任何其他未完成工程(無論有關工藝、材料、設計或其他方面)而直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府作出彌償及保持其獲得彌償。
- (ii) 每當署長要求時，買方須自費按署長規定的時間、標準及方式，進行所有保養、維修、更改、重建及糾正工程及任何其他必要工程，以補救及糾正交通燈控制的行人過路處或其任何部分在任何欠妥之處的責任期內發生或明顯出現的任何缺陷、失修、不妥善、失靈、故障或任何其他未完成工程。
- (iii) 就本特別條款而言，署長對於交通燈控制的行人過路處或交通燈控制的行人過路處最後的餘下部分在何時移交給政府作出的決定為最終局並對買方具有約束力。
- (f) 僅為了對交通燈控制的行人過路處進行必要的工程，買方須獲授予管有署長認為合適的政府土地，並且受署長在本協議之日期所訂的條款及條件規限。買方須於管有政府土地的所有合理時候，准許所有政府及公眾車輛和行人自由及不受限制地通行該政府土地，並且維持暢通的交通流量以達至署長滿意程度。在實施所有為了興建、建造及提供交通燈控制的行人過路處而進行的所有臨時交通改道計劃前，須將該等計劃提交署長以取得批准。

不履行

- (g) 倘若買方不履行其在本特別條款之下的任何義務，政府可進行所需工程，而買方須按要求向政府支付一筆相等於該等工程費用的金額，該筆金額由署長決定，其決定為最終局並對買方具有約束力。
- (h) 對於買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或干擾，不論是否由於買方履行本特別條款之下的義務、進行本特別條款(g)款之下的任何工程或其他原因而引起或附帶發生的，政府或署長均毋須承擔任何責任或負責，買方無權就任何該等損失、損害、滋擾或干擾對政府或署長或其授權官員提出任何索償或要求任何賠償。

對政府作出彌償

- (i) 買方須於一切時候對買方、其僱工、工人、承判商或買方授權的任何人就交通燈控制的行人過路處的興建、建造和提供或現存輔助過路處的移除及拆除或其他事項作出或遺漏的任何事情直接或間接產生或與之有關的一切責任、損失、損害賠償、申索、費用、開支、收費、索求、法律行動及法律程序對政府作出彌償及保持其獲得彌償。」

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

註：除另有定義外，以下的定義詞語具有公契中賦予的涵義。

定義

「在本契據中，除文意許可或另有規定外，以下詞語具有下列涵義：-

...

「欠妥之處的責任期」

指交通燈控制的行人過路處移交給政府的日期或在交通燈控制的行人過路處分批移交的情況下，交通燈控制的行人過路處最後的餘下部分移交給政府的日期後365天，該詞具有批地文件特別條款第(43)(e)(i)條定義的相同含意；

「發展項目公用地方及設施」

指及包括現存走道；

「現存走道」

指位於非建築用地2及在批地文件特別條款第(30)(a)(i)條稱為「現存走道」的現存走道，在經由獲授權人士核實準確並附於本文件的公契圖則上以黃色加紅色斜線顯示以資識別；

「綠色區域」

指批地文件特別條款第(2)(a)(i)(I)條所述的綠色區域，並在附於批地文件標明為「TM5518-SP號圖則」的圖則上以綠色顯示；

「交通燈控制的行人過路處」

指批地文件特別條款第(43)(a)(i)條所述並在附於批地文件的圖則上標明為「建議的交通燈控制的過路處」的交通燈控制的行人過路處；

「該等構築物」

指批地文件特別條款第(2)(a)(i)(II)款所述和定義為「該等構築物」的橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長按其單獨酌情權要求的其他構築物；

第15(a)條

「管理人製備年度預算

在本契據的條文規限下，管理人須諮詢業主委員會(如已成立)的意見以便制備下一年的年度預算，但第一份預算除外，該份預算須涵蓋自本契據的日期起至下一個三月三十一日止的期間。在本契據的條文規限下，年度預算須分為兩部分：-

- (a) **第一部分**須涵蓋管理發展項目該等部分所必需而且合理地招致的並按管理人意見認為(除有明顯錯誤外，管理人的決定是最終的)是為所有業主的利益或為綠色區域及該等構築物(直至其管有權交回政府時止)、交通燈控制的行人過路處(直至其交予政府接管和欠妥之處的責任期屆滿時止)、發展項目和當中的發展項目公用地方及設施的適當管理所需作出的一切支出，在無損於以上規定的一般適用性的同時，包括：-
 - (i) 所有發展項目公用地方及設施的維修、運作、修理、清潔及照明，以及為發展項目公用地方及設施提供和運作緊急發電機和照明；
 - (ii) 在發展項目公用地方及設施及住宅公用地方及設施栽種、灌溉和保養草坪、花槽及園景區(如有)；
 - (iii) 發展項目公用地方及設施的所有電力、氣體、水、電話及其他公用事業設施的費用；
 - (iv) 為發展項目提供保安員服務，以及僱用管理員、看更、清潔工人、升降機操作員、服務員及其他職員管理發展項目公用地方及設施和進行行政工作；
 - (v) 維修該地段內須按照批地文件進行維修的地方或排水渠及渠道所需的費用及開支；
 - (vi) 就管理人提供本契據之下的服務而按照本契據第13條計算的管理人報酬；
 - (vii) 根據本契據的條文為公用地方及設施和單位購買高達十足的全新重置價值的保險，尤其是針對火災及/或其他危害和風險的損失或損害和管理人就第三方或公共及/或佔用人責任或僱員賠償風險的損失或損害，或管理人認為必需的任何其他保險單；
 - (viii) 任何職員及設施的成本、開支和費用，法律及會計費用，所有其他專業費用和行政服務，以及管理人在履行本契據規定的服務時正當地發生的一切雜費、實付開支和費用；
 - (ix) 從發展項目移除和棄置垃圾的費用；
 - (x) 就發展項目公用地方及設施而招致的一切費用；
 - (xi) 承批人根據批地文件及按照土工工程處印發的「岩土指南第五冊 – 斜坡維修指南」(以不時的修訂本為準)及斜坡維修手冊有責任對斜坡構築物進行維修的修理及維修費用；
 - (xii) 檢查、維修、修復、修理已建或擬建的地基、柱子及其他構築物而發生的費用及開支，並在發生任何山泥傾瀉、地陷或塌方時進行收草使之恢復完好，以及檢查、維修、修復、修理不論在該地段之內或之外的或為發展項目妥善運作而須按照批地文件維修的排水渠、明渠、污水渠、管道、總水管、渠道及其他地方而發生的費用及開支；及

- (xiii) 按照本契據及/或根據批地文件維修綠色區域及該等構築物處於良好狀況所需的費用，達至地政總署署長滿意程度，直至綠色區域及該等構築物已交回政府為止；及
- (xiv) 按照本契據及/或根據批地文件維修交通燈控制的行人過路處(如有)處於良好狀況所需的費用，達至地政總署署長滿意程度，直至交通燈控制的行人過路處已交予政府接管為止。」

第37條

「管理人的權力、職能和義務

該地段和發展項目的管理由公契管理人承擔，首個期間自本契據之下的委任日期起不超過**兩(2)**年，並持續至按照本契據第10條的規定終止時止。每一業主特此不可撤銷地委任管理人就涉及公用地方及設施的任何事宜以及所有其他事宜作為所有業主的代理人，按照本契據的條文妥為獲得授權，在該條例的規限下強制執行及落實本契據的所有規定。除本契據明示規定的其他權力外，管理人還有權代表所有業主按照本契據的條文作出該地段和發展項目及其管理所需的、適宜的或與之有關的一切行為及事情，尤其包括但在任何方面限制前述規定的一般適用性：-

- ...
- (aa) 享有全權在與政府、任何法定機構、公用事業公司、其他主管部門或任何其他人士進行在任何方面涉及或關於該地段及發展項目作為一個整體或公用地方及設施、綠色區域或該等構築物(直至其管有權交回政府時止)或交通燈控制的行人過路處(直至其交予政府接管和欠妥之處的責任期屆滿時止)的所有事宜及交往上代表所有業主，有權以就任何該等交往採取的任何政策、達成的任何決定或採取的任何行動使所有業主受約束，但條件是本權利的任何行使須受業主在按照本契據召開的業主會議上通過的決議事先批准所制約；
- ...
- (aw) 在綠色區域已交回政府之前，修理、維修及保持綠色區域連同該等構築物(直至其管有權交回政府時止)以及在其上或其中興建、安裝及提供的一切構築物、表面、溝渠、污水渠、排水渠、消防栓、服務裝置、街燈、交通標誌、街道裝置、道路標記及植物處於良好狀況，達至地政總署署長滿意程度；
- (ax) 在交通燈控制的行人過路處已交回政府及欠妥之處的責任期屆滿之前，修理、維修及保持交通燈控制的行人過路處(直至交回政府及欠妥之處的責任期屆滿時止)處於良好狀況，達至地政總署署長滿意程度；
- ...
- (bd) 管理和維修該地段之內的土地、地方、構築物、設施、排水渠或渠道(包括但不限於綠色區域及該等構築物(直至其管有權交回政府時止)和交通燈控制的行人過路處(直至其交予政府接管和欠妥之處的責任期屆滿時止))，以上各項的興建及/或維修(與綠色區域、該等構築物(直至其管有權交回政府時止)和交通燈控制的行人過路處(直至其交予政府接管和欠妥之處的責任期屆滿時止)有關的除外)是所有業主作為第一業主的業權繼承人及承讓人在批地文件之下和在其他契據及/或文件之下的責任及/或負責事宜；
- ...
- (bo) 允許政府及所有公眾人士於一切時候為了所有合法目的，在毋須支付任何費用及收費下徒步或乘坐輪椅往復經過、前往或通過現存走道而不受任何干擾；
- (bp) 禁止阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道，也不得允許他人阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道；
- ...

第三附錄的第35條

「維修綠色區域

業主須按分配予其各自單位的不分割份數(不包括分配予公用地方及設施的不分割份數)數目的比例，維修綠色區域及該等構築物(直至其管有權交回政府時止)，對該等區域及構築物進行工程達至地政總署署長滿意程度，並遵從和遵守特別條款第(2)條及批地文件的任何其他條文。」

第三附錄的第36條

「維修交通燈控制的行人過路處

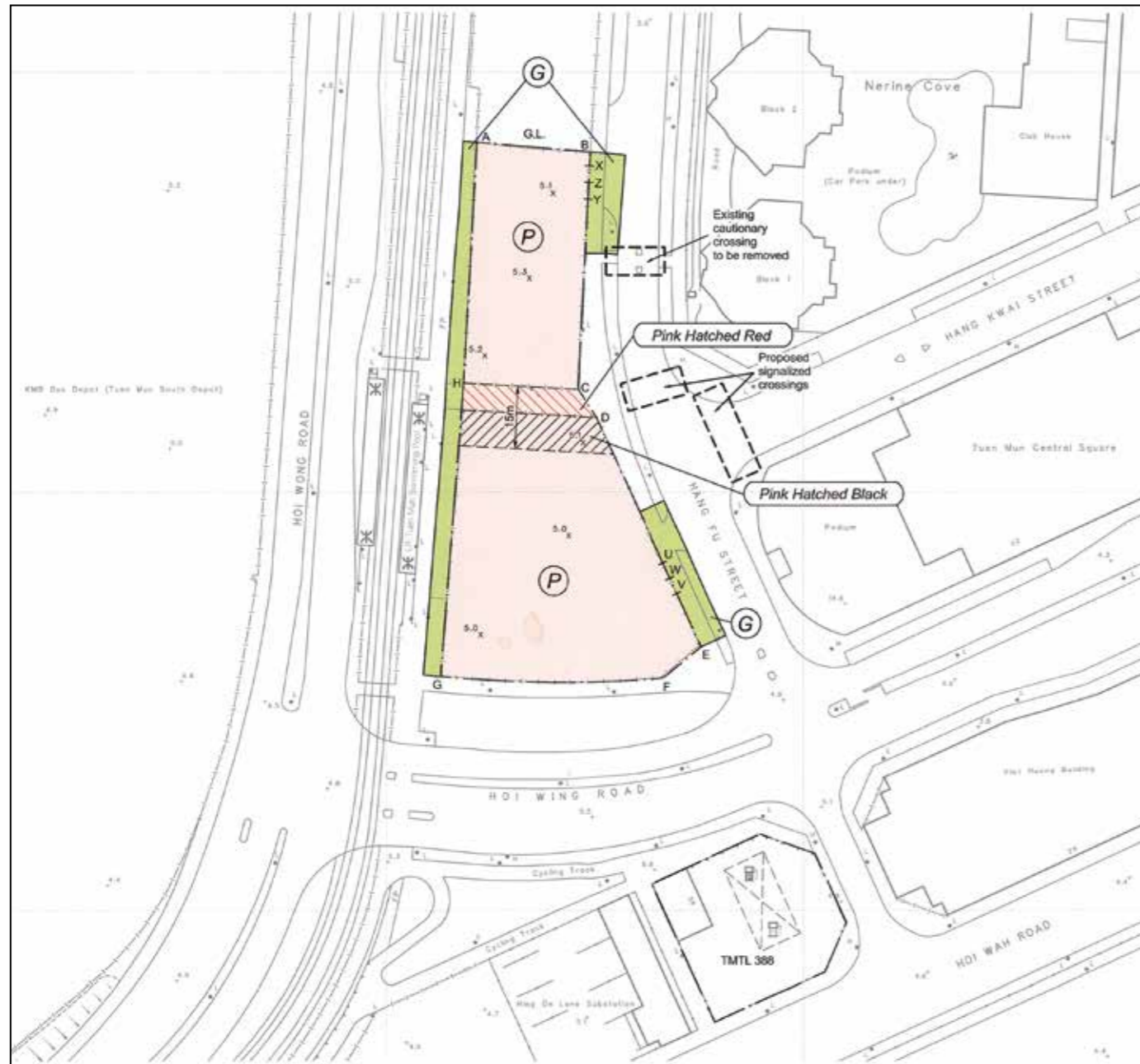
業主須按照分配予其各自單位的不分割份數數目(不包括分配予公用地方及設施的不分割份數)的比例, 自費維修交通燈控制的行人過路處(直至交回政府及欠妥之處的責任期屆滿時止), 並且在遵守及符合批地文件特別條款第(43)條及其他條文下對其進行有關工程, 達至地政總署署長滿意程度。」

