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SALES BROCHURE

售樓說明書

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

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

For all first-hand residential properties

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

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

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

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

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

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

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

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

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

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1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property; (ii) the internal dimensions of each residential property; (iii) the thickness of the internal partitions of each residential property; (iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

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

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

For first-hand uncompleted residential properties

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

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

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

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

For first-hand completed residential properties

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

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. **物業的面積及四周環境**
   - 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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

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

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

11. **委託地產代理**
    - 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
(i)每個住宅物業的外部尺寸；(ii)每個住宅物業的內部尺寸；(iii)每個住宅物業的內部間隔的厚度；(iv)每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會	
網址：	www.consumer.org.hk
電話：	2929 2222
電郵：	cc@consumer.org.hk
傳真：	2856 3611
地產代理監管局	
網址：	www.eaa.org.hk
電話：	2111 2777
電郵：	enquiry@eaa.org.hk
傳真：	2598 9596
香港地產建設商會	
電話：	2826 0111
傳真：	2845 2521

一手住宅物業銷售監管局
2023年3月

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

Name of the Phase of the Development
KT Marina (the "Development"), Phase 1 of which is called "KT Marina 1" (the "Phase")

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase
15 Shing Fung Road (This provisional street number is subject to confirmation when the Phase is completed.)

The Phase consists of one multi-unit building.

Total number of storeys of the multi-unit building
Tower 2 (Tower 2A, Tower 2B & Tower 2C): 31 Storeys
The above number of storeys has not included Basement, Roof, Upper Roof and Top Roof

Floor numbering in the multi-unit building as provided in the approved building plans for the Phase
Tower 2 (Tower 2A, Tower 2B & Tower 2C): Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/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
Tower 2 (Tower 2A, Tower 2B & Tower 2C): 4/F, 13/F, 14/F, 24/F and 34/F

Refuge floor (if any) of the multi-unit building
Tower 2 (Tower 2A, Tower 2B & Tower 2C): Refuge Floor is located at Roof

Estimated material date for the Phase as provided by the authorized person for the Phase
31 March 2025

The estimated material date is subject to any extension of time that is permitted under 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. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

Note: "Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

發展項目期數的名稱
啟德海灣(「發展項目」)的第1期稱為「啟德海灣 1」(「期數」)

期數所位於的街道名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數
承豐道15號(此為臨時門牌號數並有待期數建成時確認。)

期數包含1幢多單位建築物

該幢多單位建築物的樓層的總數
第2座(第2A座、第2B座及第2C座):31層
上述樓層數目並不包括地庫、天台、上層天台及頂層天台

期數的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
第2座(第2A座、第2B座及第2C座):地庫、地下、1樓-3樓、5樓-12樓、15樓-23樓、25樓-33樓、35樓、天台、上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第2座(第2A座、第2B座及第2C座):4樓、13樓、14樓、24樓及34樓

該幢多單位建築物內的庇護層(如有的話)
第2座(第2A座、第2B座及第2C座):庇護層位於天台

期數的認可人士提供的期數的預計關鍵日期
2025年3月31日

預計關鍵日期,是受到買賣合約所允許的任何延期所規限的。根據批地文件,進行該項買賣,需獲地政總署署長同意。為買賣合約的目的,在不局限任何其他可用以證明期數落成的方法的原則下,地政總署署長發出的合格證明書或轉讓同意,即為期數已落成或當作已落成(視屬何種情況而定)的確證。

註:「關鍵日期」指批地文件的條件就期數而獲符合的日期。

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

Vendor
Dragon Star H.K. Investments Limited

賣方
星龍香港投資有限公司

Holding company of the Vendor
Gainable Development Limited

賣方的控權公司
錦浩發展有限公司

Authorized person for the Phase
Ng Kwok Fai

期數的認可人士
吳國輝

Firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity
LWK & Partners (HK) Limited

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

Building contractor for the Phase
Hip Hing Construction Company Limited

期數的承建商
協興建築有限公司

Firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase
Baker & McKenzie
Deacons
Grandall Zimmern Law Firm

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
貝克・麥堅時律師事務所
的近律師行
國浩律師(香港)事務所

Authorized institutions that have made a loan, or have undertaken to provide finance, for the construction of the Phase
DBS Bank Ltd., Hong Kong Branch
DBS Bank (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
DBS Bank Ltd., Hong Kong Branch
星展銀行(香港)有限公司
中國工商銀行(亞洲)有限公司

Other persons who have made a loan for the construction of the Phase
Turnwell Limited
NART Finance Limited
Chung Hoi Finance Limited

已為期數的建造提供貸款的其他人
通旭有限公司
NART Finance Limited
中海財務有限公司

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

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

There will be non-structural prefabricated external walls forming part of the enclosing walls for the Phase.
期數將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of Towers 2A, 2B & 2C in the Phase will be 150mm.
期數中的第2A、2B及2C座的非結構的預製外牆的厚度為150毫米。

Total Area Schedule of the Non-structural Prefabricated External Walls:
非結構的預製外牆總面積表：

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 2A 第2A座	1/F 1樓	A	0.618
		B	0.648
		C	0.386
		D	0.637
		E	0.390
		F	0.386
		G	0.349
		H	0.349
		J	0.349
		K	0.349
		L	0.382
		M	1.023
		N	0.589
	2/F - 35/F 2樓至35樓	A	0.618
		B	0.648
		C	0.386
		D	0.637
		E	0.390
		F	0.386
		G	0.349
		H	0.349
		J	0.349
		K	0.349
		L	0.382
		M	1.023
		N	0.589
Tower 2B 第2B座	1/F 1樓	B	0.398
		C	0.398
		D	0.386
		E	0.611
		F	0.367
		G	0.403
		H	0.386
	2/F - 35/F 2樓至35樓	A	0.386
		B	0.398
		C	0.398
		D	0.386
		E	0.611
		F	0.367
		G	0.403
		H	0.386
		J	0.862
Tower 2C 第2C座	1/F 1樓	A	0.998
		B	0.664
		C	0.589
		D	N/A
		F	0.386
		G	0.349
		H	0.349
		J	0.349
		K	0.349
		L	0.386
		M	0.372
	2/F - 35/F 2樓至35樓	A	0.998
		B	0.664
		C	0.589
		D	0.349
		E	0.349
		F	0.386
		G	0.349
		H	0.349
		J	0.349
		K	0.349
		L	0.386
		M	0.372

Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 2A, 2B & 2C.

註：第2A、2B及2C座不設4樓、13樓、14樓、24樓及34樓。

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的幕牆。

The thickness of the curtain walls of Towers 2A, 2B & 2C in the Phase will be 200mm.
期數中的第2A、2B及2C座的幕牆的厚度為200毫米。

Total Area Schedule of Curtain Walls:
幕牆總面積表：

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
Tower 2A 第2A座	1/F 1樓	A	1.265
		B	0.750
		C	1.010
		D	0.750
		E	0.760
		F	0.705
		G	0.255
		H	0.280
		J	0.280
		K	0.280
		L	0.760
		M	0.785
		N	N/A
	2/F - 35/F 2樓至35樓	A	1.265
		B	0.750
		C	1.010
		D	0.750
		E	0.760
		F	0.705
		G	0.255
		H	0.280
		J	0.280
		K	0.280
		L	0.760
		M	0.785
		N	N/A
Tower 2B 第2B座	1/F 1樓	B	0.785
		C	0.785
		D	0.705
		E	0.760
		F	0.180
		G	0.768
		H	0.765
	2/F - 35/F 2樓至35樓	A	1.305
		B	0.785
		C	0.785
		D	0.705
		E	0.760
		F	0.180
		G	0.768
		H	0.765
		J	0.655
Tower 2C 第2C座	1/F 1樓	A	0.725
		B	0.635
		C	0.635
		D	0.600
		F	0.662
		G	0.255
		H	0.280
		J	0.280
		K	0.255
		L	1.035
		M	0.280
	2/F - 35/F 2樓至35樓	A	0.725
		B	0.635
		C	0.635
		D	0.280
		E	0.320
		F	0.662
		G	0.255
		H	0.280
		J	0.280
		K	0.255
		L	1.035
		M	0.280

Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 2A, 2B & 2C.

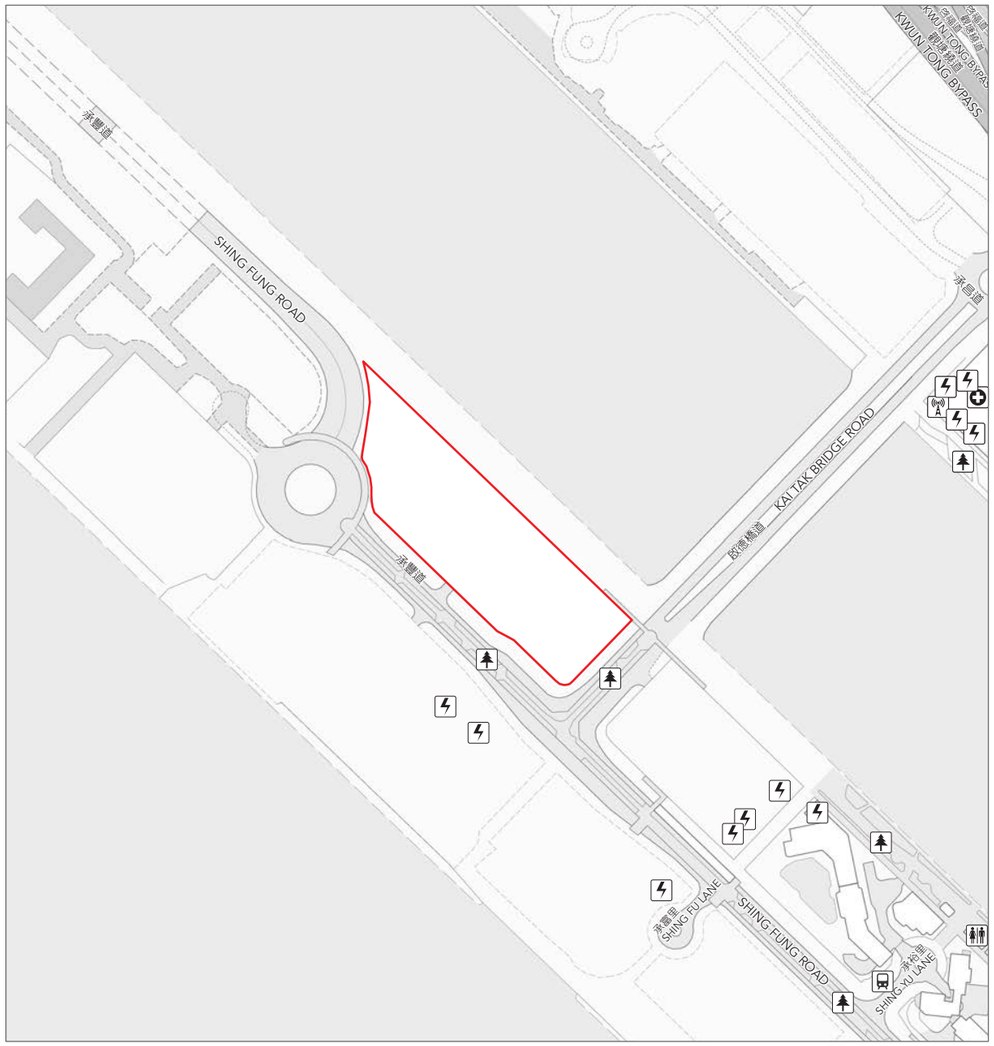
註：第2A、2B及2C座不設4樓、13樓、14樓、24樓及34樓。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Loyal Star Limited to be appointed as the Manager of the Phase under the latest draft deed of mutual covenant.

根據有關公契的最新擬稿，將獲委任為期數的管理人為鴻利泰有限公司。

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



Boundary of the Development
發展項目的邊界線

Scale比例

0 50 100 150 200 250m/米

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名:

KAI FUK ROAD 啟福道

SHING CHEONG ROAD 承昌道

Legend 圖例

- A power plant (including electricity sub-stations)
  發電廠(包括電力分站)
- A hospital
  醫院
- A public convenience
  公廁
- A public transport terminal (including a rail station)
  公共交通總站(包括鐵路車站)
- A public utility installation
  公用事業設施裝置
- A public park
  公園

Notes:

1. The above Location Plan is made reference to Digital Topographic Map No. T11-NE-C dated 4 January 2024, with adjustments where necessary.
2. Due to technical reasons, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

註：

1. 上述發展項目的所在位置圖參考於2024年1月4日修訂之數碼地形圖編號T11-NE-C，有須要處經修正處理。
2. 因技術原因，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

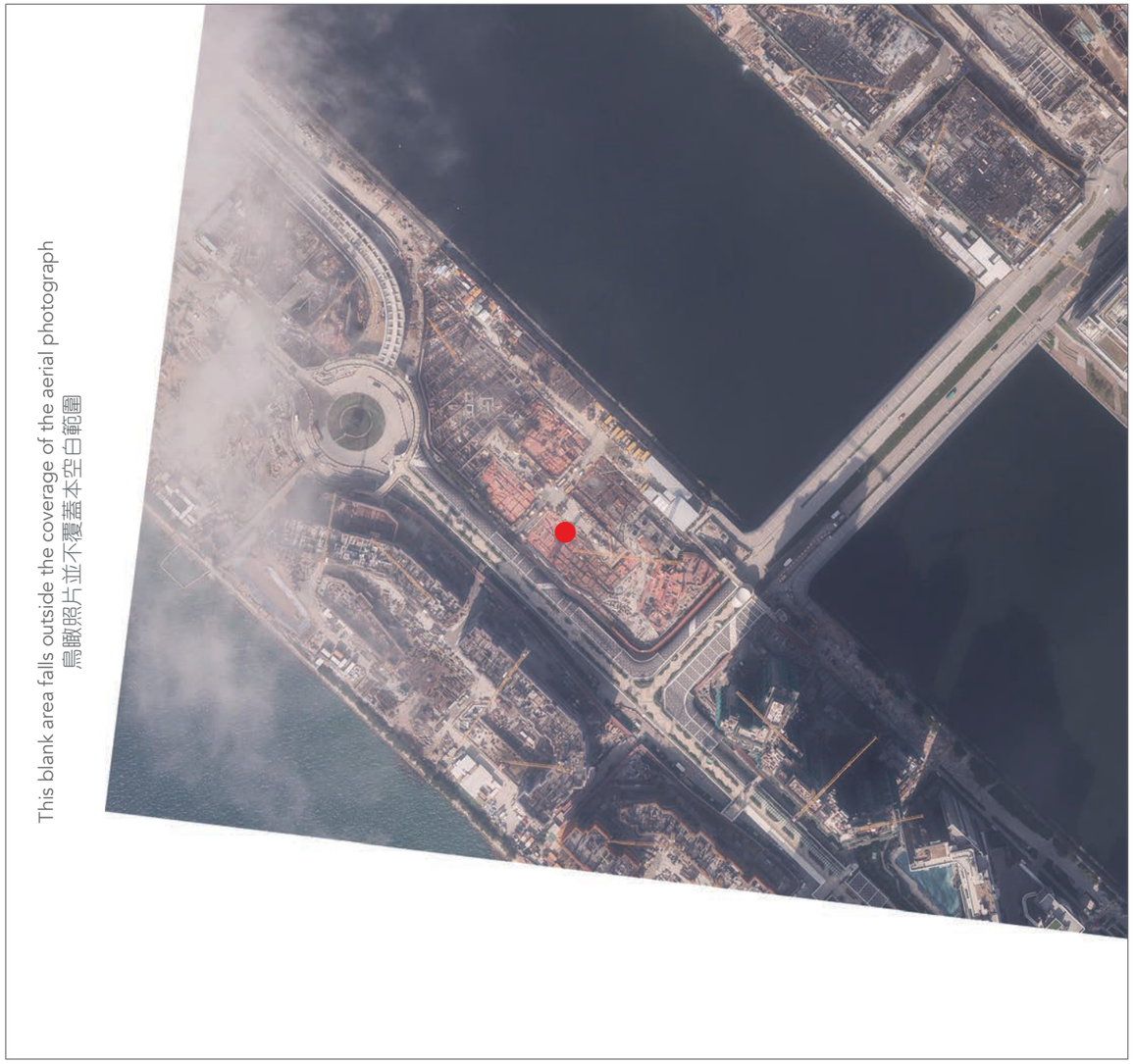
8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E167484C dated 8 December 2022.
摘錄自地政總署測繪處於2022年12月8日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E167484C。

Notes:

1. The copies of the Aerial Photographs of the Phase are available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.



Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E167483C dated 8 December 2022.
摘錄自地政總署測繪處於2022年12月8日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E167483C。

註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 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。

● Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E166548C dated 8 December 2022.
摘錄自地政總署測繪處於2022年12月8日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E166548C。

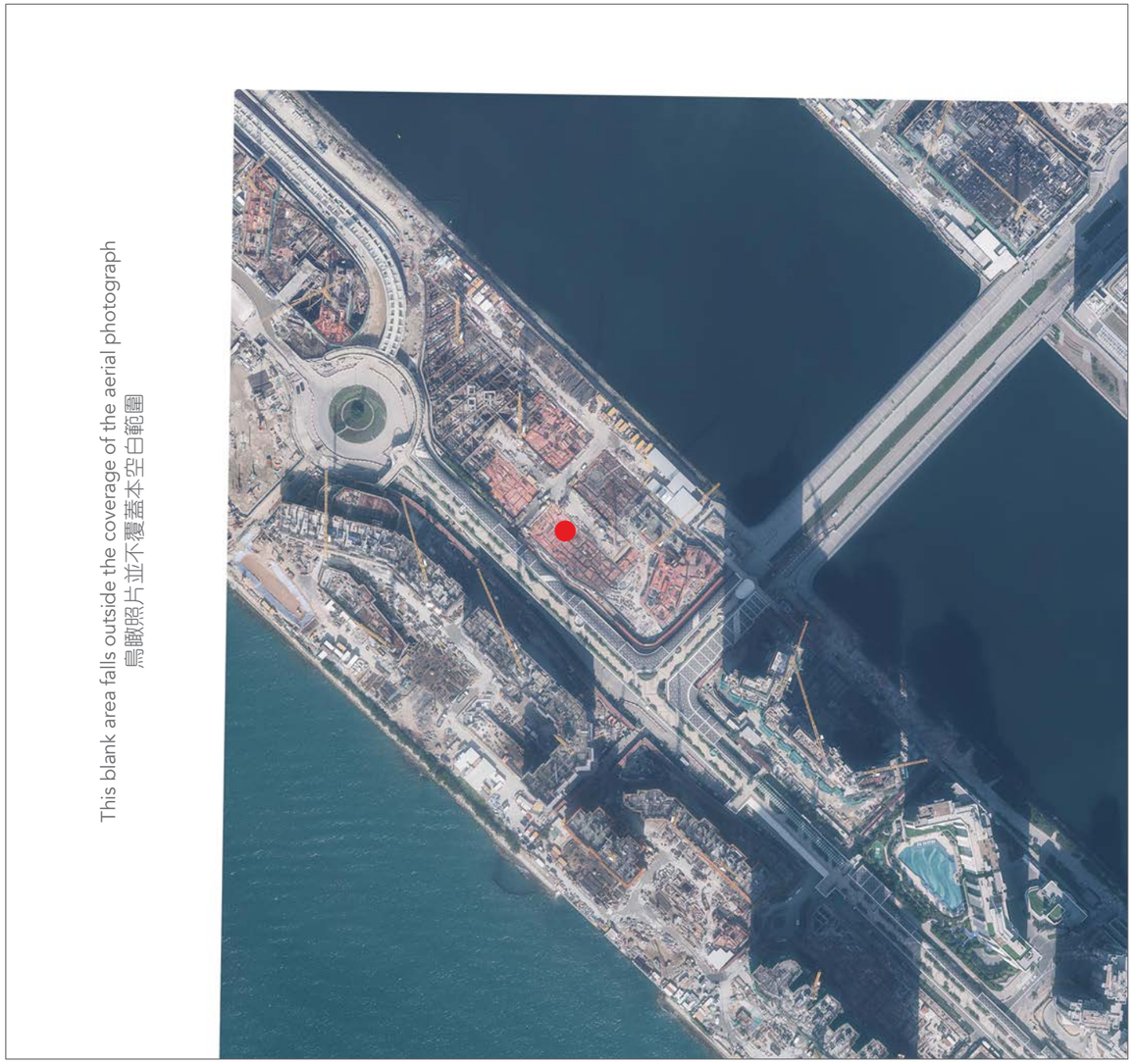
Notes:

1. The copy of the Aerial Photograph of the Phase is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 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。

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



● Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E166549C dated 8 December 2022.
摘錄自地政總署測繪處於2022年12月8日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E166549C。

