

SkyyeH!^{上嵐}

SALES BROCHURE 售樓說明書

SkyyeH!^{上嵐}

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。

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。

- 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。

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 Development

SkyeHi

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

2 King Sau Lane*

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

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

17 storeys (excluding Transfer Plate, Roof, Upper Roof and Top Roof)

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

G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 19/F, Roof, Upper Roof and Top Roof

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

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

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

Not applicable

The Development is an uncompleted development

- a. The estimated material date for the Development, as provided by the Authorized Person for the Development, is 31 July 2023
- b. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- c. For the purpose of the agreement for sale and purchase (under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase), without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱

上嵐

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

景秀里2號*

*此臨時門牌號數有待發展項目建成時確認。

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

17層(不包括轉換層、天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至19樓、天台、上層天台及頂層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數

不設4樓、13樓及14樓

該幢多單位建築物內的庇護層(如有的話)

不適用

本發展項目屬未落成發展項目

- a. 由發展項目的認可人士提供的發展項目的預計關鍵日期為2023年7月31日。
- b. 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- c. 為買賣合約的目的(根據批地文件，進行該項買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明發展項目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，即為發展項目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 DEVELOPMENT 賣方及有參與發展項目的其他人資料

Vendor

One Gold Investment Limited

Holding Companies of the Vendor

Hammer Power Limited

K&K Property Holdings Limited

K&K Funding Limited

Authorized Person for the Development

Ms. Lee Ming Yen Jennifer

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

P&T Architects Limited

Building Contractor for the Development

Sunnic Engineering Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Development

Kao, Lee & Yip Solicitors

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

Hang Seng Bank Limited

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

Hammer Power Limited

賣方

壹金投資有限公司

賣方的控權公司

Hammer Power Limited

K&K Property Holdings Limited

K&K Funding Limited

發展項目的認可人士

李明嫻女士

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

巴馬丹拿建築師有限公司

發展項目的承建商

實力工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Hammer Power Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

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

(n) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a) 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	不適用
(b) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該發展項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用

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

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

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

該幢建築物的非結構的預製外牆的厚度範圍為 150 毫米。

There will be no curtain walls forming part of the enclosing walls of the Development.

發展項目將不會有構成圍封牆的一部分的幕牆。

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

每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq. metre) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
3/F, 5/F – 12/F & 15/F – 19/F 3樓、5樓至12樓及 15樓至19樓	A	0.687
	B	0.679
	C	0.697
	D	0.641
	E	0.641
	F	0.697
	G	0.679
	H	0.687

Remark:

There are no 4/F, 13/F and 14/F.

備註：

不設4樓、13樓及14樓。

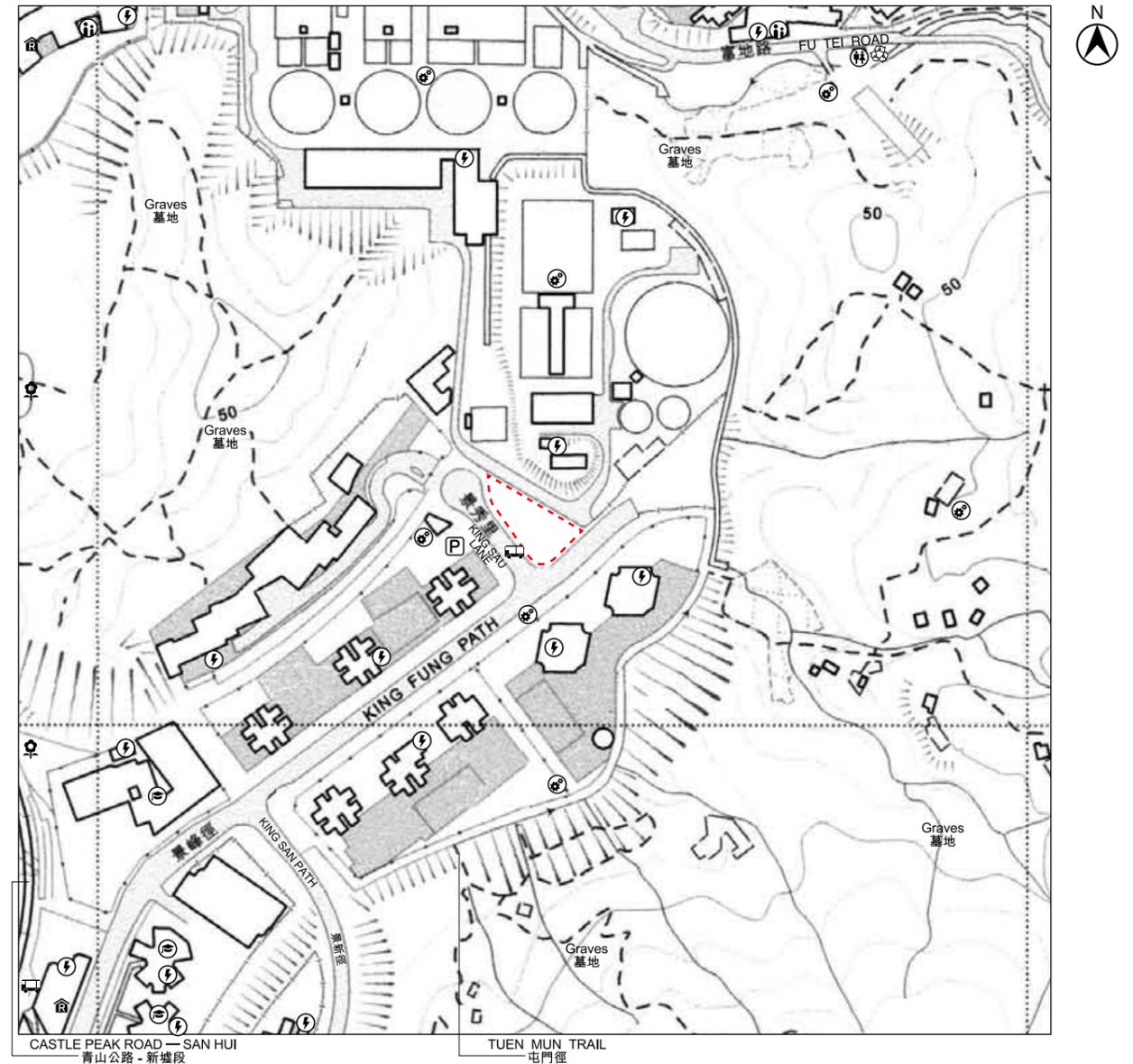
The person appointed as the manager of the Development under the latest draft deed of mutual covenant
Royal Property Management Limited

根據有關公契的最新擬稿，獲委任為發展項目的管理人的人
卓盛物業管理有限公司

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 the Survey Sheet No. 6-SW-A dated 21 May 2021 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2021年5月21日出版之測繪圖，圖幅編號6-SW-A，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

	Power Plant (including Electricity Sub-stations)	發電廠 (包括電力分站)
	Public Carpark (including a Lorry Park)	公眾停車場 (包括貨車停泊處)
	Public Convenience	公廁
	Public Utility Installation	公用事業設施裝置
	Public Transport Terminal (including a Rail Station)	公共交通總站 (包括鐵路車站)
	Public Park	公園
	Refuse Collection Point	垃圾收集站
	Religious Institution (Including a Church, a Temple and a Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
	School (including a Kindergarten)	學校 (包括幼稚園)
	Social Welfare Facilities (including an Elderly Centre and a 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)

Note:

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

備註：

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

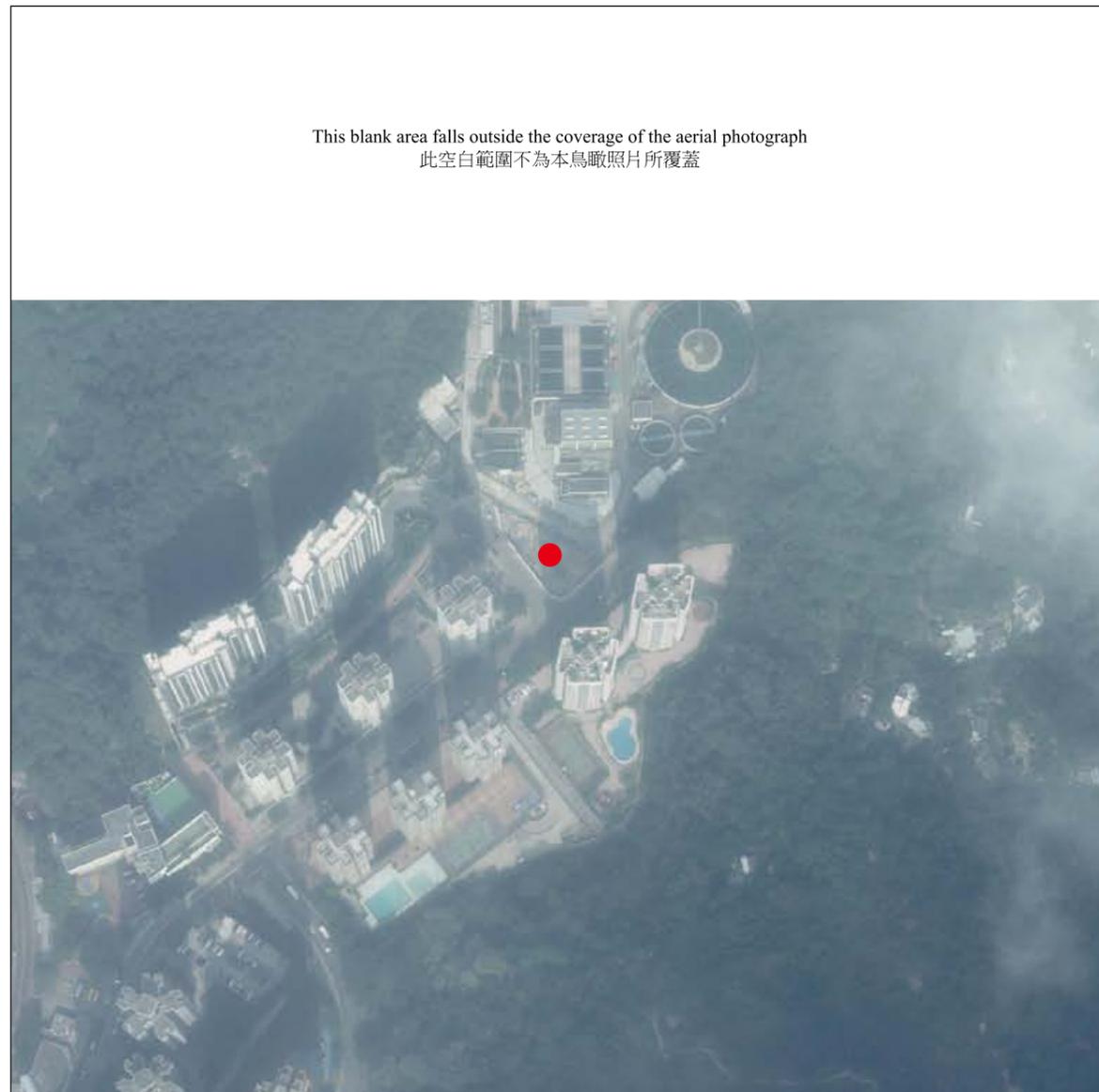
The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 56/2021.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 56/2021。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片

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. E104124C, date of flight : 24 November 2020.

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E104124C，飛行日期：2020年11月24日。



This blank area falls outside the coverage of the aerial photograph
此空白範圍不為本鳥瞰照片所覆蓋

● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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. E112421C, date of flight : 2 December 2020.

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E112421C，飛行日期：2020年12月2日。



This blank area falls outside the coverage of the aerial photograph
此空白範圍不為本鳥瞰照片所覆蓋

This blank area falls outside the coverage of the aerial photograph
此空白範圍不為本鳥瞰照片所覆蓋

● Location of the Development
發展項目的位置

Note:

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

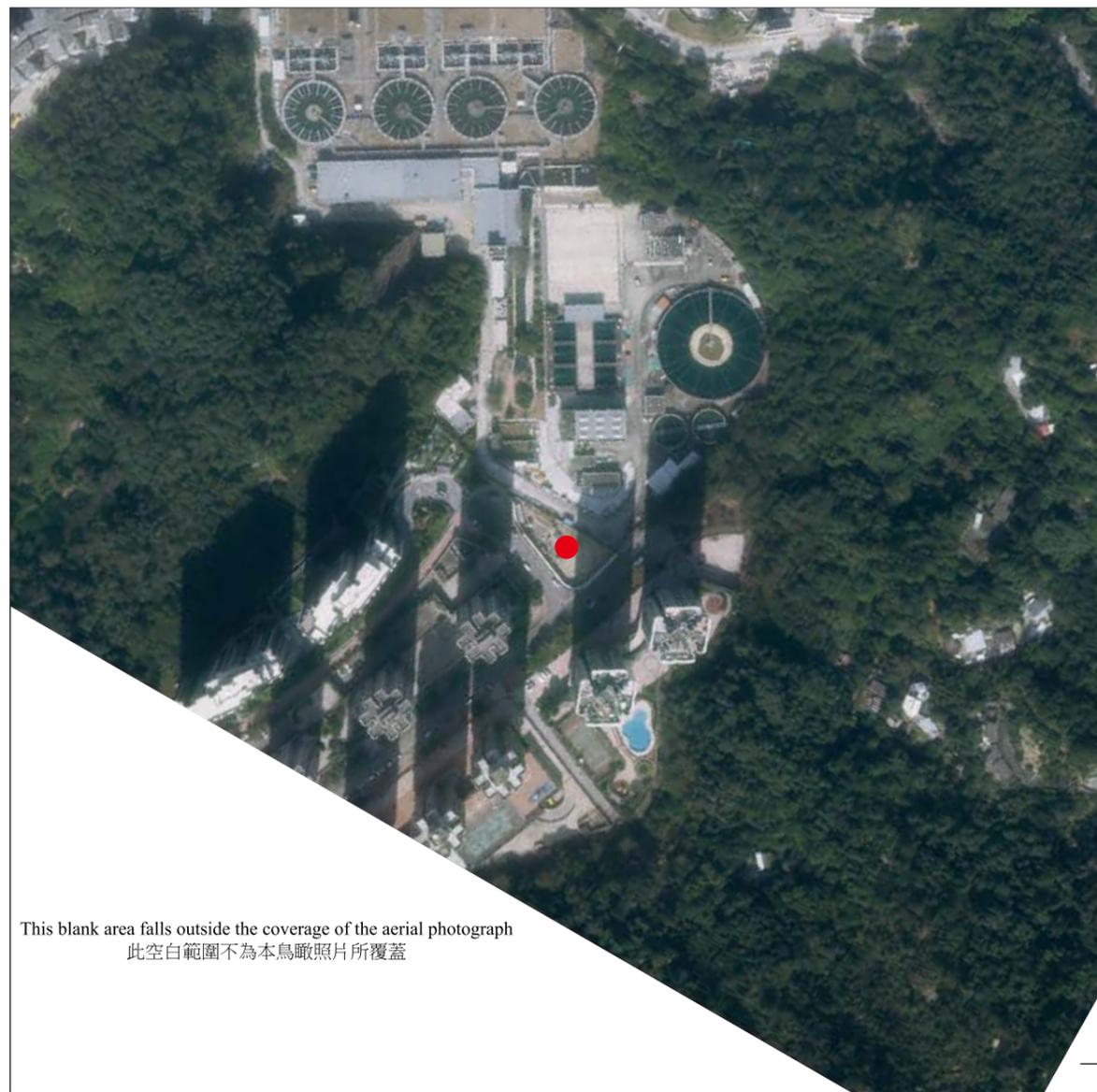
備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片

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. E112423C, date of flight : 2nd December 2020.

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E112423C，飛行日期：2020年12月2日。



This blank area falls outside the coverage of the aerial photograph
此空白範圍不為本鳥瞰照片所覆蓋

This blank area falls outside the coverage of the aerial photograph
此空白範圍不為本鳥瞰照片所覆蓋

● Location of the Development
發展項目的位置

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Note:

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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

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, Plan No. S/TM/35, gazetted on 21st 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。



Location of the Development
發展項目的位置

Scale 比例: 0 100 200 300 400 500M(米)

NOTATION 圖例

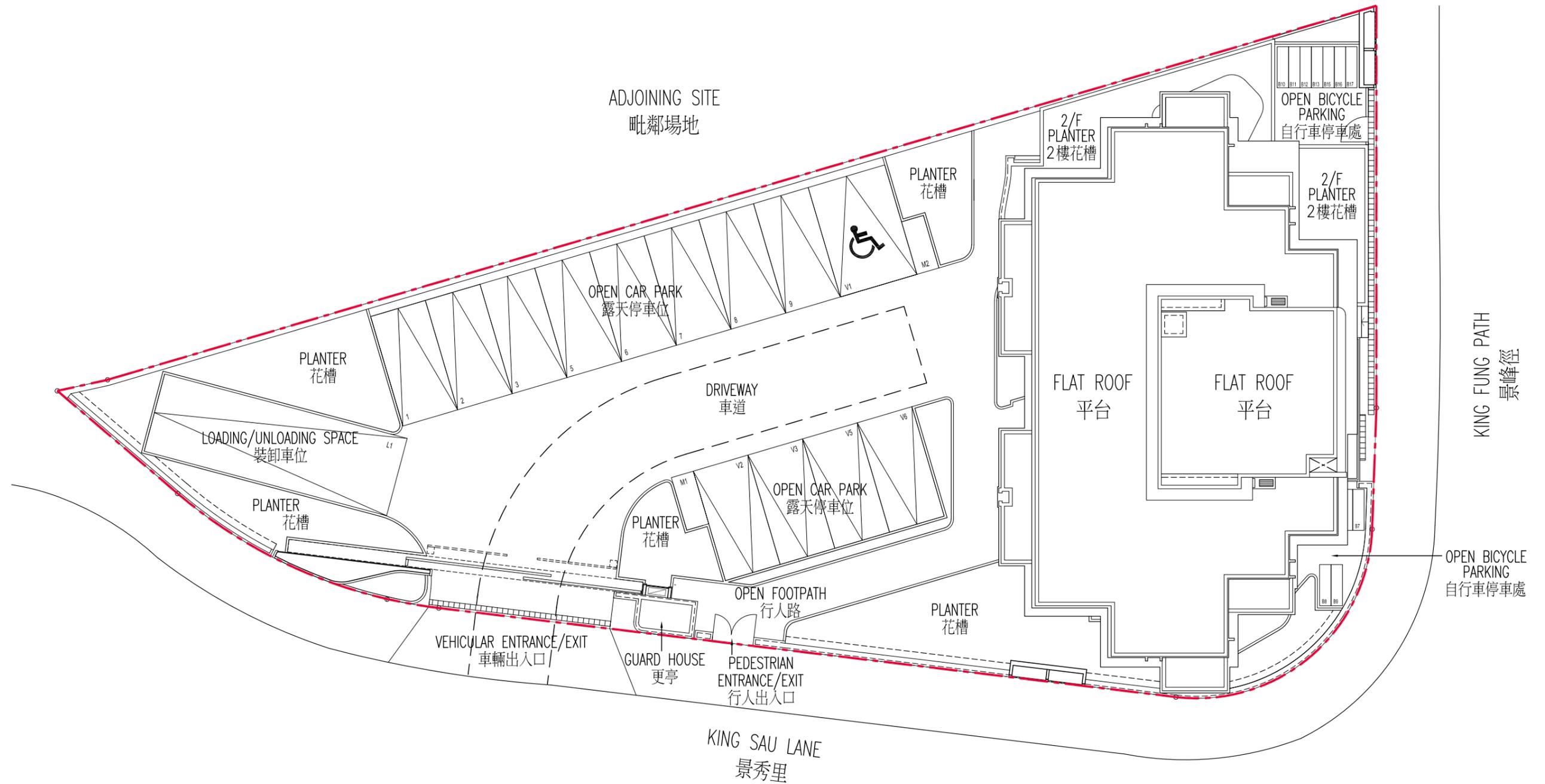
ZONES		地帶
[R(A)]	RESIDENTIAL (GROUP A)	住宅(甲類)
[R(B)]	RESIDENTIAL (GROUP B)	住宅(乙類)
[R(E)]	RESIDENTIAL (GROUP E)	住宅(戊類)
[V]	VILLAGE TYPE DEVELOPMENT	鄉村式發展
[G/C]	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
[O]	OPEN SPACE	休憩用地
[OU]	OTHER SPECIFIED USES	其他指定用途
[GB]	GREEN BELT	綠化地帶
COMMUNICATIONS		交通
[Symbol]	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
[Symbol]	RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)
[Symbol]	LIGHT RAIL	輕鐵
[Symbol]	MAJOR ROAD AND JUNCTION	主要道路及路口
[Symbol]	ELEVATED ROAD	高架道路
MISCELLANEOUS		其他
[①]	PLANNING AREA NUMBER	規劃區編號
[Symbol]	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
[Symbol]	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)
[Symbol]	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	《註釋》內訂明最高建築物高度限制
[Symbol]	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)
[P.F.S.]	PETROL FILLING STATION	加油站