第三附錄的第47條




「非建築用地2

- (a) 除非已取得署長事先書面同意, 否則不得在非建築用地2的地面水平或其上興建、建造或放置任何建築物或構築物或任何建築物或構築物的支撐物或伸出物。
- (b) 業主須允許政府及所有公眾人士於一切時候為了所有合法目的, 在毋須支付任何費用及收費下徒步或乘坐輪椅往復經過、前往或通過現存走道而不受任何干擾。
- (c) 業主不得阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道, 也不得允許他人阻礙、干擾、關閉、改動、遷移、拆除現存走道或其任何部分或將其改道。」

Plan annexed to the Land Grant
附於批地文件的圖則



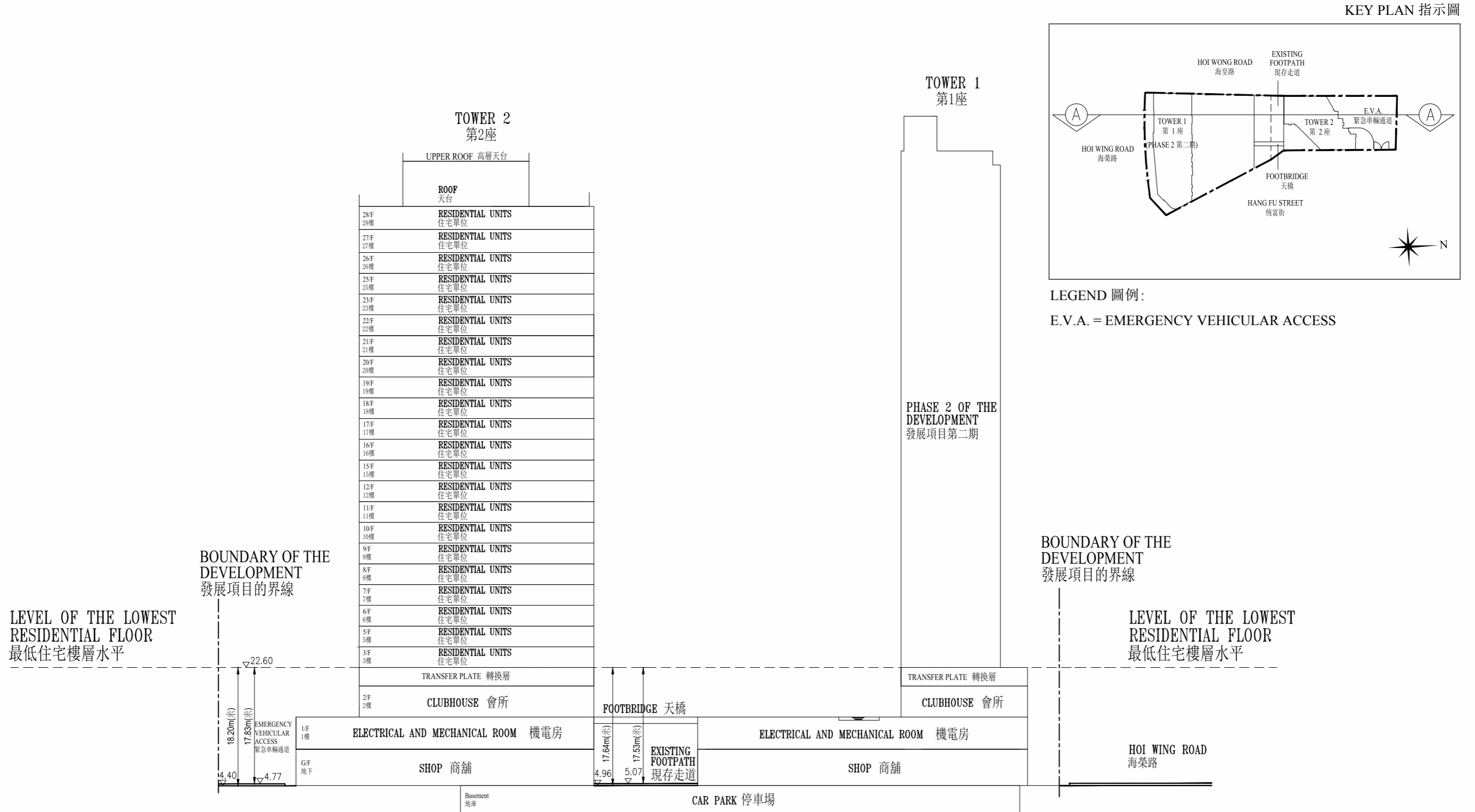
Legend 圖例

-  Pink Hatched Black
粉紅色間黑斜線
-  Pink Hatched Red
粉紅色加紅斜線
-  Green
綠色

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外) 以在交易中代表買方行事。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A

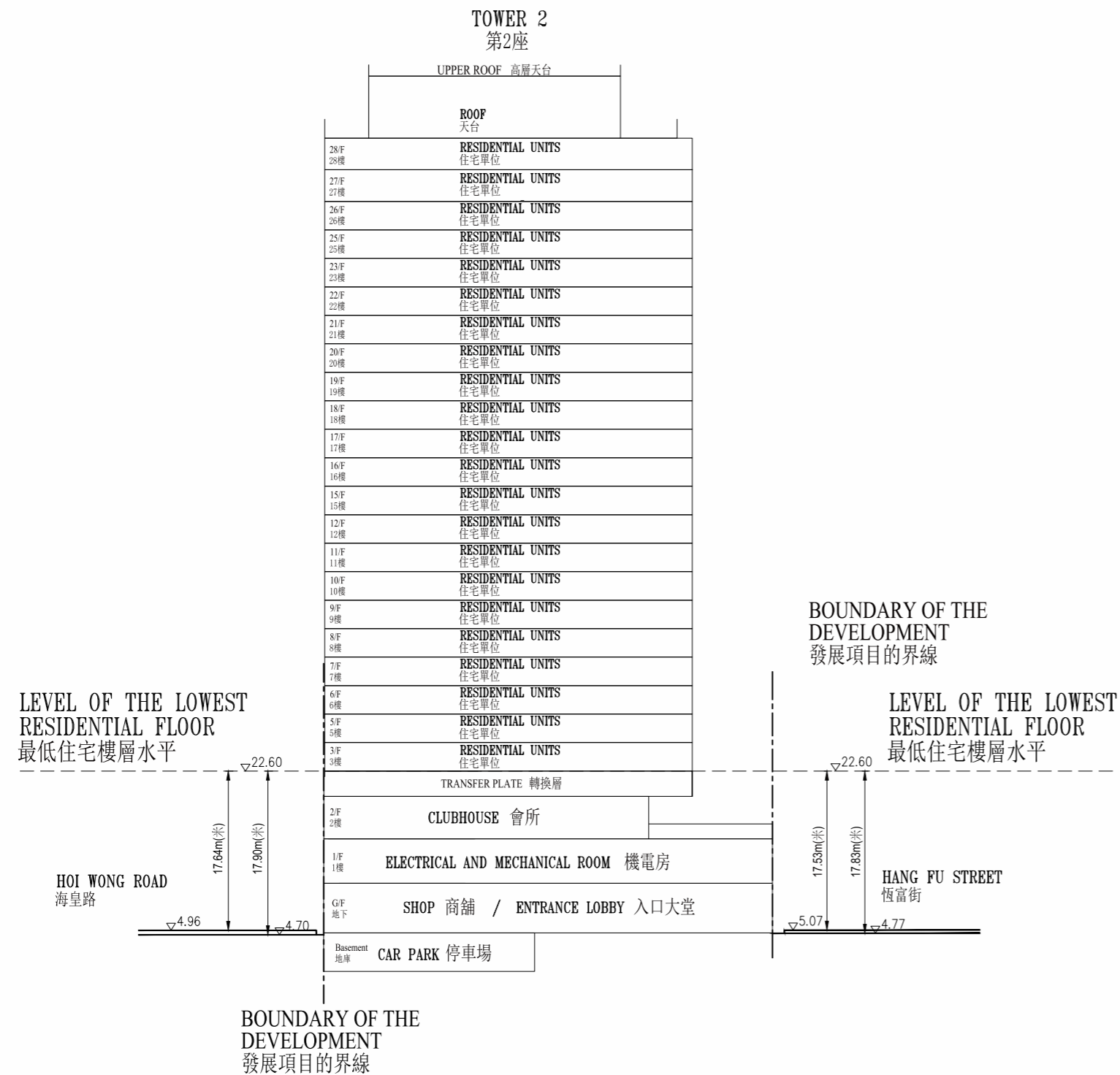


1. The part of Emergency Vehicular Access adjacent to the building is 4.40 metres to 4.77 metres above the Hong Kong Principal Datum.
2. The part of existing footpath adjacent to the building is 4.96 metres to 5.07 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Phase is 22.60 metres above Hong Kong Principal Datum.
4. (▽) denotes height (in metre) above the Hong Kong Principal Datum.

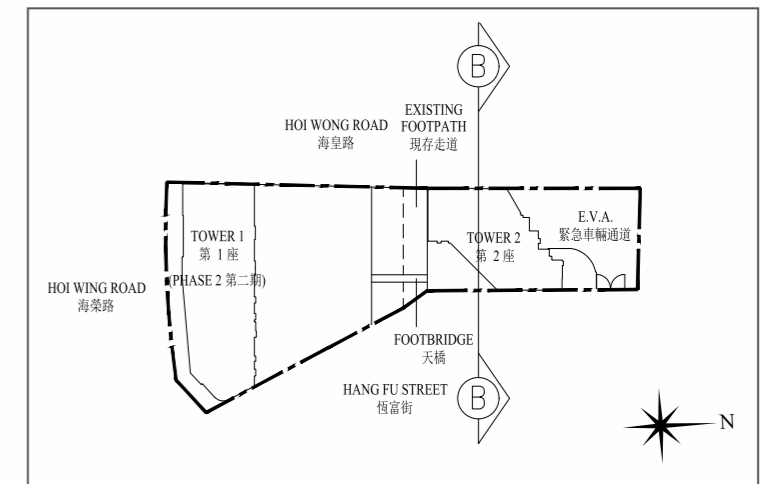
1. 毗連建築物的一段緊急車輛通道為香港主水平基準以上4.40米至4.77米。
2. 毗連建築物的一段現存走道為香港主水平基準以上4.96米至5.07米。
3. 期數之最低住宅樓層為香港主水平基準以上22.60米。
4. (▽)代表香港主水平基準以上的高度(米)。

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

CROSS-SECTION PLAN B-B
橫截面圖 B-B



KEY PLAN 指示圖



LEGEND 圖例:

E.V.A. = EMERGENCY VEHICULAR ACCESS

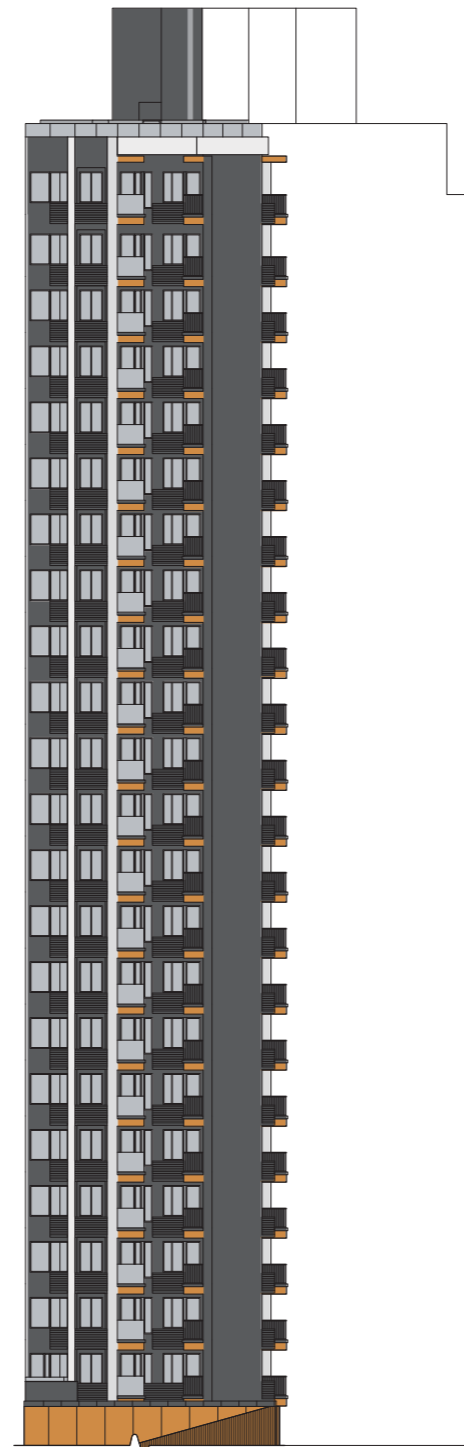
1. The part of Hoi Wong Road adjacent to the building is 4.70 metres to 4.96 metres above the Hong Kong Principal Datum.
2. The part of Hang Fu Street adjacent to the building is 4.77 metres to 5.07 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Phase is 22.60 metres above Hong Kong Principal Datum.
4. (▽) denotes height (in metre) above the Hong Kong Principal Datum.