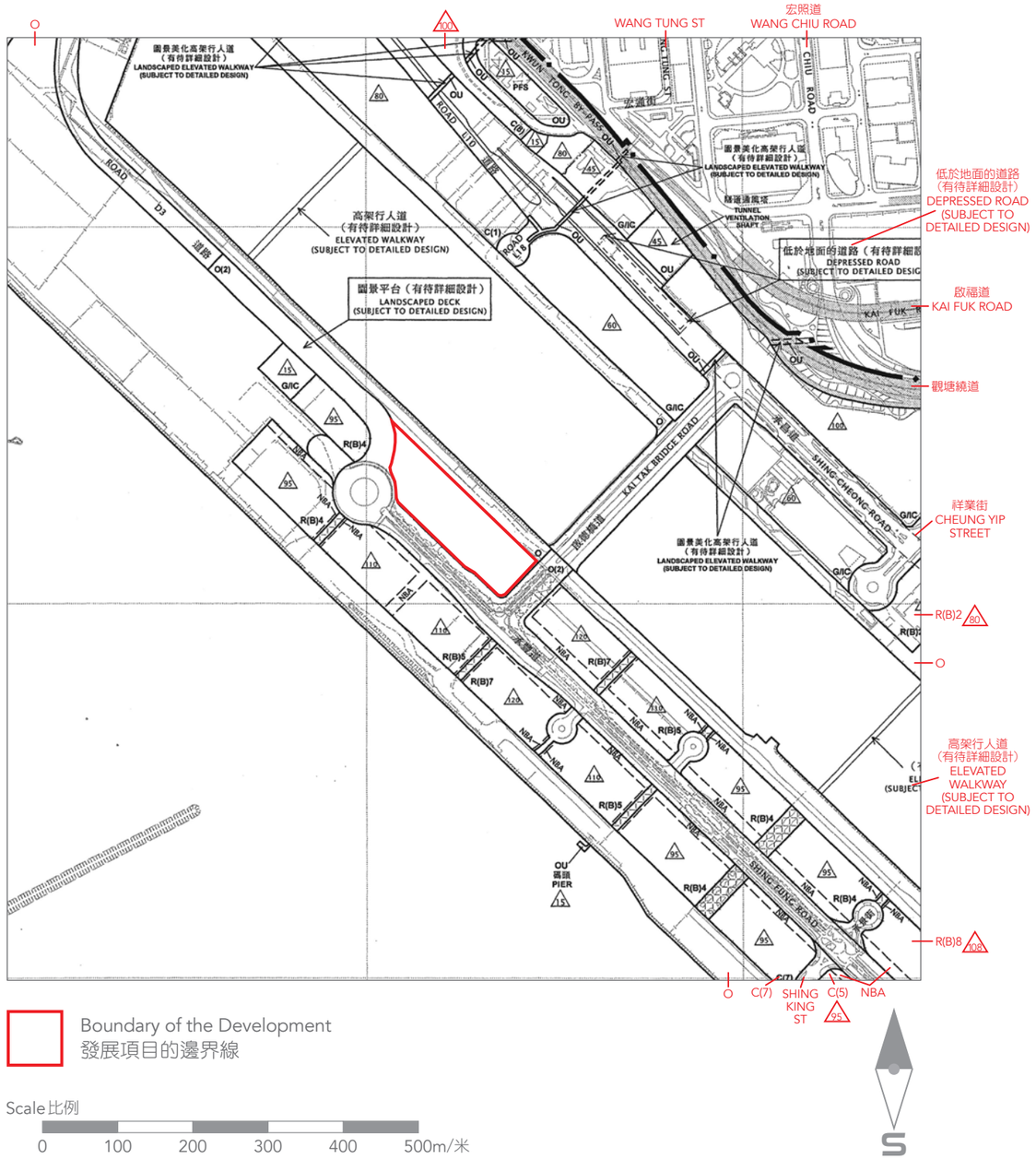
Notes:

1. The copy of the Aerial Photograph of the Phase is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
3. 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。

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



Boundary of the Development
發展項目的邊界線

Scale 比例

0 100 200 300 400 500m/米

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

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，經修正處理之處以紅色表示。

Notation 圖例

Zones 地帶

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

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線
	Building Height Control Zone Boundary 建築物高度管制區界線
15	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)
PFS	Petrol Filling Station 加油站
NBA	Non-building Area 非建築用地

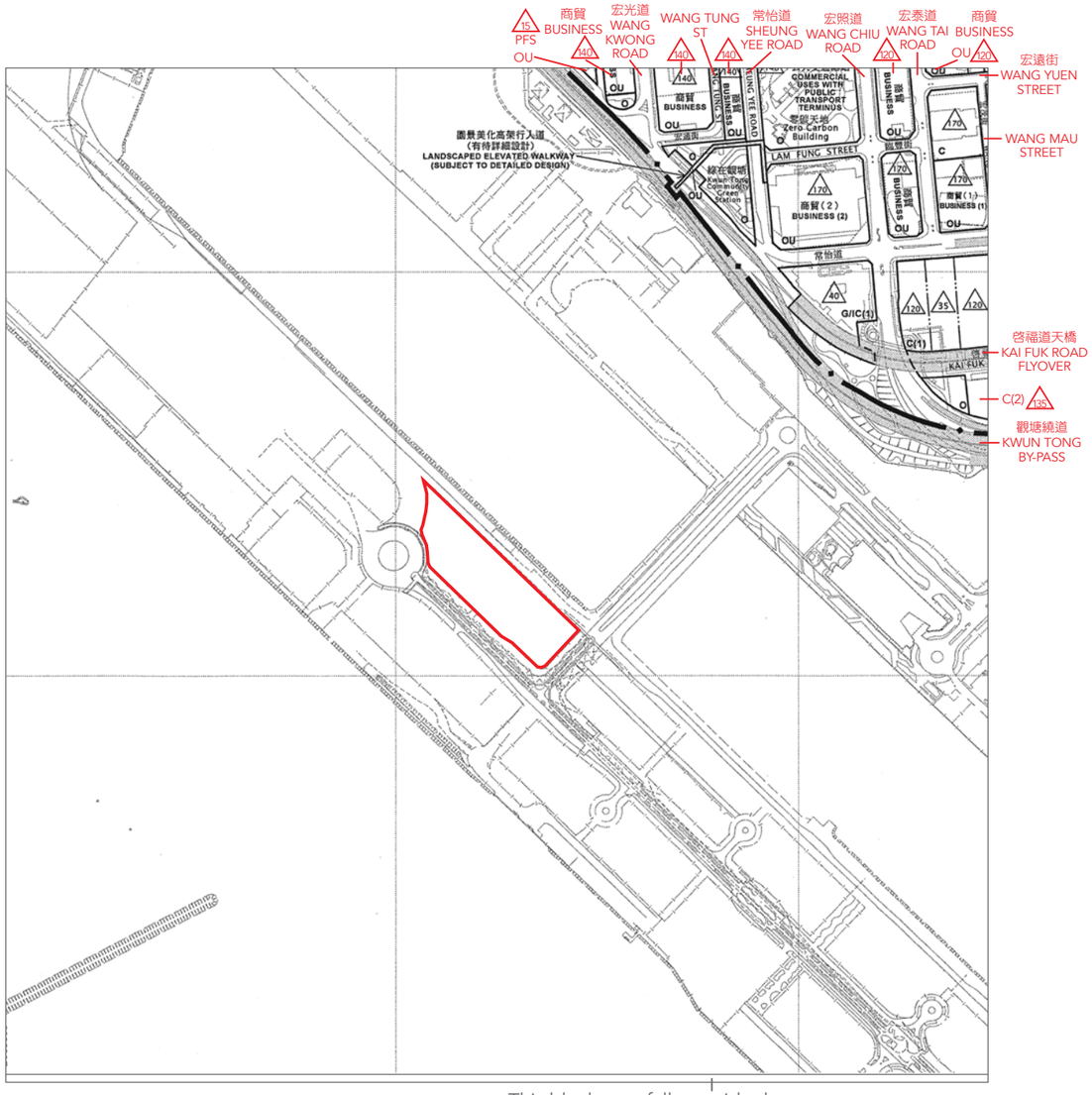
Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



Extracted from part of the approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/32, gazetted on 16 December 2022, with adjustment where necessary as shown in red.

摘錄自2022年12月16日刊憲之牛頭角及九龍灣分區計劃大綱核准圖，圖則編號為S/K13/32，經修正處理之處以紅色表示。

Notation 圖例

Zones 地帶

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

Communications 交通

- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 120 — 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)
- P F S — Petrol Filling Station 加油站
- Building Height Control Zone Boundary 建築物高度管制區界線

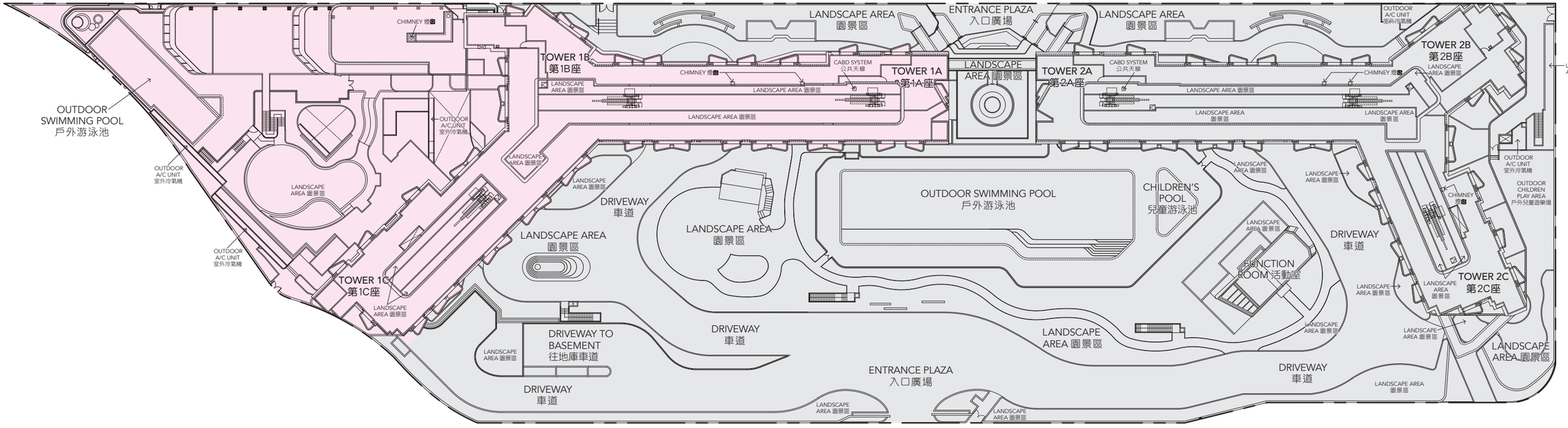
Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The above Outline Zoning 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.

註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
4. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

LAYOUT PLAN OF THE DEVELOPMENT 10
發展項目的布局圖



Phase 1 of the Development
發展項目第一期

Phase 2 of the Development
發展項目第二期

Boundary line of the Development
發展項目的界線

Scale 比例
0 25m/米

Estimated date of completion of the buildings and facilities as provided by the authorized person for the Development: 30 June 2024 for Phase 1 and 30 September 2024 for Phase 2.
由發展項目的認可人士提供的建築物及設施的預計落成日期：第一期為2024年6月30日及第二期為2024年9月30日。

Note: This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.
註: 本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

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

GLOSSARY 詞彙表

ACCESS DOOR = 檢修門

ACCESS DOOR AT 8/F, 12/F, 18/F AND 22/F = 檢修門於8樓、12樓、18樓及22樓

ACCESS DOOR AT 8/F AND 22/F = 檢修門於8樓及22樓

ACCESS DOOR AT 22/F = 檢修門於22樓

A/C = Air-conditioner = 冷氣機

A/C GRILLE = Air-conditioner Grille = 冷氣機護柵裝飾

A.C.P. = Air-conditioner Platform = 冷氣機平台

ACOUSTIC WINDOW (BAFFLE TYPE) AT 3/F TO 6/F = 減音窗(擋音式)設於3樓至6樓

A.D. FOR P.W. = Air Duct for Pipe Well = 管井的風槽

A.F. = Architectual Feature = 建築裝飾

ARCH. FEATURE ABOVE = Architectual Feature Above = 上層建築裝飾

ALUM. CLAD. = Aluminium Cladding = 鋁質蓋板

ALUM. CLAD. AT L/L & H/L = Aluminium Cladding at Low Level and High Level = 鋁質蓋板於低位及高位

A.R.D. = Air Release Duct = 減壓風喉槽

BATH = Bathroom = 浴室

BAL = Balcony = 露台

BAL & U.P. ABOVE = Balcony and Utility Platform Above = 上層露台及工作平台

B.R.1 = Bedroom 1 = 睡房1

B.R.2 = Bedroom 2 = 睡房2

COMMON FLAT ROOF = 公用平台

COMMON ROOF = 公用天台

COMMON ROOF (REFUGE FLOOR) = 公用天台(庇護層)

COVERED WALKWAY = 有蓋人行道

DN = Down = 落

DOG HOUSE = 機電箱

E.A.D. = Exhaust Air Duct = 排風管

E.L.V. = Extra Low Voltage = 特低壓電線

ELECT. RM. = Electric Room = 電線房

E.M.C. = Electric Meter Cabinet = 電錶箱

E.M.R. = Electric Meter Room = 電錶房

FAN RM.2A = Fan Room 2A = 風機房2A

FAN RM.2A (RSMRR) = Fan Room 2A (Refuse Storage and Material Recovery Room) = 風機房2A(垃圾及物料回收房)

F.H. = FH = Fire Hydrant = 消防栓

FLUSHING WATER TANK = 沖廁水水缸

FLUSHING WATER PUMP RM.2A = Flushing Water Pump Room 2A = 沖廁水水缸房2A

GLASS CLADDING = 玻璃蓋板

HORIZONTAL A.F. = Horizontal Architectural Feature = 橫向建築裝飾

HORIZONTAL A.F. AT 2/F TO 15/F = Horizontal Architectural Feature at 2/F to 15/F = 橫向建築裝飾設於2樓至15樓

HORIZONTAL A.F. AT 2/F TO 17/F = Horizontal Architectural Feature at 2/F to 17/F = 橫向建築裝飾設於2樓至17樓

HORIZONTAL A.F. AT 7/F TO 25/F = Horizontal Architectural Feature at 7/F to 25/F = 橫向建築裝飾設於7樓至25樓

HORIZONTAL A.F. AT 9/F TO 25/F = Horizontal Architectural Feature at 9/F to 25/F = 橫向建築裝飾設於9樓至25樓

HORIZONTAL A.F. AT 9/F TO 27/F = Horizontal Architectural Feature at 9/F to 27/F = 橫向建築裝飾設於9樓至27樓

HORIZONTAL A.F. AT 16/F TO 29/F = Horizontal Architectural Feature at 16/F to 29/F = 橫向建築裝飾設於16樓至29樓

HORIZONTAL A.F. AT 21/F TO 29/F = Horizontal Architectural Feature at 21/F to 29/F = 橫向建築裝飾設於21樓至29樓

HORIZONTAL A.F. AT 21/F TO 35/F & H/L OF 35/F = Horizontal Architectural Feature at 21/F to 35/F and High Level of 35/F = 橫向建築裝飾設於21樓至35樓及35樓的高位

H.R. = HR = Hose Reel = 消防喉轆

KIT = Kitchen = 廚房

LAV = Lavatory = 洗手間

LIV / DIN = Living and Dinning Room = 客飯廳

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIFT OVERRUN = 升降機槽頂部

M.BATH = Master Bathroom = 主人浴室

M.B.R. = Master Bedroom = 主人睡房

O.KIT = Open Kitchen = 開放式廚房

PRIVATE FLAT ROOF = 私人平台

PRIVATE FLAT ROOF OF T2B-FLAT H = 第2B座H單位之私人平台

PRIVATE FLAT ROOF OF T2C-FLAT D = 第2C座D單位之私人平台

PRIVATE ROOF (FOR TOWER 2A 35/F FLAT A) = 第2A座35樓A單位之私人天台

PRIVATE ROOF (FOR TOWER 2B 35/F FLAT A) = 第2B座35樓A單位之私人天台

POTABLE WATER TANK = 食水泵水缸

POTABLE WATER PUMP RM.2A = Potable Water Pump Room 2A = 食水泵水缸房2A

POTABLE WATER PUMP RM.2B = Potable Water Pump Room 2B = 食水泵水缸房2B

P.W. = PIPE WELL = 管井

P.D. = Pipe Duct = 管道槽

P.D.(FS) = Pipe Duct (Fire Service) = 管道槽(消防)

R.S.M.R.R. = Refuse Storage and Material Recovery Room = 垃圾及物料回收房

STO = Store = 儲物室

TRANSFER PLATE = 轉換層

TOP OF BAL & U.P. = Top of Balcony and Utility Platform and Air-conditioner Platform = 露台及工作平台及冷氣機平台頂部

TOWER 2A = 第2A座

TOWER 2B = 第2B座

TOWER 2C = 第2C座

U.P. = Utility Platform = 工作平台

UP = 上

VOID = 中空

UTI = Utility = 工作間

W.M.C. = Water Meter Cabinet = 水錶箱

Remarks applicable to the floor plans of this section:

1. The dimensions of the floors plans are all structural dimensions in millimetres.
2. Balcony, Utility Platform and Air-conditioner Platform are Non-enclosed Areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
4. Common drain pipes enclosed in cladding are located adjacent to Balcony, Utility Platform and Air-conditioner Platform of some residential properties.
5. There may be conduits for air-conditioning, other conduits and/or Mechanical & Electrical services concealed by ceiling bulkheads or false ceilings in a residential property.
6. There are non-structural prefabricated external walls in the residential properties. The Saleable Area as defined in the formal agreement for sale and purchase of a residential property has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
7. The indications of fittings such as sinks, toilet bowls, bathtubs, wash basins etc. show on the floor plan are indications of their approximate locations only and not indications of their actual size, designs and shapes.

適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台、工作平台及冷氣機平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
4. 部份住宅物業的露台、工作平台及冷氣機平台側外牆裝飾板內藏公用去水渠。
5. 住宅物業內裝飾橫樑或假天花內可能藏有冷氣喉管、其他喉管及/或機電設備。
6. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
7. 平面圖所示之裝置如洗滌盤、坐廁、浴缸、面盆等只供展示其大約位置而非展示實際大小、設計及形狀。

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

	Tower 座數	Floor 樓層	Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2A 第2A座	1/F 1樓	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3350*, 3400*, 3450*, 3650*, 3700*, 3750*	3350*, 3400*, 3450*, 3500*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3500*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3500*, 3700*, 3750*	3350*, 3400*, 3450*, 3750*	3400*, 3450*, 3700*, 3750*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:

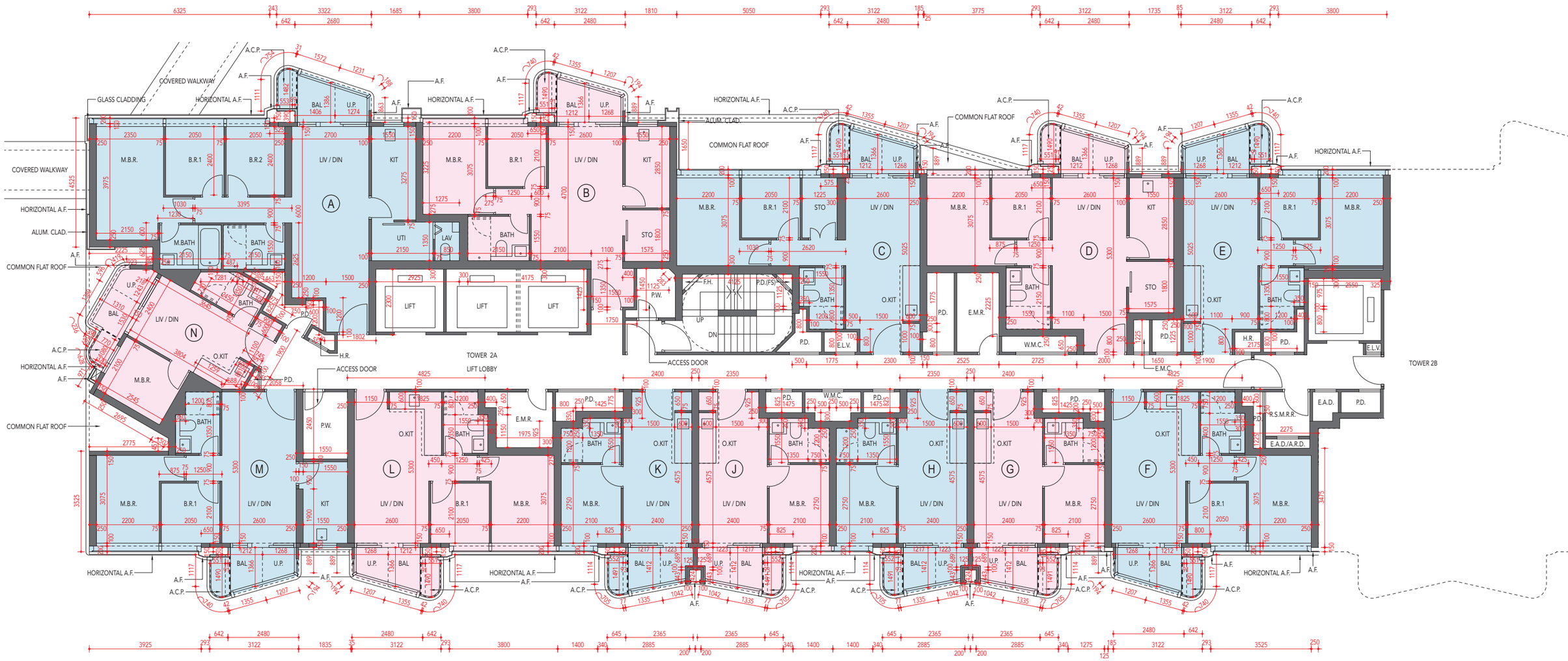
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2A座

1/F Floor Plan 樓平面圖



Scale比例
0 5m/米

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

	Tower 座數	Floor 樓層	Flat 單位												
			A	B	C	D	E	F	G	H	J	K	L	M	N
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2A 第2A座	2/F - 31/F 2樓至31樓	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
		32/F - 33/F 32樓至33樓	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
		35/F 35樓	125, 150	125, 150, 200	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		2/F - 31/F 2樓至31樓	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*
		32/F - 33/F 32樓至33樓	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*
		35/F 35樓	4000, 4050*, 4100*, 4300*, 4350*, 4400*	4000, 4050*, 4250*, 4300*, 4350*, 4400*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4250*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4250*, 4350*	4000, 4300*, 4350*, 4400*	4000, 4050*, 4300*, 4350*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