Note:

- The above Outline Zoning Plan and the attached schedule is available for inspection at the sales office during opening hours and the inspection is free of charge.
- 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:

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



- - - Boundary of the Development
 發展項目的邊界
 Scale 比例 : 0 5 10M(米)

The estimated date of completion of the building and facilities within the Development as provided by the Authorized Person for the Development: 28 February 2023

由發展項目的認可人士提供的在發展項目的建築物及設施的預計落成日期：2023年2月28日

Legend of Terms and Abbreviations used on floor plans 平面圖中所使用名詞及簡稱之圖例

A.F. ABOVE = ARCHITECTURAL FEATURE ABOVE 建築裝飾置上
 A/C PLATFORM = AIR-CONDITIONER PLATFORM 空調機平台
 BAL. = BALCONY 露台
 BATH = BATHROOM 浴室
 BED RM. = BEDROOM 睡房
 EAD = EXHAUST AIR DUCT 排氣管道
 ELECT. DUCT = ELECTRICAL DUCT 電線槽
 ELV. DUCT = EXTRA LOW VOLTAGE DUCT 特低電壓電線槽
 FAD = FRESH AIR DUCT 鮮風管道
 GLASS BALUSTRADE = 玻璃欄杆
 H.R. = HOSE REEL 消防喉轆
 INACCESSIBLE COMMON FLAT ROOF = 無法進入的公用平台
 LIFT (L1) = 升降機(L1)
 LIFT (L2) = 升降機(L2)
 LIFT LOBBY = 升降機大堂
 LIV./DIN. = LIVING ROOM/ DINING ROOM 客廳/飯廳
 METAL A.F. = METAL ARCHITECTURAL FEATURE 金屬建築裝飾
 METAL GRILLE = 金屬裝飾
 OPEN KIT. = OPEN KITCHEN 開放式廚房
 P.D. = PIPE DUCT 管井/管道槽

R.C. A.F. = REINFORCED CONCRETE ARCHITECTURAL FEATURE 鋼筋混凝土建築裝飾
 R.S. & M.R. = REFUSE STORAGE & MATERIAL RECOVERY ROOM 垃圾及物料回收室
 UP = 上
 UTILITY PLATFORM = 工作平台
 VOID = 中空
 WATER METER CABINET = 水錶櫃

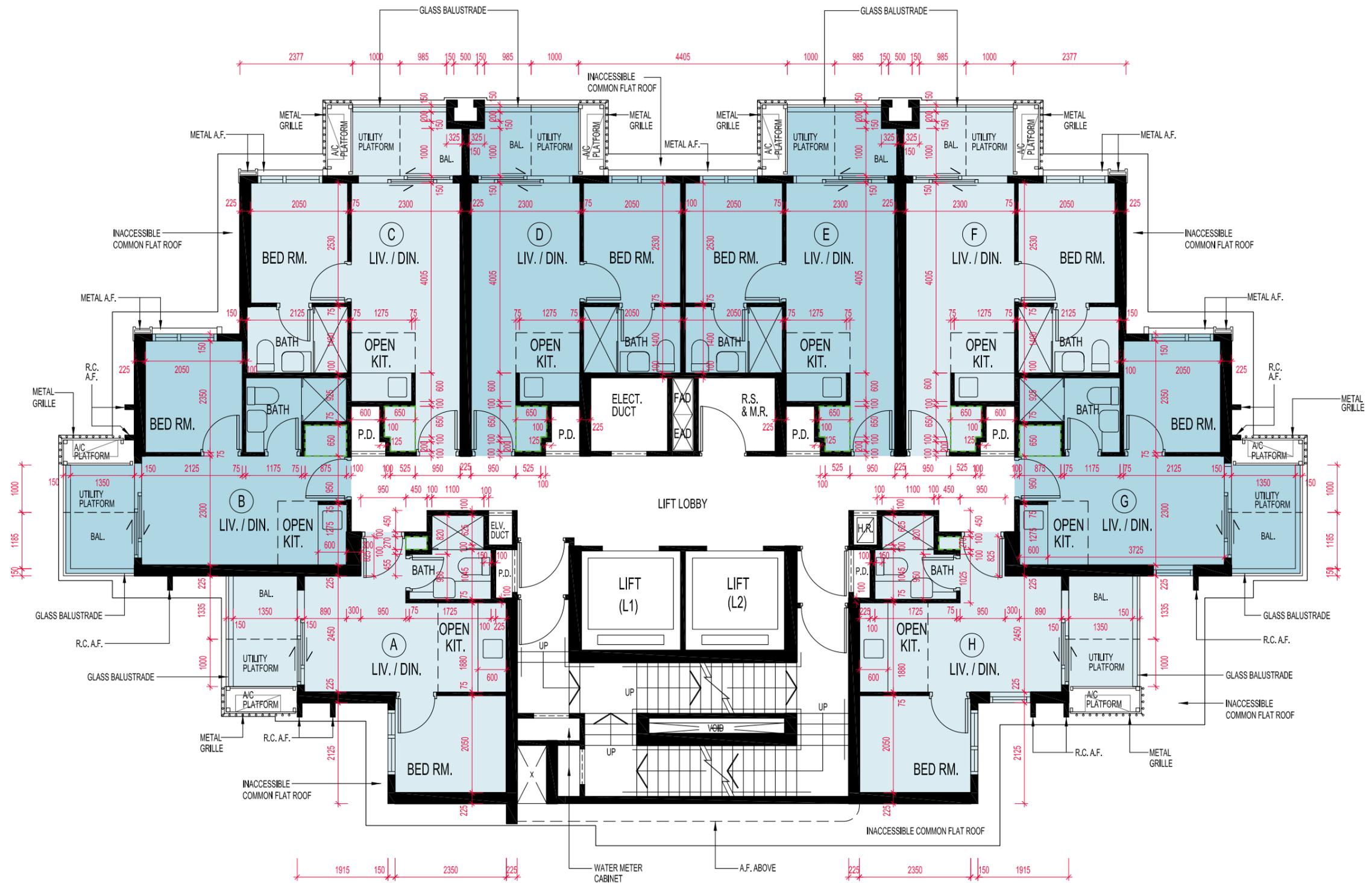
Remarks applicable to the floor plans of this section:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Utility Platform and/or air-conditioner platform and/or external wall of some units.
3.  Dotted line in a residential unit delineated the extent of Open Kitchen area.
4. There are bulkheads or false ceilings at the Living Room/ Dining Room, Bedroom, Bathroom and Open Kitchen for the air-conditioning system and/or Mechanical and Electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as sink, water closet, shower and sink counter etc. are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and Utility Platforms are non-enclosed area.
7. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
8. The air-conditioner platform(s) outside the unit will be placed with split type air-conditioner (outdoor unit)(s) belonging to that unit.

適用於本節各樓面平面圖之附註：

1. 部分樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/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/或內藏於飾板的公用喉管。
3.  住宅單位內所顯示的黑色虛線代表開放式廚房範圍。
4. 單位客廳/飯廳、睡房、浴室及開放式廚房之裝飾橫樑或假天花內裝置有冷氣及/或其他機電設備。
5. 平面圖上所顯示的形象裝置符號，例如洗滌盤、坐廁、企缸、洗滌盤櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。
7. 部分單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
8. 空調機平台將會放置屬於其單位的一部或多部分體式冷氣機(室外機)。

3/F
3樓



Note:
The dimensions in the floor plans are all structural dimensions in millimeter.

備註：
平面圖所列之數字為以毫米標示之建築結構尺寸。

Built-in fittings provided in the units
隨樓附送嵌入式裝置

Scale 比例： 4M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Unit 單位							
		A	B	C	D	E	F	G	H
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3/F 3樓	3500	3500	3500	3500	3500	3500	3500	3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150*	150*	150 [#]	150 [#]	150 [#]	150 [#]	150*	150*

Remarks:

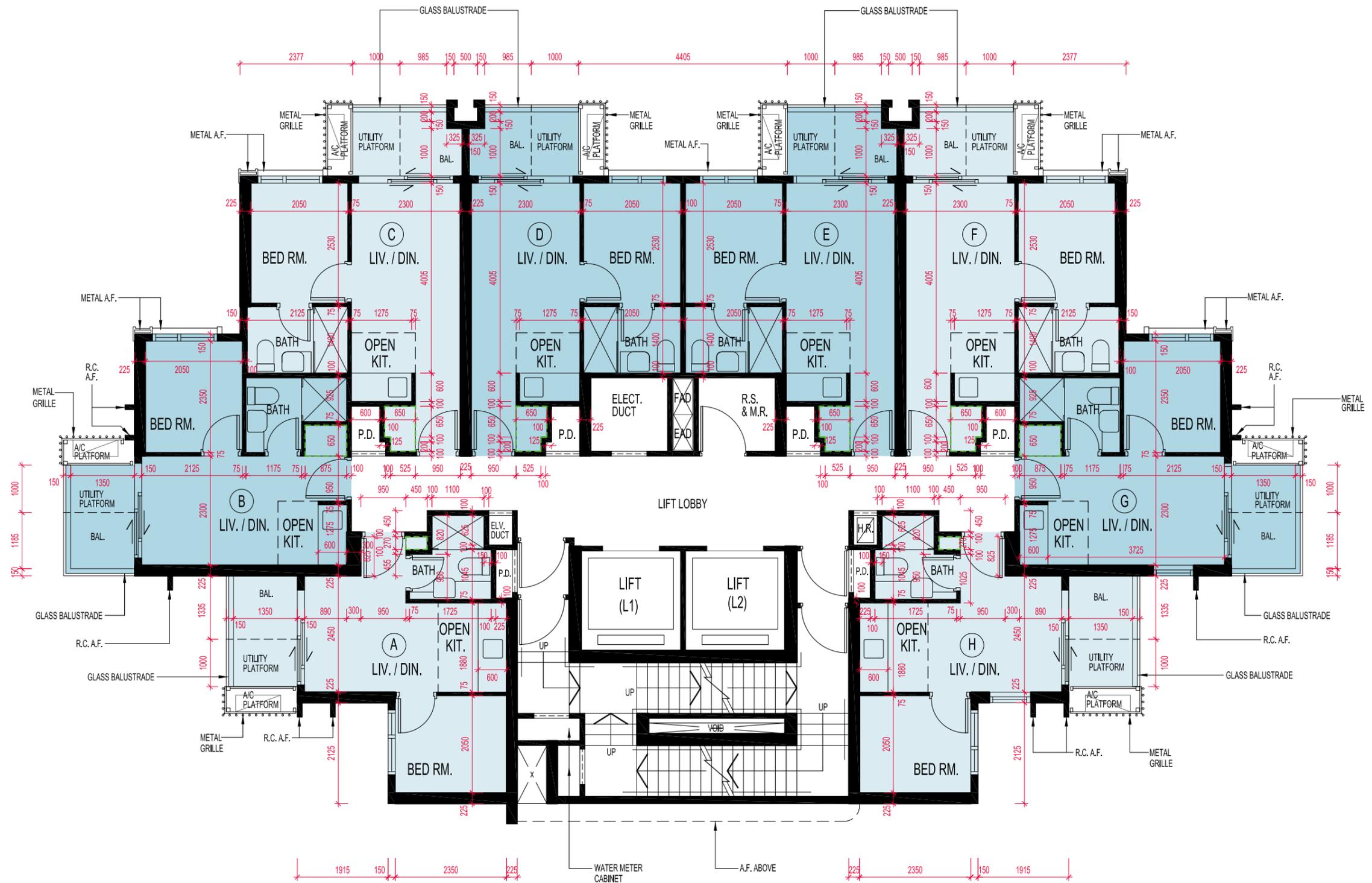
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors: Not applicable to this Development.
 - Please refer to p.19 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
 - 4/F, 13/F and 14/F are omitted.
- * Thickness of the floor slabs exclude thickness of 300mm, 350mm and 450mm light weight concrete fill on sunken slab.
Thickness of the floor slabs exclude thickness of 250mm and 350mm light weight concrete fill on sunken slab.

備註:

- 因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：此發展項目不適用。
 - 平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第19頁。
 - 不設4樓、13樓及14樓。
- * 樓板厚度不包括跌級樓板上300毫米、350毫米及450毫米厚的輕混凝土填充層厚度。
樓板厚度不包括跌級樓板上250毫米及350毫米厚的輕混凝土填充層厚度。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

5/F – 12/F & 15/F – 19/F
5樓至12樓及15樓至19樓



Note:
The dimensions in the floor plans are all structural dimensions in millimeter.

備註：
平面圖所列之數字為以毫米標示之建築結構尺寸。

Built-in fittings provided in the units
隨樓附送嵌入式裝置

Scale 比例： $\frac{0}{2} \text{ 4M(米)}$

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Unit 單位							
		A	B	C	D	E	F	G	H
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	5/F – 12/F & 15/F – 18/F 5樓至12樓及 15樓至18樓	3500	3500	3500	3500	3500	3500	3500	3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150*	150*	150 [#]	150 [#]	150 [#]	150 [#]	150*	150*
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	19/F 19樓	3500, 3600, 3800, 3950	3500, 3800, 3950	3500, 3600, 3850	3500, 3600, 3850	3500, 3600, 3850	3500, 3600, 3850	3500, 3800, 3950	3500, 3600, 3800, 3950
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		200*	200*	200 [#]	200 [#]	200 [#]	200 [#]	200*	200*

Remarks:

- 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: Not applicable to this Development.
 - Please refer to p.19 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
 - 4/F, 13/F and 14/F are omitted.
- * Thickness of the floor slabs exclude thickness of 300mm, 350mm and 450mm light weight concrete fill on sunken slab.
Thickness of the floor slabs exclude thickness of 250mm and 350mm light weight concrete fill on sunken slab.