1. 毗連建築物的一段海皇路為香港主水平基準以上 4.70 米至 4.96 米。
2. 毗連建築物的一段恆富街為香港主水平基準以上 4.77 米至 5.07 米。
3. 期數之最低住宅樓層為香港主水平基準以上 22.60 米。
4. (▽) 代表香港主水平基準以上的高度 (米)。

ELEVATION PLAN FOR THE PHASE 期數中的建築物的立面圖



ELEVATION PLAN A
立面圖 A

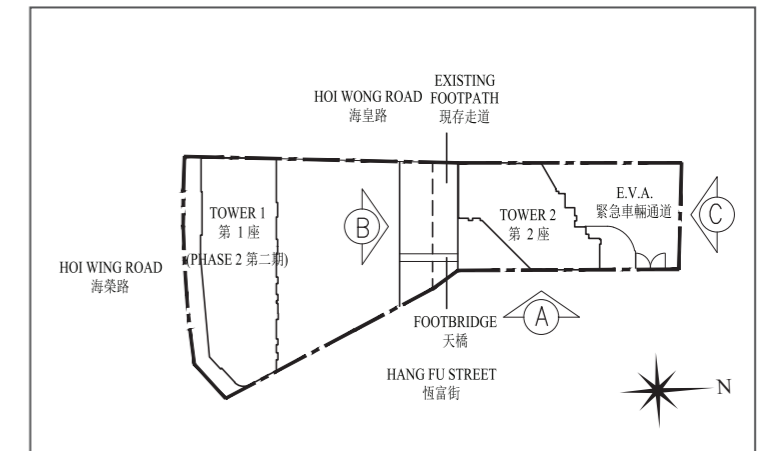


ELEVATION PLAN B
立面圖 B



ELEVATION PLAN C
立面圖 C

KEY PLAN 指示圖



LEGEND 圖例:

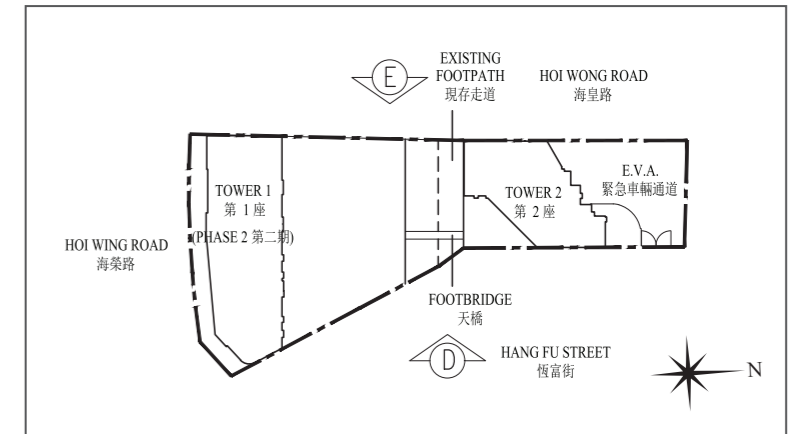
E.V.A. = EMERGENCY VEHICULAR ACCESS

Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 26th June 2020; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：
(a) 以2020年6月26日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

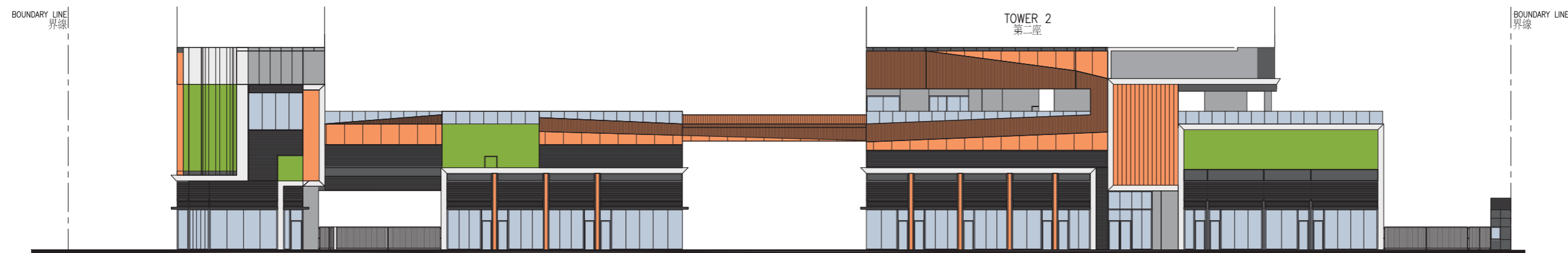
ELEVATION PLAN FOR THE PHASE 期數中的建築物的立面圖

KEY PLAN 指示圖

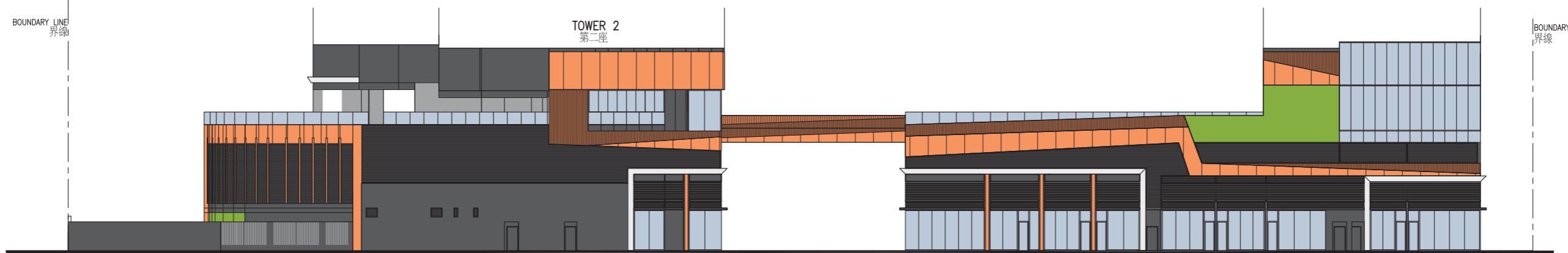


LEGEND 圖例:

E.V.A. = EMERGENCY VEHICULAR ACCESS



ELEVATION PLAN D
立面圖 D



ELEVATION PLAN E
立面圖 E

Authorized Person for the Phase certified that the elevations shown on this plan:

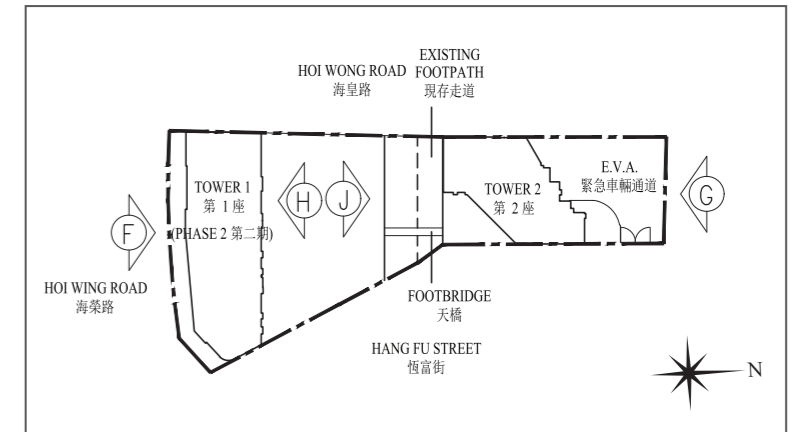
- (a) are prepared on the basis of the approved building plans for the Phase as of 26th June 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

- (a) 以2020年6月26日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE 期數中的建築物的立面圖

KEY PLAN 指示圖

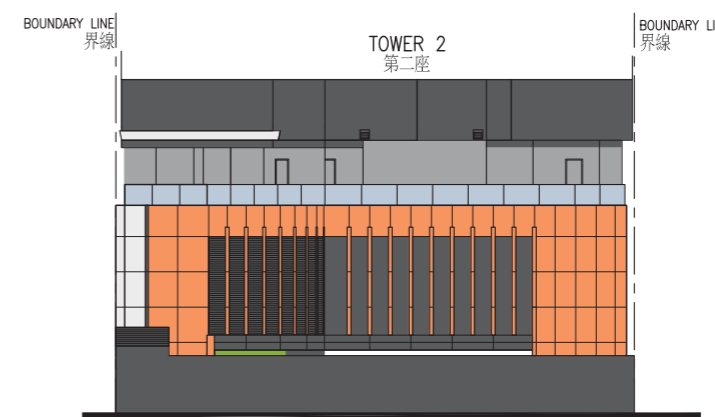


LEGEND 圖例:

E.V.A. = EMERGENCY VEHICULAR ACCESS



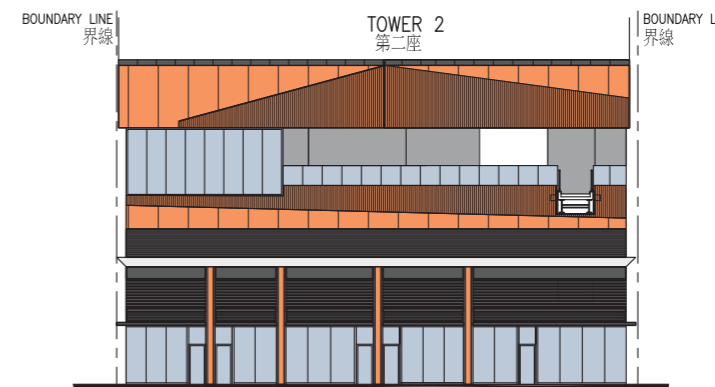
ELEVATION PLAN F
立面圖 F



ELEVATION PLAN G
立面圖 G



ELEVATION PLAN H
立面圖 H



ELEVATION PLAN J
立面圖 J

Authorized Person for the Phase certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 26th June 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

- (a) 以2020年6月26日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

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

		Covered 有上蓋遮蓋	Uncovered 無上蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq.ft. 平方呎	2082	N/A 不適用	2082
	sq.m. 平方米	193.380	N/A 不適用	193.380
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	N/A 不適用	N/A 不適用	N/A 不適用
	sq.m. 平方米			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	4744	16283	21027
	sq.m. 平方米	440.705	1512.713	1953.418

Notes:

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

備註：

1. 以上以平方呎顯示之面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米表述之面積可能有些微差異。
2. 有上蓋遮蓋的住客會所供第1期及第2期使用。各發展項目期數內的公用設施為提供給所有發展項目期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. Exterior Finishes

Item	Description
(a) External wall	Tower: Aluminium cladding, curtain wall, aluminium grille and tiles. Podium: Aluminium cladding, glass cladding, glass wall, aluminium grille, natural stone cladding, tiles and exterior paint.
(b) Window	Fluorocarbon coated aluminium frame. Living Room/Dining Room (Except the window (facing Flat A) at Flat B on all residential floors of Tower 2), Bedroom and Store Room: Insulated-Glass-Unit (IGU) with low-emissivity coating glass. Bathroom (if window is provided) and window (facing Flat A) at Living Room/Dining Room of Flat B on all residential floors of Tower 2: Insulated-Glass-Unit (IGU) with low-emissivity coating acid-etched glass.
(c) Bay window	Reinforced concrete. Window sill: Reconstituted stone.
(d) Planter	Not provided.
(e) Verandah or Balcony	All balconies are covered. Wall: Tile (applicable to all flats with balcony) and fluorocarbon coated aluminium panel (applicable to the Flat A on 3/F and 5/F to 8/F; Flat M on 3/F, 5/F to 12/F and 15/F to 17/F; Flat L on 3/F, 5/F to 12/F and 15/F to 20/F; and Flat J on 3/F, 5/F to 12/F and 15/F to 21/F of Tower 2 only). Balustrade: Fluorocarbon coated aluminium frame with tempered glass. Floor: Tiles. Ceiling: Fluorocarbon coated aluminium false ceiling. There is no verandah.
(f) Drying facilities for clothing	Not provided.