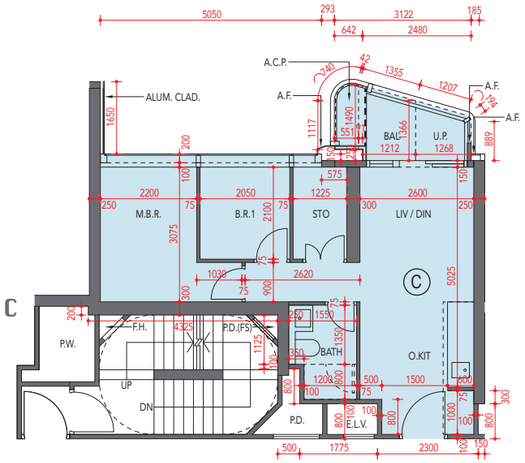
註：

不設4樓、13樓、14樓、24樓及34樓。

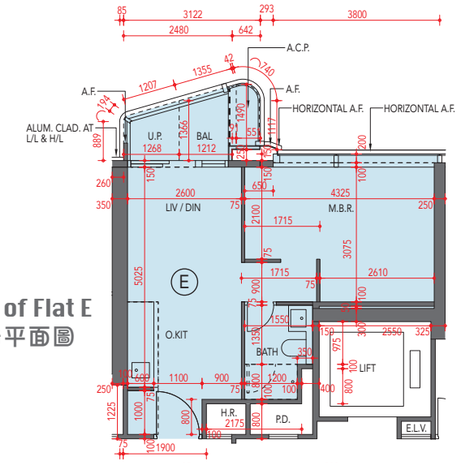
TOWER 第2A座

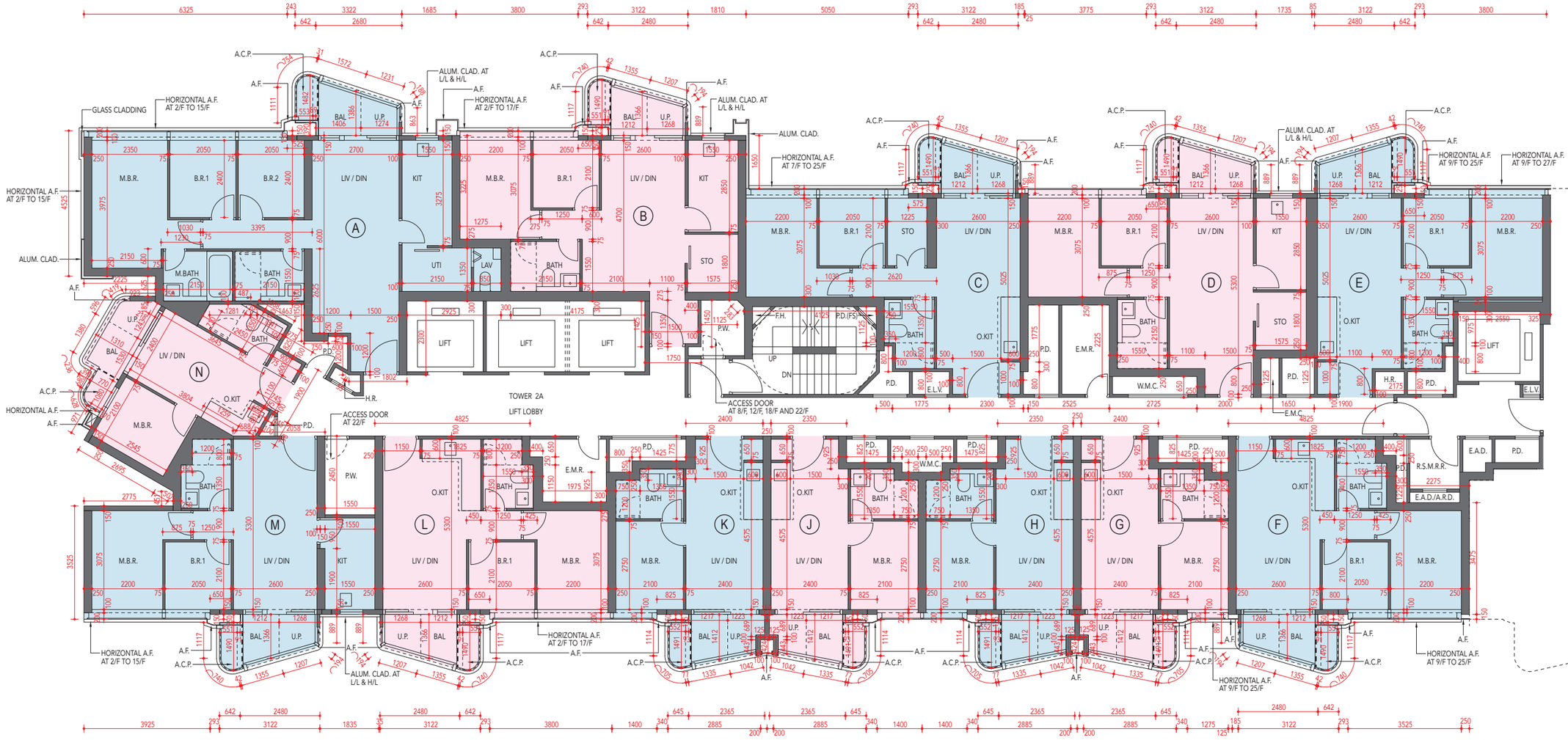
2-35/F Floor Plan 樓平面圖

32-35/F Part Plan of Flat C
32-35樓C單位部分平面圖



18/F Part Plan of Flat E
18樓E單位部分平面圖





Scale比例
0 5m/米

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

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

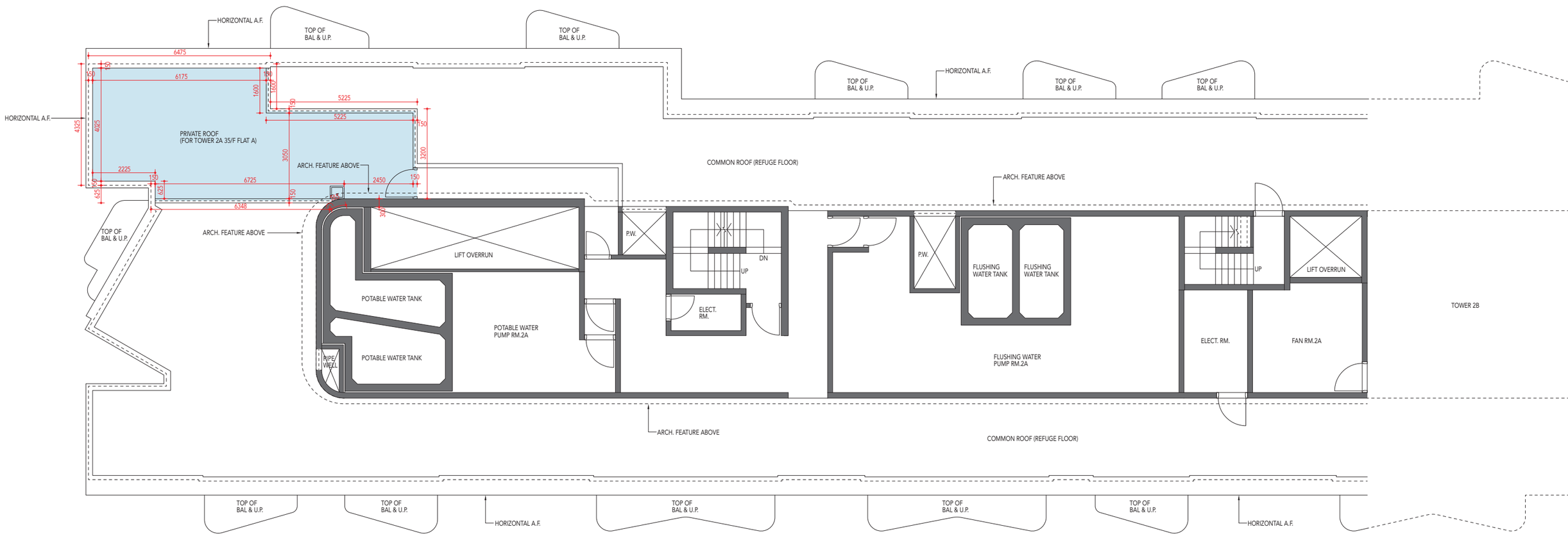
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2A座

Roof Floor Plan
天台平面圖



Scale比例
0 5m/米

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

	Tower 座數	Floor 樓層						
			B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2B 第2B座	1/F 1樓	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 （指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3250*, 3350*, 3550*, 3600*	3150, 3250*, 3350*, 3550*, 3600*	3150, 3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3650*, 3700*, 3750*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

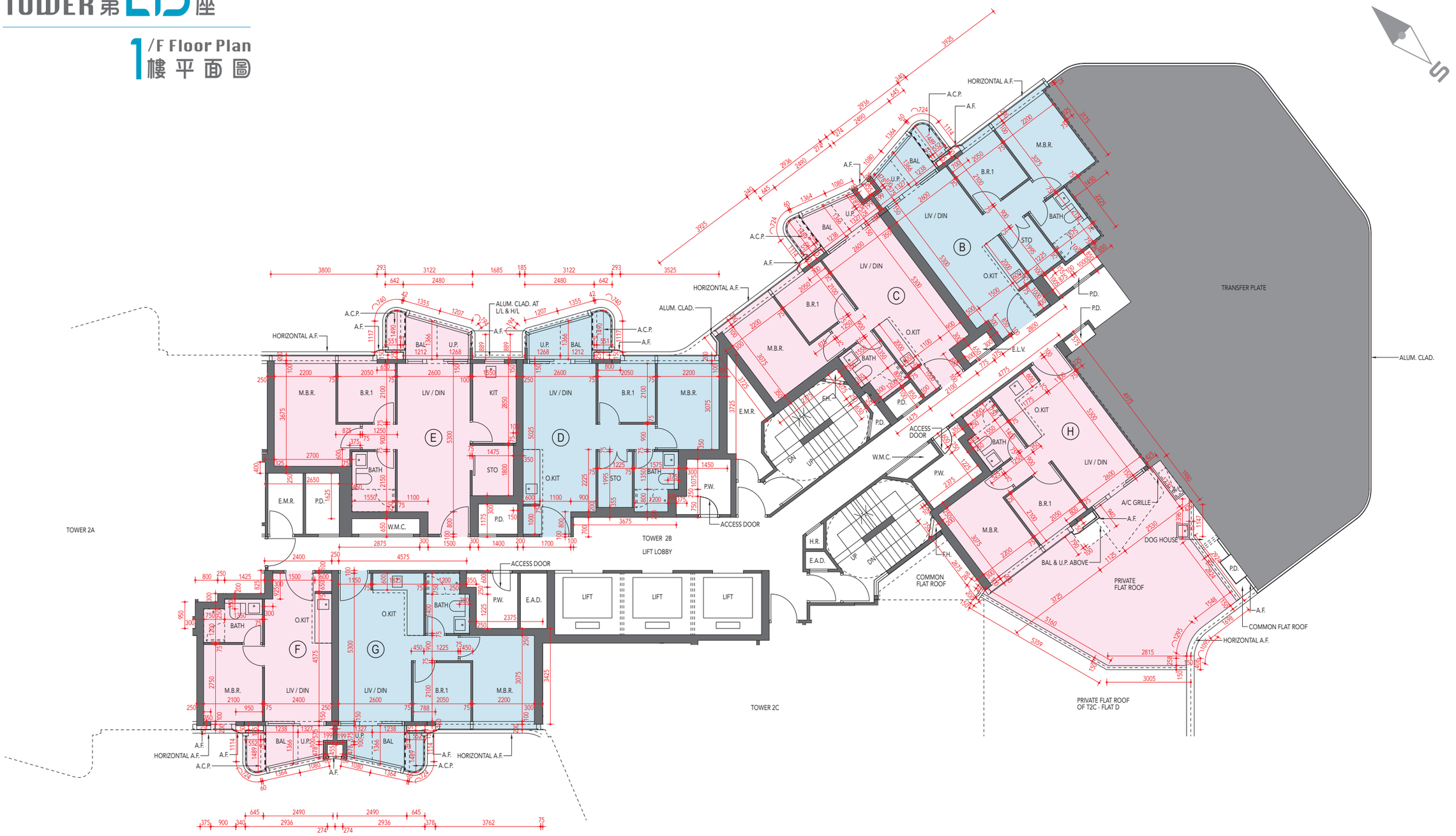
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2B座

1/F Floor Plan 樓平面圖



Scale比例
0 5m/米

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

	Tower 座數	Floor 樓層	Flat 單位								
			A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2B 第2B座	2/F 2樓	125, 150, 175	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150
		3/F - 31/F 3樓至31樓	125, 150, 175	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150
		32/F - 33/F 32樓至33樓	125, 150, 175	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150
		35/F 35樓	125, 150, 175	125, 150, 175	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150, 175	125, 150, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 （指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		2/F 2樓	3600*, 3650*, 3750*, 3850*, 3900*, 3950*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3600*, 3650*, 3900*, 3950*
		3/F - 31/F 3樓至31樓	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*
		32/F - 33/F 32樓至33樓	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*
		35/F 35樓	4000, 4050*, 4100*, 4200*, 4300*, 4350*	4000, 4050*, 4250*, 4350*	4000, 4050*, 4250*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4100*, 4350*	4000, 4050*, 4300*, 4350*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:

4/F, 13/F, 14/F, 24/F and 34/F are omitted.

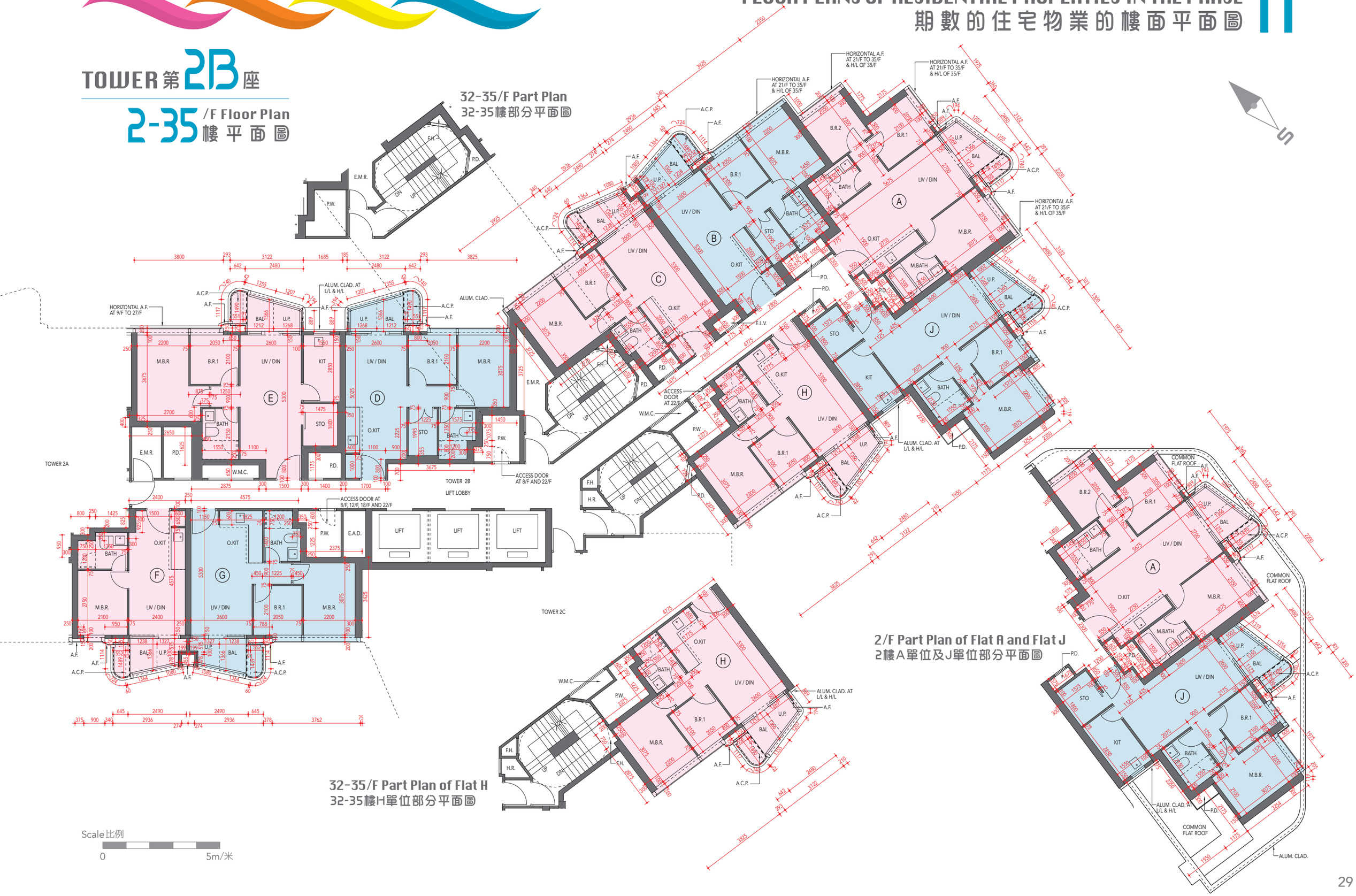
註：

不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2B座

2-35/F Floor Plan 樓平面圖

32-35/F Part Plan
32-35樓部分平面圖



32-35/F Part Plan of Flat H
32-35樓H單位部分平面圖

2/F Part Plan of Flat A and Flat J
2樓A單位及J單位部分平面圖

Scale比例
0 5m/米

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

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

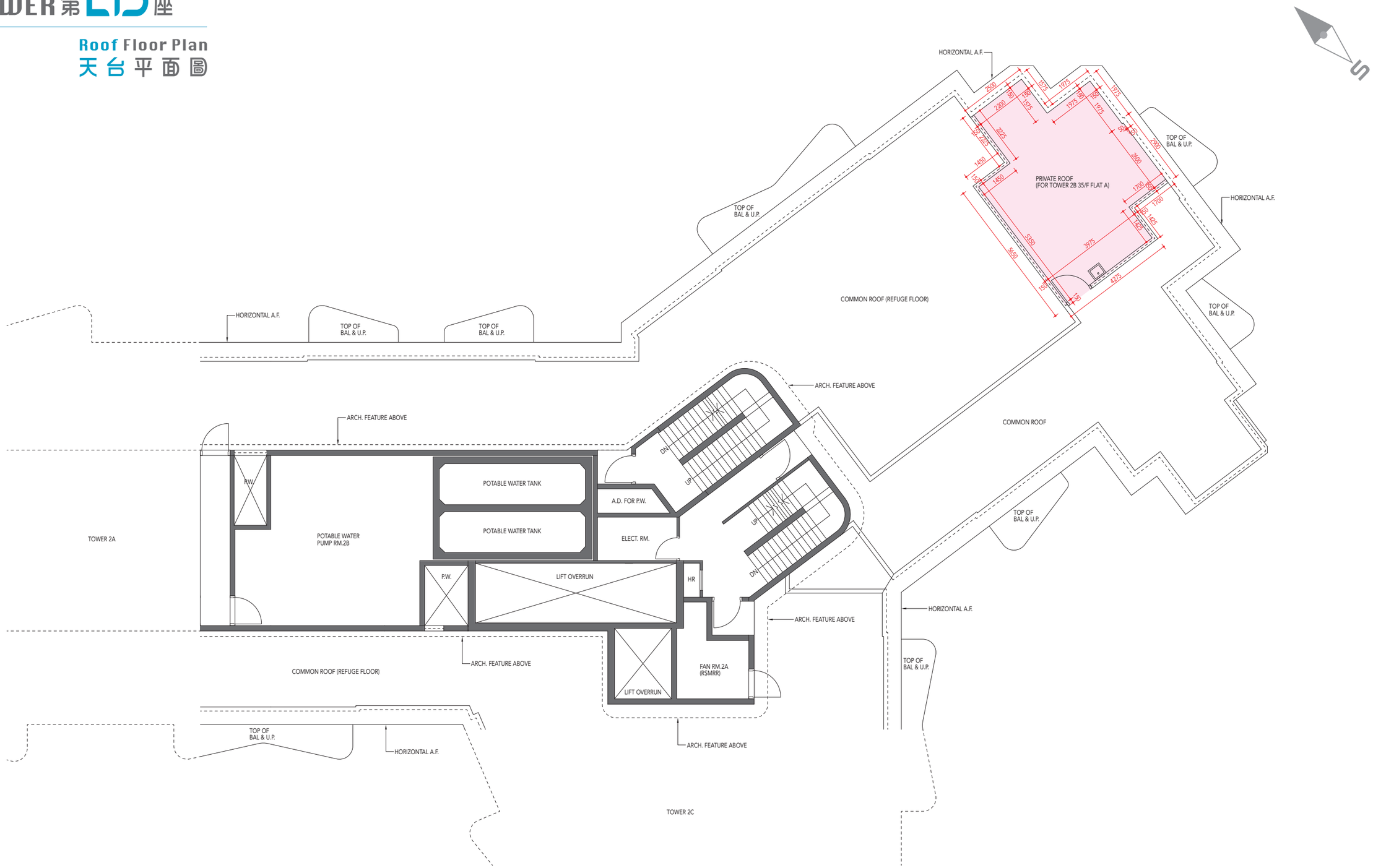
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2B座

Roof Floor Plan
天台平面圖



Scale比例
0 5m/米

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

	Tower 座數	Floor 樓層	Flat 單位									
			A	B	C	D	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2C 第2C座	1/F 1樓	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*	3350*, 3400*, 3700*, 3750*	3400*, 3450*, 3700*, 3750*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

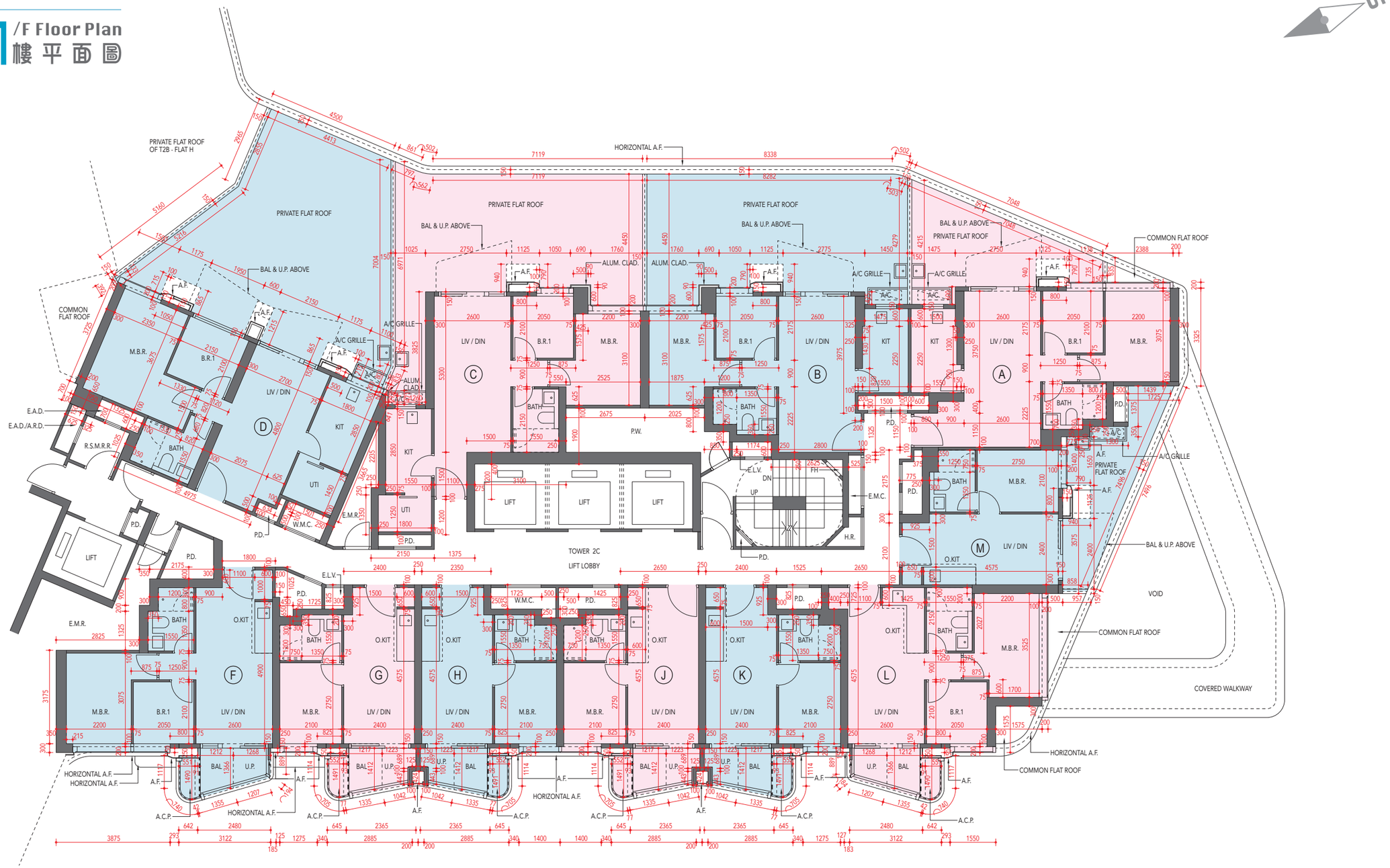
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
不設4樓、13樓、14樓、24樓及34樓。

TOWER 第 2C 座

1/F Floor Plan 樓平面圖



Scale比例
0 5m/米

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

	Tower 座數	Floor 樓層	Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 2C 第2C座	2/F - 31/F 2樓至31樓	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
		32/F - 33/F 32樓至33樓	125, 150	125, 150	125, 150, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
		35/F 35樓	125, 150	125, 150, 200	125, 150, 200	125, 150, 175	125, 175	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）		2/F - 31/F 2樓至31樓	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*	3150, 3150*
		32/F - 33/F 32樓至33樓	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*	3500, 3500*
		35/F 35樓	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4300*, 4350*	4000, 4050*, 4350*, 4400*	4000, 4050*, 4300*, 4350*

* Inclusive of the thickness of filling on sunken slab.