備註:

- 因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：此發展項目不適用。
 - 平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第19頁。
 - 不設4樓、13樓及14樓。
- * 樓板厚度不包括跌級樓板上300毫米、350毫米及450毫米厚的輕混凝土填充層厚度。
樓板厚度不包括跌級樓板上250毫米及350毫米厚的輕混凝土填充層厚度。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F, 5/F – 12/F & 15/F – 19/F 3樓、 5樓至12樓及 15樓至19樓	A	25.115 (270) Balcony 露台：2.171 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	B	24.574 (265) Balcony 露台：2.003 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	C	26.925 (290) Balcony 露台：2.016 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	D	26.484 (285) Balcony 露台：2.016 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	E	26.484 (285) Balcony 露台：2.016 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	F	26.925 (290) Balcony 露台：2.016 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的每一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。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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)									
			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
3/F, 5/F – 12/F & 15/F – 19/F 3樓、 5樓至12樓及 15樓至19樓	G	24.574 (265) Balcony 露台：2.003 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–
	H	25.115 (270) Balcony 露台：2.171 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–(–)	–	–	–	–	–	–	–	–	–	–

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

Remarks:

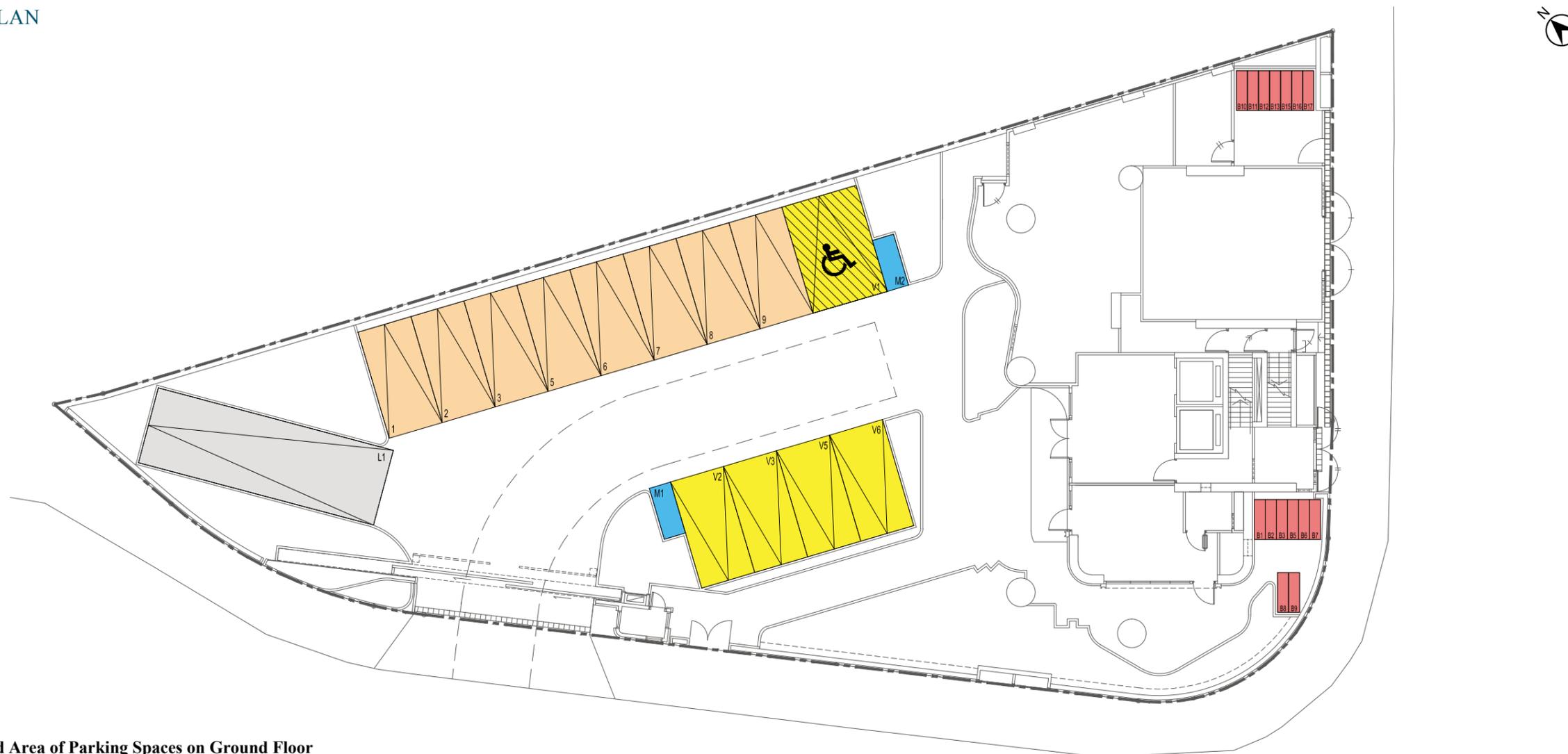
1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的每一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。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓及14樓。

GROUND FLOOR PLAN
地下平面圖



Numbers, Dimensions and Area of Parking Spaces on Ground Floor
地下的車位數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Dimensions of each Parking Space (L x W) (m.) 每個停車位的尺寸(長x闊)(米)	Area of each Parking Space (sq. m.) 每個停車位面積(平方米)
Residential Parking Space 住宅停車位	8	5.0 x 2.5	12.5
Motor Cycle Parking Space 電單車停車位	2	2.4 x 1.0	2.4
Bicycle Parking Space 單車停車位	15	1.8 x 0.5	0.9
Visitors' Parking Space which is also a Parking Space for Disabled Persons 訪客停車位(亦作為傷殘人士停車位)	1	5.0 x 3.5	17.5
Visitors' Parking Space 訪客停車位	4	5.0 x 2.5	12.5
Loading and Unloading Space 上落貨停車位	1	11.0 x 3.5	38.5

--- Boundary line of the Development
發展項目的界線

Scale 比例: 0 5 10M(米)

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

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

A. Common parts of the development

1. **“Common Areas and Facilities”** means all of the Common Areas and all of the Common Facilities. **“Common Areas”** means all of the Development Common Areas and the Residential Common Areas. **“Common Facilities”** means all of the Development Common Facilities and the Residential Common Facilities.

2. **“Development Common Areas”** means all those areas or parts of the Land (as defined in the Deed of Mutual Covenant incorporating Management Agreement (**“DMC”**)) and the Development (as defined in the DMC), the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners (as defined in the DMC) and occupiers of all the Units (as defined in the DMC), and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:

- (a) Reception Counter (as defined in the DMC);
- (b) Greenery Area (as defined in the DMC) (excluding those forming part of the Residential Common Areas);
- (c) Covered Landscaped and Play Areas (as defined in the DMC);
- (d) driveway, planters, Guard House (as defined in the DMC), open footpath, fresh water & flushing water pump room, fire service control center and sprinkler control valve room, fire service inlet, sprinkler inlet, transformer room, entrance lobby (fireman’s lift lobby), refuse storage & material recovery chamber, extra low voltage room, master water meter cabinet, pipe duct, fire service & sprinkler pump room, main switch room, emergency generator room, air-conditioner platform, water meter cabinet, electrical duct, hose reel, fire service check meter cabinet, fireman’s lift lobbies on the Ground Floor and the 1st Floor of the Development, protected lobby, sprinkler water tank, and fire service water tank;
- (e) the covered areas beneath the lowest balconies and the covered areas beneath the lowest utility platforms which covered areas are for the purpose of identification shown on the plan (Drawing No.DMC-01) (certified as to its accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC;
- (f) the external walls on the Ground Floor and the 1st Floor of the Development enclosing the Development Common Areas; and
- (g) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance (as defined in the DMC) but shall exclude the Residential Common Areas.

Development Common Areas are for the purpose of identification shown coloured Indigo, Indigo and marked with triangles in Black, Indigo hatched Black stippled Black and marked with triangles in Black, and Indigo hatched Black stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

3. **“Development Common Facilities”** means all those installations and facilities in the Development Common Areas used in common by, or installed for the common benefit of, the Owners and occupiers of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit.

4. **“Residential Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of all the Residential Units (as defined in the DMC), and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:

- (a) Loading and Unloading Space (as defined in the DMC);
- (b) Visitors’ Parking Spaces (as defined in the DMC) (which include, for the avoidance of doubt, the Parking Space for Disabled Persons (as defined in the DMC));
- (c) Bicycle Parking Spaces (as defined in the DMC);
- (d) Resident’s Recreational Facilities (as defined in the DMC);
- (e) Greenery Area (excluding those forming part of the Development Common Areas);
- (f) Communal Sky Garden (as defined in the DMC);
- (g) Areas for Air-conditioning (as defined in the DMC);
- (h) non-structural prefabricated external walls (to the extent they form part of the Residential Common Areas) (which are for the purpose of identification shown Yellow stippled Black on the plan (Drawing No.DMC-04) (certified as to its accuracy by the Authorized Person) annexed to the DMC);

- (i) lift pit, accessible lift pit and service corridor;
- (j) lift, accessible lift, telecommunications & broadcasting equipment room, lift shaft, fireman’s lift lobbies (excluding those forming part of the Development Common Areas), planters, pipe duct, electrical duct, staircases, hose reel, transfer plate, extra low voltage duct, refuse storage & material recovery room, water meter cabinet, flat roof, balcony covers, fan room (for refuse storage & material recovery chamber), air duct (for refuse storage & material recovery chamber), dog house, upper roof, top roof, extra low voltage room;
- (k) the covered areas beneath the lowest balconies and the covered areas beneath the lowest utility platforms which covered areas are for the purpose of identification shown on the plan (Drawing No.DMC-03) (certified as to its accuracy by the Authorized Person) annexed to the DMC; and
- (l) the external walls on the 2nd Floor, 3rd Floor to 19th Floor (4th Floor, 13th Floor and 14th Floor omitted) of the Development enclosing the Residential Common Areas.

Residential Common Areas are for the purpose of identification shown coloured Yellow, Yellow and marked with Black circles, Yellow hatched Black stippled Black, Yellow stippled Black, and Yellow hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

5. **“Residential Common Facilities”** means all those installations and facilities in the Residential Common Areas used in common by, or installed for the common benefit of, the Owners and occupiers of all the Residential Units and not for the exclusive use or benefit of any individual Owner or occupier of a Residential Unit or the Development as a whole and, without limiting the generality of the foregoing, including lift doors, lift buttons, exit signs, pipe ducts, ELV rooms & ducts, electrical ducts, air ducts and hose reels.

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

Allocation of Undivided Shares to each Residential Unit

Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
3	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
5	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
6	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
7	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
8	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
9	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142

Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
9	G	25/3142
	H	25/3142
10	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
11	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
12	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
15	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142

Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
15	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
16	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
17	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
18	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
19	A	25/3142
	B	25/3142

Floor	Unit	Number of Undivided Shares allocated to each Residential Unit
19	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142

Note:

4th Floor, 13th Floor and 14th Floor are omitted.

C. Term of years for which the manager of the development is appointed

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO (2) years from the date of the DMC and, thereafter, shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development.

Part A shall cover the estimated management expenditure which, in the opinion of the Manager, is attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding the estimated management expenditure contained in Part B of the Management Budget hereinafter mentioned).

(b) Each Owner, in addition to the amount payable under (a) above, shall, in respect of each Residential Unit of which he is the Owner, contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development.

Part B shall contain the estimated management expenditure which, in the opinion of the Manager, is attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units.

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' monthly contribution of the first year's budgeted management expenses and such sum is non-refundable but transferable.

F. Area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Note:

Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the DMC.

A. 發展項目的公用部分

1. **「公用地方及設施」**指所有公用地方及所有公用設施。「**公用地方**」指所有發展項目公用地方和住宅公用地方；「**公用設施**」指所有發展項目公用設施和住宅公用設施。
2. **「發展項目公用地方」**指第一業主按公契規定指定供所有單位(定義見公契及管理協議(「公契」))業主(定義見公契)及佔用人共同使用與享用，而非通過公契或其他規定給予第一業主或任何個別單位業主和並非特別轉讓的該土地(定義見公契)及發展項目(定義見公契)的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
 - (a) 接待處櫃台(定義見公契)；
 - (b) 綠化地方(定義見公契)(構成住宅公用地方的一部分除外)；
 - (c) 有蓋園景及遊樂區(定義見公契)；
 - (d) 行車道、花槽、警衛室(定義見公契)、露天行人徑、食水及沖廁水泵房、消防控制中心及花灑控制閘室、消防進水掣、花灑進水掣、變壓器房、入口大堂(消防員升降機大堂)、垃圾儲存及物料回收室、特低電壓房、主水錶櫃、管槽、消防及花灑泵房、主電掣房、緊急發電機房、空調機平台、水錶櫃、電力槽、消防喉轆、消防檢查儀錶櫃、發展項目地下及1樓的消防員升降機大堂、防護大堂、花灑水箱及消防水箱；
 - (e) 最低露台下面的有蓋區域和最低工作平台下面的有蓋區域，該等有蓋區域在公契夾附的圖則(圖號DMC-01)(經認可人士(定義見公契)核實為準確)上顯示，以供識別；
 - (f) 圍封發展項目公用地方的發展項目地下及1樓的外牆；及
 - (g) 條例(定義見公契)第2條所列「公用部分」定義涵蓋的該等區域，但不包括住宅公用地方。

發展項目公用地方在公契夾附的圖則(經認可人士核實為準確)上以靛藍色、靛藍色加黑色三角形、靛藍色加黑斜線及黑點和黑色三角形以及靛藍色加黑斜線及黑點顯示，以供識別。
3. **「發展項目公用設施」**指在發展項目公用地方內由發展項目的所有單位業主及佔用人共同使用，或安裝供發展項目的所有單位業主及佔用人共同享用，以作為便利設施的一部分，而並非供個別單位的任何個別業主獨家享用的所有該等裝置及設施。
4. **「住宅公用地方」**指第一業主按公契規定指定供所有住宅單位(定義見公契)業主及佔用人共同使用與享用，而非通過公契或其他規定給予第一業主或任何個別單位業主和並非特別轉讓的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
 - (a) 上落貨停車位(定義見公契)；
 - (b) 訪客停車位(定義見公契)(為免存疑，包括傷殘人士停車位(定義見公契))；
 - (c) 單車停車位(定義見公契)；
 - (d) 住客康樂設施(定義見公契)；
 - (e) 綠化地方(構成發展項目公用地方的一部分除外)；
 - (f) 公用空中花園(定義見公契)；
 - (g) 空調區(定義見公契)；
 - (h) 非結構預製外牆(以構成住宅公用地方的一部分為限)(在公契夾附的圖則(圖號DMC-04)(經認可人士核實為準確)上以黃色加黑點顯示，以供識別)；
 - (i) 升降機井、暢通易達升降機井及服務走廊；
 - (j) 升降機、暢通易達升降機、通訊及廣播設備室、升降機槽、消防員升降機大堂(構成發展項目公用地方的一部分除外)、花槽、管槽、電力槽、樓梯、消防喉轆、轉換層、特低電壓槽、垃圾儲存及物料回收室、水錶櫃、平台、露台上蓋、電扇房(垃圾儲存及物料回收房專用)、通風管道(垃圾儲存及物料回收房專用)、室外管道檢測井、上層天台、頂層天台、特低電壓房；
 - (k) 最低露台下面的有蓋區域和最低工作平台下面的有蓋區域，該等有蓋區域在公契夾附的圖則(草圖號DMC-03)(經認可人士核實為準確)上顯示，以供識別；及
 - (l) 圍封住宅公用地方的發展項目2樓、3樓至19樓(不設4樓、13樓及14樓)的外牆。

住宅公用地方在公契夾附的圖則(經認可人士核實為準確)上以黃色、黃色加黑色圓圈、黃色加黑斜線及黑點、黃色加黑點，以及黃色加黑斜線顯示，以供識別。

5. **「住宅公用設施」**指住宅公用地方內由所有住宅單位業主及佔用人共同使用，或安裝供所有住宅單位業主及佔用人共同享用，而並非供個別住宅單位的任何個別業主或佔用人或整個發展項目獨家使用或享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括升降機門、升降機按鈕、出口標誌、管槽、特低電壓房及槽、電力槽、通風管道及消防喉轆。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目：

分配予每個住宅單位的不分割份數

樓層	單位	不分割份數
3	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
5	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
6	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
7	A	25/3142
	B	25/3142

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

樓層	單位	不分割份數
7	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
8	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
9	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
10	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142

樓層	單位	不分割份數
11	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
12	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
15	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
16	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142

樓層	單位	不分割份數
16	G	25/3142
	H	25/3142
17	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
18	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142
19	A	25/3142
	B	25/3142
	C	27/3142
	D	26/3142
	E	26/3142
	F	27/3142
	G	25/3142
	H	25/3142

註：
不設4樓、13樓及14樓。

C. 有關發展項目的管理人的委任年期

受限於條例的規定，公契管理人將獲委任為管理該土地及發展項目的首任管理人，其最初任期為由公契的日期起計兩年，其後繼續管理發展項目至其委任根據公契條款終止為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人須按下列原則決定每位業主須分擔管理開支的款項：

- (a) 發展項目每個單位業主須按他的單位獲分配的管理份數(定義見公契)數目佔發展項目所有單位的管理份數總數之比例分擔年度管理預算(定義見公契)A部分評估的款項。

A部分須涵蓋管理人認為歸屬發展項目公用地方及發展項目公用設施的管理與保養或供所有業主享用的預計管理開支(下文提述管理預算B部分涵蓋的預計管理開支除外)。

- (b) 每位業主除了按以上(a)款應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目佔發展項目所有住宅單位的管理份數總數之比例分擔年度管理預算B部分評估的款項。

B部分須涵蓋管理人認為歸屬住宅公用地方及住宅公用設施的管理與保養或專供所有住宅單位業主享用的預計管理開支。

E. 計算管理費按金的基準

管理費按金相等於第一年預算管理開支每月分擔款項的3個月款項，該款項不能退還，但可轉讓。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

備註：

除非本售樓說明書另設定義，否則上述名詞具有公契中該等名詞的相同意義。

A. The lot number of the land on which the development is situated

The Development is constructed on Tuen Mun Town Lot No. 549 (“the lot”).

B. The term of years under the lease

The lot is granted for a term of 50 years commencing from 26 September 2019 under the Agreement and Conditions of Sale dated 26 September 2019 and registered in the Land Registry as New Grant No. 22824 (the “Land Grant”).

C. The user restrictions applicable to that land

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

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

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

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

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

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

(a) The Purchaser shall:

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

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

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

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

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

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment 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.

* Note: The completion date in Special Condition No. (2)(a)(i) and Special Condition No. (2)(a)(ii) has been amended to 31 December 2024 pursuant to the letter from the District Lands Office, Tuen Mun of the Lands Department dated 30 September 2020.

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

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

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

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

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

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

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

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

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

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

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

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

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

- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
2. Special Condition No. (6) of the Land Grant stipulates that:
- The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2024*.
- * Note: The completion date in Special Condition No. (6) has been amended to 31 December 2024 pursuant to the letter from the District Lands Office, Tuen Mun of the Lands Department dated 30 September 2020.
3. Special Condition No. (8)(d) of the Land Grant stipulates that:
- (i) the Purchaser shall at his own expense submit to the Director of Buildings (hereinafter referred to as **“the D of B”**) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as **“the Greenery Area”**), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as **“Submission”**). The decision of the D of B as to what constitutes the provision of greening under the Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Purchaser. For the purpose of these Conditions, **“building works”** shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (ii) the Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the approved Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the approved Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and
- (iii) except with the prior written approval of the D of B, the Greenery Area as shown in the approved Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the approved Submission.
4. Special Condition No. (10) of the Land Grant stipulates that:
- (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as **“the Facilities”**) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (8)(c) hereof, subject to Special Condition No. (42)(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. (18)(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.
- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for the use as a single family residence shall be final and binding on the Purchaser.
5. Special Condition No. (12) of the Land Grant stipulates that:
- The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
6. Special Condition No. (13)(a) of the Land Grant stipulates that:
- Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.
- For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.
7. Special Condition No. (14)(a) of the Land Grant stipulates that:
- Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.
8. Special Condition No. (15)(a) of the Land Grant stipulates that:
- One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:
- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or the Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.
9. Special Condition No. (21) of the Land Grant stipulates that:
- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **“the Residential Parking Spaces”**) at the following rates:

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

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.5 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.8 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every residential unit
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

- (II) where a detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences is or are provided within the lot, at the following rates:
- (A) one space for each such house where its gross floor area is less than 160 square metres;
- (B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres; and
- (C) two spaces for each such house where its gross floor area is not less than 220 square metres.

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

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(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 building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(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:

The total gross floor area of the Residential Common Area

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot:

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

or

- (II) at such other rates as may be approved by the Director.

For the purpose of this sub-clause (a)(iii)(I), the total number of spaces to be provided under sub-clause (a)(iii)(I) of this Special Condition shall be the aggregate of the number of spaces calculated by reference to the table in sub-clause (a)(iii)(I) of this Special Condition, and a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. If the number of spaces to be provided under this sub-clause (a)(iii)(II) is a decimal number, the same shall be rounded up to the next whole number.

- (iv) The spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (24) hereof) and sub-clause (a)(i)(II) of this Special Condition 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) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (24) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “**the Parking Spaces for Disabled Persons**”) as the Building Authority may require 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. (24) 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. (24) hereof) to become the Parking Spaces for Disabled Persons.
- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents 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.