1. 外部裝修物料

細項	描述
(a) 外牆	住宅大樓：鋁質覆蓋層板、玻璃幕牆、鋁質柵檔及瓦。 平台：鋁質覆蓋層板、玻璃覆蓋層板、玻璃牆、鋁質柵檔、天然石覆蓋層板、瓦及外牆油漆。
(b) 窗	氟化碳塗層鋁質框。 客廳/飯廳(第2座所有住宅樓層B單位內(面向A單位)之窗戶除外)、睡房及儲物房：雙層中空低輻射鍍膜玻璃。 浴室(如有窗)及第2座所有住宅樓層B單位客廳/飯廳內(面向A單位)之窗戶：雙層中空低輻射鍍膜酸蝕磨砂玻璃。
(c) 窗台	鋼筋混凝土。 窗台板：人造石。
(d) 花槽	沒有提供。
(e) 陽台或露台	所有露台設有上蓋。 牆身：瓦(適用於所有設有露台單位)及氟化碳塗層鋁質板(只適用於第2座之3樓及5樓至8樓A單位；3樓、5樓至12樓及15樓至17樓M單位；3樓、5樓至12樓及15樓至20樓L單位；3樓、5樓至12樓及15樓至21樓J單位)。 欄杆：氟化碳塗層鋁質框配置鋼化玻璃。 地台：瓦。 天花：氟化碳塗層鋁質假天花。 沒有陽台。
(f) 乾衣設施	沒有提供。

2. Interior Finishes

Item	Description
(a) Lobby	<p>Lift Lobbies on Basement, G/F & 2/F</p> <p>Wall: Natural stone, laminated glass, stainless steel and timber veneer (applicable to G/F only) on exposed surfaces.</p> <p>Floor: Natural stone on exposed surfaces.</p> <p>Ceiling: Gypsum board with paint and stainless steel on exposed surfaces.</p> <p>Lift Lobby of residential floors</p> <p>Wall: Tiles, timber veneer, plastic laminate, stainless steel and tinted glass mirror on exposed surfaces.</p> <p>Floor: Tiles on exposed surfaces.</p> <p>Ceiling: Plastic laminate, stainless steel and gypsum board with emulsion paint on exposed surfaces.</p>
(b) Internal wall and ceiling	<p>Living Room/Dining Room and Bedroom</p> <p>Wall: Emulsion paint on exposed surfaces.</p> <p>Ceiling: Emulsion paint on exposed surfaces and gypsum board/ plywood bulkhead with emulsion paint on exposed surfaces.</p>
(c) Internal floor	<p>Living Room/Dining Room and Bedroom</p> <p>Engineered timber flooring, stainless steel strip, timber skirting and tiles. Tiles border along edge of engineered timber flooring adjoining to Flat Roof/ Balcony/ Utility Platform (if applicable).</p>
(d) Bathroom	<p>Wall: Tiles on exposed surfaces run up to false ceiling level. Tiles behind vanity cabinet.</p> <p>Floor: Tiles.</p> <p>Ceiling: Gypsum board with emulsion paint and aluminium ceiling.</p>
(e) Kitchen	<p>Wall: Plastic laminate, mirror and stainless steel on exposed surfaces run up to hanging cabinet or false ceiling level. Tiles behind and under kitchen cabinet.</p> <p>Floor: Engineered timber flooring, stainless steel strip and tiles on exposed surface.</p> <p>Ceiling: Gypsum board with emulsion paint.</p> <p>Cooking bench: Solid surfacing.</p>

2. 室內裝修物料

細項	描述
(a) 大堂	<p>地庫、地下及2樓升降機大堂</p> <p>牆壁：天然石材、夾層玻璃、不銹鋼及木皮飾面(只適用於地下)鋪砌於外露位置。</p> <p>地板：天然石材鋪砌於外露位置。</p> <p>天花板：油漆髹於石膏板及不銹鋼鋪砌於外露位置。</p> <p>住宅樓層升降機大堂</p> <p>牆壁：瓦、木皮飾面、夾層膠板、不銹鋼及灰玻璃鏡鋪砌於外露位置。</p> <p>地板：瓦鋪砌於外露位置。</p> <p>天花板：夾層膠板、不銹鋼及乳膠漆髹於石膏板鋪砌於外露位置。</p>
(b) 內牆及天花板	<p>客廳/飯廳及睡房</p> <p>牆壁：乳膠漆髹於外露位置。</p> <p>天花板：乳膠漆髹於外露位置及乳膠漆髹於石膏板/木夾板假陣鋪砌於外露位置。</p>
(c) 內部地板	<p>客廳/飯廳及睡房</p> <p>複合木地板、不銹鋼條、木牆腳線及瓦。瓦圍邊於相連平台/露台/工作平台(如適用)之複合木地板地台邊緣。</p>
(d) 浴室	<p>牆壁：瓦鋪砌於外露位置至假天花水平。面盆櫃背部鋪砌瓦。</p> <p>地板：瓦。</p> <p>天花板：乳膠漆髹於石膏板及配置鋁質天花。</p>
(e) 廚房	<p>牆壁：夾層膠板、鏡及不銹鋼鋪砌於外露位置至吊櫃或假天花水平。廚櫃背部及底部鋪砌瓦。</p> <p>地板：複合木地板、不銹鋼條及瓦鋪砌於外露位置。</p> <p>天花板：乳膠漆髹於石膏板。</p> <p>灶台：實體面材。</p>

3. Interior Fittings

Item	Description
(a) Doors	<p>Main Entrance Door Fire rated solid core timber door finished with timber veneered door frame, fitted with door closer, door stopper, door hinge, door viewer and lockset with handle.</p> <p>Master Bedroom 1, Bedroom 1, Bedroom 2 and Bedroom 3 Doors Solid core timber door finished with timber veneered door frame, fitted with door stopper, door hinge, and lockset with handle.</p> <p>Store Room Door (For Flat D on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F) Solid core timber door finished with timber veneered door frame, fitted with door track, door stopper and lockset with concealed handle.</p> <p>Bathroom Door (For Flats J and K on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F) Solid core timber door finished with plastic laminate and timber veneered door frame, fitted with door stopper, door hinge and lockset with handle.</p> <p>Bathroom Door (Except Flats J and K on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F) Solid core timber door finished with plastic laminate and timber veneered door frame, fitted with timber louver, door stopper, door hinge and lockset with handle.</p> <p>Balcony, Utility Platform and Flat Roof Doors Fluorocarbon coated aluminium framed glass door, fitted with lockset with handle.</p> <p>Door Access to Roof Fluorocarbon coated aluminium gate with lockset.</p>

3. 室內裝置

細項	描述
(a) 門	<p>主入口大門 防火實心木門配木皮飾面木門框、配門氣鼓、門頂、門鉸、防盜眼及門鎖連拉手。</p> <p>主人睡房 1 門、睡房 1 門、睡房 2 門及睡房 3 門 實心木門配木皮飾面木門框、配門頂、門鉸及門鎖連拉手。</p> <p>儲物房門 (適用於 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 D 單位) 實心木門配木皮飾面木門框、配門路軌、門頂及門鎖連隱藏式拉手。</p> <p>浴室門 (適用於 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 J 及 K 單位) 實心木門配夾層膠板及木皮飾面木門框、配門頂、門鉸及門鎖連拉手。</p> <p>浴室門 (3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 J 及 K 單位除外) 實心木門配夾層膠板及木皮飾面木門框、配木百葉、門頂、門鉸及門鎖連拉手。</p> <p>露台門、工作平台門及平台門 氟化碳噴塗鋁質框玻璃門配門鎖連拉手。</p> <p>通往天台門 氟化碳噴塗鋁質閘配門鎖。</p>

3. Interior Fittings

Item	Description
(b) Bathroom	<p>Wooden mirror cabinet finished with plastic laminate, mirror and metal, with natural stone shelf.</p> <p>Wooden vanity cabinet finished with plastic laminate and metal, with natural stone countertop, stainless steel handle and vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet.</p> <p>Accessories include chrome plated toilet paper holder and chrome plated single hook.</p> <p>Shower compartment with clear tempered glass with top frame and chrome plated shower set.</p> <p>Enameled cast iron bathtub (1500mm L x 700mm W x 430mm H) with chrome plated bathtub mixer and chrome plated shower set are provided (applicable to bathroom of Master Bedroom 1 at Flat E on 28/F of Tower 2 only).</p> <p>Copper water pipes with thermal insulation are used for cold and hot water supply. UPVC pipes are used for flushing water supply system.</p>
(c) Kitchen	<p>Stainless steel sink and chrome plated hot and cold water sink mixer. Wooden kitchen cabinet with wooden door panel finished with plastic laminate and stainless steel strip.</p> <p>Sprinkler heads and smoke detectors with sounder base are provided. For the provision of the fire service installations and equipment fitted in or near Open Kitchen, including smoke detectors with sounder base and sprinkler heads, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".</p> <p>Copper water pipes with thermal insulation are used for cold and hot water supply.</p>

3. 室內裝置

細項	描述
(b) 浴室	<p>木製鏡櫃配夾層膠板、鏡及金屬飾面，配天然石材層架。</p> <p>木製面盆櫃配夾層膠板及金屬飾面，配天然石材檯面、不銹鋼手抽及陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。</p> <p>配件包括鍍鉻廁紙架及鍍鉻單鉤。</p> <p>淋浴間配鋼化清玻璃連頂框及鍍鉻花灑套裝。</p> <p>搪瓷鑄鐵浴缸 (1500 毫米長 x 700 毫米寬 x 430 毫米高) 配鍍鉻浴缸水龍頭及鍍鉻花灑套裝 (只適用於第 2 座 28 樓 E 單位主人睡房 1 之浴室)。</p> <p>冷熱水供應採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉。</p>
(c) 廚房	<p>不銹鋼洗滌盆及鍍鉻冷熱水龍頭。木製廚櫃配木製門板配夾層膠板及不銹鋼條。</p> <p>配置消防花灑頭及煙霧探測器連發聲底座。有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器連發聲底座及消防花灑頭，請參閱「住宅單位機電裝置數量說明表」。</p> <p>冷熱水供應採用配有隔熱絕緣體保護之銅喉。</p>

3. Interior Fittings

Item	Description
(d) Bedroom	No fittings.
(e) Telephone	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” for the location and number of connection points.
(f) Aerials	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” for the location and number of connection points.
(g) Electrical installations	<p>Three-phase electricity supply with miniature circuit breaker distribution board and residual-current device are provided for all units. Conduit wiring are partly concealed and partly exposed*.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” for the location and number of power points and air conditioner points.</p> <p>*Note: 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, pipe ducts or other materials.</p>
(h) Gas supply	Not Applicable.
(i) Washing machine connection point	<p>Washing machine connection point is located in the Open Kitchen.</p> <p>Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” for the location and number of connection points.</p>
(j) Water supply	<p>Copper pipes with thermal insulation are used for cold and hot water supply. UPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed**. Hot water supply is available.</p> <p>**Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.</p>

3. 室內裝置

細項	描述
(d) 睡房	沒有裝置。
(e) 電話	有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(f) 天線	有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(g) 電力裝置	<p>所有單位提供三相供電並備有微型斷路器及電流式漏電斷路器。導管是部分隱藏及部分外露*。</p> <p>有關電插座及空調機接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。</p> <p>*備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、管道槽或其他物料遮蓋或掩藏。</p>
(h) 氣體供應	不適用。
(i) 洗衣機接駁點	<p>洗衣機接駁點設於開放式廚房。</p> <p>備有設計為直徑20毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位。</p> <p>有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。</p>
(j) 供水	<p>冷熱水供應採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉管。水管部分隱藏及部分外露**。有熱水供應。</p> <p>**備註：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、管道槽或其他物料遮蓋或掩藏。</p>

4. Miscellaneous

Item	Description
(a) Lifts	3 “Schindler” lifts (model no. Schindler 5500 MMR) serving the following floors: Basement floor, Ground floor, 2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 28/F.
(b) Letter box	Stainless steel.
(c) Refuse collection	Refuse Room is provided in the common area of each residential floor of tower and are collected by cleaners. Refuse will be centrally handled at Refuse Storage and Material Recovery Chamber on Ground floor.
(d) Water meter, electricity meter and gas meter	Separate water meter for each flat is provided at the common Water Meter Cabinet on respective residential floor. Separate electricity meter for each flat is provided at Electricity Meter Room on respective residential floor. No gas meter is provided.

5. Security facilities

Item	Description
Security System and Equipment	CCTV cameras are provided at Lift Lobby on Basement floor, Ground floor and Tower Lift Lobby on 2/F, lift cars, carpark entrance, carpark and clubhouse, and connect to the management office. QR-Code reader for visitor control are provided at Lift Lobby on Basement floor, Ground floor, 2/F, lift cars and clubhouse. Resident smart card reader for access control are provided at Lift Lobby on Basement floor, Ground floor, 2/F, lift cars and clubhouse. Door phone is provided for each flat on the wall next to main entrance door, and connect to the caretaker counter at Ground floor.

6. Appliances

Item	Description
Appliances	For brand name and model number, please refer to the “Appliances Schedule”.