* 包括跌級樓板上之填充層厚度。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10（2）（e）條所規定的陳述並不適用於期數）

Note:

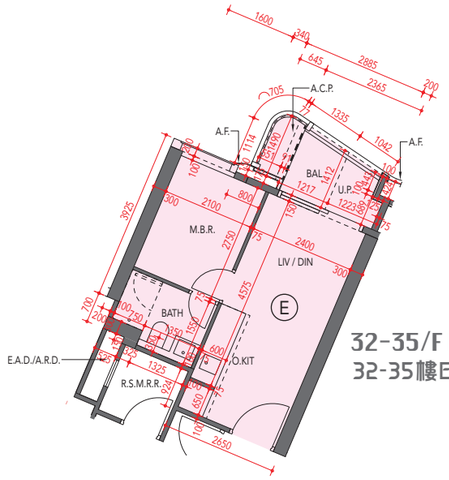
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

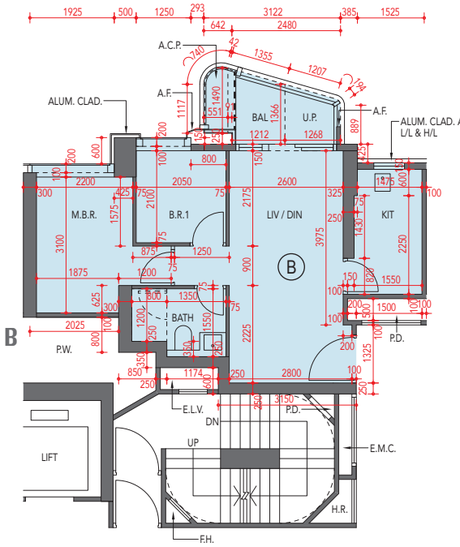
不設4樓、13樓、14樓、24樓及34樓。

TOWER 第2C座

2-35/F Floor Plan 樓平面圖



32-35/F Part Plan of Flat E
32-35樓E單位部分平面圖



32-35/F Part Plan of Flat B
32-35樓B單位部分平面圖

Scale比例
0 5m/米

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	1/F - 31/F 1樓至31樓	A	71.639 (771) 露台 Balcony: 2.400 (26) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	49.798 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	46.232 (498) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.579 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	40.597 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	39.705 (427) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.385 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	1/F - 31/F 1樓至31樓	K	28.650 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.946 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	44.655 (481) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		N	26.787 (288) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	32/F - 33/F 32樓至33樓	A	71.639 (771) 露台 Balcony: 2.400 (26) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	49.798 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	46.252 (498) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.579 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	40.597 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	39.705 (427) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.385 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	32/F - 33/F 32樓至33樓	K	28.650 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.946 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	44.655 (481) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		N	26.787 (288) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	35/F 35樓	A	71.639 (771) 露台 Balcony: 2.400 (26) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	43.259 (466)	–	–	–
		B	49.798 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	46.252 (498) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.579 (534) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	40.597 (437) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	39.705 (427) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.385 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	35/F 35樓	K	28.650 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.946 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	44.655 (481) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		N	26.787 (288) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	1/F 1樓	B	43.395 (467) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	41.807 (450) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	44.279 (477) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	51.380 (553) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	28.494 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	40.131 (432) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	36.213 (390) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	33.915 (365)	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	2/F - 31/F 2樓至31樓	A	54.396 (586) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	44.036 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	41.807 (450) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	44.279 (477) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	51.380 (553) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	28.494 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	40.131 (432) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	40.087 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	49.944 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	32/F - 33/F 32樓至33樓	A	54.396 (586) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	44.036 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	41.807 (450) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	44.279 (477) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	51.380 (553) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	28.494 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	40.131 (432) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	40.012 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	49.944 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	35/F 35樓	A	54.396 (586) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	34.051 (367)	–	–	–
		B	44.036 (474) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	41.807 (450) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	44.279 (477) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	51.380 (553) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	28.494 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	40.131 (432) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	40.012 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	49.944 (538) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2C 第2C座	1/F 1樓	A	43.652 (470) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	14.334 (154)	–	–	–	–	–	–
		B	41.292 (444) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	35.407 (381)	–	–	–	–	–	–
		C	47.715 (514) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	37.394 (403)	–	–	–	–	–	–
		D	49.990 (538) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	46.900 (505)	–	–	–	–	–	–
		F	40.802 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.429 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.610 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		K	28.360 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.947 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	24.998 (269) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	–	–	–	11.338 (122)	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2C 第2C座	2/F - 31/F 2樓至31樓	A	47.152 (508) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	44.792 (482) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	51.215 (551) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	28.513 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	29.253 (315) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	40.802 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.429 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.610 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		K	28.360 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.947 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	28.498 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

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

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2C 第2C座	32/F - 35/F 32樓至35樓	A	47.152 (508) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		B	44.871 (483) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		C	51.215 (551) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	28.513 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		E	29.183 (314) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		F	40.802 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	28.429 (306) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		H	28.363 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		J	28.610 (308) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		K	28.360 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		L	39.947 (430) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		M	28.498 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Phase.

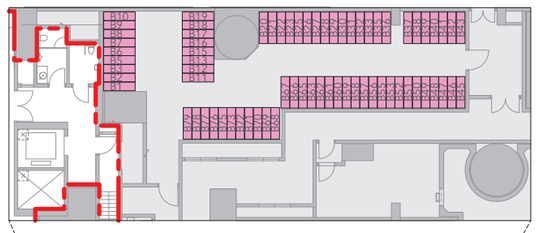
實用面積以及露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

註：

1. 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。
3. 期數住宅物業並無陽台。

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

Basement 地庫



Boundary line of the Development
發展項目的界線

The Phase of the Development
發展項目的本期數

Area which does not form part of the Phase
非本期數的範圍

Scale 比例
0 25m/米

Residential parking space
住客停車位

Visitor's parking space
訪客停車位

Residential motor cycle parking space
住客電單車停車位

Refuse collection vehicle parking space
垃圾車停車位

Accessible residential parking space
暢通易達住客停車位

Accessible visitor's parking space
暢通易達訪客停車位

Residential bicycle parking space
住客單車停車位

Residential loading and unloading space
住客上落貨停車位

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

Numbers, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Floor 層數	Category of parking space 停車位類別	Parking space number 停車位編號	Number 數目	Dimensions (L x W)(m) 尺寸(長 x 闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Basement 地庫	Residential parking space 住客停車位	1 - 3 5 - 13 15 - 23 25 - 33 35 - 43 45 - 48 50 - 53 55 - 63 65 - 73 75 - 83 85 - 93 95 - 103 105 - 113 115 - 123 125 - 133 135 - 143 145 - 153 155 - 163 165 - 173 175 - 183 185 - 193 195 - 203 205 - 213 215 - 223 225 - 233 235 - 243 245 - 251	225	5.0 x 2.5	12.5
	Accessible residential parking space 暢通易達住客停車位	49	1	5.0 x 3.5	17.5
	Visitor's parking space 訪客停車位	V1 V5 - V11	8	5.0 x 2.5	12.5
	Accessible visitor's parking space 暢通易達訪客停車位	V2 V3	2	5.0 x 3.5	17.5
	Residential motor cycle parking space 住客電單車停車位	M1 - M3 M5 - M13 M15 - M23 M25 M26	23	2.4 x 1.0	2.4
	Residential bicycle parking space 住客單車停車位	B1 - B3 B5 - B13 B15 - B23 B25 - B33 B35 - B43 B45 - B53 B55 - B63 B65 - B73 B75 - B79	71	1.8 x 0.5	0.9
	Residential loading and unloading space 住客上落貨停車位	L1 - L3	3	11 x 3.5	38.5
	Refuse collection vehicle parking space 垃圾車停車位	-	1	12 x 5.0	60

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

14

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

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

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

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金；

2. 買方在簽署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。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. Common Parts of the Phase

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

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

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

(iii) which are from time to time designated by an owner to be Common Parts in accordance with the Deed of Mutual Covenant and Management Agreement of the Development ("DMC").

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

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of different Flats and Parking Spaces (whether or not the same are provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of the Government Accommodation as well)), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats (whether or not the owners, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited)) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces and Residential Common Parking Spaces (whether or not the same are provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of the Government Accommodation as well)).

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

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

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

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

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

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

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

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 2A	1/F - 33/F (29 storeys)	A	72
		B	50
		C	46
		D	50
		E	41
		F	40
		G	28
		H	28
		J	28
		K	29
		L	40
		M	45
		N	27
	35/F	A#	76
		B	50
		C	46
		D	50
		E	41
		F	40
		G	28
		H	28
		J	28
		K	29
		L	40
		M	45
		N	27
Tower 2B	1/F	B	43
		C	42
		D	44
		E	51
		F	28
		G	40
		H*	40
	2/F - 33/F (28 storeys)	A	54
		B	44
		C	42
		D	44
		E	51
		F	28
		G	40
		H	40
		J	50
	35/F	A#	58
		B	44
		C	42
		D	44
		E	51
		F	28
		G	40
		H	40
		J	50

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 2C	1/F	A*	45
		B*	45
		C*	51
		D*	55
		F	41
		G	28
		H	28
		J	29
		K	28
		L	40
		M*	26
	2/F - 35/F (29 storeys)	A	47
		B	45
		C	51
		D	29
		E	29
		F	41
		G	28
		H	28
		J	29
		K	28
		L	40
		M	28

Notes:
(1) There are no 4/F, 13/F, 14/F, 24/F and 34/F in all Towers. There is no Flat I.
(2) * denotes those Flats which include the flat roof(s) held therewith.
(3) # denotes those Flats which include the roof(s) held therewith.

The total number of Undivided Shares in the Development is 90,095.
The total number of Undivided Shares in the Phase is 43,671.

3. Term of years for which the Manager of the Phase is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

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

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

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

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

(c) the owners of Flats shall contribute towards 5% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their Flats.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Phase is different from the total number of Management Shares in the Phase. The total number of Management Shares in the Phase is 43,067. The total number of Management Shares in a subsequent phase of the Development is to be set out in the Sub-Deed of Mutual Covenant of that subsequent phase.

5. Basis on which the Management Fee Deposit is fixed

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

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

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. 期數的公用部分

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

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

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

(iii) 該部分由業主不時根據發展項目的公契及管理協議(「公契」)指定為公用部分。

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

(b) 公用部分分為發展項目公用部分(提供或安裝給不同住宅單位及停車位的業主、佔用人、被許可人或被邀請人共同使用與享用(不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用))、住宅公用部分(提供或安裝給不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用與享用(不論是否同時益及政府設施的業主、租客、佔用人、被許可人或被邀請人))及停車場公用部分(提供或安裝給不同停車位及住宅公用停車位的業主、佔用人、被許可人或被邀請人共同使用與享用(不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用))。

(c) 業主有權為了所有有關正當使用與享用其單位的目的使用公用部分。

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

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

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

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

2. 分配予期數中各住宅物業的不分割份數的數目

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

座數	樓層	單位	每個單位獲分配的不分割份數的數目
第2A座	1樓至33樓(29層)	A	72
		B	50
		C	46
		D	50
		E	41
		F	40
		G	28
		H	28
		J	28
		K	29
		L	40
		M	45
		N	27
	35樓	A#	76
		B	50
		C	46
		D	50
		E	41
		F	40
		G	28
		H	28
		J	28
		K	29
		L	40
		M	45
		N	27
第2B座	1樓	B	43
		C	42
		D	44
		E	51
		F	28
		G	40
		H*	40
	2樓至33樓(28層)	A	54
		B	44
		C	42
		D	44
		E	51
		F	28
		G	40
		H	40
		J	50
	35樓	A#	58
		B	44
		C	42
		D	44
		E	51
		F	28
		G	40
		H	40
		J	50

座數	樓層	單位	每個單位獲分配的不分割份數的數目
第2C座	1樓	A*	45
		B*	45
		C*	51
		D*	55
		F	41
		G	28
		H	28
		J	29
		K	28
		L	40
		M*	26
	2樓至35樓(29層)	A	47
		B	45
		C	51
		D	29
		E	29
		F	41
		G	28
		H	28
		J	29
		K	28
		L	40
		M	28

註：
(1) 所有座數不設4樓、13樓、14樓、24樓及34樓。不設I單位。
(2) * 標示相關住宅單位與此同時包括平台。
(3) # 標示相關住宅單位與此同時包括天台。

發展項目之不分割份數總數為90,095。
期數之不分割份數總數為43,671。

3. 期數的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在期數中的住宅物業的擁有人之間分擔管理開支的基準

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

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

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

(c) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關停車場公用部分之管理開支的5%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，惟期數不分割份數總數與期數管理份數總數不同。期數之管理份數總數為43,067。發展項目其後之期數之管理份數總數將在該其後之期數之分公契中列出。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在期數中保留作自用的範圍(如有的話)

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

16 SUMMARY OF LAND GRANT
批地文件的摘要

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

   New Kowloon Inland Lot No. 6577.

2. The term of years under the lease:

   A term of 50 years from 21 August 2019.

3. The user restrictions applicable to that land:

   (a) Subject to paragraph 3(b), the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

   (b) The grantee shall erect, construct and provide within the lot the Government Accommodation in accordance with those requirements specified in the Land Grant.

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

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

   (a) A promenade in such portions shown coloured yellow and yellow hatched black respectively on the plan annexed to the Land Grant ("the Yellow Area" and "the Yellow Hatched Black Area" respectively) which is required to be laid, formed, erected, constructed, provided and landscaped by the grantee; and a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area to be provided by the grantee as a dedicated pedestrian zone.

   (b) The government accommodation comprising:

      (i) (I) one residential care home for the elderly; (II) one space for parking of private light buses in connection with the operation of the residential care home for the elderly; and (III) one lay-by for the exclusive use by the residential care home for the elderly and the child care centre referred to paragraph 4(b)(ii) for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly and the child care centre

      (collectively referred to as "the Residential Care Home for the Elderly"); and

      (ii) one child care centre ("the Child Care Centre")

   (the Residential Care Home for the Elderly and the Child Care Centre together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands ("the Director") may in his absolute discretion determine (whose determination shall be conclusive and binding on the grantee) are collectively referred to as "the Government Accommodation").

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

   (a) The Development is required to be completed and made fit for occupation on or before 31 March 2025 (Note: the Government has granted an extension of that date to 31 March 2026).

   (b) The grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected or to be erected in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

   (c) (i) (I) The grantee shall on or before 31 March 2023 (Note: the Government has granted an extension of that date to 31 March 2024) or such other date as may be approved by the Director, at the grantee's own expense and in all respects to the satisfaction of the Director lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedule marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" annexed to the Land Grant ("the Technical Schedule"), the plans approved under paragraph 5(c)(ii) and the approved Landscape Master Plan (as defined in paragraph 5(e)(i)). The grantee shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall.

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

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

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

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

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

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

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

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

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

   (v) In the event of non-fulfilment of the grantee's obligations under paragraph 6(e) and paragraph 5(c)(i)(I) or 5(c)(iv), the Government may carry out the necessary works at the cost of the grantee who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the grantee.

   (vi) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the grantee's obligations under paragraph 6(e) and paragraph 5(c)(i)(I) or 5(c)(iv) or the exercise of the rights by the Government under paragraph 5(c)(v) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

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

   (II) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of or incidental to the deferred possession of the Yellow Area and the Yellow Hatched Black Area or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

   (III) The grantee shall accept the Yellow Area and the Yellow Hatched Black Area in such state and condition and with

such trees, structures and foundations as existing on the date on which possession of the Yellow Area and the Yellow Hatched Black Area is given to the grantee, and agrees not to make any claims whatsoever against the Government in respect thereof.

(IV) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the grantee to the Government on demand on or before 31 March 2023 (Note: the Government has granted an extension of that date to 31 March 2024) or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the grantee on the date of a letter from the Director indicating that the conditions under the Land Grant have been complied with to his satisfaction.

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

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

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

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

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

(II) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of or incidental to the exercise of the rights by the Government, the Director, the Water Authority and their respective officers, contractors, agents, workmen and any persons or public utility companies duly authorized under paragraph 5(c)(ix)(I) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

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

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

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

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

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

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

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

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

(d) (i) The Director shall have the right to amend, vary, alter, modify

or substitute the Technical Schedule as he shall in his absolute discretion deem fit.

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

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

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

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

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

(iii) Not less than 43% of the Yellow Area and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the grantee constitutes the 43% referred to in this paragraph 5(e)(iii) shall be final and binding on the grantee. The Director at his sole discretion may accept other non-planting features proposed by the grantee as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under this paragraph 5(e)(iii) shall not form part of the Greenery Area referred to in paragraph 5(t)(i).

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

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

(f) (i) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule marked "Technical Schedule for the Government Accommodation" annexed to the Land Grant ("the Technical Schedule for the Government Accommodation") and the plans approved under paragraph 5(g)(i) at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following Government Accommodation:

(I) the Residential Care Home for the Elderly, including:

(1) one residential care home for the elderly as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation, with a net operational floor area of not less than 2,475 square metres;

(2) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) and their bona fide guests, visitors or invitee; and

(3) one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) and the Child Care Centre referred to in paragraph 5(f)(i)(II) for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) and the Child Care Centre referred to in paragraph 5(f)(i)(II) and located on the same level of the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) and at such location, in such form and to such standards as the Director may require or approve

to be completed and made fit for occupation and operation on or before 31 March 2025 (Note: the Government has granted an extension of that date to 31 March 2026); and

(II) the Child Care Centre with a net operational floor area of not less than 488 square metres to be completed and made fit for occupation and operation on or before 31 March 2025 (Note: the Government has granted an extension of that date to 31 March 2026).

For the purpose of paragraph 5(f)(i)(I)(3), the decision of the Director as to what constitutes the same level of the residential care home for the elderly referred to in paragraph 5(f)(i)(I)(1) shall be final and binding on the grantee.

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

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

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

(III) The plans of the Government Accommodation approved under paragraph 5(g)(i)(I) shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director under paragraph 5(g)(i)(II).

(ii) No building works (other than the demolition and removal works referred to in paragraph 6(e), site formation works and ground investigation) shall be commenced on the lot until the plans of the Government Accommodation shall have been approved by the Director under paragraph 5(g)(i).

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

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

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

(iv) In the event of any inconsistency or variation between the Technical Schedule for the Government Accommodation and the conditions of the Land Grant, the conditions of the Land Grant shall prevail.

(i) The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to the Land Grant, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under the Land Grant and the grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

(j) (i) Without prejudice to the provisions of paragraph 5(k) the grantee shall, at all times until expiry of the Defects Liability Period referred to in paragraph 5(k)(i), at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

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

(k) (i) The grantee shall indemnify and keep indemnified the Government and the Financial Secretary Incorporated as referred to in the Land Grant ("F.S.I." which expression shall if the context permits include its successors and assigns) from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation and in the building services installations therefor:

(I) which may exist at the respective dates of delivery of possession by the grantee of the Residential Care Home for the Elderly and the Child Care Centre; and

(II) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the grantee of the Residential Care Home for the Elderly and the Child Care Centre ("Defects Liability Period").

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

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

(iv) If the grantee shall fail to carry out any of the works referred to in paragraphs 5(k)(ii) and 5(k)(iii), then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding on the grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the grantee provided that the Government or F.S.I or both shall be entitled to deduct from the security money referred to in paragraph 5(k)(v) the costs, charges and fees due and owing by the grantee to the Government or F.S.I. or both under this paragraph 5(k)(iv) and in the event of the security money referred to in paragraph 5(k)(v) being insufficient to cover all costs, charges and fees due and owing by the grantee the deficit shall be paid by the grantee on demand.