- (c) (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, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **“the Motor Cycle Parking Spaces”**) at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (24) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (24) hereof) and sub-clause (a)(i)(II) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (24) 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.
- (e) In the event that the lot is developed for use as a single family residence, sub-clauses (a)(iii), (b) and (c) of this Special Condition shall not apply.
10. Special Condition No. (22) of the Land Grant stipulates that:
- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. If the number of spaces to be provided under this sub-clause (a) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clauses (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.
11. Special Condition No. (23) of the Land Grant stipulates that:
- 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 erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 7.5 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 rate as may be approved by the Director. If the number of spaces to be provided under this Special Condition is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. The spaces to be provided under this Special Condition shall not be used for any purpose other than for the purpose set out in this Special Condition.
12. Special Condition No. (24) of the Land Grant stipulates that:
- (a) Notwithstanding Special Conditions Nos. (21)(a)(i)(I), (21)(a)(iii) and (21)(c)(i) 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. (21)(a)(i)(I) and (21)(c)(i) hereof (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.
13. Special Condition No. (34) of the Land Grant stipulates that:
- (a) The Purchaser hereby acknowledges that there are existing liquefied petroleum gas storage installations within all those pieces or parcels of ground now known and registered in the Land Registry respectively as Tuen Mun Town Lot No. 249 and Tuen Mun Town Lot No. 264 to the south-west of the lot (hereinafter referred to as **“the LPG Storage Installations”**)
- (b) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or cause to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment (hereinafter referred to as **“the QRA”**) containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risks posed by the LPG Storage Installations to the lot and the development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director and the Director of Electrical and Mechanical Services shall be final and binding on the Purchaser)(such other piece or pieces of land are hereinafter collectively referred to as **“the Land”**) and recommendations for mitigation measures, protection works and other measures and works to be carried out within the lot to enable and ensure that the risks posed by the LPG Storage Installations to the lot and the Land comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standards and Guidelines issued by the Planning Department and any amending provisions.
- (c) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Purchaser shall thereafter at his own expense maintain all structures or facilities that are constructed or installed to implement the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.
- (d) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the QRA shall have been approved in writing by the Director and the Director of Electrical and Mechanical Services.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
14. Special Condition No. (36) of the Land Grant stipulates that:
- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by

the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (35) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other supports, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

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

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

- (a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

F. The lease conditions that are onerous to a purchaser

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

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

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

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

- (i) assigned except:
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

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

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

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

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

(a) The Purchaser hereby acknowledges that the lot is close to a chlorine storage facility (hereinafter referred to as "**the Chlorine Storage Facility**") within the Tuen Mun Water Treatment Works as shown on the plan annexed hereto (hereinafter referred to as "**the Tuen Mun Water Treatment Works**"), and the lot may be affected by chlorine hazard posed by the Chlorine Storage Facility (hereinafter referred to as "**the chlorine hazard**").

(b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director and in all respects to the satisfaction of the Director carry out and implement such safety measures within the lot as may be required by the Director at his sole discretion to enable and ensure that the risks posed by the chlorine hazard to the lot are of a level acceptable to the Director as to which the decision of the Director shall be final and binding on the Purchaser.

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(a) Prior to the commencement of any works whatsoever on the lot and the Green Area including but not limited to ground investigation, site formation works, piling or other foundation works and other civil engineering and building works, the Purchaser shall consult the Director of Water Supplies so as to ensure that any such works do not damage, interfere with or endanger any works, structures, facilities or installations or the operation of the Tuen Mun Water Treatment Works (as to which the decision of the Director of Water Supplies shall be final and binding on the Purchaser).

(b) The Purchaser shall at his own expense take such precautions and implement such measures as may be required by the Director of Water Supplies at his sole discretion to ensure the safety of any works, structures, facilities or installations and the operation of the Tuen Mun Water Treatment Works.

- (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever or howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly 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 by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
5. Special Condition No. (32) of the Land Grant stipulates that:
- (a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval in writing a drainage impact assessment (hereinafter referred to as **"the DIA"**) on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse drainage impact 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 limits as shall be stipulated by the Director carry out and implement the recommendations contained in the DIA as approved by the Director in all respects to the satisfaction of the Director.
- (c) The technical aspects of the DIA shall be undertaken by a chartered civil engineer or a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline.
- (d) No building works (except ground investigation) shall be commenced on the lot or any part thereof until the DIA shall have been approved in writing by the Director.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the DIA as approved by the Director in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
6. Special Condition No. (33) of the Land Grant stipulates that:
- (a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as **"the SIA"**) on the development of the lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (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 contained 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 chartered civil engineer or a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline.
- (d) No building works (except ground investigation) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
7. Special Condition No. (34) of the Land Grant stipulates that:
- (a) The Purchaser hereby acknowledges that there are existing liquefied petroleum gas storage installations within all those pieces or parcels of ground now known and registered in the Land Registry respectively as Tuen Mun Town Lot No. 249 and Tuen Mun Town Lot No. 264 to the south-west of the lot (hereinafter referred to as **"the LPG Storage Installations"**).
- (b) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or cause to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment (hereinafter referred to as **"the QRA"**) containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including by not limited to a quantitative risk assessment of the risks posed by the LPG Storage Installations to the lot and the development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director and the Director of Electrical and Mechanical Services shall be final and binding on the Purchaser) (such other piece or pieces of land are hereinafter collectively referred to as **"the Land"**) and recommendations for mitigation measures, protection works and other measures and works to be carried out within the lot to enable and ensure that the risks posed by the LPG Storage Installations to the lot and the Land comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standards and Guidelines issued by the Planning Department and any amending provisions.
- (c) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Purchaser shall thereafter at his own expense maintain all structures or facilities that are constructed or installed to implement the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.
- (d) No building works (except ground investigation and site formation works) shall be commenced on the lot or any part thereof until the QRA shall have been approved in writing by the Director and the Director of Electrical and Mechanical Services.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the QRA as approved by the Director and the Director of Electrical and Mechanical Services in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
8. Special Condition No. (35) of the Land Grant stipulates that:
- The Purchaser shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.
9. Special Condition No. (38) of the Land Grant stipulates that:
- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever

arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

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

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

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

Wherever in these Conditions it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Notes:

1. For full details, please refer to the Land Grant. A copy of the Land Grant is available for inspection by the general public free of charge at the sales office.
2. The expression “Purchaser” as mentioned in this section includes the person entering into and executing the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

A. 發展項目所位於的土地的地段編號

發展項目興建於屯門市地段第 549 號（「該地段」）。

B. 有關租契規定的年期

該地段乃根據日期為 2019 年 9 月 26 日並在土地註冊處註冊為新批土地契約第 22824 號之賣地協議及條件（「批地文件」）持有，租期由 2019 年 9 月 26 日起計 50 年。

C. 適用於該土地用途限制

1. 批地文件特別條款第(7)條訂明：

該地段或其任何部分或該地段上已建或擬建的任何建築物或其任何部分，除用作私人住宅用途外，不可用作任何其他用途。

2. 批地文件特別條款第(43)條訂明：

不得於該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

D. 按規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條款第(2)條訂明：

(a) 買方須：

(i) 於 2024 年 6 月 30 日 * 或之前或署長可能批准的其他日期，自費按署長批准的方式、材料、標準、水平、定線及設計，在一切方面使署長滿意：

(I) 鋪設及構建於批地文件所夾附圖則上以綠色顯示的未來公共道路的該等部分（以下簡稱「綠色範圍」）；及

(II) 提供及建造橋樑、隧道、高架道路、下通道、暗渠、高架橋、天橋、行人路、道路或署長全權酌情要求的其他構築物（以下統稱「構築物」），

使建築物、車輛和行人往來可於綠色範圍進行；

(ii) 於 2024 年 6 月 30 日 * 或之前或署長可能批准的其他日期，自費在綠色範圍鋪設路面、鋪設路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及

(iii) 自費保養綠色範圍連同構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至綠色範圍的管有權按照本文特別條款第(3)條交還為止。

(b) 如買方未能在本特別條款(a)款規定的日期或署長可能批准的其他日期履行其在該款的責任，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該費用的金額，付款金額由署長決定，其決定為最終的，並對買方有約束力。

(c) 政府毋須就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)款的權利或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

* 註：根據地政總署屯門地政處於 2020 年 9 月 30 日發出的信函，特別條款第(2)(a)(i)條和特別條款第(2)(a)(ii)條所定完工日期已更改為 2024 年 12 月 31 日。

2. 批地文件特別條款第(3)條訂明：

僅就進行本文特別條款第(2)條指明的工程的目的而言，買方須於本協議訂立的日期獲授予綠色範圍的管有權。綠色範圍須應要求交還給政府，而在任何情況下，綠色範圍須於署長發信表示此等條款已在其滿意下獲得遵守的日期被當作已交還給政府。買方須於管有綠色範圍的所有合理時候，准許所有政府及公共車輛及行人自由前往及經過綠色範圍並確保該通行權不會受到根據本文特別條款第(2)條或其他條款進行的工程干擾或阻礙。

3. 批地文件特別條款第(4)條訂明：

買方不得在未經署長事先書面同意下將綠色範圍用作儲物用途或搭建任何臨時構築物，或用作進行本文特別條款第(2)條指明的工程外的任何其他用途。

4. 批地文件特別條款第(5)條訂明：

(a) 買方須於其管有綠色範圍的所有合理時候：

(i) 准許政府、署長及其人員、承辦商、代理、工人和獲其授權的任何人等有權通行、進出、往返及行經該地段及綠色範圍，以便視察、檢查及監督遵照本文特別條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別條款第(2)(b)條規定的工程及署長認為於綠色範圍必要的任何其他工程；

(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程的所有相關事宜，與政府及獲其妥為授權的相關公用事業公司充分合作；及

(iii) 在水務監督的人員及該等獲其授權的其他人等要求時，准許其有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍內進行任何有關任何其他水務裝置的運作、保養、維修、更換及改動工程。

(b) 政府毋須就政府、署長及其人員、承辦商及代理、工人、水務監督的人員和根據本特別條款(a)款獲妥為授權的任何人等或公用事業公司行使其權利所直接或間接引起或附帶引起對買方或任何人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

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

1. 批地文件一般條款第7條訂明：

(a) 買方須在整個批租期內根據此等條款建造或重建（本詞指本一般條款(b)款所述的重新發展）

(i) 依照經批准的設計及規劃和任何核准建築圖則保養所有建築物，不得對其作更改或修改；及

(ii) 保養現已或此後將會按照此等條款或日後任何合同修訂條文建造的所有建築物，使其保持修葺良好堅固及狀況良好，並且在批租期屆滿或提前終止時以同等的狀態交還。

(b) 如在批租期內任何時間拆卸建於該地段或其任何部分的現有建築物，買方必須建造良好堅固的一棟或多棟同類型建築物而總樓面面積不小於現有建築物或有關類型和價值經署長批准的一棟或多棟建築物作替代。倘如進行拆卸，買方須在拆卸後一個曆月內向署長申請同意在該地段進行重建工程。買方接獲同意書後，必須在三個月內展開必要的重新發展的工程，並在署長指定的期限內以署長滿意的方式完成工程。

2. 批地文件特別條款第(6)條訂明：

買方須發展該地段，在一切方面遵照此等條款和目前或任何時間在香港生效的所有有關建築、衛生及規劃條例、附例和規例，在該地段上建造一棟或多棟建築物，並於 2024 年 6 月 30 日 * 或之前完工且使其適宜估用。

* 註：根據地政總署屯門地政處於 2020 年 9 月 30 日發出的信函，特別條款第(6)條所定完工日期已被更改為 2024 年 12 月 31 日。

3. 批地文件特別條款第(8)(d)條訂明：

(i) 買方須自費向屋宇署署長（以下簡稱「屋宇署署長」）提交一份計劃以取得其書面批准，該計劃列明在該地段一個或多個部分或該地段上已建或擬建的一棟或多棟建築物之處或內將提供及維持綠化（包括但不限於提供帶土壤的活植物）（以下簡稱「綠化地方」），綠化地方的布局及大小，及屋宇署署長可自行酌情要求或指定的其他資料（包括但不限於綠化地方的建築工程的位置及詳情（該份建議書連圖則在下文簡稱「建議書」），屋宇署署長對是否構成建議書下提供的綠化和該地段或建築物的哪部分構成綠化地方的決定為最終的並對買方有約束力。就本條款而言，「建築工程」一詞須按《建築物條例》、其任何附屬規例及任何相關修訂法例定義解釋。

(ii) 買方須按經批准的建議書自費實施及完成綠化地方的建築工程並在其後進行保育，在一切方面使屋宇署署長滿意。未經屋宇署署長預先書面批准，不得對經批准的建議書或標明綠化地方的圖則作出修訂、修改、改動、更改或替代；及

(iii) 除非事先獲得屋宇署署長的書面批准，經批准建議書內顯示的綠化地方須指定為並構成本文件特別條款第(18)(a)(v)條提述的公用地方和不能被用作按經批准的建議書列明的布局、大小、位置及詳情的綠化地方以外的用途。

4. 批地文件特別條款第(10)條訂明：

- (a) 買方可在該地段興建、建造及提供經署長書面批准的康樂設施和該處的附屬設施(以下簡稱「該等設施」)。設施的類型、大小、設計、高度和規劃必須獲署長的事先書面批准。
- (b) 為計算本文特別條款第(8)(c)條指定的總樓面面積，受限於本文特別條款第(42)(d)條之規定，根據本特別條款(a)款供該地段上已建或擬建的一棟或多棟住宅大廈住客和其真誠訪客共同使用與享用的在該地段興建的該等設施的任何部分，一律不會計算在內，而署長認為並非作此用途的其餘該等設施部分則會計算在內。
- (c) 倘若該等設施任何部分可豁免計入本特別條款(b)款所訂的總樓面面積(以下簡稱「豁免設施」)：
 - (i) 豁免設施須被劃為和構成本文特別條款第(18)(a)(v)條所訂的公用地方一部分；
 - (ii) 買方須自費保養豁免設施，使其保持修葺良好堅固及狀況良好，同時妥善運作該處，使署長滿意；及
 - (iii) 豁免設施只可供該地段上已建或擬建的一棟或多棟住宅大廈住客和其真誠訪客使用，其他人士或人等不可使用。
- (d) 倘若發展該地段作單一家庭的住所之用途，本特別條款(b)和(c)款不適用。署長就該地段是否發展以作為單一家庭的住所所作出的決定為最終的及對買方有約束力。

5. 批地文件特別條款第(12)條訂明：

買方須在該地段任何部分及基座平台(如有)沒有建築的地方自費美化環境及種植樹木及灌木並在其後保養及保持其處於安全、井然、整潔及健康的狀態，使署長滿意。

6. 批地文件特別條款第(13)(a)條訂明：

該地段內可提供看更或管理員或兩者的辦事處，惟須遵從以下條件：

- (i) 署長認為上述場所對於該地段上已建或擬建的建築物的安全、保安及妥善管理是必須的；
- (ii) 上述場所不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的辦事處以外的任何用途；及
- (iii) 上述場所的位置須首先經署長書面批准。

就本(a)款而言，不能在該地段中提供或用作單一家庭作住所的任何建築物內設置辦事處。署長就建築物是否構成或提供或用作單一家庭的住所所作出的決定為最終的及對買方有約束力。

7. 批地文件特別條款第(14)(a)條訂明：

該地段內可提供看更或管理員或兩者的宿舍，惟須遵從以下條件：

- (i) 上述宿舍須設在該地段已建的其中一棟住宅單位大廈或署長書面批准的其他位置；及
- (ii) 上述宿舍不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的宿舍以外的任何用途。

就本(a)款而言，不能在該地段中提供或用作單一家庭作住所的任何建築物內設置宿舍。署長就建築物是否構成或提供或用作單一家庭的住所所作出的決定為最終的及對買方有約束力。

8. 批地文件特別條款第(15)(a)條訂明：

該地段內可提供1個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：

- (i) 該辦事處不能用作該地段和其上已建或擬建的建築物成立或擬成立的業主立案法團或業主委員會開會和行政工作以外的任何用途；及
- (ii) 該辦事處的位置須首先經署長書面批准。

9. 批地文件特別條款第(21)條訂明：

- (a) (i) 該地段內須提供署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於該地段上已建或擬建的一棟或多棟建築物的住客及其真誠賓客、訪客或被邀者的車輛(以下簡稱「住宅停車位」)，配置比例如下：

- (I) 如該地段內建有一棟或多棟住宅單位大廈(提供單一家庭作住所的獨立屋、半獨立屋或排屋除外)，須根據下表所列該地段上已建或擬建各住宅單位的面積計算，除非署長同意有別於下表所列的配置比例或數字：

每個住宅單位的面積	提供住宅停車位的數目
少於40平方米	每15個住宅單位或其部分配置1個停車位
不少於40平方米但少於70平方米	每8.5個住宅單位或其部分配置1個停車位
不少於70平方米但少於100平方米	每2.8個住宅單位或其部分配置1個停車位
不少於100平方米但少於130平方米	每個住宅單位配置1個停車位
不少於130平方米但少於160平方米	每0.8個住宅單位或其部分配置1個停車位
不少於160平方米	每0.6個住宅單位或其部分配置1個停車位

(II) 而該地段內現已或擬供單一家庭作住所的獨立屋、半獨立屋或排屋，配置比例如下：

- (A) 每座總樓面面積為少於160平方米的房屋配置1個停車位；
- (B) 每座總樓面面積為不少於160平方米但少於220平方米的房屋配置1.5個停車位；
- (C) 每座總樓面面積為不少於220平方米的房屋配置2個停車位。

倘若根據本特別條款(a)(i)(I)和(a)(i)(II)(B)款配置的停車位數目為小數位數，則上調至下一個整數。就本第(a)(i)款而言，署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否構成或擬作為單一家庭住所作出的決定為最終的及對買方有約束力。

(ii) 就本特別條款(a)(i)(I)款而言，根據本特別條款(a)(i)(I)款提供的住宅停車位總數須為根據本特別條款(a)(i)(I)款中列表所載每個住宅單位的大小分別計算的住宅停車位的分別數額之總和。就本文件而言，關於總樓面面積的「每個住宅單位的面積」一詞指以下(I)與(II)之和：

(I) 每個由其住客專屬使用和享用的住宅單位之總樓面面積，須由該單位圍牆或矮牆外側開始量度，除非圍牆是分隔兩個毗連單位，則須由該牆中央點開始量度，並要包括單位內的內部間隔牆及支柱，但為免存疑，不包括該單位內沒有列入計算本文特別條款第(8)(c)條訂明的總樓面面積的所有樓面面積；及