4. 雜項

細項	描述
(a) 升降機	3 部「迅達」升降機 (產品型號：Schindler 5500 MMR) 到達以下樓層： 地庫、地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓。
(b) 信箱	不銹鋼。
(c) 垃圾收集	垃圾房位於大樓每層住宅樓層之公用地方及由清潔工人收集垃圾。垃圾會被運送至地下之垃圾及物料回收房作中央垃圾收集處理。
(d) 水錶、電錶及氣體錶	每戶之獨立水錶設於大樓每層住宅樓層之公用水錶箱內。 每戶之獨立電錶設於大樓每層住宅樓層之電錶房內。 沒有提供氣體錶。

5. 保安設施

細項	描述
保安系統及設備	地庫及地下升降機大堂、2 樓大樓升降機大堂、升降機內、停車場入口、停車場及會所設有閉路電視，並連接管理處。 二維碼訪客出入保安系統設於地庫、地下、2 樓升降機大堂、升降機內及會所。 住客智能卡出入保安系統設於地庫、地下、2 樓升降機大堂、升降機內及會所。 每戶之對講機設於主入口大門旁的牆壁上並連接地下管理員櫃台。

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參考「設備說明表」。

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

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

6. Appliances Schedule 設備說明表

Tower 2 第2座				3/F 3樓													
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M		
Living Room / Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS50FVMA8	✓	✓	-	-	-	✓	✓	-	-	✓	✓	✓		
			FTXS50FVMA	-	-	✓	✓	✓	-	-	✓	✓	-	-	-		
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RXS50FVMA	✓	✓	-	-	-	✓	✓	-	-	✓	✓	✓	✓	
			3MXS80AA (Shared Outdoor Unit With Bedroom 2) (與睡房2共用室外組件)	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	
			3MXS80AA (Shared Outdoor Unit With Store Room) (與儲物房共用室外組件)	-	-	-	✓	-	-	-	-	-	-	-	-	-	
			3MXS80AA (Shared Outdoor Unit With Bedroom 1) (與睡房1共用室外組件)	-	-	-	-	✓	-	-	-	-	-	-	-	-	
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA8	✓	/	-	-	-	-	✓	-	-	-	✓	✓		
			FTXS35EVMA8	-	/	✓	✓	-	✓	-	✓	✓	-	-	-		
			FTXS25EVMA	-	/	-	-	✓	-	-	-	-	-	-	-	-	
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RXS25EBVMA	✓	/	-	-	-	-	-	✓	-	-	-	-	✓	✓
			RXS35EBVMA	-	/	✓	✓	-	✓	-	✓	-	✓	✓	-	-	-
			3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	-	/	-	-	✓	-	-	-	-	-	-	-	-	-

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

Notes:

1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. The symbol “/” as shown in the above table denotes “Not applicable”.

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

備註：

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3. 上表「/」代表「不適用」。

6. Appliances Schedule 設備說明表

Tower 2 第2座				3/F 3樓											
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房 2	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	✓	/	✓	/	/	✓	✓	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	/	/	✓	/	-	/	/	✓	✓	/	/	/
			3MXS80AA (Shared Outdoor Unit With Bedroom 3) (與睡房 3 共用室外組件)	/	/	-	/	✓	/	/	-	-	/	/	/
Bedroom 3 睡房 3	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	/	/	✓	/	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Bedroom 2) (與睡房 2 共用室外組件)	/	/	/	/	✓	/	/	/	/	/	/	/
Store Room 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	/	✓	/	/	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	/	/	/	✓	/	/	/	/	/	/	/	/
Living Room / Dining Room 客廳/飯廳	Door Phone 對講機	Urmet	1150/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座	Notifier	FSP-851 / B501BH-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	-	✓	-	-	✓	✓	-	-	-	-	✓	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	All-in-one Router (Concealed Type) 一體化路由器 (隱藏式)	TP-Link	TL-HKR473GP-AC	-	✓	-	-	-	✓	-	-	-	-	✓	-
	TL-HKR479GPE-AC		-	-	-	-	✓	-	-	-	-	-	-	-	

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

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6. Appliances Schedule 設備說明表

Tower 2 第2座				3/F 3樓												
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M	
Open Kitchen 開放式廚房	Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	3-Zone Induction Hob 三頭電磁煮食爐		EH675LDC2E	-	-	✓	-	✓	-	-	✓	✓	-	-	-	
	Domino 2-Zone Induction Hob 兩頭電磁煮食爐		EH375FBB1E	✓	✓	-	✓	-	✓	✓	-	-	✓	✓	✓	
	Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Built-in Microwave Oven With Grill 嵌入式微波燒烤爐	Siemens 西門子	BE634LGS1B	✓	✓	-	✓	-	-	✓	-	-	-	-	✓	✓
			BE634RGS1B	-	-	✓	-	-	✓	-	✓	✓	✓	-	-	
			CP565AGS0B	-	-	-	-	✓	-	-	-	-	-	-	-	
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	✓	-	✓	✓	-	-	✓	✓	✓	✓	-	✓	
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	-	-	-	-	✓	-	-	-	-	-	-		
	Concealed Type Sprinkler Head 暗藏式消防花灑頭	Viking	VK462	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sprinkler Head 消防花灑頭	Reliable	F156	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
All-in-one Router (Concealed Type) 一體化路由器 (隱藏式)	TP-Link	TL-HKR473GP-AC	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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

Notes:

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6. Appliances Schedule 設備說明表

Tower 2 第2座				5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓											
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M
Living Room / Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS50FVMA8	✓	✓	-	-	-	✓	✓	-	-	✓	✓	✓
			FTXS50FVMA	-	-	✓	✓	✓	-	-	✓	✓	-	-	-
	RXS50FVMA		✓	✓	-	-	-	✓	✓	-	-	✓	✓	✓	✓
	3MXS80AA (Shared Outdoor Unit With Bedroom 2) (與睡房2共用室外組件)		-	-	✓	-	-	-	-	✓	✓	-	-	-	-
	3MXS80AA (Shared Outdoor Unit With Store Room) (與儲物房共用室外組件)		-	-	-	✓	-	-	-	-	-	-	-	-	-
	3MXS80AA (Shared Outdoor Unit With Bedroom 1) (與睡房1共用室外組件)		-	-	-	-	✓	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA8	✓	/	-	-	-	-	✓	-	-	-	✓	✓
			FTXS35EVMA8	-	/	✓	✓	-	✓	-	✓	✓	-	-	-
			FTXS25EVMA	-	/	-	-	✓	-	-	-	-	-	-	-
	RXS25EBVMA		✓	/	-	-	-	-	✓	-	-	-	-	✓	✓
	RXS35EBVMA		-	/	✓	✓	-	✓	-	✓	-	✓	✓	-	-
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	-	/	-	-	✓	-	-	-	-	-	-	-

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

Notes:

1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.
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備註：

1. 上表「✓」代表「提供」。
2. 上表「-」代表「不提供」。
3. 上表「/」代表「不適用」。

6. Appliances Schedule 設備說明表

		Tower 2 第2座		5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓											
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	✓	/	✓	/	/	✓	✓	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room & Dining Room (與客廳及飯廳共用室外組件)	/	/	✓	/	-	/	/	✓	✓	/	/	/
			3MXS80AA (Shared Outdoor Unit With Bedroom 3) (與睡房3共用室外組件)	/	/	-	/	✓	/	/	-	-	/	/	/
Bedroom 3 睡房3	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	/	/	✓	/	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Bedroom 2) (與睡房2共用室外組件)	/	/	/	/	✓	/	/	/	/	/	/	/
Store Room 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	/	✓	/	/	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	/	/	/	✓	/	/	/	/	/	/	/	/
Living Room / Dining Room 客廳/飯廳	Door Phone 對講機	Urmet	1150/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座	Notifier	FSP-851 / B501BH-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	-	✓	-	-	✓	✓	-	-	-	-	✓	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	All-in-one Router (Concealed Type) 一體化路由器 (隱藏式)	TP-Link	TL-HKR473GP-AC	-	✓	-	-	-	✓	-	-	-	-	✓	-
	TL-HKR479GPE-AC		-	-	-	-	✓	-	-	-	-	-	-	-	

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

Notes:

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3. 上表「/」代表「不適用」。

6. Appliances Schedule 設備說明表

Tower 2 第2座				5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	L	M	
Open Kitchen 開放式廚房	Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	3-Zone Induction Hob 三頭電磁煮食爐		EH675LDC2E	-	-	✓	-	✓	-	-	✓	✓	-	-	-	
	Domino 2-Zone Induction Hob 兩頭電磁煮食爐		EH375FBB1E	✓	✓	-	✓	-	✓	✓	-	-	✓	✓	✓	
	Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Built-in Microwave Oven With Grill 嵌入式微波燒烤爐	Siemens 西門子	BE634LGS1B	✓	✓	-	✓	-	-	✓	-	-	-	-	✓	✓
			BE634RGS1B	-	-	✓	-	-	✓	-	✓	✓	✓	-	-	
			CP565AGS0B	-	-	-	-	✓	-	-	-	-	-	-	-	
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	✓	-	✓	✓	-	-	✓	✓	✓	✓	-	✓	
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	-	-	-	-	✓	-	-	-	-	-	-		
	Concealed Type Sprinkler Head 暗藏式消防花灑頭	Viking	VK462	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sprinkler Head 消防花灑頭	Reliable	F156	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
All-in-one Router (Concealed Type) 一體化路由器 (隱藏式)	TP-Link	TL-HKR473GP-AC	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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

Notes:

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備註：

1. 上表「✓」代表「提供」。
2. 上表「-」代表「不提供」。
3. 上表「/」代表「不適用」。

6. Appliances Schedule 設備說明表

Tower 2 第2座				28/F 28樓											
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	G	H	J	K	L	M	
Living Room / Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS50FVMA8	✓	✓	-	-	-	✓	-	-	✓	✓	✓	
			FTXS50FVMA	-	-	✓	✓	-	-	✓	✓	-	-	-	
			FTXS71FVMA8	-	-	-	-	✓	-	-	-	-	-	-	-
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RXS50FVMA	✓	✓	-	-	-	✓	-	-	-	✓	✓	✓
			3MXS80AA (Shared Outdoor Unit With Bedroom 2) (與睡房2共用室外組件)	-	-	✓	-	-	-	-	✓	✓	-	-	-
			3MXS80AA (Shared Outdoor Unit With Store Room) (與儲物房共用室外組件)	-	-	-	✓	-	-	-	-	-	-	-	-
			RXS71FVMA	-	-	-	-	✓	-	-	-	-	-	-	-
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	FTXS25EVMA8	✓	/	-	-	-	✓	-	-	-	-	✓	✓	
		FTXS35EVMA8	-	/	✓	✓	-	-	✓	✓	-	-	-		
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)	RXS25EBVMA	✓	/	-	-	-	✓	-	-	-	-	✓	✓	
		RXS35EBVMA	-	/	✓	✓	-	-	✓	✓	-	-	-		
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	FTXS25EVMA	/	/	✓	/	-	/	✓	✓	/	/	/		
		FTXS25EVMA8	/	/	-	/	✓	/	-	-	/	/	/		
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)	3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room (與客廳/飯廳共用室外組件)	/	/	✓	/	-	/	✓	✓	/	/	/		
		RXS25EBVMA	/	/	-	/	✓	/	-	-	/	/	/		

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

Notes:

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3. 上表「/」代表「不適用」。

6. Appliances Schedule 設備說明表

Tower 2 第2座				28/F 28樓										
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	G	H	J	K	L	M
Bedroom 3 睡房3	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA8	/	/	/	/	✓	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RXS25EBVMA	/	/	/	/	✓	/	/	/	/	/	/
Master Bedroom 1 主人睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS35EVMA8	/	/	/	/	✓	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		RXS35EBVMA	/	/	/	/	✓	/	/	/	/	/	/
Store Room 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式空調機 (室內機)	DAIKIN 大金	FTXS25EVMA	/	/	/	✓	/	/	/	/	/	/	/
	Split Type Air-Conditioner (Outdoor Unit) 分體式空調機 (室外機)		3MXS80AA (Shared Outdoor Unit With Living Room / Dining Room) (與客廳/飯廳共用室外組件)	/	/	/	✓	/	/	/	/	/	/	/
Living Room / Dining Room 客廳/飯廳	Door Phone 對講機	Urmet	1150/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座	Notifier	FSP-851 / B501BH-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	-	✓	-	-	-	-	-	-	-	✓	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All-in-one Router (Concealed Type) 一體化路由器 (隱藏式)	TP-Link	TL-HKR473GP-AC	-	✓	-	-	-	-	-	-	-	-	✓	-
Open Kitchen 開放式廚房	Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3-Zone Induction Hob 三頭電磁煮食爐		EH675LDC2E	-	-	✓	-	✓	-	✓	✓	-	-	-

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

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6. Appliances Schedule 設備說明表

Tower 2 第2座				28/F 28樓											
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	G	H	J	K	L	M	
Open Kitchen 開放式廚房	Domino 2-Zone Induction Hob 兩頭電磁煮食爐	Siemens 西門子	EH375FBB1E	✓	✓	-	✓	-	✓	-	-	✓	✓	✓	
	Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Built-in Microwave Oven With Grill 嵌入式微波燒烤爐	Siemens 西門子	BE634LGS1B	✓	✓	-	✓	-	✓	-	-	-	✓	✓	
			BE634RGS1B	-	-	✓	-	-	-	✓	✓	✓	-	-	
	Built-in 7-in-1 Steam Oven with Microwave Function 嵌入式七合一微波蒸焗爐		CP565AGS0B	-	-	-	-	✓	-	-	-	-	-	-	
	Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBF7320NF	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機		PBS1285BI	-	-	-	-	-	-	-	-	-	-	-	-
	Concealed Type Sprinkler Head 暗藏式消防花灑頭	Viking	VK462	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Sprinkler Head 消防花灑頭	Reliable	F156	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	All-in-one Router (Concealed Type) 一體化路由器(隱藏式)	TP-Link	TL-HKR473GP-AC	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓
TL-HKR479GPE-AC			-	-	-	-	✓	-	-	-	-	-	-	-	
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Bathroom Inside Master Bedroom 1 主人睡房1內之浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27SLi	/	/	/	/	✓	/	/	/	/	/	/	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	/	/	✓	/	/	/	/	/	/	
Roof 天台	Electric Grill 電燒烤爐	Kenyon	B70400WH-UL	/	-	-	-	✓	-	-	-	-	-	/	

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet 單位電插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	-	1	1	1	1	1	1	1	
		Twin Socket Outlet 雙位電插座	3	4	4	3	4	4	3	3	3	3	3	3	
		Telephone Outlet and Data Point 電話插座及網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	
		Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Air-Conditioner 空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Exhaust Fan and Instantaneous Electric Water Heater 抽氣扇及即熱式電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	1	1	1	1	-	1	1	1	1	-	1	1	
		Lighting Point 燈位	3	3	3	2	3	3	3	2	2	2	3	3	
			Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/ 三頭電磁煮食爐/兩頭電磁煮食爐開關掣	1	1	1	1	-	1	1	1	1	1	-	1
			Data Point 網絡插座	-	1	-	-	1	1	-	-	-	-	1	-
			LAN Port Faceplate 區域網連接埠面板	-	1	-	-	2	1	-	-	-	-	1	-

Notes:

1. The numbers as shown in the above table denotes "The numbers provided".
2. The symbol "-" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not applicable".