(v) The grantee shall contemporaneously with the assignment of the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation as provided for in the Land Grant, deposit with the Government a sum of HK$16,051,000.00 ("the security money"). Subject to the proviso to paragraph 5(k)(iv), the security money shall become due to the grantee upon the expiry of such Defects Liability Period as relating to the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation and the grantee satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

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

(l) The grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of possession by the grantee of the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule for the Government Accommodation.

(m) (i) The grantee shall throughout the term of the Land Grant at his own expense but subject to any contribution by F.S.I. as referred to in the Land Grant and in all respects to the satisfaction of the Director maintain the following items ("the Items"):

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

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

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

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

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

(ii) The grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the failure of the grantee to maintain the Items.

(iii) For the purpose of this paragraph 5(m) only, the expression "grantee" shall exclude F.S.I.

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

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

(iii) Out of the spaces referred to in paragraph 5(n)(i) (as may be varied under the Land Grant) and paragraph 5(n)(ii), the grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve ("the Parking Spaces for Disabled Persons").

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

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

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

(o) The grantee shall:

(i) on or before 31 March 2025 (Note: the Government has granted an extension of that date to 31 March 2026) or such other date as may be approved by the Director, at his own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations respectively made thereunder and any amending legislation:

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

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

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

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

(q) Any private streets, roads and lanes which by the conditions under the Land Grant are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads, and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

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

(s) The grantee 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.

(t) (i) The grantee shall at his own expense submit to the Director 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 ("the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the Director may require or specify at his sole discretion (which submission with plan is referred to as "Submission") which shall comply with the following requirements:

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

(II) not less than 66% of the 30% referred to in paragraph 5(t)(i)(I) shall be provided at such location or level as may be determined by the Director at his sole discretion so that not less than 66% of the 30% referred to in paragraph 5(t)(i)(I) shall be visible to pedestrians or accessible by any person or persons entering the lot;

(III) not less than 20% of the roof area of any building or buildings erected or to be erected on the lot shall form part of the 30% referred to in paragraph 5(t)(i)(I);

(IV) the decision of the Director as to what constitutes the provision of greening under the Submission and which portion or portions of the lot or building or buildings erected or to be erected thereon constitute the 30% referred to in paragraph 5(t)(i)(I), whether the provision of not less than 66% of the 30% referred to in paragraph 5(t)(i)(I) has been complied with in accordance with paragraph 5(t)(i)(II) and which area constitutes the roof area of any building or buildings referred to in paragraph 5(t)(i)(III) shall be final and binding on the grantee; and

(ii) the grantee 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 Director. No amendment, variation, alteration, modification or substitution of the approved Submission shall be made without the prior written approval of the Director; and

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

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

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

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

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

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

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

of Environmental Protection.

(v) For the avoidance of doubt and without prejudice to the generality of the provisions of the Land Grant, the grantee expressly acknowledges and agrees that the grantee shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibilities or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the grantee's obligations under this paragraph 5(v) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(w) (i) The grantee shall on or before 31 March 2025 (Note: the Government has granted an extension of that date to 31 March 2026) or such other date as may be approved by the Director, at the grantee's own expense and in all respects to the satisfaction of the Water Authority:

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

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

(1) the necessary cable conduits and cables;

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

(3) other facilities and associated equipment.

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

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

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

(iv) The Water Authority shall, at any time at its absolute discretion, have the right to serve upon the grantee a notice in writing requiring the grantee to demolish or remove the objects or materials placed over, above or below, or stacked on or within, the area or space designated for accommodating the AMR Outstation(s) and such objects or materials which in the opinion of the Water Authority (whose opinion shall be final and binding on the grantee) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The grantee shall upon receipt of such written notice, at his own expense, demolish or remove the objects or materials and reinstate and repair the area or space affected by the demolition or removal within such period as stipulated in such written notice and in all respects to the satisfaction of the Water Authority.

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

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

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

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

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

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

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

(ix) The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under paragraph 5(w)(v).

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

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

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

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

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

(y) In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over

and above any adjoining Government land ("the Noise Barrier"), the following conditions shall apply:

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

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

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

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

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

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

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

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

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

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

(xi) the Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the grantee's obligations under this paragraph 5(y), the exercise by the Director of the right of entry under paragraph 5(y)(x) or the carrying out of any works under paragraph 5(y)(ix) or otherwise, and no claim whatsoever shall be made against the Government or the Director by the grantee in respect of any such loss, damage, nuisance or disturbance; and

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

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

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

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

(i) assigned except:

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

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

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

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

(c) (i) The Residential Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential unit in the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(ii) The Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building(s) erected or to be erected on the lot and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

(iv) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

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

(d) Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the grantee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

(e) The grantee acknowledges that as at the date of the Land Grant, there are some structures and foundations existing within the lot and the Yellow Area and the Yellow Hatched Black Area. The grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said structures and foundations from the

lot, the Yellow Area and the Yellow Hatched Black Area. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person by reason of or arising whether directly or indirectly out of or incidental to the presence of the said structures and foundations or subsequent demolition or removal of the said structures and foundations or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance. The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or subsequent demolition or removal of the said structures and foundations.

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

(g) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under the conditions of the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence. In addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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

(i) In the event of earth, spoil, debris, construction waste or building materials ("the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("the Government properties"), the grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping. The Director may (but is not obliged to), at the request of the grantee, remove the waste from and make good any damage done to the Government properties and the grantee shall pay to the Government on demand the cost thereof.

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

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

(l) See 5 above.

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

16 SUMMARY OF LAND GRANT
批地文件的摘要

1. 期數所位於的土地的地段編號：

   新九龍內地段第6577號。

2. 有關租契規定的年期：

   由2019年8月21日起計50年。

3. 適用於該土地的用途限制：

   (a) 除第3(b)段另有規定外，該地段或其任何部分或其上已建或擬建建築物除私人住宅用途外，不得用作其他用途。

   (b) 承授人須按批地文件訂明的要求興建、建造及提供政府設施。

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

4. 按規定須興建並提供予政府或供公眾使用的設施：

   (a) 於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示（分別為「黃色範圍」及「黃色間黑斜線範圍」）並須由承授人鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊；及於黃色間黑斜線範圍內由承授人提供闊4.5米之公共行人通道，用作行人專用區域。

   (b) 由以下項目組成的政府設施：

      (i) (I)一間安老院；(II)一個專供與安老院運作有關連之私家輕型巴士停泊的停車位；及(III)一個供安老院及第4(b)(ii)段提及之幼兒中心專用，與安老院及幼兒中心運作有關連的車輛（包括的士、救護車及私家輕型巴士）上落客用的停車處

      （統稱「安老院」）；及

      (ii) 一間幼兒中心（「幼兒中心」）

      （安老院及幼兒中心連同其他地政總署署長（「署長」）可據其絕對酌情權決定（其決定為最終決定並對承授人具約束力）供安老院及幼兒中心專用之任何其他地方、設備、服務及裝置統稱為「政府設施」）。

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

   (a) 發展項目須於2025年3月31日（註：政府已批准將該日期延至2026年3月31日）或之前建成至適宜佔用。

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

   (c) (i) (I) 承授人須於2023年3月31日（註：政府已批准將該日期延至2024年3月31日）或之前（或經署長批准的其他日期），自費以署長批准及按照於批地文件所夾附以「黃色範圍及黃色間黑斜線範圍之工程規格附表」標示之工程規格附表（「工程規格附表」）、按照第5(c)(ii)段經批准的圖則、及按照第5(e)(i)段定義之經批准的園景設計圖之材料、標準、高度、定線及設計，於黃色範圍及黃色間黑斜線範圍以熟練的方式鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊，致使署長在各方面滿意。承授人須於黃色間黑斜線範圍內提供闊4.5米之公共行人通道，用作行人專用區域。為免存疑，黃色範圍不包括任何海堤。

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

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

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

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

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

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

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

      (III) 於海堤之蓋頂線15米之內不得進行任何形式的撞擊式打樁工程。

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

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

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

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

      (II) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾（不論任何及如何引致），不論是否因延遲移交黃色範圍及黃色間黑斜線範圍的管有權或其他原因而不論直接或間接所引起或附帶發生，政府概不負責或承擔任何責任；且承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

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

      (IV) 承授人須於2023年3月31日（註：政府已批准將該日期延至2024年3月31日）或之前（或經署長批准的其他日期）應署長行使其全權酌情權指明或要求將黃色範圍及黃色間黑斜線範圍或其任何部分之管有權交回予政府。且不論任何情況，黃色範圍及黃色間黑斜線範圍會被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由承授人交回予政府。

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

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

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

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

      (3) 允許水務監督之官員及其他獲其授權之人士應其要求

有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其任何部分，以進行任何與黃色範圍及黃色間黑斜線範圍或其任何部分內之任何其他水務設施之操作、保養、維修、更換及改動有關之工程。

(II) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾(不論任何及如何引致)，不論是否因政府、署長、水務監督及其分別之官員、承建商、代理、工人及任何根據第5(c)(ix)(I)段獲正式授權人士或公用事業公司行使權利或其他原因而不論直接或間接所引起或附帶發生，政府概不負責或承擔任何責任；且承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

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

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

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

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

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

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

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

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

(xv) 僅就本5(c)段而言，「承授人」一詞不包括其承讓人。

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

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

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

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

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

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

(iii) 須在黃色範圍及黃色間黑斜線範圍不少於百分之四十三的範圍內栽種樹木、灌木或其他植物。署長就承授人建議的哪些園景工程屬本5(e)(iii)段提及的百分之四十三而所作之決定為最終決定並對承授人具約束力。署長可行使其全權酌情權接受承授人建議的其他非植物特色替代栽種樹木、灌木或其他植物。為免存疑，根據本5(e)(iii)段提供之園景工程並不構成第5(t)(i)段提及的綠化範圍之其中一部分。

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

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

(f) (i) 承授人須自費以署長批准及按照於批地文件所夾附以「政府設施工程規格附表」標示之工程規格附表(「政府設施工程規格附表」)及按照第5(g)(i)段經批准的圖則之位置、方式及設計、材料、標準以熟練的方式興建、建造及提供以下政府設施，致使署長在各方面滿意：

(I) 一間安老院，包括：

(1) 一間按《安老院條例》、其附屬規例及修訂法例定義之安老院，其淨作業樓面面積不少於2,475平方米；

(2) 一個供第5(f)(i)(I)(1)段提及的安老院專用，按《道路交通條例》、其附屬規例及修訂法例獲發牌且與第5(f)(i)(I)(1)段提及的安老院之運作及其真實賓客、訪客或所邀請者有關連的私家輕型巴士停泊的停車位，每個停車位闊3.0米，長8.0米，其通行高度不得少於3.3米；及

(3) 一個供第5(f)(i)(I)(1)段提及的安老院及第5(f)(i)(II)段提及的幼兒中心專用，與第5(f)(i)(I)(1)段提及的安老院及第5(f)(i)(II)段提及的幼兒中心運作有關連的車輛(包括的士、救護車及私家輕型巴士)上落客用的停車處，停車處闊3.5米，長11.0米，其通行高度不得少於4.7米，與第5(f)(i)(I)(1)段提及的安老院位於同一樓層及達到署長可要求或批准的位置、方式及標準

及須於2025年3月31日(註：政府已批准將該日期延至2026年3月31日)或之前建成至適宜佔用及運作；及

(II) 一間幼兒中心，其淨作業樓面面積不少於488平方米及須於2025年3月31日(註：政府已批准將該日期延至2026年3月31日)或之前建成至適宜佔用及運作。

就第5(f)(i)(I)(3)段而言，署長就何謂與第5(f)(i)(I)(1)段提及的安老院位於同一樓層而所作之決定為最終決定並對承授人具約束力。

(ii) 政府特此保留權利按其絕對酌情權隨時改動或變動政府設施或其任何部分的用途。

(g) (i) (I) 承授人須向署長呈交或安排呈交政府設施圖則以供其書面批准，政府設施圖則須包括政府設施之高度、位置及設計的細節，及署長要求之任何其他細節。

(II) 政府設施圖則一經批准，除非經署長事先書面批准或除非署長要求，承授人不得修訂、變動、改動、變更或替代經批准之政府設施圖則。

(III) 任何根據第5(g)(i)(II)段經署長批准或由署長要求而作出之其後修訂、變動、改動、變更或替代須被視為納入根據第5(g)(i)(I)段經署長批准之政府設施圖則。

(ii) 除非第5(g)(i)段提及之政府設施圖則已經署長批准，不得在該地段展開任何建築工程(第6(e)段提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

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

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

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

(iv) 倘若政府設施工程規格附表之條款與批地文件之條件有任何不相符或不同，須以批地文件之條件為準。

(i) 署長有權在根據批地文件轉讓政府設施之前，於任何時間署長可要求騰空交回政府設施或其任何部分之管有權，並已根據批地文件發出竣工證明書。承授人須應該要求交回政府設施予政府，供政府於署長認為合適之條款及條件下專用、佔用及運作。

(j) (i) 在不影響第5(k)段之一般性的原則下，承授人須於所有時間自費維持政府設施及其大廈服務裝置，使其處於良好狀態，致使署長在各方面滿意，直至第5(k)(i)段提及之維修責任期屆滿。

(ii) 僅就本5(j)段而言，「承授人」一詞不包括其承讓人。

(k) (i) 承授人須就在政府設施及其大廈服務裝置的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程（不論是否關乎造工、材料、設計或其他原因）這：

(I) 並於承授人分別交回安老院及幼兒中心的管有權當日已存在的；及

(II) 於承授人分別交回安老院及幼兒中心的管有權之日期後365日內發生或明顯可見的（「維修責任期」），

而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序（不論任何及如何引致），承授人須彌償政府及批地文件提及之財政司司長法團（「財政司司長法團」一詞如文意允許包括其繼承人和承讓人），並使其維持獲彌償。

(ii) 在署長及/或財政司司長法團要求時，承授人須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式，在政府設施或其任何部分及其大廈服務裝置，進行所有保養、維修、修改、重建與修正工程及任何其他必要工程，以補救及修正於維修責任期內發生或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外，承授人須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式，在政府設施或其任何部分及其大廈服務裝置，進行修復及修正於承授人分別交回安老院及幼兒中心的管有權當日已存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

(iii) 署長及/或財政司司長法團在各維修責任期屆滿前，將會安排檢查政府設施之相關部分及其大廈服務裝置，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。署長及/或財政司司長法團各自保留權利在各維修責任期屆滿後14天內向承授人送達一份或多份欠妥之處的列表，列明在政府設施之相關部分及其大廈服務裝置之任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。承授人須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式，安排進行及採取所有必要的工程和措施加以補救和修正。

(iv) 如承授人未能進行第5(k)(ii)段及第5(k)(iii)段提及之工程，政府及/或財政司司長法團可進行該等工程，且承授人須應要求向政府及/或財政司司長法團繳付與該等工程有關而產生之費用及收費，連同該數額之20%作行政費，該數額由署長核證（其決定為最終決定並對承授人具約束力）。唯政府及/或財政司司長法團可扣除第5(k)(v)段提及之保證金以償還承授人根據本5(k)(iv)段欠下政府及/或財政司司長法團之費用、收費及欠費，及倘若第5(k)(v)段提及之保證金不足以償還承授人欠下之所有費用、收費及欠費，承授人須應要求繳付差額。

(v) 承授人於根據批地文件轉讓政府設施之安老院及幼兒中心時，須同時向政府繳付一筆港幣16,051,000.00之保證金（「保證金」）。除第5(k)(iv)段條款另有規定外，當政府設施之安老院及幼兒中心之維修責任期屆滿，及承授人已妥當地進行所有署長及/或財政司司長法團要求之保養、維修、修改、重建與修正工程及任何其他尚未完成的工程時，須向承授人償還保證金（特此明文聲明及協定，應償還之保證金或其任何部分並無利息）。

(vi) 僅就本5(k)段而言，「承授人」一詞不包括其承讓人。

(l) 承授人須自費於分別交回政府設施之安老院及幼兒中心的管有權之日期後8星期向內署長提供所有按照政府設施工程規格附表要求有關之文件、繪圖及材料。

(m) (i) 承授人須於本批地文件年期內自費（批地文件提及由財政司司長法團作出的分攤除外）保養以下項目（「該等項目」）致使署長在各方面滿意：

(I) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素；

(II) 所有供政府設施及該地段內發展項目餘下部分使用的升降機、扶手電梯及樓梯；

(III) 所有屬於服務政府設施及該地段發展項目餘下部分的系統其中一部分之大廈服務裝置、機器及器材（包括但不限於可攜或不可攜防火裝置器材）；

(IV) 所有政府設施下的結構樓板連同其內及其下的排水系統；及

(V) 所有其他供政府設施及該地段發展項目餘下部分使用的公用部分及設施。

(ii) 承授人須就因其未能保養該等項目，而不論直接或間接所引起或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序（不論任何及如何引致），彌償政府及財政司司長法團，並使其維持獲彌償。

(iii) 僅就本5(m)段而言，「承授人」一詞不包括財政司司長法團。

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

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

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

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

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

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

(o) 承授人須：

(i) 於2025年3月31日（註：政府已批准將該日期延至2026年3月31日）或之前（或經署長批准的其他日期），自費以致使機電工程署署長滿意的標準及設計，及在各方面遵守《建築物條例》及《電力條例》、其任何分別附屬規例及任何修訂法例：

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

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

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

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

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

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

(s) 承授人須自費於該地段及平台（如有）上任何沒有建築物之部分進行園景工程及栽種樹木及灌木，及其後承授人須自費保養及維持

園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

(t) (i) 承授人須自費向署長呈交園景圖則以供其書面批准，該園景圖則訂定於該地段的部分或其上已建或擬建建築物之上或內提供及維持綠化（包括但不限於提供於泥土生長的活植物）之範圍（「綠化範圍」）、綠化範圍之布局與大小、及署長行使其全權酌情權要求或指明的其他資料（包括但不限於綠化範圍之建築工程的位置及詳情）該提交之園景圖則稱「已提交園景圖則」），已提交園景圖則須符合以下要求：

(I) 綠化範圍不得少於該地段範圍之百分之三十；

(II) 於第5(t)(i)(I)段提及之百分之三十中不少於百分之六十六須在按署長全權酌情決定的地點或水平提供，使第5(t)(i)(I)段提及之百分之三十中不少於百分之六十六之綠化範圍可被行人看見或可供任何進入該地段的人士進出；

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

(IV) 署長就已提交園景圖則中何謂提供綠化，及於該地段哪些部分或其上已建或擬建建築物屬第5(t)(i)(I)段提及的百分之三十，及第 5(t)(i)(I)段提及之百分之三十中不少於百分之六十六的綠化範圍之條款是否已按照第5(t)(i)(II)段妥為履行，以及哪些範圍屬於第5(t)(i)(III)段提及之建築物的天台範圍，而所作之決定為最終決定並對承授人具約束力；及

(ii) 承授人須自費按照經批准之已提交園景圖則實施及完成綠化範圍之建築工程，及須其後維持綠化範圍，致使署長在各方面滿意。除非經署長事先書面批准，不得修訂、變動、改動、變更或替代經批准之已提交園景圖則；及

(iii) 除非經署長事先書面批准，經批准之已提交園景圖則所示之綠化範圍須被指定為並構成批地文件提及的公用地方之其中一部分，及不得用作按照經批准之已提交園景圖則所述之布局、大小、位置及詳情作綠化範圍以外的任何其他用途。

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

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

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

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

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

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

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

(w) (i) 承授人須於2025年3月31日（註：政府已批准將該日期延至2026年3月31日）或之前（或經署長批准的其他日期），自費並致使水務監督在各方面滿意：

(I) 向水務監督呈交或安排呈交於該地段或其任何部分提供及安裝自動讀錶（「AMR」）外站之建議書以供其書面批准，該建議書須載有水務監督所要求的資料和詳情，包括但不限於顯示按照第5(w)(i)(II)段提供及安裝之AMR外站位置之布局圖、組成AMR外站之AMR設備的編排和相關細節、及指定放置AMR設備之範圍或空間；及

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

(1) 必須之電纜管道及電纜；

(2) 已安裝AMR設備之AMR錶板；及

(3) 其他設施及相關設備。

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

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

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

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

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

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

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

(II) 進行任何按照第5(w)(v)段之工程；及

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

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

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

(ix) 承授人須就提供、安裝、維修、保養及管理AMR外站或與第5(w)(v)段有關之工程，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序（不論任何及如何引致），彌償政府，並使其維持獲彌償。

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

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

噪音影響，及對緩解措施、改善工程及其他措施及工程的建議(「噪音緩解措施」)。

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. 對買方造成負擔的租用條件：

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

(b) 住宅停車位及電單車停車位均不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予已是發展項目住宅單位業主之人士；或

(ii) 出租，除非出租予發展項目住宅單位之住客。

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

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

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

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

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

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

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

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

(e) 承授人確認於批地文件之簽立日期，於該地段及黃色範圍及黃色間黑斜線範圍內有現存構築物及地基。承授人承諾自費拆除及移除於該地段、黃色範圍及黃色間黑斜線範圍之該構築物及地基，致使署長在各方面滿意。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾(不論任何及如何引致)，不論是否因該構築物及地基之存在，或該構築物及地基其後拆除或移除或其他原因而導致或不論直接或間接所引起或附帶發生，政府概不負責或承擔任何責任，且承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。承授人須就該構築物及地基之存在或其後之拆除或移除，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府，並使其維持獲彌償。

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

(g) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為承授人進行開拓、平整或發展工程或其於批地文件之條件下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，承授人須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內的所有時間自費保養上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程修葺良好堅固，致使署長滿意。倘若於任何時間因承授人進行的開拓、平整或發展工程或其他工程或任何其他原因而導致或引起任何泥土剝落、泥石傾瀉或土地下陷，不論是否於或

自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，承授人須自費還原和修復致使署長滿意，並須就該等泥土剝落、泥石傾瀉或土地下陷，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序（不論任何及如何引致），對政府作出彌償，並使其維持獲彌償。除了批地文件訂明就任何違反批地文件之條件而有的權利或濟助外，署長亦有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、護土牆、或其他支撐、防護措施、及排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用，連同任何行政及專業費用或收費。

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

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

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

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

(l) 請參閱上文第5段。

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

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

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

   (a) A promenade in such portions shown coloured yellow and yellow hatched black respectively on the plan annexed to the Land Grant ("the Yellow Area" and "the Yellow Hatched Black Area" respectively) which is required to be laid, formed, erected, constructed, provided and landscaped by the grantee; and a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area to be provided by the grantee as a dedicated pedestrian zone.