(II) 按比例分配的住宅單位的住宅公用地方(按下文定義)總樓面面積，即計算每個住宅單位圍牆以外供該地段上已建或擬建的一棟或多棟建築物的住客公用與共享的住宅公用地方之總樓面面積，但為免存疑，不包括沒有列入計算本文特別條款第(8)(c)條訂明的總樓面面積的所有樓面面積(住宅公用地方以下簡稱「住宅公用地方」)，然後依照下列公式按比例分配予每個住宅單位：

$$\text{住宅公用地方所有總樓面面積} \times \frac{\text{依照本特別條款(a)(ii)(I)款計算有關住宅單位之總樓面面積}}{\text{依照本特別條款(a)(ii)(I)款計算所有住宅單位之總樓面面積}}$$

(iii) 該地段內須按照下列比例額外設置署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於該地段上已建或擬建的一棟或多棟建築物住客之真誠賓客、訪客或被邀者的車輛，惟每座住宅單位大廈最少須配置2個停車位：

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

或

(II) 署長批准的其他比例。

就本特別條款(a)(iii)(I)款而言，根據本特別條款(a)(iii)(I)款提供的停車位總數須為依照本特別條款(a)(iii)(I)款列表計算的停車位總數。擬供單一家庭住所的獨立屋、半獨立屋或排屋不可被視為一棟住宅單位大廈。署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否構成或擬作為單一家庭住所作出的決定為最終的及對買方有約束力。倘若根據本特別條款(a)(iii)(II)款提供的停車位數目為小數位數，則上調至下一個整數。

(iv) 根據本特別條款(a)(i)(I)和(a)(iii)款(可根據本文特別條款(24)條規定更改)及本特別條款(a)(i)(II)款提供的停車位除用作本特別條款分別訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(b) (i) 買方須遵照建築事務監督的規定和批准，在根據本特別條款(a)(i)(I)和(a)(iii)款(可根據本文特別條款第(24)條規定分別更改)設置的停車位中，預留及劃出部分停車位供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊車輛(此等預留及劃出的停車位簡稱「傷殘人士停車位」)。根據本特別條款(a)(iii)款(可根據本文特別條款第(24)條規定更改)設置的停車位最少須預留及劃出1個傷殘人士停車位，惟買方不得將所有根據本特別條款(a)(iii)款(可根據本文特別條款第(24)條規定更改)設置的全部停車位預留或劃為傷殘人士停車位。

(ii) 傷殘人士停車位除供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊屬於該地段已建或擬建的一棟或多棟建築物之住客及其真誠賓客、訪客或被邀者的車輛外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(c) (i) 該地段內須按照該地段已建或擬建的每100個住宅單位或其部分配置一個停車位的比例或署長批准的其他比例設置署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌，並屬於該地段已建或擬建的一棟或多棟建築物之住客及其真誠賓客、訪客或被邀者的電單車(以下簡稱「電單車停車位」)。倘若根據本特別條款(c)(i)款提供的停車位數目為小數位數，則上調至下一個整數。就本第(c)(i)款而言，擬供單一家庭住所的獨立屋、半獨立屋或排屋不可被視為一個住宅單位。署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否構成或擬作為單一家庭住所作出的決定為最終的及對買方有約束力。

(ii) 電單車停車位(可根據批地文件特別條款第(24)條規定更改)除用作本特別條款(c)(i)款訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

(d) (i) 除傷殘人士停車位外，每個根據本特別條款(a)(i)(I)和(a)(iii)款(可根據批地文件特別條款第(24)條規定更改)和本特別條款(a)(i)(II)款提供的停車位必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個傷殘人士停車位的尺寸必須由建築事務監督要求及批准。

(iii) 每個電單車停車位(可根據批地文件特別條款第(24)條規定更改)必須為1.0米闊及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。

(c) 倘若發展該地段用作單一家庭的住所，本特別條款(a)(iii)、(b)及(c)款不適用。

10. 批地文件特別條款第(22)條訂明：

(a) 該地段須設有署長滿意的停車位供貨車裝卸貨物，比例為該地段已建或擬建的一棟或多棟建築物的每800個住宅單位或其部分配置一個停車位或採用署長批准的其他比例，惟該地段已建或擬建的每座住宅單位大廈最少須設置一個上落貨停車位，此等上落貨停車位須設於每座住宅單位大廈範圍內或毗連該處。倘若根據本第(a)款配置的停車位數目為小數位數，則上調至下一個整數。就本第(a)款而言，擬供單一家庭住所的獨立屋、半獨立屋或排屋不可被視為一個住宅單位大廈。署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否構成或擬作為單一家庭住所作出的決定為最終的及對買方有約束力。

(b) 每個根據本特別條款(a)款提供的停車位必須為3.5米闊及11.0米長，最低淨空高度為4.7米。此等停車位除供與該地段已建或擬建的一棟或多棟建築物相關的貨車上落貨外，不可用作任何其他用途。

11. 批地文件特別條款第(23)條訂明：

該地段須設有署長滿意的停車位，以供停泊屬於現該地段已建或擬建的一棟或多棟建築物的住客及其真誠賓客、訪客或被邀者的單車，比例為每7.5個總樓面面積少於70平方米的住宅單位或其部分配置一個停車位，或採用署長批准的其他比例。倘應根據本特別條款配置的停車位數目為小數位數，則上調至下一個整

數。就本特別條款而言，擬供單一家庭住所的獨立屋、半獨立屋或排屋不可被視為一個住宅單位。署長就何謂獨立屋、半獨立屋或排屋和此等房屋是否構成或擬作為單一家庭住所作出的決定為最終的及對買方有約束力。根據本特別條款配置的停車位，除作本特別條款訂明的用途外，不可用作任何其他用途。

12. 批地文件特別條款第(24)條訂明：

(a) 即使本文特別條款第(21)(a)(i)(I)、(21)(a)(iii)及(21)(c)(i)條規定，買方對上述各特別條款要求提供的有關停車位可增加或減少不超過5%，惟上述增加或減少的總停車位不能超過50。

(b) 除了本特別條款(a)款規定外，買方對本文特別條款第(21)(a)(i)(I)和(21)(c)(i)條要求提供的有關停車位可增加或減少(不考慮本特別條款(a)款計算的停車位)，惟不超過5%。

13. 批地文件特別條款第(34)條訂明：

(a) 買方現確認在該地段西南面位於土地註冊處註冊為屯門市地段第249號和屯門市地段第264號的整幅或塊土地內設有現存的石油氣貯存設施(以下簡稱「石油氣貯存設施」)。

(b) 買方須在本協議之日起6個曆月或署長可批准的其他時間內自費以在一切方面使署長和機電工程署署長滿意的方式向署長和機電工程署署長提交或安排提交一份等量風險評估(以下簡稱「等量風險評估」)以取得其書面批准，該評估須載有署長和機電工程署署長可要求的資料及詳情，包括但不限於石油氣貯存設施對該地段及其上面的發展項目和署長和機電工程署署長可決定的其他土地(該等土地在下文簡稱「有關土地」)造成風險的等量風險評估(署長和機電工程署署長對此作出的決定為最終的及對買方有約束力)和在該地段內進行緩解措施、防護工程及其他設施和工程的建議並確保石油氣貯存設施對該地段及有關土地造成的風險符合規劃署印發的香港規劃標準與準則評估潛在危險裝置對裝置以外地方所構成的危險的水平。

(c) 買方須自費在署長和機電工程署署長指定的時間內進行及完成經署長和機電工程署署長批准的等量風險評估作出的建議，在一切方面使署長和機電工程署署長滿意，其後買方須自費保養為了實施署長和機電工程署署長批准等量風險評估的建議所建造或安裝的一切構築物或設施，在一切方面使署長和機電工程署署長滿意。

(d) 在署長和機電工程署署長批准等量風險評估之前，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) 為免存疑和在不影響本文件一般條款第5條的一般適用範圍下，買方特此明文確認及同意，買方須獨自負責自費進行及實施經署長和機電工程署署長批准的等量風險評估作出的建議，在一切方面使署長和機電工程署署長滿意。政府毋須就買方履行本特別條款的責任或其他原因所直接或間接引起或附帶引起對買方或任何人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

14. 批地文件特別條款第(36)條訂明：

(a) 如該地段或任何政府土地現時或以往曾經因應或關連於該地段或其任何部分的開拓、平整或發展事宜或此等條款規定買方執行的任何其他工程，又或基於其他用途的工程，而進行削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲署長書面同意，買方亦須在當時或其後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，避免及防止其後發生任何滑土、山泥傾瀉或地陷。買方須於本文協定的整個批租年期內的所有時候自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助或其他工程，使其保持修葺良好堅固及狀況良好，使署長滿意。

(b) 本特別條款(a)款之規定不妨礙此等條款賦予政府的權利，其中特別以本文特別條款第(35)條為要。

(c) 如因買方進行的任何開拓、平整、發展事宜或其他工程或任何其他事故導致或引致該地段範圍內任何土地或任何毗連或毗鄰政府土地或批租土地在任何時間發生滑土、山泥傾瀉或地陷，買方須自費還原和修復該處，使署長滿意，並就所有因滑土、山泥傾瀉或地陷直接或間接引起或關連的所有責任、索償、損失、損害、支出、費用、開支、要求、索求及法律程序彌償政府。

(d) 署長除享有本文訂明可就違反任何此等條款追討之任何其他權利或補償權外，另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支撐物、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知內訂明期間以署長滿意的方式完成通知的指示，署長可即時執行及進行必要的工程，買方必須應要求向政府償還有關的費用，以及任何行政或專業收費與費用。

15. 批地文件特別條款第(37)條訂明：

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錨，買方須自費在預應力地錨的服務年限期定期保養與檢查預應力地錨，使署長滿意並在署長可不時全權酌情要求時提供上述檢驗工程的報告和資料給署長。如果買方不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。買方須要求償還政府因此產生的費用。

16. 批地文件特別條款第(40)條訂明：

- (a) 買方須自費以署長滿意的方式在該地段邊界範圍內或政府土地上建造和保養署長認為必要的排水渠及渠道，以截斷及引導所有落下或流進該地段的暴雨污水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨污水或雨水造成任何損害或騷擾，以致直接或間接引起任何訴訟、索償及索求，買方必須承擔全責並向政府及其人員賠償。
- (b) 接駁該地段任何排水渠及污水管至已鋪設和啟用之政府雨水渠及污水管的工程可由署長負責執行。署長毋須就此引起的任何損失或損害向買方承擔責任，而買方須應要求向政府支付此等接駁工程的費用。此外，買方亦可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府土地範圍內的上述接駁工程的任何部份將由買方自費保養，買方須應要求將此等工程部份移交政府，日後由政府自費保養，買方須應要求向政府繳付上述接駁工程的技術審核費用。如買方不維修建於政府土地上的上述接駁工程任何部份，署長可執行其視為必要的保養工程，買方須應要求向政府支付有關工程的費用。

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第(11)條訂明：

事前未獲署長書面同意，不得移走或干預現於該地段或毗連土地生長的樹木，而署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。

2. 批地文件特別條款第(26)條訂明：

- (a) 儘管此等條件已按署長滿意的方式被履行和遵守，住宅停車位及電單車停車位不得：
 - (i) 轉讓，除非：
 - (I) 連同專屬使用與管有該地已建或擬建的一棟或多棟建築物之一個或多個住宅單位的不分割份數一併轉讓；或
 - (II) 承讓人現時已擁有專屬使用與管有該地段已建或擬建的一棟或多棟建築物之一個或多個住宅單位的不分割份數；或
 - (ii) 分租（除非租予該地段已建或擬建的一棟或多棟建築物內之住宅單位的住客）。

於任何情況下，不可轉讓多過總共三個住宅停車位及電單車停車位予現已或將會建於該地段的一棟或多棟建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。
- (b) 即使本特別條款(a)款有任何規定，買方可以在取得署長事先書面同意下將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停車位。

3. 批地文件特別條款第(30)條訂明：

- (a) 買方特此確認該地段靠近本文件夾附圖則上顯示的屯門濾水廠（以下簡稱「屯門濾水廠」）內的氯氣貯存設施（以下簡稱「氯氣貯存設施」），因此該地段可能會受到氯氣貯存設施造成的氯氣危害（以下簡稱「氯氣危害」）。
- (b) 買方須自費在署長指定的時限內以在一切方面使署長滿意的方式於該地段內進行及實施署長自行酌情要求的安全措施，確使及確保氯氣危害對該地段造成的風險處於署長可接受的水平，署長對此作出的決定為最終的及對買方有約束力。
- (c) 政府毋須就買方履行其在本特別條款的義務或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

4. 批地文件特別條款第(31)條訂明：

- (a) 買方在該地段和綠化地方展開任何工程之前，包括但不限於土地勘察、地盤平整工程、打樁或其他基礎

工程及其他土木工程和建築工程之前，必須諮詢水務署署長，確保任何該等工程沒有損壞、干涉或危及屯門濾水廠的任何工程、構築物、設施、裝置或運作（水務署署長對此作出的決定為最終的局及對買方有約束力）。

- (b) 買方須自費採取預防措施和實施水務署署長全權酌情要求的措施，確保屯門濾水廠的任何工程、構築物、設施、裝置或運作之安全。
- (c) 政府毋須就買方履行其在本特別條款的義務或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

5. 批地文件特別條款第(32)條訂明：

- (a) 買方須在本協議之日起6個歷月或署長可批准的其他期限內，自費以在一切方面使署長滿意的方式向署長提交或安排他人提交一份對該地段發展項目的排水影響評估（以下簡稱「排水影響評估」）以取得其書面批准，該排水影響評估除了其他事項外，須載有署長可要求的資料及詳情，包括但不限於發展該地段所產生的一切不利的排水影響和對緩解措施、改善工程及其他措施和工程的建議。
- (b) 買方須自費在署長指定的時限內進行及實施經署長批准的排水影響評估作出的建議，在一切方面使署長滿意。
- (c) 排水影響評估的技術層面須由香港工程師學會且具備土木工程專業的會員或執業土木工程師進行。
- (d) 在署長沒有書面批准排水影響評估之前，不得在該地段或其任何部分展開建築工程（土地勘察除外）。
- (e) 為免存疑和在不影響本文一般條款第5條的一般適用範圍下，買方特此明文承認及同意他須獨自負責自費進行和實施經署長批准的排水影響評估的建議，在一切方面使署長滿意。政府毋須就買方履行其在本特別條款的義務或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

6. 批地文件特別條款第(33)條訂明：

- (a) 買方須在本協議之日起6個歷月或署長可批准的其他期限內，自費以在一切方面使環境保護署署長滿意的方式向環境保護署署長提交或安排他人提交一份對該地段發展項目的排污影響評估（以下簡稱「排污影響評估」）以取得其書面批准，該排污影響評估除了其他事項外，須載有環境保護署署長可要求的資料及詳情，包括但不限於發展該地段所產生的一切不利的排污影響和對緩解措施、改善工程及其他措施和工程的建議。
- (b) 買方須自費在環境保護署署長指定的時限內進行及實施經環境保護署署長批准的排污影響評估作出的建議，在一切方面使環境保護署署長滿意。
- (c) 排污影響評估的技術層面須由香港工程師學會且具備土木工程專業的會員或執業土木工程師進行。
- (d) 在環境保護署署長沒有書面批准排污影響評估之前，不得在該地段或其任何部分展開建築工程（土地勘察除外）。
- (e) 為免存疑和在不影響本文一般條款第5條的一般適用範圍下，買方特此明文承認及同意他須獨自負責自費進行和實施經環境保護署署長批准的排污影響評估的建議，在一切方面使環境保護署署長滿意。政府毋須就買方履行其在本特別條款的義務或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

7. 批地文件特別條款第(34)條訂明：

- (a) 買方現確認在該地段西南面位於土地註冊處註冊為屯門市地段第249號和屯門市地段第264號的整幅或塊土地內設有現存的石油氣貯存設施（以下簡稱「石油氣貯存設施」）。
- (b) 買方須在本協議之日起6個歷月或署長可批准的其他時間內自費以在一切方面使署長和機電工程署署長滿意的方式向署長和機電工程署署長提交或安排提交一份等量風險評估（以下簡稱「等量風險評估」）以取得其書面批准，該評估須載有署長和機電工程署署長可要求的資料及詳情，包括但不限於石油氣貯存設施對該地段及其上面的發展項目和署長和機電工程署署長可決定的其他土地（該等土地在下文簡稱「有關土地」）造成風險的等量風險評估（署長和機電工程署署長對此作出的決定為最終的及對買方有約束力）和在該地段內進行緩解措施、防護工程及其他設施和工程的建議並確保石油氣貯存設施對該地段及有關土地造成的風險符合規劃署印發的香港規劃標準與準則評估潛在危險裝置對裝置以外地方所構成的危險的水平。

- (c) 買方須自費在署長和機電工程署署長指定的時間內進行及完成經署長和機電工程署署長批准的等量風險評估作出的建議，在一切方面使署長和機電工程署署長滿意，其後買方須自費保養為了實施署長和機電工程署署長批准等量風險評估的建議所建造或安裝的一切構築物或設施，在一切方面使署長和機電工程署署長滿意。
- (d) 在署長和機電工程署署長批准等量風險評估之前，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) 為免存疑和在不影響批地文件一般條款第5條的一般適用範圍下，買方特此明文確認及同意，買方須獨自負責自費進行及實施經署長和機電工程署署長批准的等量風險評估作出的建議，在一切方面使署長和機電工程署署長滿意。政府毋須就買方履行本特別條款的責任或其他原因所直接或間接引起或附帶引起對買方或任何人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。
8. 批地文件特別條款第(35)條訂明：
- 未經署長預先書面同意，買方不能削去、移除或後移毗鄰或毗連該地段的任何政府土地或在任何政府土地內堆積或堆填或進行任何類型的斜坡處理工程，署長可全權酌情作出同意並施加他認為合適的任何條款及條件，包括以他決定的地價授予額外的政府土地作為該地段的延伸段。
9. 批地文件特別條款第(38)條訂明：
- (a) 倘若從該地段或開發該地段所影響的其他範圍的泥土、廢土、瓦礫、建築廢料或建築材料（以下簡稱「廢料」）被腐蝕、沖洗或棄置到公共巷或道路或路渠、前濱或海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業（以下簡稱「政府物業」），買方須自費清理該等廢料並修復對政府物業造成的任何損壞。買方須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾所直接或間接引致或關連的一切責任、索償、損失、損害、支出、費用、開支、要求、訴訟及法律程序彌償政府。
- (b) 即使本特別條款(a)款另有規定，署長可以（但沒有責任）應買方要求清理上述廢料和修復對政府物業造成的損壞。買方須在要求時支付因此產生的費用。
10. 批地文件特別條款第(39)條訂明：
- 買方須在任何時候，特別是在進行建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、綠色範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱「服務」）造成任何損壞、干擾或阻塞。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務的現況及水平，並須提交處理任何可能受工程影響的服務的書面建議給署長，在一切方面供他審批，並不得在取得署長對工程及上述建議作出的書面批准前進行該等工程。買方須遵守和自費履行署長在給予上述批准時對服務的任何要求，包括任何必要的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復工程以任何方式對該地段、綠色範圍或它們其中任何部分或任何服務造成的任何損壞、干擾或阻塞（溝渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，買方須應要求向政府支付該等工程的費用），使署長滿意。如果買方未能對該地段、綠色範圍或它們其中任何部分或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須應要求向政府支付該等工程的費用。
11. 批地文件特別條款第(41)條訂明：
- 凡該等條件有以下規定：
- (a) 政府或其獲授權的人員須或可以在該地段或其中任何部分或該地段之外進行任何工程（不論是代表買方或倘若買方未能進行該等工程或其他原因），費用須由買方承擔，或買方須應要求向政府或其獲授權的人員支付或償還上述工程的費用，上述費用須包括政府或其獲授權的人員可釐定的監督費及經費；或
- (b) 如必須取得政府或其獲授權的人員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件，或有絕對酌情權拒絕給予批准或同意。

註：

1. 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處提供，供公眾免費閱覽。
2. 本部分提及的「買方」包括簽署批地文件的人及（在上下文義允許或要求之下）他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，包括他的繼承人及受讓人。

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 Area and the Structures both as referred to in Special Condition No. (2) of the Land Grant.