備註:

1. 上表顯示的數目代表「提供的數量」。
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3. 上表「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式雪櫃	-	1	-	-	1	1	-	-	-	-	1	-	
		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	-	1	-	-	1	1	-	-	-	-	1	-	
		Switched Twin Socket Outlet 雙位電插座連開關掣	-	1	-	-	1	1	-	-	-	-	1	-	
		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	-	1	-	-	-	-	-	-	-	-	1	-	
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	-	1	-	-	-	-	-	-	-	-	1	-	
		Lighting Switch 燈掣		5	4	6	5	4	5	5	5	5	4	5	5
		Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Twin Socket Outlet with USB 雙位及USB電插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Main Water Supply Valve 總食水掣		-	1	-	-	-	-	-	-	-	-	1	-
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1	1	1	1	1	1	1	1	1
	Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)		-	-	-	-	-	-	1	-	-	-	-	-	
	Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)		-	-	-	-	-	-	1	-	-	-	-	-	
Bedroom 1 睡房1	Single Socket Outlet 單位電插座		2	/	2	2	2	2	2	2	2	/	2	2	
	Twin Socket Outlet 雙位電插座		1	/	1	1	1	1	1	1	1	/	1	1	

Notes:

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- The symbol "-" as shown in the above table denotes "Not provided".
- The symbol "/" as shown in the above table denotes "Not applicable".
- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

- 上表顯示的數目代表「提供的數量」。
- 上表「-」代表「不提供」。
- 上表「/」代表「不適用」。
- 上表「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 1 睡房 1	Telephone Outlet 電話插座		1	/	1	1	1	1	1	1	1	/	1	1
	TV/ FM Connection Point 電視/電台天線接駁點		1	/	1	1	1	1	1	1	1	/	1	1
	Data Point 網絡插座		1	/	1	1	1	1	1	1	1	/	1	1
	Switch for Air-Conditioner 空調機開關掣		1	/	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	/	1	1	1	1	1	1	1	/	1	1
	Lighting Switch 燈掣		1	/	2	1	2	1	1	2	2	/	1	1
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	/	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座		/	/	1	/	1	/	/	1	1	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	1	/	1	/	/	1	1	/	/	/
	Telephone Outlet 電話插座		/	/	1	/	1	/	/	1	1	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	1	/	/	1	1	/	/	/
	Data Point 網絡插座		/	/	1	/	1	/	/	1	1	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	1	/	1	/	/	1	1	/	/	/
	Lighting Point 燈位		/	/	1	/	1	/	/	1	1	/	/	/
	Lighting Switch 燈掣		/	/	1	/	1	/	/	1	1	/	/	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	1	/	/	1	1	/	/
Bedroom 3 睡房 3	Single Socket Outlet 單位電插座		/	/	/	/	1	/	/	/	/	/	/	/

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備註:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Bedroom 3 睡房3	Twin Socket Outlet 雙位電插座		/	/	/	/	1	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座		/	/	/	/	1	/	/	/	/	/	/	/	
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	1	/	/	/	/	/	/	/	
	Data Point 網絡插座		/	/	/	/	1	/	/	/	/	/	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	1	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	/	1	/	/	/	/	/	/	/	
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	1	/	/	/	/	/	/	/
Store Room 儲物房	Twin Socket Outlet 雙位電插座		/	/	/	1	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座		/	/	/	1	/	/	/	/	/	/	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	1	/	/	/	/	/	/	/	/	
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	1	/	/	/	/	/	/	/	/
Open Kitchen 開放式廚房	Switched Twin Socket Outlet 雙位電插座連開關掣		-	1	1	1	2	1	-	1	1	-	-	-	
		Data Point 網絡插座	1	-	1	1	-	-	1	1	1	1	-	1	
		LAN Port Faceplate 區域網連接埠面板	1	-	1	1	-	-	1	1	1	1	-	1	
		Switched Fuse Spur Unit for Telescopic Hood 菲士蘇連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	

Notes:

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備註:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Open Kitchen 開放式廚房		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	1	-	1	1	1	1	1	1	1	1	-	1	
		Connection Unit for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven with Microwave Function 供嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	-	1	1	1	1	1	1	1	1	1	-	1
		Connection Unit for Mini-Instantaneous Electric Water Heater 供迷你即熱式電熱水爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式雪櫃	1	-	1	1	-	-	1	1	1	1	1	-	1
		Switched Single Socket Outlet for Built-in Washer Dryer 單位電插座連開關掣供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	1	-	1	1	-	-	1	1	1	1	1	-	1
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	-	-	1	1	1	1	1	-	1
		Connection Unit for 3-Zone Induction Hob / Domino 2-Zone Induction Hob 供三頭電磁煮食爐/兩頭電磁煮食爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	-	1	1	-	-	1	1	1	1	1	-	1
		Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/ 三頭電磁煮食爐/兩頭電磁煮食爐開關掣	-	-	-	-	1	-	-	-	-	-	-	1	-
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	-	-	-	-	1	-	-	-	-	-	1	-	-
		Lighting Point 燈位		1	1	2	1	1	1	1	2	2	2	1	1
		Lighting Switch 燈掣		-	-	-	-	1	-	-	-	-	1	-	-
		Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)		1	1	1	1	1	1	-	1	1	1	1	1

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			3/F 3樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房		Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)	1	1	1	1	1	1	-	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Switched Fuse Spur Unit for Exhaust Fan 菲士蘇連開關掣供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Instantaneous Electric Water Heater 供即熱式電熱水爐的電位	1	1	1	1	1	1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	-	-	-	-	1	1	-	-	-	-	-	-
Balcony 露台	Lighting Point 燈位		1	/	1	1	1	1	1	1	1	/	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	1	/	1	/	/	1	1	/	/	/
Air-Conditioner Platform 空調機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		2	1	2	2	2	2	2	2	2	1	2	2
Flat Roof 平台	Waterproof Single Socket Outlet 防水單位電插座		/	/	/	/	1	/	1	/	/	1	1	1
	Lighting Point 燈位		/	/	/	/	2	/	2	/	/	2	3	2

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- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

- 上表顯示的數目代表「提供的數量」。
- 上表「-」代表「不提供」。
- 上表「/」代表「不適用」。
- 上表「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet 單位電插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	-	1	1	1	1	1	1	1	
		Twin Socket Outlet 雙位電插座	3	4	4	3	4	4	3	3	3	3	3	3	
		Telephone Outlet and Data Point 電話插座及網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	
		Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Air-Conditioner 空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Exhaust Fan and Instantaneous Electric Water Heater 抽氣扇及即熱式電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	1	1	1	1	-	1	1	1	1	-	1	1	
		Lighting Point 燈位	3	3	3	2	3	3	3	2	2	2	3	3	
			Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/ 三頭電磁煮食爐/兩頭電磁煮食爐開關掣	1	1	1	1	-	1	1	1	1	1	-	1
			Data Point 網絡插座	-	1	-	-	1	1	-	-	-	-	1	-
		LAN Port Faceplate 區域網連接埠面板	-	1	-	-	2	1	-	-	-	-	1	-	

Notes:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式雪櫃	-	1	-	-	1	1	-	-	-	-	1	-	
		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	-	1	-	-	1	1	-	-	-	-	1	-	
		Switched Twin Socket Outlet 雙位電插座連開關掣	-	1	-	-	1	1	-	-	-	-	1	-	
		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	-	1	-	-	-	-	-	-	-	-	1	-	
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	-	1	-	-	-	-	-	-	-	-	1	-	
		Lighting Switch 燈掣		5	4	6	5	4	5	5	5	5	3	5	5
		Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Twin Socket Outlet with USB 雙位及USB電插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Main Water Supply Valve 總食水掣		-	1	-	-	-	-	-	-	-	-	1	-
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1	1	1	1	1	1	1	1	1
	Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)		-	-	-	-	-	-	1	-	-	-	-	-	
	Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)		-	-	-	-	-	-	1	-	-	-	-	-	
Bedroom 1 睡房1	Single Socket Outlet 單位電插座		2	/	2	2	2	2	2	2	2	/	2	2	
	Twin Socket Outlet 雙位電插座		1	/	1	1	1	1	1	1	1	/	1	1	

Notes:

- The numbers as shown in the above table denotes "The numbers provided".
- The symbol "-" as shown in the above table denotes "Not provided".
- The symbol "/" as shown in the above table denotes "Not applicable".
- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

- 上表顯示的數目代表「提供的數量」。
- 上表「-」代表「不提供」。
- 上表「/」代表「不適用」。
- 上表「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 1 睡房1	Telephone Outlet 電話插座		1	/	1	1	1	1	1	1	1	/	1	1
	TV/ FM Connection Point 電視/電台天線接駁點		1	/	1	1	1	1	1	1	1	/	1	1
	Data Point 網絡插座		1	/	1	1	1	1	1	1	1	/	1	1
	Switch for Air-Conditioner 空調機開關掣		1	/	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	/	1	1	1	1	1	1	1	/	1	1
	Lighting Switch 燈掣		1	/	2	1	2	1	1	2	2	/	1	1
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	/	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房2	Single Socket Outlet 單位電插座		/	/	1	/	1	/	/	1	1	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	1	/	1	/	/	1	1	/	/	/
	Telephone Outlet 電話插座		/	/	1	/	1	/	/	1	1	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	1	/	/	1	1	/	/	/
	Data Point 網絡插座		/	/	1	/	1	/	/	1	1	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	1	/	1	/	/	1	1	/	/	/
	Lighting Point 燈位		/	/	1	/	1	/	/	1	1	/	/	/
	Lighting Switch 燈掣		/	/	1	/	1	/	/	1	1	/	/	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	1	/	/	1	1	/	/

Notes:

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3. The symbol “/” as shown in the above table denotes “Not applicable”.

備註：

1. 上表顯示的數目代表「提供的數量」。
2. 上表「-」代表「不提供」。
3. 上表「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

		Tower 2 第2座	5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M	
Bedroom 3 睡房3	Single Socket Outlet 單位電插座		/	/	/	/	1	/	/	/	/	/	/	/	
	Twin Socket Outlet 雙位電插座		/	/	/	/	1	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座		/	/	/	/	1	/	/	/	/	/	/	/	
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	1	/	/	/	/	/	/	/	
	Data Point 網絡插座		/	/	/	/	1	/	/	/	/	/	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	1	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	/	1	/	/	/	/	/	/	/	
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	1	/	/	/	/	/	/	/
Store Room 儲物房	Twin Socket Outlet 雙位電插座		/	/	/	1	/	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座		/	/	/	1	/	/	/	/	/	/	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	1	/	/	/	/	/	/	/	/	
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	1	/	/	/	/	/	/	/	/
Open Kitchen 開放式廚房	Switched Twin Socket Outlet 雙位電插座連開關掣		-	1	1	1	2	1	-	1	1	-	-	-	
		Data Point 網絡插座	1	-	1	1	-	-	1	1	1	1	-	1	

Notes:

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備註:

1. 上表顯示的數目代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座		5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房		LAN Port Faceplate 區域網連接埠面板	1	-	1	1	-	-	1	1	1	1	-	1
		Switched Fuse Spur Unit for Telescopic Hood 菲士蘇連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	1	-	1	1	1	1	1	1	1	1	-	1
		Connection Unit for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven with Microwave Function 供嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	-	1	1	1	1	1	1	1	1	-	1
		Connection Unit for Mini-Instantaneous Electric Water Heater 供迷你即熱式電熱水爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單位電插座連開關掣供雪櫃	1	-	1	1	-	-	1	1	1	1	-	1
		Switched Single Socket Outlet for Built-in Washer Dryer 單位電插座連開關掣供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	1	-	1	1	-	-	1	1	1	1	-	1
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	-	-	1	1	1	1	-	1
		Connection Unit for 3-Zone Induction Hob / Domino 2-Zone Induction Hob 供三頭電磁煮食爐/兩頭電磁煮食爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	-	1	1	-	-	1	1	1	1	-	1
		Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/ 三頭電磁煮食爐/兩頭電磁煮食爐開關掣	-	-	-	-	1	-	-	-	-	-	1	-
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	-	-	-	-	1	-	-	-	-	1	-	-
	Lighting Point 燈位		1	1	2	1	1	1	1	2	2	2	1	1

Notes:

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備註:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座		5/F – 12/F, 15/F – 23/F & 25/F – 27/F 5樓至12樓、15樓至23樓及25樓至27樓												
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Lighting Switch 燈掣		-	-	-	-	1	-	-	-	-	1	-	-
		Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)	1	1	1	1	1	1	-	1	1	1	1	1
		Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)	1	1	1	1	1	1	-	1	1	1	1	1
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Switched Fuse Spur Unit for Exhaust Fan 菲士蘇連開關掣供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Instantaneous Electric Water Heater 供即熱式電熱水爐的電位	1	1	1	1	1	1	1	1	1	1	1	1
	Main Water Supply Valve 總食水掣	-	-	-	-	1	1	-	-	-	-	-	-	
Balcony 露台	Lighting Point 燈位		1	/	1	1	1	1	1	1	1	/	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	1	/	1	/	/	1	1	/	/	/
Air-Conditioner Platform 空調機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		2	1	2	2	2	2	2	2	2	1	2	2

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- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

- 上表顯示的數目代表「提供的數量」。
- 上表「-」代表「不提供」。
- 上表「/」代表「不適用」。
- 上表「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M	
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet 單位電插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	-	1	1	1	1	1	1	
		Twin Socket Outlet 雙位電插座	3	4	4	3	4	3	3	3	3	3	3	
		Telephone Outlet and Data Point 電話插座及網絡插座	1	1	1	1	1	1	1	1	1	1	1	
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	
		Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Air-Conditioner 空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Exhaust Fan and Instantaneous Electric Water Heater 抽氣扇及即熱式電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	1	1	1	1	1	1	1	1	-	1	1	
		Lighting Point 燈位	3	3	3	2	5	3	2	2	2	2	3	
		Lighting Switch 燈掣	5	4	6	5	7	5	5	5	3	5	5	
			Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/ 三頭電磁煮食爐/兩頭電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	-	1
			Data Point 網絡插座	-	1	-	-	-	-	-	-	-	1	-
		LAN Port Faceplate 區域網連接埠面板	-	1	-	-	-	-	-	-	-	1	-	

Notes:

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備註:

1. 上表顯示的數目代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M	
Living Room / Dining Room & Corridor 客廳/飯廳及走廊		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式雪櫃	-	1	-	-	-	-	-	-	-	1	-	
		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	-	1	-	-	-	-	-	-	-	1	-	
		Switched Twin Socket Outlet 雙位電插座連開關掣	-	1	-	-	-	-	-	-	-	1	-	
		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	-	1	-	-	-	-	-	-	-	1	-	
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	-	1	-	-	-	-	-	-	-	1	-	
		Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	
		Switched Twin Socket Outlet with USB 雙位及USB電插座連開關掣		1	1	1	1	1	1	1	1	1	1	
		Smoke Detector with Sounder Base 煙霧探測器連發聲底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	
		Main Water Supply Valve 總食水掣		-	1	-	-	-	-	-	-	-	1	-
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	1	1	1	1	1	1	1	1	1	
		Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)		-	-	-	-	-	1	-	-	-	-	
	Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)		-	-	-	-	-	1	-	-	-	-		
Bedroom 1 睡房1	Single Socket Outlet 單位電插座		2	/	2	2	/	2	2	2	/	2	2	
	Twin Socket Outlet 雙位電插座		1	/	1	1	/	1	1	1	/	1	1	
	Telephone Outlet 電話插座		1	/	1	1	/	1	1	1	/	1	1	

Notes:

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- The symbol "-" as shown in the above table denotes "Not provided".
- The symbol "/" as shown in the above table denotes "Not applicable".
- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

- 上表顯示的數目代表「提供的數量」。
- 上表「-」代表「不提供」。
- 上表「/」代表「不適用」。
- 上表「#」代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓										
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M
Bedroom 1 睡房1	TV/ FM Connection Point 電視/電台天線接駁點		1	/	1	1	/	1	1	1	/	1	1
	Data Point 網絡插座		1	/	1	1	/	1	1	1	/	1	1
	Switch for Air-Conditioner 空調機開關掣		1	/	1	1	/	1	1	1	/	1	1
	Lighting Point 燈位		1	/	1	1	/	1	1	1	/	1	1
	Lighting Switch 燈掣		1	/	2	1	/	1	2	2	/	1	1
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		1	/	1	1	/	1	1	1	/	1
Bedroom 2 睡房2	Single Socket Outlet 單位電插座		/	/	1	/	1	/	1	1	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	1	/	1	/	1	1	/	/	/
	Telephone Outlet 電話插座		/	/	1	/	1	/	1	1	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	1	/	1	/	1	1	/	/	/
	Data Point 網絡插座		/	/	1	/	1	/	1	1	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	1	/	1	/	1	1	/	/	/
	Lighting Point 燈位		/	/	1	/	1	/	1	1	/	/	/
	Lighting Switch 燈掣		/	/	1	/	1	/	1	1	/	/	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	1	/	1	/	1	1	/	/
Bedroom 3 睡房3	Single Socket Outlet 單位電插座		/	/	/	/	1	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	/	/	1	/	/	/	/	/	/

Notes:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓										
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M
Bedroom 3 睡房3	Telephone Outlet 電話插座		/	/	/	/	1	/	/	/	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	1	/	/	/	/	/	/
	Data Point 網絡插座		/	/	/	/	1	/	/	/	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	1	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	1	/	/	/	/	/
Master Bedroom 1 主人睡房1	Single Socket Outlet 單位電插座		/	/	/	/	2	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座		/	/	/	/	1	/	/	/	/	/	/
	Telephone Outlet 電話插座		/	/	/	/	1	/	/	/	/	/	/
	TV/ FM Connection Point 電視/電台天線接駁點		/	/	/	/	1	/	/	/	/	/	/
	Data Point 網絡插座		/	/	/	/	1	/	/	/	/	/	/
	Switch for Air-Conditioner 空調機開關掣		/	/	/	/	1	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	/
	Lighting Switch 燈掣		/	/	/	/	3	/	/	/	/	/	/
	Switch for Exhaust Fan and Instantaneous Electric Water Heater 抽氣扇及即熱式電熱水爐開關掣		/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	/	1	/	/	/	/	/

Notes:

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備註:

1. 上表顯示的數目代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓											
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M	
Store Room 儲物房	Twin Socket Outlet 雙位電插座		/	/	/	1	/	/	/	/	/	/	/	
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	
	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	
	Telephone Outlet 電話插座		/	/	/	1	/	/	/	/	/	/	/	
	Switch for Air-Conditioner 空調機開關掣		/	/	/	1	/	/	/	/	/	/	/	
		Connection Point for Air-Conditioner Indoor Unit 室內空調機接駁點		/	/	/	1	/	/	/	/	/	/	/
Open Kitchen 開放式廚房	Switch Twin Socket Outlet 雙位電插座連開關掣		-	1	1	1	2	-	1	1	-	-	-	
		Data Point 網絡插座	1	-	1	1	1	1	1	1	1	-	1	
		LAN Port Faceplate 區域網連接埠面板	1	-	1	1	2	1	1	1	1	-	1	
		Switched Fuse Spur Unit for Telescopic Hood 菲士蘇連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	
		Fuse Spur Unit for Kitchen Cabinet Light 菲士蘇供廚櫃燈	1	-	1	1	1	1	1	1	1	-	1	
		Connection Unit for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function 供嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	
		Connection Unit for Mini-Instantaneous Electric Water Heater 供迷你即熱式電熱水爐的插線座	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet for Built-in Refrigerator 單位電插座連開關掣供嵌入式雪櫃	1	-	1	1	1	1	1	1	1	1	-	1
		Switched Single Socket Outlet for Built-in Washer Dryer 單位電插座連開關掣供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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備註：

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓										
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M
Open Kitchen 開放式廚房		Switched Single Socket Outlet for All-in-one Router (Concealed Type) 單位電插座連開關掣供一體化路由器(隱藏式)	1	-	1	1	1	1	1	1	1	-	1
		Switched Twin Socket Outlet 雙位電插座連開關掣	1	-	1	1	1	1	1	1	1	-	1
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	-	1	1	-	1	1	1	1	-	1
		Connection Unit for 3-Zone Induction Hob / Domino 2-Zone Induction Hob 供三頭電磁煮食爐/兩頭電磁煮食爐的插線座	1	1	1	1	1	1	1	1	1	1	1
		Main Water Supply Valve 總食水掣	1	-	1	1	1	1	1	1	1	-	1
		Switch for Built-in Microwave Oven With Grill / Built-in 7-in-1 Steam Oven With Microwave Function / 3-Zone Induction Hob / Domino 2-Zone Induction Hob 嵌入式微波燒烤爐/嵌入式七合一微波蒸焗爐/三頭電磁煮食爐/兩頭電磁煮食爐開關掣	-	-	-	-	-	-	-	-	-	1	-
		Switch for Mini-Instantaneous Electric Water Heater 迷你即熱式電熱水爐開關掣	-	-	-	-	-	-	-	-	-	1	-
		Lighting Point 燈位	1	1	2	1	1	1	2	2	2	1	1
		Lighting Switch 燈掣	-	-	-	-	-	-	-	-	1	-	-
			Built-in Washer Dryer Connection Point (Water Inlet) 嵌入式洗衣乾衣機接駁點(來水位)	1	1	1	1	1	-	1	1	1	1
			Built-in Washer Dryer Connection Point (Water Outlet) 嵌入式洗衣乾衣機接駁點(去水位)	1	1	1	1	1	-	1	1	1	1
		Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
			Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#

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- The symbol "#" as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註:

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓										
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	4	3	3	3	3	3	3
		Switched Fuse Spur Unit for Exhaust Fan 菲士蘇連開關掣供抽氣扇	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Instantaneous Electric Water Heater 供即熱式電熱水爐的電位	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位		1	/	1	1	1	1	1	1	/	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	1	/	1	/	1	1	/	/	/
Air-Conditioner Platform 空調機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		2	1	2	2	/	2	2	2	1	2	2
Flat Roof 平台	Waterproof Single Socket Outlet 防水單位電插座		/	/	/	/	1	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	/
Staircase 樓梯	Lighting Point 燈位		/	/	/	/	10	/	/	/	/	/	/

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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Tower 2 第2座			28/F 28樓										
Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	A	B	C	D	E	G	H	J	K	L	M
Roof 天台	Waterproof Single Socket Outlet 防水單位電插座		/	1	1	1	1	1	1	1	1	1	/
	Lighting Point 燈位		/	5	11	7	11	8	11	11	6	7	/
	Waterproof Lighting Switch 防水燈掣		/	1	1	1	-	1	1	1	1	1	/
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 室外空調機防水隔離開關掣		/	-	-	-	4	-	-	-	-	-	/
	Switch for Electric Grill 電燒烤爐開關掣		/	-	-	-	1	-	-	-	-	-	/
	Connection Unit for Electric Grill 供電燒烤爐的插線座		/	-	-	-	1	-	-	-	-	-	/
	Waterproof Isolator Switch for Roof 天台防水隔離開關掣		/	-	-	-	2	-	-	-	-	-	/
	Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈		/	-	-	-	1	-	-	-	-	-	/
	Connection Point for Air-Conditioner Outdoor Unit 室外空調機接駁點		/	-	-	-	4	-	-	-	-	-	/
Bathroom inside Master Bedroom 1 主人睡房1內之浴室	Lighting Point 燈位		/	/	/	/	3	/	/	/	/	/	/
	Switched Fuse Spur Unit for Exhaust Fan 菲士蘇連開關掣供抽氣扇		/	/	/	/	1	/	/	/	/	/	/
	Single Socket Outlet 單位電插座		/	/	/	/	1	/	/	/	/	/	/
	Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈		/	/	/	/	1	/	/	/	/	/	/
	Fuse Spur Unit for Ceiling Light 菲士蘇供天花燈		/	/	/	/	1	/	/	/	/	/	/
	Power Connection Point for Instantaneous Electric Water Heater 供即熱式電熱水爐的電位		/	/	/	/	1	/	/	/	/	/	/

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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.

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。

GOVERNMENT RENT 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視屬何種情況而定)有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note:

The purchaser should pay to the Manager and not the owner the debris removal fee.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。
3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未決定。

附註：

買方應該將清理廢料的費用支付給管理人而非擁有人。

DEFECTS LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Phase is underway.

期數現時並沒有向政府提出申請修訂批地文件。

1. Noise Mitigation Measures

The following measures to mitigate road traffic noise impact from Hoi Wing Road and Hoi Wong Road, etc. and the industrial noise impact from the nearby bus depots will be provided in the Phase:

- a) Glass balustrades
- b) Vertical acoustic fins
- c) Sound absorption materials
- d) Fixed windows
- e) Acoustic balconies
- f) Windows with sliding panel behind (acoustic windows (baffle type))
- g) Enhanced acoustics balconies (EAB)
- h) Acoustic windows (baffle type) with enhanced acoustic balconies (AWEAB)
- i) Self-closing doors not for ventilation purpose (maintenance doors with auto-close system and not for ventilation purpose)

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any glass balustrade (if any), vertical acoustic fins (if any), sound absorption materials (if any), fixed windows (if any), acoustic balconies (including enhanced acoustic balcony) (if any), windows with sliding panel behind (acoustic windows (baffle type)) (if any), acoustic windows (baffle type) with enhanced acoustic balconies (if any) and self-closing doors not for ventilation purpose (maintenance doors with auto-close system and not for ventilation purpose) which form part of his residential unit except in accordance with the building plans.