   (b) The government accommodation comprising:

      (i) (I) one residential care home for the elderly; (II) one space for parking of private light buses in connection with the operation of the residential care home for the elderly; and (III) one lay-by for the exclusive use by the residential care home for the elderly and the child care centre referred to paragraph 1(b)(ii) for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly and the child care centre

      (collectively referred to as "the Residential Care Home for the Elderly"); and

      (ii) one child care centre ("the Child Care Centre")

      (the Residential Care Home for the Elderly and the Child Care Centre together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands ("the Director") may in his absolute discretion determine are collectively referred to as "the Government Accommodation").

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

   See 1(a) above.

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

   Not applicable.

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

   Not applicable.

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

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

6. General public's right to use

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

7. Management, operation and maintenance

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

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

A. Yellow Area and Yellow Hatched Black Area

Land Grant

Special Condition Nos. (1)(c), (2) to (4)

Special Condition No. (1)(c)

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

Special Condition No. (2)

"(2) (a) (i) The Purchaser shall on or before the 31st day of March, 2023 (Note: the Government has granted an extension of that date to 31 March 2024) or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedule marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" annexed hereto (hereafter referred to as "the Technical Schedule"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No. (4)(a) hereof). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall.

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

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

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

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

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

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

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

(iii) No form of percussive piling shall be used within 15 metres

from the copeline of the seawall.

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

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

(f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever 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 Special Condition No. (1)(c)) hereof and sub-clauses (a)(i) or (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(ii) The Government shall have no responsibility or liability in respect of any 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 deferred possession of the Yellow Area and the Yellow Hatched Black Area 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.

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

(iv) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 31st day of March, 2023 (Note: the Government has granted an extension of that date to 31 March 2024) or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

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

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

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

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

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

(ii) The Government shall have no responsibility or liability in respect of 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, the Water Authority and their respective officers, contractors, agents, workmen and any persons or public utility companies duly authorized under sub-clause (i)(i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

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

(k) Whenever required by the Director, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification

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

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

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

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

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

Special Condition No. (3)

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

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

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

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

Special Condition No. (4)

"(4) (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Area and the Yellow Hatched Black Area (hereinafter referred to as "Landscape Master Plan") in compliance with the requirements stipulated in sub-clauses (b) and (c) of this Special Condition. No building works (other than the demolition and removal works referred to in Special Condition No. (1)(c) hereof, site formation works and ground investigation) shall be commenced on the Yellow Area and the Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (7) hereof.

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

(c) Not less than 43% of the Yellow Area and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the Purchaser constitutes that 43% referred to in this sub-clause (c) shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under this sub-clause (c) shall not form part of the Greenery Area referred to in Special Condition No. (9)(a)(v)(I) hereof.

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

(e) Without prejudice to the generality of Special Condition No. (2)(d) hereof, the Purchaser shall at his own expense keep and maintain the landscaping works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2)(g)(iv) hereof."

Special Condition No. (47)

"(47) 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 Yellow Area, the Yellow Hatched Black 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 Yellow Area, the Yellow Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

Deed of mutual covenant

Clause 1

""Yellow Area" means "the Yellow Area" as referred to under Special Condition No.(1)(c) of the Land Grant;

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

Clause 10.1(j)

"Management Expenses.

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

...

(j) all expenses incurred in relation to the Yellow Area or Yellow Hatched Black Area under Special Condition No.(4) of the Land Grant; and"

Schedule 7, Paragraph 2

"Insurance.

[The Manager shall have the power:]

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

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

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

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

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

Schedule 7, Paragraph 12(d)

"Dealings with Government.

(d) [The Manager shall have the power:] [t]o comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole and Special Condition No.(4) of the Land Grant relating to the Yellow Area or the Yellow Hatched Black Area."

Schedule 7, Paragraph 27

"Matters outside the Land. [The Manager shall have the power:] [t]o carry out and perform, in relation to the Yellow Area (until such time as the possession of the Yellow Area has been re-delivered to the Government in accordance with the Land Grant) or the Yellow Hatched Black Area (until such time as the possession of the Yellow Hatched Black Area has been re-delivered to the Government in accordance with the Land Grant) all acts, activities and works required by Special Condition No.(4) of the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

B. Government Accommodation

Land Grant

Special Condition Nos. (11)(a) and (b), (12), (13), (20) to (24)

Special Condition No. (11)(a) and (b)

"(11) (a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule marked "Technical Schedule for the Government Accommodation" annexed hereto (hereinafter referred to as "the Technical Schedule for the Government Accommodation") and the plans approved under Special Condition No. (12)(a) hereof at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following accommodation:

(i) (I) one residential care home for the elderly as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation, with a net operational floor area of not less than 2,475 square metres;

(II) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitee; and

(III) one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and the child care centre referred to in sub-clause (a)(ii) of this Special Condition for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and the child care centre referred to in sub-clause (a)(ii) of this Special Condition and located on the same level of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and at such location, in such form and to such standards as the Director may require or approve

(hereinafter collectively referred to as "the Residential Care Home for the Elderly") to be completed and made fit for occupation and operation on or before the 31st day of March, 2025 (Note: the Government has granted an extension of that date to 31 March 2026); and

(ii) one child care centre with a net operational floor area of not less than 488 square metres (hereinafter referred to as "the Child Care Centre") to be completed and made fit for occupation and operation on or before the 31st day of March, 2025 (Note: the Government has granted an extension of that date to 31 March 2026)

(the Residential Care Home for the Elderly and the Child Care Centre together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) are hereinafter collectively referred to as "the Government Accommodation"). For the purpose of sub-clause (a)(i)(III) of this Special Condition, the decision of the Director as to what constitutes the same level of the residential care home for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition shall be final and binding on the Purchaser.

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

Special Condition No. (12)

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

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

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

(b) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(c) hereof, site formation works and ground investigation) shall be commenced on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this

Special Condition."

Special Condition No. (13)

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

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

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

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

Special Condition No. (20)

"(20) The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (18) hereof, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (17)(b) hereof and the Purchaser shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

Special Condition No. (21)

"(21) (a) Without prejudice to the provisions of Special Condition No. (22) hereof the Purchaser shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (22) (a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

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

Special Condition No. (22)

"(22) (a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the respective dates of delivery of possession by the Purchaser of the Residential Care Home for the Elderly and the Child Care Centre; and

(ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the Purchaser of the Residential Care Home for the Elderly and the Child Care Centre (hereinafter referred to as "Defects Liability Period").

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

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

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

(e) The Purchaser shall contemporaneously with the assignment of the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation as provided for in Special Condition No. (18) hereof, deposit with the Government a sum of HK$16,051,000.00 (hereinafter referred to as "the security money"). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the Purchaser upon the expiry of such Defects Liability Period as relating to the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation and the Purchaser satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

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

Special Condition No. (23)

"(23) The Purchaser shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of possession by the Purchaser of the Residential Care Home for the Elderly and the Child Care Centre of the Government Accommodation, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule for the Government Accommodation."

Special Condition No. (24)

"(24) (a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (32)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

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

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

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

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

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

(b) The Purchaser shall indemnify and keep indemnified the

Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the failure of the Purchaser to maintain the Items.

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

Deed of mutual covenant

Clause 1

""Child Care Centre" means those parts of the Government Accommodation provided or to be provided pursuant to Special Condition No.(11)(a)(ii) of the Land Grant comprising one child care centre with a net operational floor area of not less than 488 square metres;

…

"Development Common Parts" means those Common Parts which are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of different Flats and Parking Spaces (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well)…

…

"FSI" means The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance Cap. 1015 of the Laws of Hong Kong and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and, if the context so permits, the successors and assigns of FSI as Owner of the Government Accommodation;

…

"Government Accommodation" means the Residential Care Home for the Elderly and the Child Care Centre together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding on the Owners) provided and to be provided pursuant to Special Condition No.(11)(a) of the Land Grant, which is located in the Subsequent Phase and is to be shown (for identification purpose) coloured pink, pink hatched black and pink cross-hatched black on the Subsequent Phase Sub-Deed Plans;

"Government Accommodation Maintenance Expenses" means all costs expended by the Manager under Clause 8.9 in carrying out such maintenance of, at the request of the Owner of the Government Accommodation, the services, facilities and installations exclusively serving the Government Accommodation;

"GPA" means the Government Property Administrator, Government Property Agency of 9/F, South Tower, West Kowloon Government Offices, No.11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong; and shall include his successors-in-title and any other officer or department of the Government or any Government or administrative authorities holding or bearing whatsoever title or office who or which may at any time and from time to time take up and/or replace and/or assume and/or exercise, in whole or in part, any function or role of the Government Property Administrator;

…

"Items" means the Items referred to in Special Condition No. (24)(a), namely:

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

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

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

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

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

"Management Expenses" means the Management Expenses more particularly described in Clause 10.1 but excluding the Government Accommodation Maintenance Expenses;

"Parking Common Parts" means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Parking Spaces and Residential Common Parking Spaces (whether or not the same are provided or installed for the common use and benefit of the Owners, occupiers, licensees or invitees of the Government Accommodation as well)…

…

"Residential Care Home for the Elderly" means those parts of the Government Accommodation provided or to be provided pursuant to Special Condition No.(11)(a)(i) of the Land Grant, comprising:

(a) one residential care home for the elderly as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation, with a net operational floor area of not less than 2,475 square metres;

(b) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the residential care home for the elderly referred to in paragraph (a) of this definition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the residential care home for the elderly referred to in paragraph (a) of this definition and their bona fide guests, visitors or invitee; and

(c) one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the residential care home for the elderly referred to in paragraph (a) of this definition and the Child Care Centre for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly referred to in paragraph (a) of this definition and the Child Care Centre and located on the same level of the residential care home for the elderly referred to in paragraph (a) of this definition and at such location, in such form and to such standards as the Director of Lands may require or approve.

…

"Residential Common Parts" means those Common Parts which are provided or installed for the common use and benefit of Owners, occupiers, licensees or invitees of different Flats (whether or not the Owner, tenants, occupiers, licensees or invitees of the Government Accommodation are also benefited)…"

Clause 2(o)

"(o) the rights of the Owner of the Government Accommodation may be exercised in accordance with this Deed by an Owner of a part of the Government Accommodation in respect of the part he owns; and"

Clause 5.2

"FSI. Notwithstanding any provisions contained in this Deed or any sub-deed of mutual covenant (including but not limited to the Subsequent Phase Sub-Deed), FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation shall have the additional rights set out in Schedule 9. Such rights and all other rights, easements and privileges of FSI, its lessees, tenants, licensees and persons authorized by FSI and the Owner or occupier of the Government Accommodation under this Deed shall not be subject to any permission, approval, consent or concurrence of any other Owner, the Manager, the Owners' Corporation or any other person."

Clause 5.3

"Additional rights subject to rights of FSI.

Notwithstanding anything in this Deed:

(a) the additional rights conferred under Clause 5.1 and Schedule 6 shall be subject to the rights and privileges of FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges of FSI under this Deed and the Land Grant;

(b) no Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation, and whether a dealing directly affects the Government Accommodation shall be determined by GPA in its sole discretion; and

(c) no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation save and except where required by the Owner of the Government Accommodation."

Clause 8.8

"Limitation of Manager's powers vis-à-vis FSI.

Notwithstanding anything in this Deed:

(a) the exercise of the Manager's powers and performance of the Manager's duties under this Deed shall be subject to the rights and privileges of FSI and shall not in any way adversely affect or prejudice the rights, easements and privileges reserved to FSI under this Deed and the Land Grant;

(b) the Manager shall not represent FSI or GPA in any dealings with the Government; and

(c) any consent that the Owner of the Government Accommodation is required under this Deed to obtain from the Manager shall not be

unreasonably withheld and shall be provided free of charge."

Clause 8.9

"Maintenance of Government Accommodation.

The Owner of the Government Accommodation shall manage and maintain the Government Accommodation. Notwithstanding the aforesaid, upon the request of the Owner of the Government Accommodation, the Manager shall undertake the maintenance of services, facilities and installations exclusively serving the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on the condition that the Manager shall not carry out such maintenance until the Manager has:

(a) submitted an estimate of the costs (together with supporting documents and any other relevant information considered necessary by the Owner of the Government Accommodation); and

(b) the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance works to be carried out."

Clause 8.10

"Items. The Manager shall properly manage and maintain the Items. The Owners (excluding the Owner of the Government Accommodation) shall indemnify and keep indemnified FSI and the Government from and against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatever nature arising out of or as a consequence of the failure of the Owners (excluding the Owner of the Government Accommodation) and the Manager to manage and maintain the Items."

Clause 10.1

"Management Expenses. Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed…Notwithstanding anything in this Deed, Management Expenses shall not include Government Accommodation Maintenance Expenses."

Clause 10.3(i)

"(i) Notwithstanding anything in this Deed:

(i) subject to the other provisions of this Clause 10.3(i), FSI as Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but shall not be responsible for the maintenance and management of the Items or the remainder of the Development;

(ii) FSI as Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors Provided That:

(1) the liability of FSI shall:

(A) be as determined by GPA or person nominated by the Director of Lands for this purpose;

(B) in any event, not exceed the proportion of the management and maintenance charges which the number of Management Shares of the Government Accommodation bears to the total number of Management Shares of the Development; and

(C) only commence from the date of assignment or the date of taking over of the Government Accommodation, whichever is the earlier; and

(2) FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by GPA or person nominated by the Director of Lands for this purpose;

(iii) FSI as owner of the Government Accommodation shall have no liability for any contribution towards the Management Expenses or any management and maintenance charges for any other part of the Development (whether Common Parts or Items or otherwise) or for the provision of facilities or services which do not, in the opinion of GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation; and

(iv) FSI as the Owner of the Government Accommodation shall reimburse to the Manager all capital expenditure, as shall be

(1) determined by GPA or person nominated by the Director of Lands for this purpose in respect of the areas, facilities and services and the Items which directly serve or benefit the Government Accommodation or are used by the Owner of the Government Accommodation, the occupier thereof, his servants, contractors, agents or visitors, but which liability shall not exceed the proportion that the number of Management Shares of the Government Accommodation bears to the total number of Management Shares of the Development;

(2) first approved in writing by GPA or person nominated by the Director of Lands for this purpose before liability for payment thereof is incurred; and

(3) payable from the date of the assignment or the date of taking over of the Government Accommodation, whichever is the earlier."

Clause 10.20

"Exemptions for FSI.

Notwithstanding anything in this Deed and notwithstanding Clause 10.3(i), FSI as Owner of the Government Accommodation shall not be liable for any payment of:

(a) Management Fees Deposits;

(b) Special Fund (including any capital equipment fund) except for the reimbursement of capital expenditure, as shall first be approved in writing by GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors but which liability shall not exceed the proportion that the number of Management Shares of the Government Accommodation bears to the total number of Management Shares of the Development;

(c) insurance premium;

(d) Debris Removal Charge;

(e) interest and penalty charges on late or default payment of management and maintenance charges;

(f) Decoration Deposit;

(g) Common Utilities Deposits;

or payment of a like nature."

Clause 11.11(e)

"Resolutions.

Save as otherwise provided in this Deed, any resolution on any matter concerning (in the case where the Subsequent Phase is not a Completed Phase) Phase 1 or (in the case where the Subsequent Phase has become a Completed Phase) the Land passed by a simple majority of votes at a duly convened Owners' meeting by Owners present in person or by proxy and voting shall be binding on all the Owners Provided That:

…

(e) no resolution shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof."

Clause 12.8(e)

"Resolutions.

(e) No resolution shall adversely affect the use, operation or maintenance of the Government Accommodation or any part thereof."

Clause 12.11

"The right of the Owner of the Government Accommodation to attend meetings. The Owner of the Government Accommodation shall have the right to attend meetings of the Owners' Committee and all notices, agendas and minutes of the meetings of the Owners' Committee shall be sent to FSI free of charge in the manner provided in Clause 14.22."

Clause 14.15

"No conversion of Common Parts.

(a) No Owner including the First Owner shall have the right to convert the Common Parts or any part thereof to his own use or for his own benefit unless with the approval by a resolution of the Owners' Committee Provided That the proper use and enjoyment of the Government Accommodation shall not be affected. Any payment received for the granting of such approval shall be credited to the Special Fund.

(b) No Owner (including the First Owner) shall have the right to convert or designate his own Unit as Common Parts unless the approval by a resolution of the Owners at an Owners' meeting convened under this Deed has been obtained Provided That the right to designate any part of the Development to be Development Common Parts or other type of Common Parts shall not affect the proper use and enjoyment of the Government Accommodation. Neither the Owners (including the First Owner) nor the Manager shall have the right to re-convert or re-designate the Common Parts to his own use or for his own benefit."

Clause 14.19

"Exemption for FSI re nominated contractors and fitting out. FSI as Owner of the Government Accommodation shall be exempted from requirements (if any) under this Deed to use maintenance or service contractors nominated

by the First Owner, other Owners, the Manager or any other person and from Development Rules or any fitting out regulation regulating fitting out works (if any)."

Clause 14.20

"Provision of plans of Common Parts to FSI. The Manager shall provide to the Owner of the Government Accommodation free of charge a copy of plans showing the areas comprised in the Common Parts and any amendment to the plans from time to time."

Clause 14.21

"Master Layout Plans. Any amendment to the master layout plans, if any, shall not affect the Government Accommodation."

Clause 14.22

"Provision of accounts, etc. to FSI. As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and Budgets to justify the expenses incurred or estimated. The said accounts, reports, budgets, notices and demands shall be sent free of charge to the FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, No.11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing."

Clause 14.23

"Government's right to vary use of the Government Accommodation. The Government or FSI shall have the right to alter or vary at its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager."

Schedule 3, Part A, Paragraph 4

"Right of entry to other parts of Land to repair. [Each Owner shall have the benefit of the following rights (in common with all persons having the like right):] [t]he right for any Owner with or without surveyors, workmen and others and with or without plant, equipment and materials at all reasonable times upon notice (except in an emergency when no notice is required and the entry may take place at all times) to enter upon other parts of the Land for the purpose of carrying out any works for the maintenance and repair of his Unit (such works not being the responsibility of the Manager under this Deed and which cannot practically be carried out without such access) causing as little disturbance as reasonably possible and forthwith making good any damage thereby caused to any part of the Land Provided That where such a right is exercised against the Government Accommodation the prior approval of the Owner of the Government Accommodation is required (except in emergency) and the Owner exercising the right shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation."

Schedule 3, Part B, Paragraph 3

"Rights of FSI and the Owner of the Government Accommodation. [Each Owner holds his Unit subject to:] [t]he rights of FSI and the Owner of the Government Accommodation under this Deed."

Schedule 9

Additional Rights Of The Owner Of The Government Accommodation

"FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements:

1. the right of shelter, support and protection for the Government Accommodation;
2. the right at all time of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the Conduits and any gutters, sewers, drains, flues, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term agreed to be granted under the Land Grant laid on or running through any part of the Land and any part of the Development;
3. the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as "**the Government Accommodation Services**") at any time at its absolute discretion without having to obtain the approval or consent of the Owners (including the First Owner) or the Manager and without any charge by the Owners (including the First Owner) or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;
4. the right to go, pass and repass over and along and to use any Common Parts of the Land or any Common Parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any Common Parts or any common facilities within the Land or the Development;
5. the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;
6. the free and uninterrupted rights of way to and from the Government Accommodation or any part thereof;
7. the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;
8. the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation; and
9. the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material.
10. such other rights, privileges and easements (if any) as may be deemed necessary or desirable by the Director of Lands and which are notified to the Owners (including the First Owner) by the Government or FSI for incorporation into this Deed."

Deed of dedication

Not applicable.