2. The general public has the right to use the facilities in accordance with the Land Grant.

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

1. Description:

The Green Area and the Structures both as referred to in Special Condition No. (2) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (3) of the Land Grant).

2. The general public has the right to use the facilities 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 Development.

4. Those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

E. A plan that shows the location of those facilities and open spaces, and 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

The Green Area and the Structures

Special Condition No. (2)

(a) The Purchaser shall:

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

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

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

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

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

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment 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.

* Note: The completion date in Special Condition No. (2)(a)(i) and Special Condition No. (2)(a)(ii) has been amended to 31 December 2024 pursuant to the letter from the District Lands Office, Tuen Mun of the Lands Department dated 30 September 2020.

Special Condition No. (3)

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

Special Condition No. (4)

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

Special Condition No. (5)

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

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

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

- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (31)

- (a) Prior to the commencement of any works whatsoever on the lot and the Green Area including but not limited to ground investigation, site formation works, piling or other foundation works and other civil engineering and building works, the Purchaser shall consult the Director of Water Supplies so as to ensure that any such works do not damage, interfere with or endanger any works, structures, facilities or installations or the operation of the Tuen Mun Water Treatment Works (as to which the decision of the Director of Water Supplies shall be final and binding on the Purchaser).
- (b) The Purchaser shall at his own expense take such precautions and implement such measures as may be required by the Director of Water Supplies at his sole discretion to ensure the safety of any works, structures, facilities or installations and the operation of the Tuen Mun Water Treatment Works.
- (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever or howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly 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 by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (39)

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

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

Nil

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述：
批地文件特別條款第(2)條所載的綠色範圍及構築物。
2. 公眾有權按照批地文件條款使用該等設施。

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

1. 描述：
批地文件特別條款第(2)條所載的綠色範圍及構築物(直至綠色範圍的管有權按批地文件特別條款第(3)條交還給政府。)
2. 公眾有權按照批地文件條款使用設施。
3. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。
4. 該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

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

E. 顯示該等設施、休憩用地及土地中的該等部分的圖則
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
綠色範圍及構築物

特別條款第(2)條

- (a) 買方須：
- (i) 於2024年6月30日*或之前或署長可能批准的其他日期或之前，自費按署長批准的方式、材料、標準、水平高度、定線及設計，在一切方面使署長滿意：
 - (I) 鋪設及構建於批地文件所夾附圖則上以綠色顯示的公共道路的該等部分的該等部分(以下簡稱「綠色範圍」)；及
 - (II) 提供及建造橋樑、隧道、高架道路、下通道、暗渠、高架橋、天橋、行人路、道路或署長全權酌情要求的其他構築物(以下統稱「構築物」)，
使建築物、車輛和行人往來可於綠色範圍進行；
 - (ii) 於2024年6月30日*或之前或署長可能批准的其他日期，自費在綠色範圍鋪設路面、鋪設路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記，使署長滿意；及
 - (iii) 自費保養綠色範圍連同構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至綠色範圍的管有權按照本文特別條款第(3)條交還為止。
- (b) 如買方未能在本特別條款(a)款規定的日期或署長可能批准的其他日期之前履行其在該款的責任，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該費用的金額，付款金額由署長決定，其決定為最終的，並對買方有約束力。

- (c) 政府毋須就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)款的權利或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

*註：根據地政總署屯門地政處於2020年9月30日發出的信函，特別條款第(2)(a)(i)條和特別條款第(2)(a)(ii)條所定完工日期已更改為2024年12月31日。

特別條款第(3)條

僅就進行本文特別條款第(2)條指明的工程的目的而言，買方須於本協議訂立的日期獲授予綠色範圍的管有權。綠色範圍須應要求交還給政府，而在任何情況下，綠色範圍須於署長發信表示此等條款已在其滿意下獲得遵守的日期被當作已交還給政府。買方須於管有綠色範圍的所有合理時候，准許所有政府及公共車輛及行人自由前往及經過綠色範圍並確保該通行權不會受到根據本文特別條款第(2)條或其他條款進行的工程干擾或阻礙。

特別條款第(4)條

買方不得在未經署長事先書面同意下將綠色範圍用作儲物用途或搭建任何臨時構築物，或用作進行本文特別條款第(2)條指明的工程外的任何其他用途。

特別條款第(5)條

- (a) 買方須於管有綠色範圍的所有合理時候：
- (i) 准許政府、署長及其人員、承辦商、代理、工人和獲其授權的任何人等有權通行、進出、往返及行經該地段及綠色範圍，以便視察、檢查及監督遵照本文特別條款第(2)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別條款第(2)(b)條規定的工程及署長認為於綠色範圍必要的任何其他工程；
 - (ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程所有的相關事宜，與政府及獲其妥為授權的相關公用事業公司充分合作；及
 - (iii) 在水務監督的人員及該等獲其授權的其他人等要求時，准許其有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍內進行任何有關任何其他水務裝置的運作、保養、維修、更換及改動工程。
- (b) 政府毋須就政府、署長及其人員、承辦商及代理、工人、水務監督的人員和根據本特別條款(a)款獲妥為授權的任何人等或公用事業公司行使其權利所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任。買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

特別條款第(31)條

- (a) 買方在該地段和綠化地方展開任何工程之前，包括但不限於土地勘察、地盤平整工程、打樁或其他基礎工程及其他土木工程和建築工程之前，必須諮詢水務署署長，確保任何該等工程沒有損壞、干涉或危及屯門濾水廠的任何工程、構築物、設施、裝置或運作(水務署署長對此作出的決定為最終的及對買方有約束力)。
- (b) 買方須自費採取預防措施和實施水務署署長全權酌情要求的措施，確保屯門濾水廠的任何工程、構築物、設施、裝置或運作之安全。
- (c) 政府毋須就買方履行其在本特別條款的義務或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

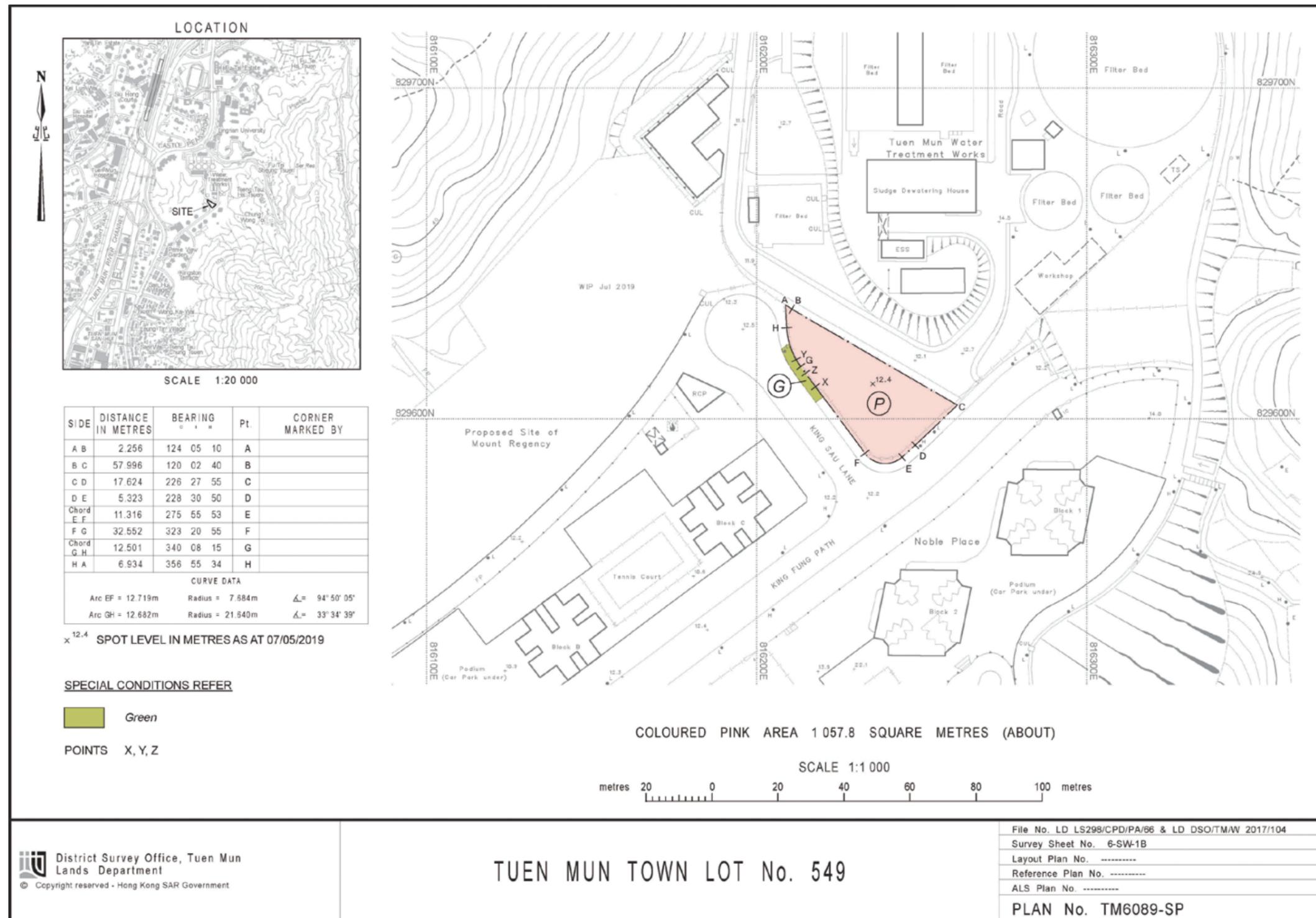
特別條款第(39)條

買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、綠色範圍或其中任何部分之上、上面、之下或毗

鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞、干擾或阻塞。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務的現況及水平，並須提交處理任何可能受工程影響的服務的書面建議給署長，在一切方面供他審批，並不得在取得署長對工程及上述建議作出的書面批准前進行該等工程。買方須遵守和自費履行署長在給予上述批准時對服務的任何要求，包括任何必要的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復工程以任何方式對該地段、綠色範圍或它們其中任何部分或任何服務造成的任何損壞、干擾或阻塞(溝渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，買方須應要求向政府支付該等工程的費用)，使署長滿意。如果買方未能對該地段、綠色範圍或它們其中任何部分或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須應要求向政府支付該等工程的費用。

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

無



NOTATION 圖例

Green Area
綠色範圍

Note:

1. This plan is an extract from the plan annexed to the Land Grant.
2. This plan is for showing the location of the Green Area. Other matters shown in this plan may not reflect their latest condition.

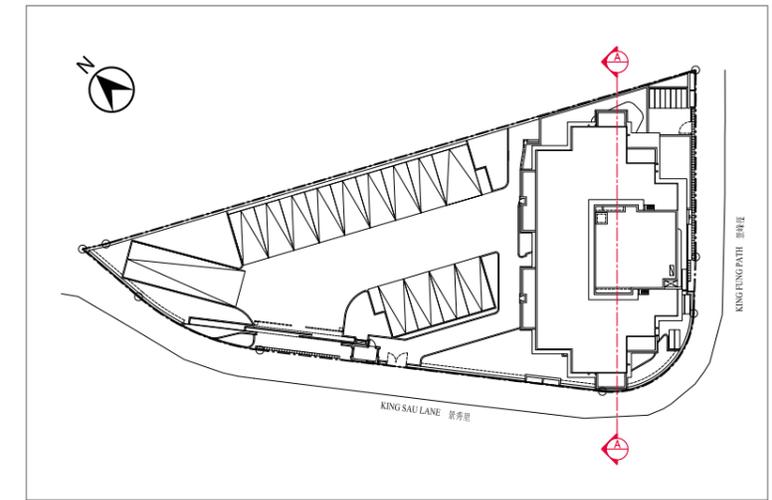
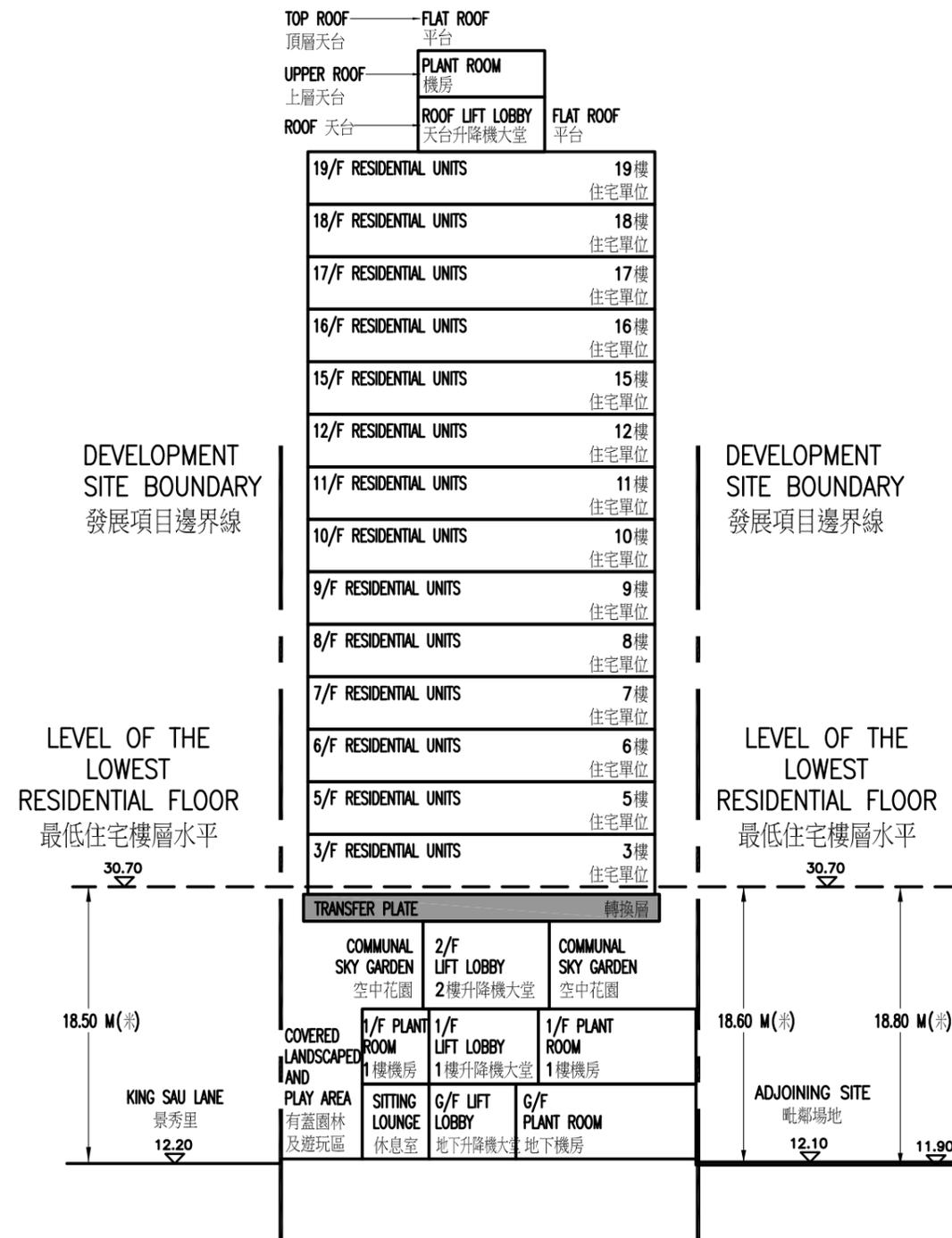
備註：

1. 此圖摘錄自批地文件附圖。
2. 本圖則僅作顯示綠色範圍的位置。本圖中所示之其他事項未必能反應其最新狀況。

- (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
 - (d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 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
 - (d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A