Noise Mitigation Measures implemented or provided in the Residential Units are as follows:

Block Name	Flat	Floor	Noise Mitigation Measures
Tower 2	A	3/F – 8/F	AWEAB system at Living Room/Dining Room
		3/F – 18/F	Acoustic window (baffle type) at Bedroom 1
	B	3/F – 12/F	Acoustic window (baffle type) at Living Room/Dining Room
		3/F – 28/F	Fixed window at one side of Living Room/Dining Room facing Hoi Wong Road
	C	3/F – 10/F	Acoustic window (baffle type) at Bedroom 1
		3/F – 10/F	Acoustic window (baffle type) at Bedroom 2
		3/F – 10/F	Self-closing door at Bedroom 1
		3/F – 17/F	AWEAB system at Living Room/Dining Room
	J	3/F – 19/F	Acoustic window (baffle type) at Bedroom 1
		3/F – 19/F	Self-closing door at Bedroom 1
		3/F – 21/F	EAB at Living Room/Dining Room
		3/F – 23/F	Acoustic window (baffle type) at Bedroom 2
		3/F – 28/F	Fixed window at Living Room/Dining Room
	K	3/F – 23/F	Acoustic window (baffle type) at Living Room/Dining Room
		3/F – 28/F	Fixed window at one side of Living Room/Dining Room facing Hoi Wong Road

Block Name	Flat	Floor	Noise Mitigation Measures
Tower 2	L	3/F	Flat roof surrounded by 1.1m high glass balustrade (top-level: +23.55 mPD)
		3/F – 20/F	AWEAB system at Living Room/Dining Room
		3/F – 22/F	Acoustic window (baffle type) at Bedroom 1
		3/F – 28/F	1.6m width vertical acoustic fin at Living Room/Dining Room
	M	3/F – 17/F	AWEAB system at Living Room/Dining Room
		3/F – 21/F	Acoustic window (baffle type) at Bedroom 1
		3/F – 28/F	1.6m width vertical acoustic fin at Living Room/Dining Room

Note:

For the residential tower, 4/F, 13/F, 14/F and 24/F are omitted.

2. Gondola

During the times for necessary maintenance, inspection, cleaning and repairing of the Common Areas and Facilities of residential tower arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and directly above the flat roof(s) and/or roof(s) of individual units.

3. Signages

There will be backlit signages on the external walls of the Phase on and below 2/F of the residential tower of the Phase. The backlit signages may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

4. Exhaust Louvers

There may be exhaust louvers connecting from the shops on G/F and 1/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops on G/F and 1/F, and in connection with 2/F clubhouse for cooking exhaust and bathroom ventilation system. There are also exhaust louvers connecting to 1/F plant rooms for ventilation and air-conditioning use. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

5. Air-conditioning Units and Equipment for the Clubhouse

Part of the air-conditioning units and equipment for the use of the clubhouse will be installed on 1/F a/c plant rooms and may be visible from residential properties of the Development. Prospective purchasers please note the possible impact (if any) of such air-conditioning units and equipment on individual residential properties.

6. Construction of Subsequent Phase

There may be special traffic arrangement including but not limited to alteration of vehicular access route during the construction of the subsequent Phase. Construction vehicles may also enter the podium level and the car park for construction of the subsequent Phase. Such construction works and arrangement may materially affect the enjoyment of the residential properties in the Development in terms of views, noise, dust and/or other aspects of the surrounding environment.

7. External Walls at lower levels of the Development

There may be backlit signage, decorative lighting and/or TV wall at the external wall of the Commercial Accommodation at lower levels of the Development below the residential towers of the Phase. The location of such signage, lighting and/or TV wall may be changed from time to time. Prospective purchasers please note the possible impact (if any) of the illumination of the said features on individual units.

8. Lighting at outdoor swimming pool / landscaped areas

Lighting will be provided for lighting of the outdoor swimming pool and landscaped areas of the Development in the evening at the following locations:

- Landscape lighting at landscaped garden at 2/F
- 10 numbers of floodlights at a height of +22.334 mPD, and 3 numbers of floodlights at the light pole reaching a height of +21.1 mPD at outdoor swimming pool

For location of floodlights, please refer to the “Layout Plan of Development” Section of this Sales Brochure on Page AK for identification of their approximate locations. Prospective purchasers please note the impact (if any) of the illumination of such floodlights system on individual units.

Note: “mPD” means metre above the Hong Kong Principal Datum.

9. FM / UHF Antenna and Lightning Rod

The following facilities will be installed at the upper roof levels of the Development:

Description	Location
FM / UHF Antenna	Upper roof of Tower 1
Lightning rod	Upper roof of Tower 1 & Tower 2

Prospective purchasers please note the impact (if any) of the above facilities on individual units.

10. Acid Etched Coated Window at Living/Dining Room

Window (facing Flat A) at Living Room/Dining Room of Flat B on 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F of Tower 2 will be finished with insulated-glass unit (IGU) with low-emissivity coating acid etched glass.

1. 噪音緩解措施

期數將提供以下措施以緩解海榮路、海皇路等帶來的道路交通噪音影響，以及鄰近巴士廠帶來的工業噪音影響：

- a) 玻璃圍欄
- b) 垂直隔聲簷
- c) 吸音物料
- d) 固定式窗戶
- e) 減音露台
- f) 背面裝設滑動嵌板的窗戶(減音窗(擋音式))
- g) 強效減音露台
- h) 減音窗(擋音式)與強效減音露台組合系統
- i) 不作通風用途的自動關閉式門(不作通風用途具自動關閉系統的維修門)

任何業主不可(除非根據建築圖則)更改、干擾或移除或准許他人更改、干擾或移除其住宅單位的任何玻璃圍欄(如有)、垂直隔聲簷(如有)、吸音物料(如有)、固定式窗戶(如有)、減音露台(包括強效減音露台)(如有)、背面裝設滑動嵌板的窗戶(減音窗(擋音式))(如有)、減音窗(擋音式)與強效減音露台組合系統(如有)及不作通風用途的自動關閉式門(不作通風用途具自動關閉系統的維修門)(如有)。

實施及提供噪音緩解措施的住宅單位如下：

大廈名稱	單位	樓層	噪音緩解措施
第2座	A	3樓至8樓	減音窗(擋音式)與強效減音露台組合系統於客廳/飯廳
		3樓至18樓	減音窗(擋音式)於睡房1
	B	3樓至12樓	減音窗(擋音式)於客廳/飯廳
		3樓至28樓	固定式窗戶於客廳/飯廳面對海皇路一面
	C	3樓至10樓	減音窗(擋音式)於睡房1
		3樓至10樓	減音窗(擋音式)於睡房2
		3樓至10樓	自動關閉式門於睡房1
		3樓至17樓	減音窗(擋音式)與強效減音露台組合系統於客廳/飯廳
	J	3樓至19樓	減音窗(擋音式)於睡房1
		3樓至19樓	自動關閉式門於睡房1
		3樓至21樓	強效減音露台於客廳/飯廳
		3樓至23樓	減音窗(擋音式)於睡房2
		3樓至28樓	固定式窗戶於客廳/飯廳
	K	3樓至23樓	減音窗(擋音式)於客廳/飯廳
		3樓至28樓	固定式窗戶於客廳/飯廳面對海皇路一面

大廈名稱	單位	樓層	噪音緩解措施
第2座	L	3樓	平台由1.1米高玻璃圍欄包圍(最高：香港主水平基準以上+23.55米)
		3樓至20樓	減音窗(擋音式)與強效減音露台組合系統於客廳/飯廳
		3樓至22樓	減音窗(擋音式)於睡房1
	3樓至28樓	1.6米寬垂直隔聲簷於客廳/飯廳	
	M	3樓至17樓	減音窗(擋音式)與強效減音露台組合系統於客廳/飯廳
		3樓至21樓	減音窗(擋音式)於睡房1
3樓至28樓		1.6米寬垂直隔聲簷於客廳/飯廳	

備註：

該幢住宅大樓均不設4樓、13樓、14樓及24樓。

2. 吊船

本期數的管理人為住宅大廈的公用地方及設施進行必要的保養、檢查、清潔及維修期間，吊船將會在個別單位的窗外和平台及/或天台之上的上空進行操作。

3. 廣告牌

本期數的2樓及以下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家請注意上述燈箱廣告牌對個別住宅物業可能造成的影響(如有)。

4. 排氣百葉口

地下商舖或1樓會安裝排氣百葉口以供空調系統或地下商舖內經營的業務(包括餐廳(如有))有關的排氣，及供2樓住客會所內因煮食而安裝的廢氣排放系統及洗手間的抽風系統有關的排氣。1樓機房亦會安裝排氣口以供抽風及空調系統之用。排氣口的排列及位置或會不時更改，並須符合相關法例要求及/或有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

5. 會所之空調機及設備

部份供會所使用的空調機及設備將安裝於1樓的空調機房，發展項目住宅物業可能會看見該等空調機及設備。準買家請注意上述空調機及設備對個別住宅物業可能造成的影響(如有)。

6. 後續期數的施工

後續期數的施工，後續期數施工期間可能會制定特別交通安排，包括但不限於更改行車通道，建築車輛亦可進入平台層及車場，以進行後續期數的施工，該等施工及安排可能對發展項目內住宅物業之享用，諸如景觀、噪音、沙塵及/或周邊環境方面，造成重大影響。

7. 發展項目低層的外牆

發展項目低層的外牆，本期數住宅大廈下方的發展項目低層商業樓宇的外牆可能設有背光標誌、裝飾照明及/或電視幕牆。該等標誌、燈飾照明及/或電視幕牆的位置可能不時改變。請準買家注意上述特色裝置的照明對個別單位可能造成的影響(如有)。

8. 室外游泳池/園景花園之照明燈

以下位置將提供照明燈以供發展項目室外游泳池及園景花園作晚間照明：

– 2樓園景花園的園景照明燈

– 毗鄰室外游泳池裝設 10 支泛光燈高度達香港主水平基準以上 +22.334 米，及 3 支泛光燈於燈柱上，燈柱之頂部高度達香港主水平基準以上 +21.1 米。

有關泛光燈的位置，請參閱本售樓說明書第 AK 頁之「發展項目的布局圖」。準買家請注意上述泛光燈之燈光對個別單位造成的影響（如有）。

備註：“mPD”指以米計在香港主水平基準以上。

9. 公共天線及避雷針

發展項目高層天台將裝設下列設施：

說明	位置
公共天線	第1座高層天台
避雷針	第1座及第2座高層天台

請準買家注意上述設施對個別單位造成的影響（如有）。

10. 客廳/飯廳窗戶的雙層中空低輻射鍍膜酸蝕磨砂玻璃

第2座3樓、5樓至12樓、15樓至23樓及25樓至28樓B單位客廳/飯廳（面向A單位）之窗戶將安裝雙層中空低輻射鍍膜酸蝕磨砂玻璃。

WEBSITE ADDRESS 互聯網網址

The website address designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.regencybay.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址：www.regencybay.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general 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.

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	2942.521
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》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	300.492
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	2793.261
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	26.762
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	600.000
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

		Area (m ²) 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		
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲簷	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	492.063
9.	Utility platform 工作平台	208.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	65.427
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、機房、游泳池的濾水器機房、有蓋人行道等	1193.898
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	454.280
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	34.296
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, master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、共用天線房	1.823
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、氣槽	843.744

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
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、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	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
23. (#)	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
24. (#)	Other projections 其他伸出物	44.317
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27. (#)	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	698.817
28. (#)	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Environment Assessment of the Building

建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
UNCLASSIFIED



Application no.: PAU0043/19

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
不予評級



申請編號: PAU0043/19

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

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	NO 否
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. T5 fluorescent lamps 2. Metering provisions for energy consumption check 1. T5 光管 2. 計量儀器以量度電流

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳 1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳 2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳 3) 的部份	36489.706	36.92	Not Applicable 不適用	33.09	Not Applicable 不適用

Part III: The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Note:

- 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” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳：

- 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)第 4 節及附錄 8 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。
- 「基準樓宇」與新建樓宇 BEAM Plus 標準(現行版本)第 4 節及附錄 8 中的「基準建築物模式(零分標準)」具有相同涵義。
- 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則(2010 年 2 月版)(草稿)中的涵義相同。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the “Agreement”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent 5% of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. The “Green Areas” are referred to in Special Condition Nos. (2), (3), (4) and (5) of the Land Grant, which are set out in full under the "Summary of Land Grant" section and the "Information on Public Facilities and Public Open Spaces" section of this Sales Brochure.
 6. The “Existing Footpath” is referred to in Special Condition No. (30) of the Land Grant, which is set out in full under the “Summary of Land Grant” section of this Sales Brochure and the “Information on Public Facilities and Public Open Spaces” section of this Sales Brochure.
 7. The “Existing Cautionary Crossing” and the “Signalized Pedestrian Crossings” are referred to in Special Condition No. (43) of the Land Grant, which is set out in full under the “Summary of Land Grant” section of this Sales Brochure and the “Information on Public Facilities and Public Open Spaces” section of this Sales Brochure.
1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。
 2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方額外繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
 3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。
 4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。
 5. 「綠色範圍」在批地文件特別條款第(2)、(3)、(4)及(5)條提及。該等特別條款在本售樓說明書的「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節中全部列出。
 6. 「現存走道」在批地文件特別條款第(30)條提及。該特別條款在本售樓說明書的「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節中全部列出。
 7. 「現存輔助過路處」及「交通燈行人過路處」在批地文件特別條款第(43)條提及。該特別條款在本售樓說明書的「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節中全部列出。

DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure: 10 July 2020

本售樓說明書印製日期：2020年7月10日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

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