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

   (a) 於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示但(分別為「黃色範圍」及「黃色間黑斜線範圍」)並須由承授人鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊;及於黃色間黑斜線範圍內由承授人提供闊4.5米之公共行人通道,用作行人專用區域。

   (b) 由以下項目組成的政府設施:

   (i) (I)一間安老院;(II)一個專供與安老院運作有關連之私家輕型巴士停泊的停車位;及(III)一個供安老院及第4(b)(ii)段提及之幼兒中心專用,與安老院及幼兒中心運作有關連的車輛(包括的士、救護車及私家輕型巴士)上落客用的停車處

   (統稱「安老院」);及

   (ii) 一間幼兒中心(「幼兒中心」)

   (安老院及幼兒中心連同其他地政總署署長(「署長」)可據其絕對酌情權決定(其決定為最終決定並對承授人具約束力)供安老院及幼兒中心專用之任何其他地方、設備、服務及裝置統稱為「政府設施」)。

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

   見上文第1(a)段。

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

   不適用。

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

   不適用。

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

   見本節內之圖則。

6. 公眾之使用權

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

7. 管理、營運及維持

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

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

A. **黃色範圍及黃色間黑斜線範圍**

批地文件

特別條件第(1)(c)條、第(2)條至第(4)條

特別條件第(1)(c)條

「(1) (c) 買方確認於批地文件之簽立日期,於該地段及於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示(下分別稱為「黃色範圍」及「黃色間黑斜線範圍」)內有現存構築物及地基。買方承諾自費拆除及移除於該地段、黃色範圍及黃色間黑斜線範圍之該構築物及地基,致使署長在各方面滿意。就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾(不論任何及如何引致),不論是否因該構築物及地基之存在,或該構築物及地基其後拆除或移除或其他原因而導致或不論直接或間接所引起或附帶發生,政府概不負責或承擔任何責任,且買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。買方須就該構築物及地基之存在或其後之拆除或移除,而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致),彌償政府,並使其維持獲彌償。」

特別條件第(2)條

「(2) (a) (i) 買方須於2023年3月31日(註:政府已批准將該日期延至2024年3月31日)或之前(或經署長批准的其他日期),自費以署長批准及按照於批地文件所夾附以「黃色範圍及黃色間黑斜線範圍之工程規格附表」標示之工程規格附表(下稱「工程規格附表」)、按照本特別條件第(b)條經批准的圖則、及按照特別條件第(4)(a)條定義之經批准的園景設計圖之材料、標準、高度、定線及設計,於黃色範圍及黃色間黑斜線範圍以熟練的方式鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊,致使署長在各方面滿意。買方須於黃色間黑斜線範圍內提供闊4.5米之公共行人通道,用作行人專用區域。為免存疑,黃色範圍不包括任何海堤。

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

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

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

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

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

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

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

(iii) 於海堤之蓋頂線15米之內不得進行任何形式的撞擊式打樁工程。

(d) 在本特別條件第(a)(i)條提及之工程完成後,買方須在其管有黃色範圍及黃色間黑斜線範圍或其任何部分期間自費維護、管理、維修及保養黃色範圍及黃色間黑斜線範圍或其任何部分,及其所有構成或附屬部分,令其處於修葺良好堅固的狀態,致使署長在各方面滿意,直至整個黃色範圍及黃色間黑斜線範圍之管有權按照本特別條件第(g)(iv)條交回予政府。

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

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

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

(ii) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾(不論任何及如何引致),不論是否因延遲移交黃色範圍及黃色間黑斜線範圍的管有權或其他原因而不論直接或間接所引起或附帶發生,政府概不負責或承擔任何責任;且買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

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

(iv) 買方須於2023年3月31日(註:政府已批准將該日期延至2024年3月31日)或之前(或經署長批准的其他日期)應署長行使其全權酌情權指明或要求將黃色範圍及黃色間黑斜線範圍或其任何部分之管有權交回予政府。且不論任何情況,黃色範圍及黃色間黑斜線範圍會被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由買方交回予政府。

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

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

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

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

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

(ii) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾(不論任何及如何引致)，不論是否因政府、署長、水務監督及其分別之官員、承建商、代理、工人及任何根據本特別條件第(i)(i)條獲正式授權人士或公用事業公司行使權利或其他原因而不論直接或間接所引起或附帶發生，政府概不負責或承擔任何責任；且買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

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

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

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

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

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

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

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

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

(o) 僅就本特別條件而言，「買方」一詞不包括其承讓人。」

特別條件第(3)條

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

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

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

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

特別條件第(4)條

「(4) (a) 買方須自費向署長呈交園景設計圖以供其批准，園景設計圖須按本特別條件第(b)條及第(c)條要求訂定在黃色範圍及黃色間黑斜線範圍內提供的園景工程之位置、規劃及布局(下稱「園景設計圖」)。在園景設計圖經署長書面批准及根據特別條件第(7)條之樹木保育建議獲授許可(如有必要)之前，不得在黃色範圍及黃色間黑斜線範圍展開任何建築工程(特別條件第(1)(c)條提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

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

(c) 須在黃色範圍及黃色間黑斜線範圍不少於百分之四十三的範圍內栽種樹木、灌木或其他植物。署長就買方建議的哪些園景工程屬本特別條件第(c)條提及的百分之四十三而所作之決定為最終決定並對買方具約束力。署長可行使其全權酌情權接受買方建議的其他非植物特色替代栽種樹木、灌木或其他植物。為免存疑，根據本特別條件第(c)條提供之園景工程並不構成特別條件第(9)(a)(v)(I)條提及的綠化範圍之其中一部分。

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

(e) 在不影響特別條件第(2)(d)條之一般性的原則下，買方須自費維持及保養園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意，直至整個黃色範圍及黃色間黑斜線範圍的管有權按照特別條件第(2)(g)(iv)條交回予政府。」

特別條件第(47)條

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

上述工程之費用)。若買方未有對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原致使署長滿意，署長可進行其認為有需要之任何該等改道、重鋪、維修、修復及還原，而買方須應要求向政府支付上述工程之費用。」

公契

第1條

「「黃色範圍」指批地文件特別條件第(1)(c)條所定義之「黃色範圍」；

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

第10.1(j)條

「管理開支

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

...

(j) 所有按批地文件特別條件第(4)條下與黃色範圍及黃色間黑斜線範圍有關之開支；及」

附表7第2段

「保險

〔管理人有權：〕

(a) 除業主立案法團指示外，按管理人決定之條款作以下投保：

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

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

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

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

附表7第12(d)段

「與政府的往來

(d)〔管理人有權〕遵行及採取管理人可決定的一切措施確保所有適用於該土地整體之批地文件條款及與黃色範圍或黃色間黑斜線範圍有關之批地文件特別條件第(4)條條款得以遵行。」

附表7第27段

「邊界外的事宜。〔管理人有權〕就黃色範圍(直至黃色範圍的管有權按照批地文件交回予政府)或黃色間黑斜線範圍(直至黃色間黑斜線範圍的管有權按照批地文件交回予政府)進行及履行批地文件特別條件第(4)條、法律或對其投購保險的保險公司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。

B. 政府設施

批地文件

特別條件第(11)(a)及(b)條、第(12)條、第(13)條、第(20)條至第(24)條

特別條件第(11)(a)及(b)條

「(11) (a) 買方須自費以署長批准及按照於批地文件所夾附以「政府設施工程規格附表」標示之工程規格附表(下稱「政府設施工程規格附表」)及按照特別條件第12(a)條經批准的圖則之位置、方式及設計、材料、標準以熟練的方式興建、建造及提供以下設施，致使署長在各方面滿意：

(i) (I) 一間按《安老院條例》、其附屬規例及修訂法例定義之安老院，其淨作業樓面面積不少於2,475平方米；

(II) 一個供本特別條件第(a)(i)(I)條提及的安老院專用，按《道路交通條例》、其附屬規例及修訂法例獲發牌且與本特別條件第(a)(i)(I)條提及的安老院之運作及其真實賓客、訪客或所邀請者有關連的私家輕型巴士停泊的停車位，停車位闊3.0米，長8.0米，其通行高度不得少於3.3米；及

(III) 一個供本特別條件第(a)(i)(I)條提及的安老院及本特別條件第(a)(ii)條提及的幼兒中心專用，與本特別條件第(a)(i)(I)條提及的安老院及本特別條件第(a)(ii)條提及的幼兒中心運作有關連的車輛(包括的士、救護車及私家輕型巴士)上落客用的停車處，停車處闊3.5米，長11.0米，其通行高度不得少於4.7米，與本特別條件第(a)(i)(I)條提及的安老院位於同一樓層及達到署長可要求或批准的位置、方式及標準

(下統稱「安老院」)及須於2025年3月31日(註：政府已批准將該日期延至2026年3月31日)或之前建成至適宜佔用及運作；及

(ii) 一間幼兒中心，其淨作業樓面面積不少於488平方米(下稱「幼兒中心」)及須於2025年3月31日(註：政府已批准將該日期延至2026年3月31日)或之前建成至適宜佔用及運作

(安老院及幼兒中心連同其他署長可據其絕對酌情權決定(其決定為最終決定並對買方具約束力)供安老院及幼兒中心專用之任何其他地方、設備、服務及裝置下統稱為「政府設施」)。就本特別條件第(a)(i)(III)條而言，署長就何謂與本特別條件(a)(i)(I)條提及的安老院位於同一樓層而所作之決定為最終決定並對買方具約束力。

(b) 政府特此保留權利按其絕對酌情權隨時改動或變動政府設施或其任何部分的用途。」

特別條件第(12)條

「(12) (a) (i) 買方須向署長呈交或安排呈交政府設施圖則以供其書面批准，政府設施圖則須包括政府設施之高度、位置及設計的細節，及署長要求之任何其他細節。

(ii) 政府設施圖則一經批准，除非經署長事先書面批准或除非署長要求，買方不得修訂、變動、改動、變更或替代經批准之政府設施圖則。

(iii) 任何根據本特別條件第(a)(ii)條經署長批准或由署長要求而作出之其後修訂、變動、改動、變更或替代須被視為納入根據本特別條件第(a)(i)條經署長批准之政府設施圖則。

(b) 除非本特別條件第(a)條提及之政府設施圖則已經署長批准，不得在該地段展開任何建築工程(特別條件第(1)(c)條提及之拆除及移除工程、地盤平整工程及土地勘探除外)。」

特別條件第(13)條

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

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

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

(d) 倘若政府設施工程規格附表之條款與批地文件之條件有任何不相符或不同，須以批地文件之條件為準。」

特別條件第(20)條

「(20)署長有權在根據特別條件第(18)條轉讓政府設施之前，於任何時間署長可要求騰空交回政府設施或其任何部分之管有權，並已根據特別條件第(17)(b)條發出竣工證明書。買方須應該要求交回政府設施予政府，供政府於署長認為合適之條款及條件下專用、佔用及運作。」

特別條件第(21)條

「(21) (a) 在不影響特別條件第(22)條之一般性的原則下，買方須於所有時間自費維持政府設施及其大廈服務裝置，使其處於良好狀態，致使署長在各方面滿意，直至特別條件第(22)(a)條提及之維修責任期屆滿。

(b) 僅就本特別條件而言，「買方」一詞不包括其承讓人。」

特別條件第(22)條

「(22) (a) 買方須就在政府設施及其大廈服務裝置的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程(不論是否關乎造工、材料、設計或其他原因)：

(i) 並於買方分別交回安老院及幼兒中心的管有權當日已存在的；及

(ii) 於買方分別交回安老院及幼兒中心的管有權之日期後365日內發生或明顯可見的(下稱「維修責任期」)，

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

(b) 在署長及/或財政司司長法團要求時,買方須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式,在政府設施或其任何部分及其大廈服務裝置,進行所有保養、維修、修改、重建與修正工程及任何其他必要工程,以補救及修正於維修責任期內發生或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外,買方須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式,在政府設施或其任何部分及其大廈服務裝置,進行修復及修正於買方分別交回安老院及幼兒中心的管有權當日已存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

(c) 署長及/或財政司司長法團在各維修責任期屆滿前,將會安排檢查政府設施之相關部分及其大廈服務裝置,以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。署長及/或財政司司長法團各自保留權利在各維修責任期屆滿後14天內向買方送達一份或多份欠妥之處的列表,列明在政府設施之相關部分及其大廈服務裝置之任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。買方須自費於署長及/或財政司司長法團指明之時間內及以其指明之標準及方式,安排進行及採取所有必要的工程和措施加以補救和修正。

(d) 如買方未能進行本特別條件第(b)條及本特別條件第(c)條提及之工程,政府及/或財政司司長法團可進行該等工程,且買方須應要求向政府及/或財政司司長法團繳付與該等工程有關而產生之費用及收費,連同該數額之20%作行政費,該數額由署長核證(其決定為最終決定並對買方具約束力)。唯政府及/或財政司司長法團可扣除本特別條件第(e)條提及之保證金以償還買方根據本特別條件第(d)條欠下政府及/或財政司司長法團之費用、收費及欠費,及倘若本特別條件第(e)條提及之保證金不足以償還買方欠下之所有費用、收費及欠費,買方須應要求繳付差額。

(e) 買方於根據批地文件轉讓政府設施之安老院及幼兒中心時,須同時向政府繳付一筆港幣16,051,000.00之保證金(下稱「保證金」)。除本特別條件第(d)條條款另有規定外,當政府設施之安老院及幼兒中心之維修責任期屆滿,及買方已妥當地進行所有署長及/或財政司司長法團要求之保養、維修、修改、重建與修正工程及任何其他尚未完成的工程時,須向買方償還保證金(特此明文聲明及協定,應償還之保證金或其任何部分並無利息)。

(f) 僅就本特別條件而言,「買方」一詞不包括其承讓人。」

特別條件第(23)條

「(23)買方須自費於分別交回政府設施之安老院及幼兒中心的管有權之日期後8星期向內署長提供所有按照政府設施工程規格附表要求有關之文件、繪圖及材料。」

特別條件第(24)條

「(24) (a) 買方須於本批地文件同意授予的年期內自費(本文特別條件第(32)(a)(ii)(I)條提及由財政司司長法團作出的分攤除外)保養以下項目(下稱「該等項目」)致使署長在各方面滿意:

(i) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素;

(ii) 所有供政府設施及該地段內發展項目餘下部分使用的升降機、扶手電梯及樓梯;

(iii) 所有屬於服務政府設施及該地段發展項目餘下部分的系統其中一部分之大廈服務裝置、機器及器材(包括但不限於可攜或不可攜防火裝置器材);

(iv) 所有政府設施下的結構樓板連同其內及其下的排水系統;及

(v) 所有其他供政府設施及該地段發展項目餘下部分使用的公用部分及設施。

(b) 買方須就因其未能保養該等項目,而不論直接或間接所引起或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致),彌償政府及財政司司長法團,並使其維持獲彌償。

(c) 僅就本特別條件而言,「買方」一詞不包括財政司司長法團。」

公契

第1條

「「幼兒中心」指根據特別條件第(11)(a)(ii)條提供或將提供的由一間幼兒中心組成之政府設施部分,其淨作業樓面面積不少於488平方米;

「發展項目公用部分」指該等提供或安裝給不同住宅單位及停車位的業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分(不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用)…

…

「FSI」指財政司司長法團,即根據及憑藉《財政司司長法團條例》(香港法律第1015章)成立的單一法團;「FSI」一詞指以政府設施業主身分的財政司司長法團,及若文意允許亦指作為政府設施業主的財政司司長法團繼承人及承讓人;

…

「政府設施」指根據特別條件第(11)(a)條提供或將提供的安老院及幼兒中心,並連同其他地政總署署長可據其絕對酌情權決定(其決定為最終決定並對業主具約束力)供安老院及幼兒中心專用之任何其他地方、設備、服務及裝置,位於其後之期數中及其在其後之期數分公契圖則上(為識別目的)以粉紅色、粉紅色間黑斜線及粉紅色間黑交叉斜線顯示;

「政府設施保養開支」指管理人於按第8.9條應政府設施業主要求保養專供政府設施使用之服務、設施及裝置時支出的費用;

「GPA」指香港九龍油麻地海庭道11號西九龍政府合署南座9樓政府產業署之政府產業署署長;並包括其繼承人及在任何時候及不時接管及/或替換及/或承擔及/或行使政府產業署署長的全部或部分職能或職責的任何其他官員或政府部門或任何政府或行政機關(不論其擔任何職銜或職位);

…

「該等項目」指特別條件第(24)(a)條提及的項目,即:

(a) 政府設施外牆面飾及其中、外、內、上或下的所有牆、柱、樑、天花、天台樓板、車道或地台樓板的結構及其他結構元素;

(b) 所有供政府設施及發展項目餘下部分使用的升降機、扶手電梯及樓梯;

(c) 所有屬於服務政府設施及發展項目餘下部分的系統其中一部分之大廈服務裝置、機器及器材(包括但不限於可攜或不可攜防火裝置器材);

(d) 所有政府設施下的結構樓板連同其內及其下的排水系統;及

(e) 所有其他供政府設施及發展項目餘下部分使用的公用部分及設施;

…

「管理開支」指於第10.1條較詳細地描述的管理開支,但不包括政府設施保養開支;

…

「停車場公用部分」指提供或安裝給不同停車位及住宅公用停車位的業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分(不論該部分是否同時提供或安裝給政府設施的業主、佔用人、被許可人或被邀請人共同使用及享用);

…

「安老院」指根據特別條件第(11)(a)(i)條提供或將提供的由以下組成之政府設施部分:

(a) 一間按《安老院條例》、其附屬規例及修訂法例定義之安老院,其淨作業樓面面積不少於2,475平方米;

(b) 一個供本定義第(a)段提及的安老院專用,按《道路交通條例》、其附屬規例及修訂法例獲發牌且與本定義第(a)段提及的安老院之運作及其真實賓客、訪客或所邀請者有關連的私家輕型巴士停泊的停車位,停車位闊3.0米,長8.0米,其通行高度不得少於3.3米;及

(c) 一個供本定義第(a)段提及的安老院及幼兒中心專用,與本定義第(a)段提及的安老院幼兒中心運作有關連的車輛(包括的士、救護車及私家輕型巴士)上落客用的停車處,停車處闊3.5米,長11.0米,其通行高度不得少於4.7米,並與本定義第(a)段提及的安老院位於同一樓層及達到地政總署署長可要求或批准的位置、方式及標準。

…

「住宅公用部分」指提供或安裝給不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用及享用的公用部分(不論是否同時益及政府設施的業主、租客、佔用人、被許可人或被邀請人);…」

第2(o)條

「(o)政府設施業主的權利可由政府設施某一部分的業主就其所擁有的部分按本公契行使;及」

第5.2條

「FSI. 儘管本公契或任何分公契(包括但不限於其後期數的分公契)中包含任何規定,FSI、其承租人、租客、被許可人及獲FSI及政府設施業主或佔用人授權的人士享有附表9訂明的額外權利。該等權利及FSI、其承租人、租客、被許可人及獲FSI及政府設施業主或佔用人授權的

人士於本公契下的所有其他權利、地役權及特權可不時行使，而毋須任何其他業主、管理人、業主立案法團或任何其他人士的准許、批准、同意或贊同。」

第5.3條

「額外權利受制於財政司司長法團的權利.

即使本公契有任何規定：

(a) 第5.1條及附表6賦予的額外權利將受制於FSI的權利及特權，且不得以任何方式對FSI於本公契及批地文件的權利、地役權及特權有不利影響或造成損害；

(b) 所有業主（包括第一業主）不得在與政府的任何事務往來中處理直接影響政府設施的任何事宜時代表FSI或GPA，而某一事宜是否直接影響政府設施將由GPA全權決定；及

(c) 不得於政府設施外牆上安裝或加附煙囪、煙道、喉管或其他構築物或設施，政府設施業主要求或事先得其同意者除外。」

第8.8條

「管理人權力有關FSI的限制.

即使本公契有任何規定：

(a) 管理人於按公契行使權力及履行職責時須受制於FSI的權利及特權，且不得以任何方式對本公契及批地文件保留給FSI的權利、地役權和特權有不利影響或造成損害；

(b) 管理人不得在與政府的任何事務往來中代表FSI或GPA；及

(c) 政府設施業主根據本公契有需要向管理人取得的任何同意不得不合理地拒絕發出及須免費提供。」

第8.9條

「政府設施保養.

政府設施業主須管理及保養政府設施。即使有上述規定，當政府設施業主要求，管理人須承擔供政府設施專用之服務、設施及裝置之保養責任，且將獲補還進行該等保養之開支，唯管理人於完成下列事項前不得進行該等保養：

(a) 呈交所涉開支的估算（連同證明文件及任何其他政府設施業主認為有需要的相關資料）；及

(b) 獲得政府設施業主就將進行的保養工程及預計保養開支的書面批准。」

第8.10條

「該等項目. 管理人須妥善地管理與保養該等項目。業主（政府設施業主除外）須就因業主（政府設施業主除外）及管理人未能管理與保養該等項目而起或其造成的任何性質的一切責任、損害賠償、開支、申索、費用、要求、收費、訴訟及程序彌償FSI及政府，並使其維持獲彌償。」

第10.1條

「管理開支. 管理開支須是按本公契規定管理該土地所必要及合理招致的開支、費用和收費…即使本公契有任何規定，管理開支並不包括政府設施保養開支。」

第10.3(i)條

「(i) 即使本公契有任何規定：

(i) 除本第10.3(i)條其他條文另有規定外，FSI作為政府設施業主須負責政府設施之保養與管理，但毋須負責該等項目或發展項目其餘部分之保養和管理；

(ii) FSI作為政府設施業主僅須就實際供政府設施使用或為其佔用人或FSI作為政府設施業主的傭人、承辦商、代理或訪客使用的設施或服務繳付管理及保養費用，但前提是：

(1) FSI的責任：

(A) 由GPA或地政總署署長為該目的提名的人士決定；

(B) 在任何情況下，佔管理及保養費用的比例不超過政府設施的管理份數承擔發展項目的管理份數總數；及

(C) 只從政府設施的轉讓日期或接管日期開始，以較早者為準；及

(2) FSI並無責任支付任何管理及保養費用，除非及直至該等款項首先獲得GPA或獲地政總署署長為該目的提名的人士的書面批准；

(iii) FSI作為政府設施業主並無責任分擔管理開支或發展項目任何其他部分（不論是否公用部分或該等項目）或GPA或獲地政總署署長為該目的提名的人士認為並非直接供政府設施使用或直接益及政府設施的設施或服務的管理及保養費用；及

(iv) FSI作為政府設施業主須向管理人補還所有資本開支，該等資本開支須：

(1) 由GPA或地政總署署長為此目的而提名的人，就直接服務或益及政府設施或由政府設施的擁有人、佔用人、其受僱人、承辦商、代理人或訪客使用的地方、設施及服務及該等項目而釐訂，惟其責任不得超過政府設施管理份數目佔發展項目管理份數總數的比例；

(2) 在產生支付責任前，經GPA或地政總署署長為該目的提名的人士書面批准；及

(3) 由轉讓契日期或接管政府設施日期起支付，以較早者為準。」

第10.20條

「FSI享有的豁免.

即使本公契有任何規定及即使第10.3(i)條有任何規定，FSI作為政府設施業主毋須支付以下款項：

(a) 管理費按金；

(b) 特別基金（包括任何資本性設備基金）就實際供政府設施使用或供政府設施的佔用人、其傭工、承判商、代理或訪客使用的設施及服務的資本開支（其須首先經GPA或獲地政總署署長為該目的提名的人士批准）的補還除外，但該責任不得超越政府設施管理份數所佔發展項目總管理份數的比例；

(c) 保險費；

(d) 廢料清理費；

(e) 因逾期或未能繳交管理及保養費用而徵收的利息及罰款或催收費用或逾期付款或欠繳管理及保養費支付任何罰款；

(f) 裝修按金；

(g) 常用公用設施按金；

或類似性質的款項。」

第11.11(e)條

「決議.

除本公契另有規定外，在正式召開的業主大會上由親身出席作出表決或以代表代為表決的業主以簡單多數通過有關第一期（如屬其後之期數並非已落成期數之情況）或該土地（如屬其後之期數已成為已落成期數之情況）之任何事宜的決議將對全體業主有約束力，但前提是：

…

(e) 任何決議不得對政府設施或其任何部分的使用、運作及保養有不利影響。」

第12.8(e)條

「決議.