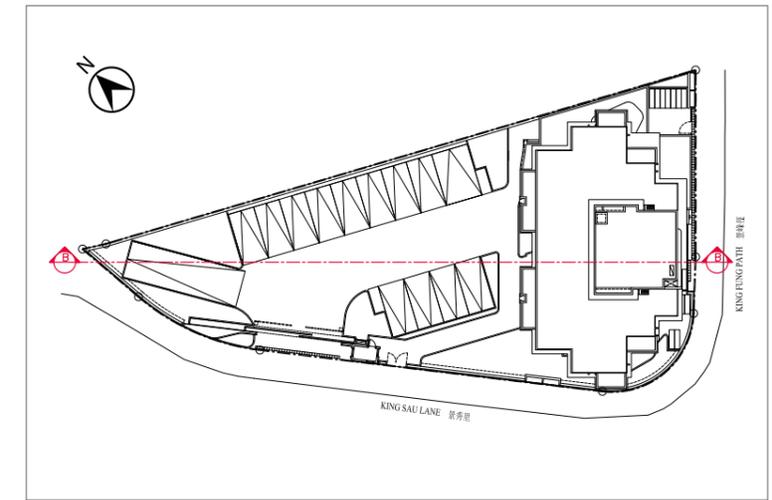
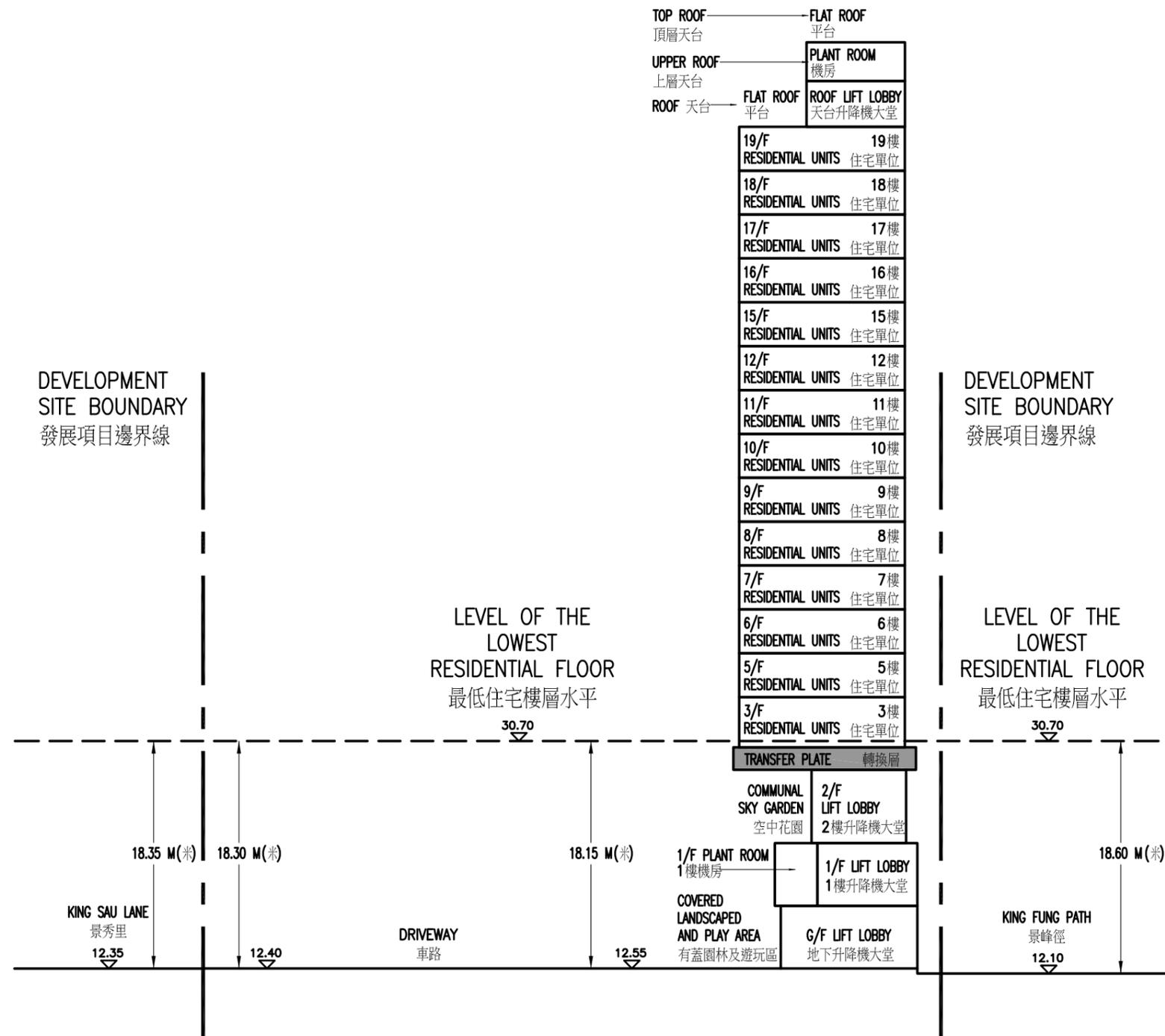


1. The part of King Sau Lane adjacent to the building is 12.20 metres above the Hong Kong Principal Datum.
2. The part of Adjoining Site adjacent to the building is 11.90 to 12.10 metres above the Hong Kong Principal Datum.
3. Dotted line (-----) denotes the level of the lowest residential floor.
4. ∇ Denotes height in metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段景秀里為香港主水平基準以上12.20米。
2. 毗連建築物的一段毗鄰場地為香港主水平基準以上11.90至12.10米。
2. 虛線(-----)為最低住宅樓層水平。
3. ∇代表香港主水平基準以上高度(米)。

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

CROSS-SECTION PLAN B-B
橫截面圖 B-B

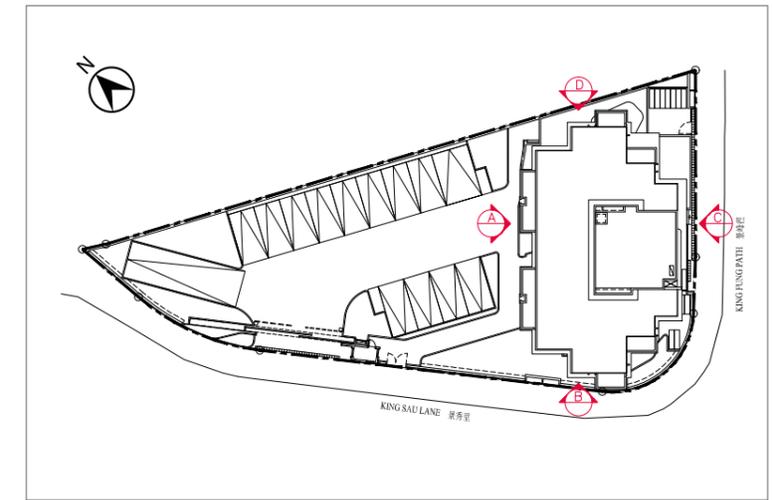


KEY PLAN 索引圖

1. The part of King Fung Path adjacent to the building is 12.10 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 12.40 to 12.55 metres above the Hong Kong Principal Datum.
3. The part of King Sau Lane adjacent to the building is 12.35 metres above the Hong Kong Principal Datum.
4. Dotted line (-----) denotes the level of the lowest residential floor.
5. ∇ Denotes height in metres above the Hong Kong Principal Datum.

1. 毗連建築物的一段景峰徑為香港主水平基準以上 12.10 米。
2. 毗連建築物的一段車路為香港主水平基準以上 12.40 至 12.55 米。
3. 毗連建築物的一段景秀里為香港主水平基準以上 12.35 米。
4. 虛線 (-----) 為最低住宅樓層水平。
5. ∇ 代表香港主水平基準以上高度 (米)。

ELEVATION
立面圖



KEY PLAN 索引圖

The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 3 June 2021;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2021年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料

Common Facilities 公用設施		Covered Area 有蓋面積	Uncovered Area 無蓋面積	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	372	Not Applicable 不適用	372
	sq. m. 平方米	34.594	Not Applicable 不適用	34.594
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	2,172	372	2,544
	sq. m. 平方米	201.778	34.558	236.336

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from that shown in square metre.

附註：

以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。

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

- The address of the website on which a copy of the outline zoning plan relating to the Development is available is: www.ozp.tpb.gov.hk.
- (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property in the Development as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
- (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

1. Exterior finishes	
Item	Description
(a) External wall	Type of finishes Aluminum cladding, metal louvre, metal grille, glass balustrade, glass cladding, ceramic tiles, paint
(b) Window	Material of frame Aluminum window frame Material of glass Insulated-Glass-Unit (IGU) glass panels
(c) Bay window	Material Not applicable Window sill finishes Not applicable
(d) Planter	Type of finishes Aluminum cladding, natural stone
(e) Verandah or balcony	(i) Type of finishes Balcony : Curb : Aluminum cladding Floor : Porcelain tiles Wall : Ceramic tiles Ceiling : Paint, ceramic tiles (ii) Whether it is covered Balconies are covered Verandah Not applicable
(f) Drying facilities for clothing	Not applicable

Note:
1. 4/F, 13/F, 14/F are omitted.

1. 外部裝修物料	
細項	描述
(a) 外牆	裝修物料的類型 鋁覆蓋板、金屬百葉、金屬格柵、玻璃圍欄、玻璃蓋板、瓷磚、油漆
(b) 窗	框的用料 鋁質窗框 玻璃的用料 雙層中空玻璃
(c) 窗台	用料 不適用 窗台板的裝修物料 不適用
(d) 花槽	裝修物料的類型 鋁覆蓋板、天然石材
(e) 陽台或露台	(i) 裝修物料的類型 露台： 路緣：鋁覆蓋板 地台：高溫瓷質磚 牆身：瓷磚 天花：油漆、瓷磚 (ii) 是否有蓋 露台有蓋 陽台 不適用
(f) 乾衣設施	不適用

備註：
1. 不設4樓、13樓及14樓。

2. Interior finishes	
Item	Description
(a) Lobby	<p>Ground Floor Lobby</p> <p>Type of wall finishes: Natural stone, mirror, metal, timber veneer and plastic laminate</p> <p>Type of floor finishes: Natural stone</p> <p>Type of ceiling finishes: Gypsum board false ceiling finished with emulsion paint</p> <p>1/F Lift Lobby</p> <p>Type of wall finishes: Epoxy-resin paint</p> <p>Type of floor finishes: Epoxy-resin coating</p> <p>Type of ceiling finishes: Washable distemper</p> <p>2/F Lift Lobby</p> <p>Type of wall finishes: Mirror, feature glass, metal and plastic laminate</p> <p>Type of floor finishes: Natural stone</p> <p>Type of ceiling finishes: Gypsum board false ceiling finished with emulsion paint and metal</p> <p>R/F Lift Lobby</p> <p>Type of wall finishes: Mirror, feature glass, metal and plastic laminate</p> <p>Type of floor finishes: Natural stone</p> <p>Type of ceiling finishes: Gypsum board false ceiling finished with emulsion paint and metal</p> <p>Typical Lift Lobby (3/F, 5/F – 12/F, 15 – 19/F)</p> <p>Type of wall finishes: Mirror, feature glass, metal and plastic laminate</p> <p>Type of floor finishes: Porcelain tiles, natural stone</p> <p>Type of ceiling finishes: Gypsum board false ceiling finished with emulsion paint and metal</p>
(b) Internal wall and ceiling	<p>Living room</p> <p>Type of wall finishes: Emulsion paint and plastic laminate</p> <p>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling/bulkhead finished with emulsion paint</p> <p>Dining room</p> <p>Type of wall finishes: Emulsion paint and plastic laminate</p> <p>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling/bulkhead finished with emulsion paint</p>

Note:

- 4/F, 13/F, 14/F are omitted.

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下大堂</p> <p>牆壁的裝修物料的類型：天然石材、鏡飾面、金屬、木皮飾面及膠板</p> <p>地板的裝修物料的類型：天然石材</p> <p>天花板的裝修物料的類型：石膏板假天花髹乳膠漆</p> <p>1樓升降機大堂</p> <p>牆壁的裝修物料的類型：環氧樹脂塗料</p> <p>地板的裝修物料的類型：環氧樹脂地台</p> <p>天花板的裝修物料的類型：膠灰水</p> <p>2樓升降機大堂</p> <p>牆壁的裝修物料的類型：鏡飾面、特色玻璃、金屬及膠板</p> <p>地板的裝修物料的類型：天然石材</p> <p>天花板的裝修物料的類型：石膏板假天花髹乳膠漆及金屬</p> <p>天台升降機大堂</p> <p>牆壁的裝修物料的類型：鏡飾面、特色玻璃、金屬及膠板</p> <p>地板的裝修物料的類型：天然石材</p> <p>天花板的裝修物料的類型：石膏板假天花髹乳膠漆及金屬</p> <p>分層升降機大堂 (3樓、5樓至12樓、15樓至19樓)</p> <p>牆壁的裝修物料的類型：鏡飾面、特色玻璃、金屬及膠板</p> <p>地板的裝修物料的類型：高溫瓷質磚、天然石材</p> <p>天花板的裝修物料的類型：石膏板假天花髹乳膠漆及金屬</p>
(b) 內牆及天花板	<p>客廳</p> <p>牆壁的裝修物料的類型：乳膠漆及膠板</p> <p>天花板的裝修物料的類型：乳膠漆及石膏板假天花/裝飾橫樑髹乳膠漆</p> <p>飯廳</p> <p>牆壁的裝修物料的類型：乳膠漆及膠板</p> <p>天花板的裝修物料的類型：乳膠漆及石膏板假天花/裝飾橫樑髹乳膠漆</p>

備註：

- 不設4樓、13樓及14樓。

2. Interior finishes	
Item	Description
(b) Internal wall and ceiling	<p>Bedroom</p> <p>Type of wall finishes: Emulsion paint</p> <p>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling/bulkhead finished with emulsion paint</p>
(c) Internal floor	<p>Living room</p> <p>Material of floor: Porcelain tiles</p> <p>Material of skirting: Timber skirting</p> <p>Dining room</p> <p>Material of floor: Porcelain tiles</p> <p>Material of skirting: Timber skirting</p> <p>Bedroom</p> <p>Material of floor: Porcelain tiles</p> <p>Material of skirting: Timber skirting</p>
(d) Bathroom	<p>(i) Type of finishes</p> <p>Wall: Porcelain tiles, metal and glass</p> <p>Floor: Porcelain tiles and reconstituted stone</p> <p>Ceiling: Gypsum board false ceiling finished with emulsion paint and aluminum ceiling</p> <p>(ii) Whether the wall finishes run up to the ceiling</p> <p>Wall finishes run up to false ceiling</p>
(e) Kitchen	<p>(i) Type of finishes</p> <p>Wall: Solid surfacing material, aluminum and plastic laminate</p> <p>Floor: Porcelain tiles</p> <p>Ceiling: Emulsion paint, gypsum board false ceiling finished with emulsion paint, aluminum and aluminum louvre</p> <p>Cooking Bench: Solid surfacing material</p> <p>(ii) Whether the wall finishes run up to the ceiling</p> <p>Wall: Yes</p>

Note:

- 4/F, 13/F, 14/F are omitted.

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	<p>睡房</p> <p>牆壁的裝修物料的類型：乳膠漆</p> <p>天花板的裝修物料的類型：乳膠漆及石膏板假天花/裝飾橫樑髹乳膠漆</p>
(c) 內部地板	<p>客廳</p> <p>地板的用料：高溫瓷質磚</p> <p>牆腳線的用料：木牆腳線</p> <p>飯廳</p> <p>地板的用料：高溫瓷質磚</p> <p>牆腳線的用料：木牆腳線</p> <p>睡房</p> <p>地板的用料：高溫瓷質磚</p> <p>牆腳線的用料：木牆腳線</p>
(d) 浴室	<p>(i) 裝修物料的類型</p> <p>牆壁：高溫瓷質磚、金屬及玻璃</p> <p>地板：高溫瓷質磚及人造石</p> <p>天花板：石膏板假天花髹乳膠漆及鋁板天花</p> <p>(ii) 牆壁的裝修物料是否鋪至天花板</p> <p>牆壁的裝修物料鋪至假天花高度</p>
(e) 廚房	<p>(i) 裝修物料的類型</p> <p>牆壁：實心面板、鋁金屬及膠板</p> <p>地板：高溫瓷質磚</p> <p>天花板：乳膠漆、石膏板假天花髹乳膠漆、鋁金屬及鋁金屬百葉</p> <p>灶台：實心面板</p> <p>(ii) 牆壁的裝修物料是否鋪至天花板</p> <p>牆壁：是</p>

備註：

- 不設4樓、13樓及14樓。

3. Interior fittings	
Item	Description
(a) Doors	<p>Main entrance door Material: Fire-rated solid core timber swing door Finishes: Plastic laminate and metal Accessories: Door viewer, door closer, smoke seal, drop seal, lockset and door stopper</p> <p>Balcony & Utility platform door Material: Sliding door with aluminum door frame Finishes: Tinted tempered glass Accessories: Door lock and handle</p> <p>Bedroom door Material: Hollow core timber swing door Finishes: Timber veneer and metal Accessories: Lockset and door stopper</p> <p>Bathroom door Material: Hollow core timber swing door with timber louver Finishes: Timber veneer and metal Accessories: Lockset and door stopper</p>
(b) Bathroom	<p>(i) Type and material of fittings and equipment Vanity countertop: Reconstituted stone Vanity cabinet: Wooden cabinet with plastic laminate and metal Mirror cabinet: Wooden cabinet with plastic laminate, metal and mirror Wash basin mixer: Chrome plated Wash basin: Vitreous china Water closet: Vitreous china Towel rack: Chrome plated Paper holder: Chrome plated Robe hook: Chrome plated</p>

Note:
 1. 4/F, 13/F, 14/F are omitted.

3. 室內裝置	
細項	描述
(a) 門	<p>單位大門 用料：防火實心木掩門 裝修物料：膠板及金屬 配件：防盜眼、門氣鼓、防煙條、自動下降防煙條、門鎖及門擋</p> <p>露台及工作平台門 用料：鋁框趟門 裝修物料：有色強化玻璃 配件：門鎖及把手</p> <p>睡房門 用料：中空木掩門 裝修物料：木皮飾面及金屬 配件：門鎖及門擋</p> <p>浴室門 用料：中空木掩門連木百葉 裝修物料：木皮飾面及金屬 配件：門鎖及門擋</p>
(b) 浴室	<p>(i) 裝置及設備的類型及用料 洗手盆櫃枱面：人造石 洗手盆櫃：膠板及金屬木製櫃 鏡櫃：膠板、金屬及鏡飾面木製櫃 洗手盆水龍頭：鍍鉻 洗手盆：瓷 坐廁：瓷 毛巾架：鍍鉻 廁紙架：鍍鉻 浴袍掛鉤：鍍鉻</p>

備註：
 1. 不設4樓、13樓及14樓。

3. Interior fittings	
Item	Description
(b) Bathroom	<p>(ii) Type and material of water supply system Cold water supply: Copper pipes Hot water supply: Copper pipes with thermal insulation Flushing water supply system: UPVC pipes</p> <p>(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) Shower: Chrome plated Shower compartment: Clear tempered glass</p> <p>(iv) Size of bath tub (if applicable) Not applicable</p>
(c) Kitchen	<p>(i) Material of sink unit Stainless steel</p> <p>(ii) Material of water supply system Cold water supply: Copper pipes Hot water supply: Copper pipes with thermal insulation</p> <p>(iii) Kitchen cabinet Material: Wooden cabinet fitted with wooden cabinet door panel Finishes: Plastic laminate, melamine faced and high gloss lacquer panel</p> <p>(iv) Type of all other fittings and equipment Fire service installations and equipment: Sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in Living room and Dining room near Open Kitchen For the quantity of sprinkler head and smoke detector, please refer to “Schedule of Mechanical & Electrical Provisions for Residential Properties” Other fittings: Chrome plated sink mixer</p>
(d) Bedroom	<p>Type and material of fittings (including built-in wardrobe) No fitting</p>

Note:
 1. 4/F, 13/F, 14/F are omitted.

3. 室內裝置	
細項	描述
(b) 浴室	<p>(ii) 供水系統的類型及用料 冷水喉：銅喉 熱水喉：隔熱絕緣保護之銅喉 沖水供水系統：低塑性聚氯乙烯喉</p> <p>(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話)) 花灑：鍍鉻 淋浴間：強化清玻璃</p> <p>(iv) 浴缸大小 (如適用的話) 不適用</p>
(c) 廚房	<p>(i) 洗滌盆的用料 不銹鋼</p> <p>(ii) 供水系統的用料 冷水喉：銅喉 熱水喉：隔熱絕緣保護之銅喉</p> <p>(iii) 廚櫃 用料：木製廚櫃及木櫃門板 裝修物料：膠板、密胺樹脂飾面及高光漆板</p> <p>(iv) 所有其他裝置及設備的類型 消防裝置及設備：消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內 消防花灑頭和煙霧探測器的數量，請參閱「住宅單位機電裝置說明表」 其他裝置的類型：鍍鉻水龍頭</p>
(d) 睡房	<p>裝置 (包括嵌入式衣櫃) 的類型及用料 沒有裝置</p>

備註：
 1. 不設4樓、13樓及14樓。

3. Interior fittings	
Item	Description
(e) Telephone	<p>Location and number of connection points</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Properties”</p>
(f) Aerials	<p>Location and number of connection points</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Properties”</p>
(g) Electrical installations	<p>(i) Electrical fittings (including safety devices)</p> <p>Electrical fittings: Faceplate for all switches and power sockets</p> <p>Safety devices: Three phases electricity supply with miniature circuit breaker distribution board</p> <p>(ii) Whether conduits are concealed or exposed</p> <p>Conduits are partly concealed and partly exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads and cabinets</p> <p>(iii) Location and number of power points and air-conditioner points</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Properties”</p>
(h) Gas supply	Not Applicable
(i) Washing machine connection point	<p>Location</p> <p>Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Properties”</p> <p>Design</p> <p>Water point and drain point are provided for washer-dryer</p>
(j) Water supply	<p>(i) Material of water pipes</p> <p>Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply. UPVC for flushing water</p> <p>(ii) Whether water pipes are concealed or exposed</p> <p>Water pipes are partly concealed and partly exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads and cabinets</p> <p>(iii) Whether hot water is available</p> <p>Yes</p>

Note:

- 4/F, 13/F, 14/F are omitted.

3. 室內裝置	
細項	描述
(e) 電話	<p>接駁點的位置及數目</p> <p>請參閱「住宅單位機電裝置說明表」</p>
(f) 天線	<p>接駁點的位置及數目</p> <p>請參閱「住宅單位機電裝置說明表」</p>
(g) 電力裝置	<p>(i) 供電附件 (包括安全裝置)</p> <p>供電附件：提供電掣及電插座之面板</p> <p>安全裝置：三相電力並裝妥微型短路器</p> <p>(ii) 導管是隱藏或外露</p> <p>導管部份隱藏及部份外露，外露的導管可能被假天花、裝飾橫樑及櫃遮蓋</p> <p>(iii) 電插座及空調機接駁點的位置及數目</p> <p>請參閱「住宅單位機電裝置說明表」</p>
(h) 氣體供應	不適用
(i) 洗衣機接駁點	<p>位置</p> <p>請參閱「住宅單位機電裝置說明表」</p> <p>設計</p> <p>設有洗衣乾衣機來、去水接駁喉位</p>
(j) 供水	<p>(i) 水管的用料</p> <p>冷水採用銅喉及熱水採用配有隔熱絕緣保護之銅喉，沖廁供水系統設為低塑性聚氯乙烯。</p> <p>(ii) 水管是隱藏或外露</p> <p>水管部份隱藏及部份外露，外露的水管可能被假天花、裝飾橫樑及櫃遮蓋</p> <p>(iii) 有否熱水供應</p> <p>有</p>

備註：

- 不設4樓、13樓及14樓。

4. Miscellaneous	
Item	Description
(a) Lifts	<p>(i) Brand name and model number Brand Name: Otis Model Number: Gen 2</p> <p>(ii) Number and floors served by them Number of lifts: Two Floor served by the lifts: Lift (L1) serves G/F to R/F Lift (L2) serves G/F, 2/F to R/F</p>
(b) Letter box	<p>Material Metal and plastic laminate</p>
(c) Refuse collection	<p>(i) Means of refuse collection Collected by cleaners from Refuse Storage and Material Recovery Room</p> <p>(ii) Location of refuse room Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on G/F.</p>
(d) Water meter, electricity meter and gas meter	<p>(i) Location Water meter: Water consumption meter for each unit is installed in the common Water Meter Cabinet (WMC) on each residential floor. Electricity meter: Electricity consumption meter for each unit is installed in the Electricity Duct on each residential floor. Gas meter: Not applicable.</p> <p>(ii) Whether they are separate or communal meters for residential properties Water meter: Separate Electricity meter: Separate Gas meter: Not applicable</p>

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

Note:

1. 4/F, 13/F, 14/F are omitted.

4. 雜項	
細項	描述
(a) 升降機	<p>(i) 品牌名稱及產品型號 品牌名稱：奧的斯 產品型號：Gen 2</p> <p>(ii) 升降機的數目及到達的樓層 升降機的數目：2 到達的樓層：升降機 (L1) 來往地下至天台 升降機 (L2) 來往地下、二樓至天台</p>
(b) 信箱	<p>用料 金屬及膠板飾面</p>
(c) 垃圾收集	<p>(i) 垃圾收集的方法 由清潔工人於垃圾及物料回收室收集垃圾</p> <p>(ii) 垃圾房的位置 各住宅層之公用地方均設有垃圾及物料回收室。 垃圾及物料回收房設於地下。</p>
(d) 水錶、電錶及氣體錶	<p>(i) 位置 水錶：每戶單位之水錶安裝於大廈每層住宅樓層之公共水錶櫃內。 電錶：每戶單位之電錶安裝於大廈每層住宅樓層之電錶槽內。 氣體錶：不適用。</p> <p>(ii) 就住宅單位而言是獨立抑或公用的錶 水錶：獨立 電錶：獨立 氣體錶：不適用</p>

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

備註：

1. 不設4樓、13樓及14樓。

5. Security facilities	
Item	Description
Security System and Equipment (including details of built-in provisions and their locations)	<p>Access control and security system</p> <p>Visitor intercom panel and smart card reader are provided at development entrance and tower entrance lobby at G/F.</p> <p>Vehicular control system is installed at car park entrance at G/F.</p> <p>Each residential unit is equipped with a video door phone connects to entrance lobby at G/F.</p> <p>CCTV</p> <p>CCTV cameras are provided at entrance lobby, sitting lounge, lifts and common areas.</p> <p>CCTV cameras are provided at development entrances and car park.</p> <p>For the location of video door phone, please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Properties”.</p>

6. Appliances	
Brand name and model number	Description
	For brand name and model number of appliances, please refer to the “Appliances Schedule”.

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

Note:

- 4/F, 13/F, 14/F are omitted.

5. 保安設施	
細項	描述
保安系統及設備(包括嵌入式的裝備的細節及其位置)	<p>入口通道控制及保安系統</p> <p>發展項目入口及大廈地下入口大堂均提供訪客對講機及智能卡讀卡器。</p> <p>停車場地下入口設有汽車控制系統。</p> <p>每戶單位設有視像對講機連接住宅地下入口大堂。</p> <p>閉路電視</p> <p>入口大堂、休息室、升降機內及公用地方均設有閉路電視。</p> <p>發展項目入口及停車場設有閉路電視。</p> <p>視像對講機的位置，請參閱「住宅單位機電裝置說明表」</p>

6. 設備	
品牌名稱及產品型號	描述
	有關設備的品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如發展項目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：

- 不設4樓、13樓及14樓。

Appliances Schedule 設備說明表											
Location 位置	Appliance 設備	Brand Name 品牌名稱	Model Number (if any) 產品型號 (如有)	3/F, 5/F – 12/F & 15/F – 19/F 3樓、5樓至12樓及15樓至19樓							
				A	B	C	D	E	F	G	H
Living Room/ Dining Room 客廳/飯廳	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	TOSHIBA 東芝	RAS-M22N4KV	v	v	v	v	v	v	v	v
	Built-in Microwave Oven 嵌入式微波爐	GORENJE 歌蘭尼	BM201A4XG	-	v	v	v	v	v	v	-
	Built-in Refrigerator 嵌入式雪櫃	GORENJE 歌蘭尼	RBI4122E1	-	v	v	v	v	v	v	-
	Video Door Phone 視像對講機	COMELIT	ICONA 6602W	v	v	v	v	v	v	v	v
Bedroom 睡房	Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	TOSHIBA 東芝	RAS-M10N4KV	v	v	v	v	v	v	v	v
Open Kitchen 開放式廚房	Built-in Microwave Oven 嵌入式微波爐	GORENJE 歌蘭尼	BM201A4XG	v	-	-	-	-	-	-	v
	Built-in Washer Dryer 嵌入式洗衣乾衣機	GORENJE 歌蘭尼	WDI73121HK	v	v	v	v	v	v	v	v
	Built-in Refrigerator 嵌入式雪櫃	GORENJE 歌蘭尼	RBI4122E1	v	-	-	-	-	-	-	v
	Built-in 2-Zone Induction Hob 嵌入式2頭電磁爐	GORENJE 歌蘭尼	IT321BSC	v	v	v	v	v	v	v	v
	Telescopic Cooker Hood 拉趟式抽油煙機	GORENJE 歌蘭尼	BHP623E13X	v	v	v	v	v	v	v	v
	Mini Instantaneous Electric Water Heater 迷你即熱式電熱水爐	GERMAN POOL 德國寶	GPI-M6	v	v	v	v	v	v	v	v
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水爐	GERMAN POOL 德國寶	CEX21	v	v	v	v	v	v	v	v
	Thermo Ventilator 浴室寶	PANASONIC	FV-40BE3H2	v	v	v	v	v	v	v	v
Air-Conditioner Platform 空調機平台	Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)	TOSHIBA 東芝	RAS-4M27S3AV-E (Serve for Living Room/ Dining Room and Bedroom) (供客廳/飯廳及睡房共用)	v	v	v	v	v	v	v	v

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

Remark:

1. The symbol “v” as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「-」代表「不提供」。
3. 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表									
Location 位置	Description 描述	3/F, 5/F – 12/F & 15/F – 19/F 3樓、5樓至12樓及15樓至19樓							
		A	B	C	D	E	F	G	H
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	Circuit Breakers Distribution Board 斷路器配電箱	-	1	1	1	1	1	1	-
	13A Single Socket Outlet for Microwave Oven 13A 單位電插座供微波爐	-	1	1	1	1	1	1	-
	13A Single Socket Outlet for Refrigerator 13A 單位電插座供雪櫃	-	1	1	1	1	1	1	-
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2
	Telephone/ Internet Connection Point 電話/互聯網連接插座	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	3	3	3	3	3
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	3	3	2	2	2	2	3	3
Smoke Detector 煙霧探測器	1	1	1	1	1	1	1	1	
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1
	Telephone/ Internet Connection Point 電話/互聯網連接插座	1	1	1	1	1	1	1	1

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

Remark:

- “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property and “-” denotes “Not Provided”.
- 4/F, 13/F and 14/F are omitted.

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

備註：

- 「1、2、……」表示提供於該住宅物業內的裝置數量，而「-」表示「不提供」。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表									
Location 位置	Description 描述	3/F, 5/F – 12/F & 15/F – 19/F 3樓、5樓至12樓及15樓至19樓							
		A	B	C	D	E	F	G	H
Bedroom 睡房	13A Twin Socket Outlet 13A 雙位電插座	2	2	2	2	2	2	2	2
	Switch for Air-conditioner Indoor Unit 室內空調機開關掣	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	1	2	2	2	2	1	1
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3
	Connection Point for Instantaneous Electric Water Heater 即熱式電熱水爐接線位	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室換氣暖風機接線位	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Single Socket Outlet for Built-in Microwave Oven 13A 單位電插座供嵌入式微波爐	1	-	-	-	-	-	-	1
	13A Single Socket Outlet for Built-in Refrigerator 13A 單位電插座供嵌入式雪櫃	1	-	-	-	-	-	-	1
	13A Single Socket Outlet for Built-in Washer Dryer 13A 單位電插座供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Telescopic Cooker Hood 13A 單位電插座供拉趟式抽油煙機	1	1	1	1	1	1	1	1
	Connection Point for Built-in 2-Zone Induction Hob 嵌入式2頭電磁爐接線位	1	1	1	1	1	1	1	1

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

Remark:

- “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property and “-” denotes “Not Provided”.
- 4/F, 13/F and 14/F are omitted.

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

備註：

- 「1、2、……」表示提供於該住宅物業內的裝置數量，而「-」表示「不提供」。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表									
Location 位置	Description 描述	3/F, 5/F – 12/F & 15/F – 19/F 3樓、5樓至12樓及15樓至19樓							
		A	B	C	D	E	F	G	H
Open Kitchen 開放式廚房	Connection Point for Mini Instantaneous Electric Water Heater 迷你即熱式電熱水爐接線位	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Built-in Washer Dryer 嵌入式洗衣乾衣機去水位	1	1	1	1	1	1	1	1
	Water Inlet Connection Point for Built-in Washer Dryer 嵌入式洗衣乾衣機來水位	1	1	1	1	1	1	1	1
	Circuit Breakers Distribution Board 斷路器配電箱	1	–	–	–	–	–	–	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭	2	2	2	2	2	2	2	2
Balcony & Utility Platform 露台及工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	1
Air-conditioner Platform 空調機平台	Switch for Air-conditioner Outdoor Unit 室外空調機開關掣	1	1	1	1	1	1	1	1

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

Remark:

- “1, 2, ……” denotes the quantity of such provision(s) provided in the residential property and “–” denotes “Not Provided”.
- 4/F, 13/F and 14/F are omitted.

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

備註：

- 「1、2、……」表示提供於該住宅物業內的裝置數量，而「–」表示「不提供」。
- 不設4樓、13樓及14樓。

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 owner is liable for the Government rent payable for a specified residential property up to and including the date of completion of the sale and purchase and assignment of that residential property.

擁有人有法律責任繳付指明住宅物業的地稅直至該指明住宅物業買賣完成及簽署轉讓契之日(包括該日)為止。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Remark:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager and not the owner of the Development under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據公契向發展項目的管理人而非向擁有人支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

The vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances to be incorporated into the specified residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡指明住宅物業或於買賣合約所列出裝設於指明住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

MODIFICATION 修訂

No existing application to the Government for a modification of the land grant for this Development has been made.

本發展項目現時並沒有向政府提出申請修訂批地文件。

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 (sq. m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1 (*)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
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	73.606
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	361.381
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	Not Applicable 不適用
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	112.000
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 (sq. m.) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
5	Communal sky garden 公用空中花園	139.513
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	71.246
9	Utility platform 工作平台	84.000
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	3.292
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	34.594
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	62.265
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	43.934
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18 (*)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	138.897

		Area (sq. m.) 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 其他獲豁免的項目		
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	Not Applicable 不適用
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	43.095
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	1167.823

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.: PAU0063/21

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: PAU0063/21

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分的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	Lower lighting power density in common area 公用地方低能耗照明

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳 1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳 2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Central building services installation (Note 3) 中央屋宇裝備裝置 (註腳 3)	Domestic area served by central building services installation: 528 使用中央屋宇裝備裝置的住用部分：528	436	Not Applicable 不適用	385	Not Applicable 不適用
	Non-Domestic area (Podium) served by central building services installation: Not Applicable 使用中央屋宇裝備裝置的非住用部份 (平台)：不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Part III: The following installation(s) 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			✓

Notes:

- 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.

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。
- 「基線樓宇」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中的涵義相同。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase 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 for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase 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 for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, 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 for Sale and Purchase 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 for Sale and Purchase.
 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 Government Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement for Sale and Purchase 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 Development 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. For information and requirements relating to the Green Area as referred to in Special Conditions Nos. (2), (3), (4) and (5) of the Government Grant, please refer to the sections of "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this Sales Brochure.
1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
 3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
 4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。
 5. 關於批地文件特別條款第(2)、(3)、(4)及(5)條所提及的綠色範圍的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

RELEVANT INFORMATION 有關資料

Liquefied Petroleum Gas Storage in the Vicinity

A Quantitative Risk Assessment (QRA) (reference number: 9717-1-R3) (dated 06/09/2020) for the existing liquefied petroleum gas storage installations in Tuen Mun Town Lot No.249 and Tuen Mun Town Lot No.264 was carried out to study the risk increase due to the present Development (i.e. the proposed residential development at Tuen Mun Town Lot No. 549). The result of the report revealed that the present Development (i.e. the proposed residential development at Tuen Mun Town Lot No.549) has met both the individual and societal risk criteria as set out in the Hong Kong Planning Standards and Guidelines.

Chlorine Storage Facility within the Tuen Mun Water Treatment Works

The Tuen Mun Water Treatment Works with a chlorine storage facility is situated next to the present Development (i.e. the proposed residential development at Tuen Mun Town Lot No.549). An emergency plan in relation to the Chlorine Hazard of Tuen Mun Water Treatment Works was first issued on 22 July 2020. Safety measures in respect of the Development (i.e. minimizing the provision of outdoor facilities at ground level and providing management staff training and drills) were recommended for minimizing the risk in case of chlorine leakage after the completion of the proposed residential development.

No Gas Supply to All Residential Properties

No gas pipes for the supply of town gas will be provided to the residential properties in the present Development. (i.e. the proposed residential development at Tuen Mun Town Lot No.549)

鄰近的石油氣貯存

對現存於屯門市地段第249號及屯門市地段第264號的石油氣貯存設施的等量風險評估(參考編號:9717-1-R3)(日期為2020年9月6日)已經進行,以探究由於本發展項目(即位於屯門市地段第549號之擬建住宅發展項目)而增加的風險。該評估的結果顯示,本發展項目(即位於屯門市地段第549號的擬建住宅發展項目)符合香港規劃標準與準則中所載的個人及群體風險標準。

屯門濾水廠內的氯氣貯存設施

附有氯氣貯存設施的屯門濾水廠毗鄰本發展項目(即位於屯門市地段第549號的擬建住宅發展項目)。一份有關屯門濾水廠之氯氣危害的應急計劃於2020年7月22日第一次發出。建議對發展項目作出的安全措施(即減少位於地面的室外設施以及提供管理員工訓練及演習),以將擬建住宅發展項目落成後發生的氯氣洩漏所產生的風險減至最低。

住宅物業將不會設有煤氣供應

本發展項目(即位於屯門市地段第549號的擬建住宅發展項目)內的住宅物業將不會設有煤氣供應的管道。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址

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

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：www.skyehi.com.hk

POSSIBLE FUTURE CHANGES 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

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

Date of printing of this sales brochure: 9 July 2021

本售樓說明書印製日期：2021年7月9日