(e) 任何決議不得對政府設施或其任何部分的使用、運作及保養有不利影響。」

第12.11條

「政府設施業主出席會議的權利. 政府設施業主有權出席業主委員會會議，而所有業主委員會會議的通知、議程及會議記錄須按第14.22條的形式免費發送給FSI。」

第14.15條

「不可轉變公用部分.

(a) 除非獲得業主大會通過之決議批准，所有業主（包括第一業主）不可將公用部分或其任何部分轉變供其自用或受益，惟不可影響政府設施之正當使用及享用。因該等批准而收取之任何款項須撥入特別基金。」

(b) 除非獲得根據本公契召開業主大會之業主通過的決議批准，所有業主（包括第一業主）不可將其單位轉變或指定為公用部分，惟發展項目之任何部分指定為發展項目公用部分或其他類型之公用部分之權利不可影響政府設施之正當使用及享用。所有業主（包括第一業主）及管理人不可將公用部分再轉變或再指定為供其自用或受益。」

第14.19條

「FSI享有就指定承建商及裝修要求的豁免. FSI作為政府設施的業主獲豁免本公契中使用第一業主、其他業主、管理人或任何其他人士指定的保養或維修承建商的要求（如有）及發展項目守則或任何裝修規則中對裝修工程的要求（如有）。」

第14.20條

「提供公用部分圖則予FSI. 管理人須向政府設施業主免費提供顯示組成公用部分的地方的圖則副本及任何不時對圖則作出的修訂。」

第14.21條

「主要佈局圖. 主要佈局圖的任何修訂（如有）不得影響政府設施。」

第14.22條

「FSI提供帳目等. 應GPA書面要求，管理人須免費向FSI提供每季度賬目、經審計報告及預算，以令已招致或預計的開支有理可據。上述賬目、報告、預算、通知及索求須免費向FSI提供並經預付郵資郵件送遞至或由專人交付至香港九龍油麻地海庭道11號西九龍政府合署南座9樓政府產業署政府產業署署長收或其他FSI書面提名的人士及地址。」

第14.23條

「政府有權改變政府設施的用途. 政府或FSI有權於任何時候按其絕對酌情權隨時改動或變動政府設施或其任何部分的用途而毋須獲得第一業主，其他業主或管理人的批准或同意。」

附表3第A部分第4段

「有權進入該土地其他部分進行維修.〔每位業主享有下列權利(與所有具有類似權利的人士共同享有)：〕任何業主為就其單位進行任何保養及維修工程的目的(該等工程並非管理人於本公契下的責任且該等工程如無該通道則實際上不能進行)，有權在任何合理時間內經通知後(除於緊急情況下則毋須通知可於任何時候進入)進入該土地的其他部分，不論是否隨同測量師、工人及其他人士亦不論是否攜同機械、設備及材料，在合理可能的情況下盡量減少干擾並立即修復因此對該土地任何部分造成的任何損害，唯當對政府設施行使該權利須事先獲政府設施業主批准(緊急情況除外)，且行使權利之業主須承擔所有對政府設施造成的任何損害所招致的支出與開支。」

附表3第B部分第3段

「FSI及政府設施業主之權利.〔每名業主根據以下持有單位：〕FSI及政府設施業主根據本公契之權利。」

附表9

「政府設施業主額外權利.

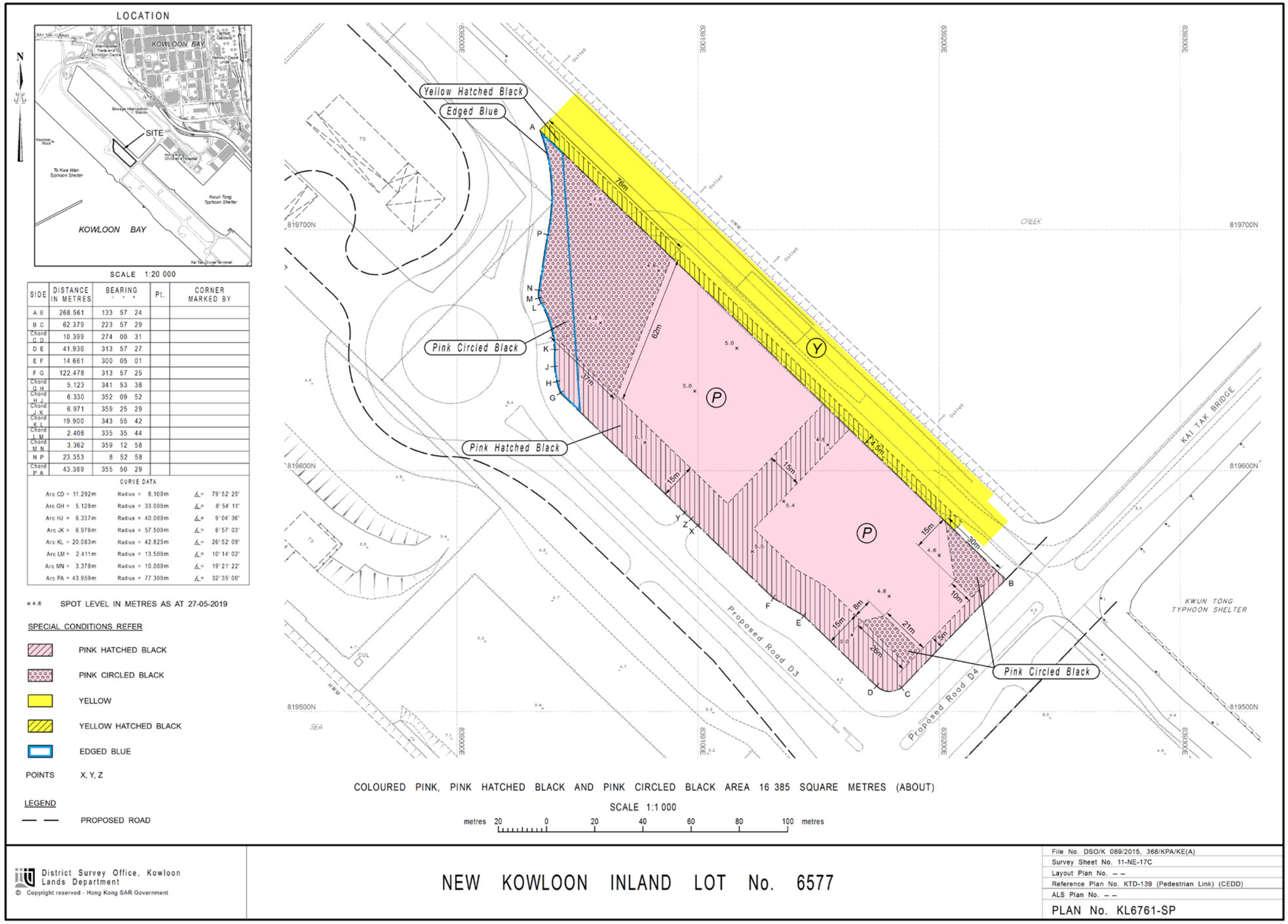
FSI、其承租人、租客、被許可人及獲其及政府設施當其時的業主或佔用人授權的人士享有以下權利、特權及地役權：

1. 為政府設施取得遮蓋、支撐及保護的權利；
2. 於任何時候經現時或於批地文件所批出或同意批出的年期內鋪設於或行經該土地任何部分或發展項目任何部分的管道及任何明渠、污水渠、排水渠、煙道、槽、水道、電纜、管道、電線及其他傳導媒介自由傳送及輸送氣體、電、水、污水、空調、電話及所有其他服務離開及到達政府設施的權利。
3. 於任何時候按其絕對酌情權自費更改、改道、改變、重鋪或修復任何專供政府設施或其任何部分享用的服務及設備(下稱「政府設施服務」)而毋須向業主(包括第一業主)或管理人取得批准或同意，及毋須向業主(包括第一業主)或管理人支付任何費用的權利，但前提是在對政府設施服務進行更改、改道、改變、重鋪或修復工程時，須採取恰當及充足的謹慎及防範措施，以確保該土地內所有供發展項目除政府設施外的部分的服務及設備不受損害；
4. 往返穿越及使用該土地之任何公用部分或發展項目之任何公用部分作與正當使用及享用政府設施有關連的用途的權利，及使用和受益於該土地或發展項目之任何公用部分或任何公用設施。
5. 於所有合理時間內進入該土地或發展項目的任何部分，不論是否隨同測量師、承辦商、工人及其他人士亦不論是否攜同車輛、機械、設備、材料及機器，以對政府設施或其任何部分提供或進行保養、維修、加建、更改及其他工程或其任何部分，及對政府設施服務或其任何部分進行保養、維修、更改、改道、變更、重鋪及修復工程的權利；
6. 自由及不受限制地出入政府設施或其任何部分的通行權；
7. 按FSI認為合適者，於政府設施的或其內的、其外圍的或其邊界上的牆壁、支柱和其他結構件上安裝、豎立、展示、陳列、保養、維修、拆除及更新標誌及廣告的獨有權利，及為視察、安裝、豎立、展示、陳列、保養、維修、拆除及更新該等標誌及廣告的目的進出該土地或其任何部分或發展項目的任何部分(不論是否隨同傭人、工人及其他人士亦不論是否攜同機械、設備、機器及材料)的權利；
8. 到達固定於政府設施的天台樓板、牆壁及其他結構件上或其上或其內的照明導管、該等消防設施、通風及其他服務、設備、裝置、固定附着物、輔助工程、機械及材料的權利；
9. 於政府設施的及其內、其周圍、其內部、其上及其下的牆、柱、樑、天花、天台樓板、車道或地台樓板及其他結構件上更改及新增專供政府設施或其任何部分使用及享用的服務的權利，及相關的進入該土地或其任何部分或發展項目的任何部分(不論是否隨同傭人、工人及其他人士亦不論是否攜同機械、設備、機器及材料)的權利；
10. 地政總署署長認為必要或可取並由政府或FSI通知業主(包括第一業主)以納入本公契的其他權利、特權和地役權(如有)。」

撥出私人地方供公眾使用的契據

不適用。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料


LOCATION
KOWLOON BAY
SITE
To Kwa Wan Typhoon Shelter
Kwun Tong Typhoon Shelter
KOWLOON BAY
N
SCALE 1:20 000
Yellow Hatched Black
Edged Blue
Pink Circled Black
Pink Hatched Black
76m
62m
37m
14.5m
30m
15m
10m
8m
21m
5m
28m
Proposed Road D3
Proposed Road D4
KWUN TONG TYPHOON SHELTER
KAI TAK BRIDGE
CREEK
SEA
HWM
CUL
TS
839000E
839100E
839200E
839300E
819700N
819600N
819500N
A
B
C
D
E
F
G
H
J
K
L
M
N
P
X
Y
Z
P
5.0
4.6
5.4
5.5
4.7
5.2
5.3
5.4
4.8
4.5
4.4
5.0
4.6
4.7
5.1
5.2
5.3
5.4
4.8
4.6
4.4
5.0
4.6
4.7
4.6
5.0
5.4
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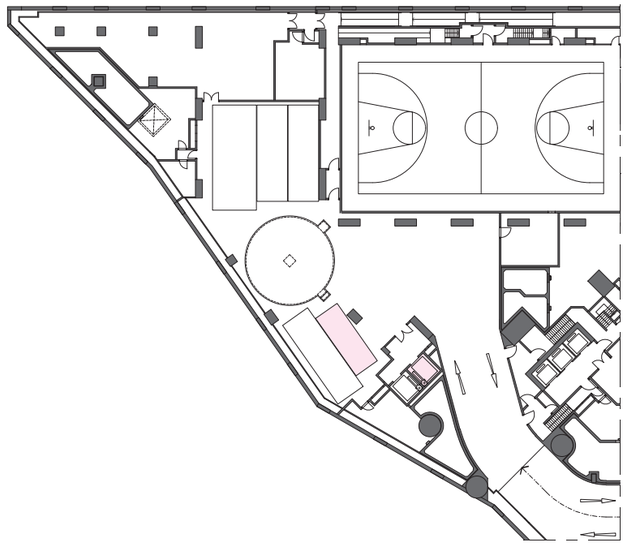
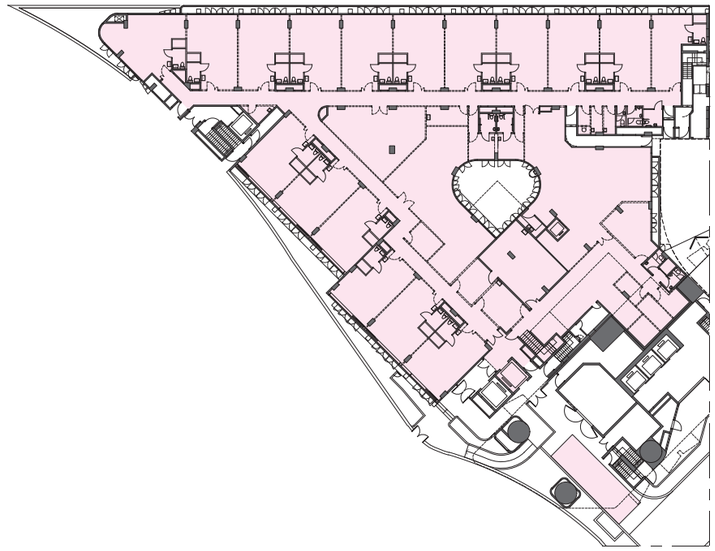
4.6
4.6
5.4
5.7
4.6
4.6
4.6

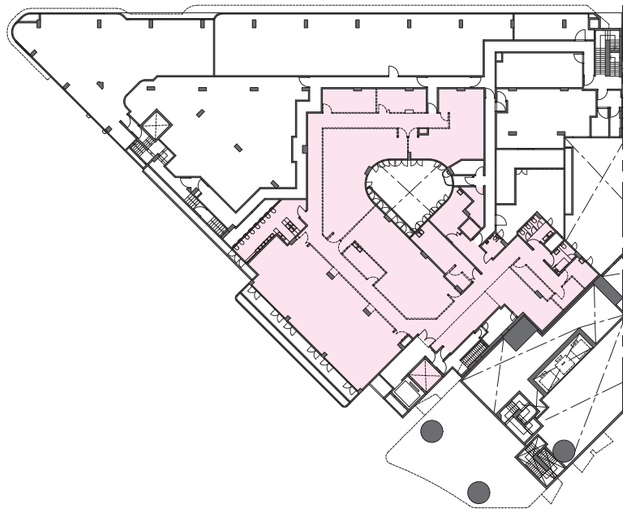


Basement 地庫

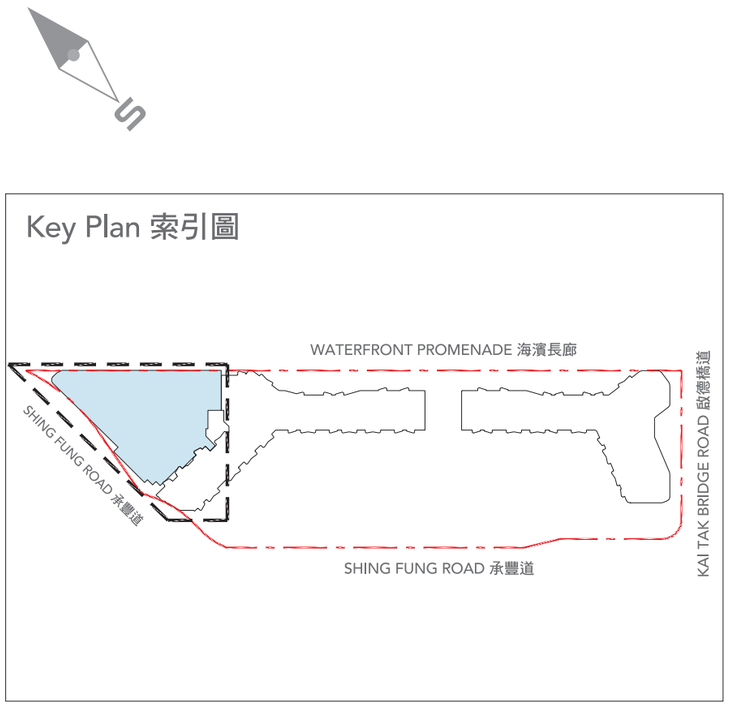


G/F 地下

1/F 1樓



2/F 2樓



Notes: 1. The plan(s) is/are for showing the locations of "Government Accommodation" only. Other matters shown in these plans may not reflect their latest conditions.
2. Boundaries and areas of different phases on different floors could be different from those shown in the plans above.

註： 1. 各圖僅顯示「政府設施」的位置。圖中所示的其他事項未必能反映其最新狀況。
2. 不同期數於不同樓層上的邊界和範圍可能與以上附圖所示者不同。

18 WARNING TO PURCHASERS
對買方的警告

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

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

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

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

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

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

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

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

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

  (i) 該律師事務所可能不能夠保障買方的利益;及

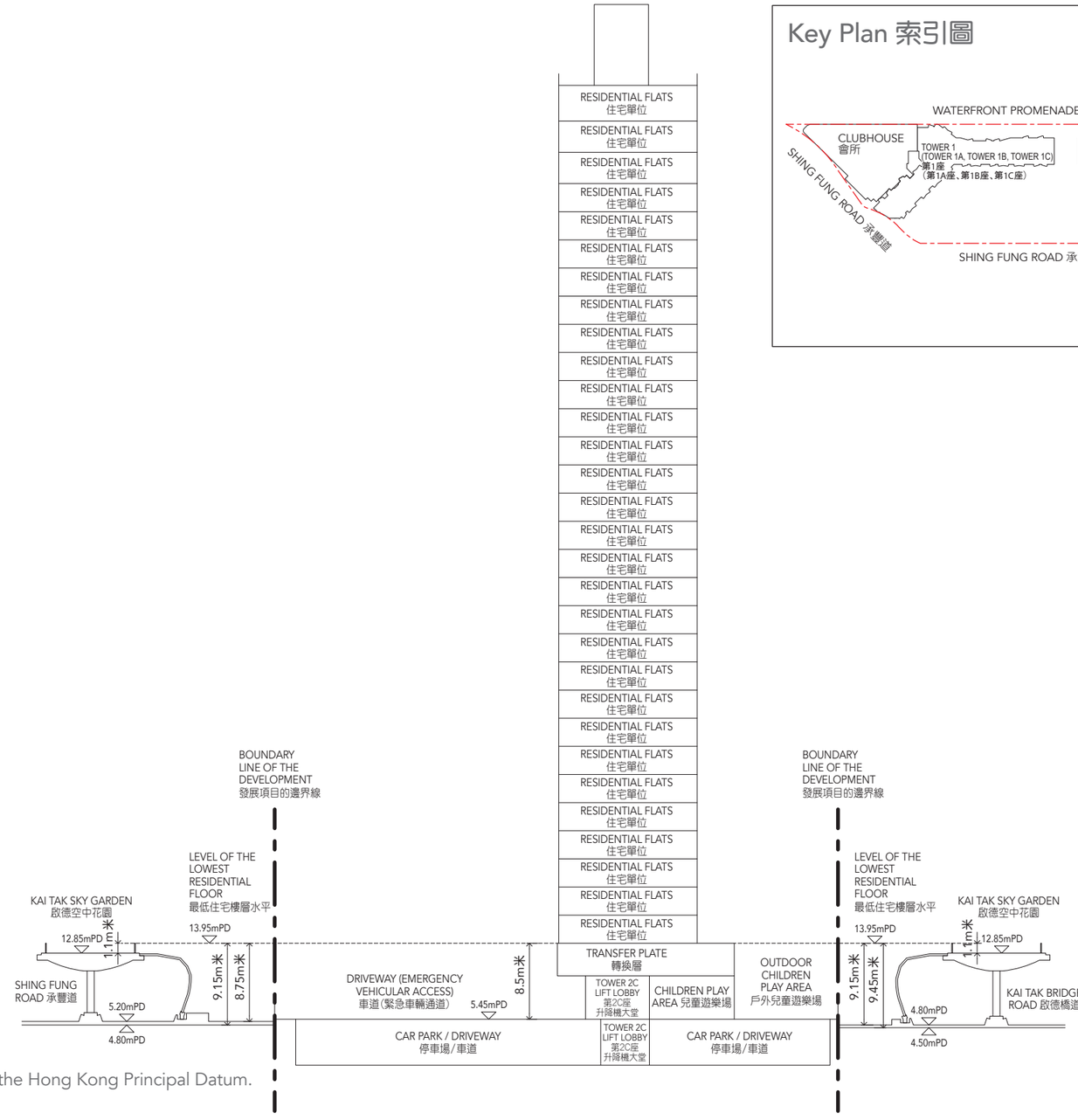
  (ii) 買方可能要聘用一間獨立的律師事務所。

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

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

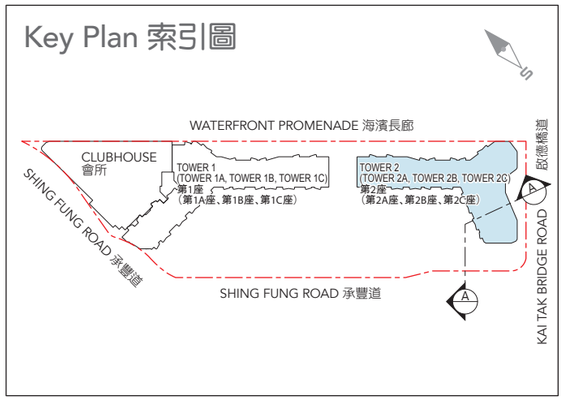
19

Cross-section Plan A-A
橫截面圖A-A



- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。
- The part of Shing Fung Road adjacent to the building is 4.80 metres to 5.20 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段承豐道為香港主水平基準以上4.80米至5.20米。
- The part of Kai Tak Bridge Road adjacent to the building is 4.50 metres to 4.80 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段啟德橋道為香港主水平基準以上4.50米至4.80米。
- The part of Kai Tak Sky Garden at Shing Fung Road adjacent to the building is 12.85 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段位於承豐道的啟德空中花園為香港主水平基準以上12.85米。
- The part of Kai Tak Sky Garden at Kai Tak Bridge Road adjacent to the building is 12.85 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段位於啟德橋道的啟德空中花園為香港主水平基準以上12.85米。
- The part of driveway (emergency vehicular access) adjacent to the building is 5.45 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段車道(緊急車輛通道)為香港主水平基準以上5.45米。

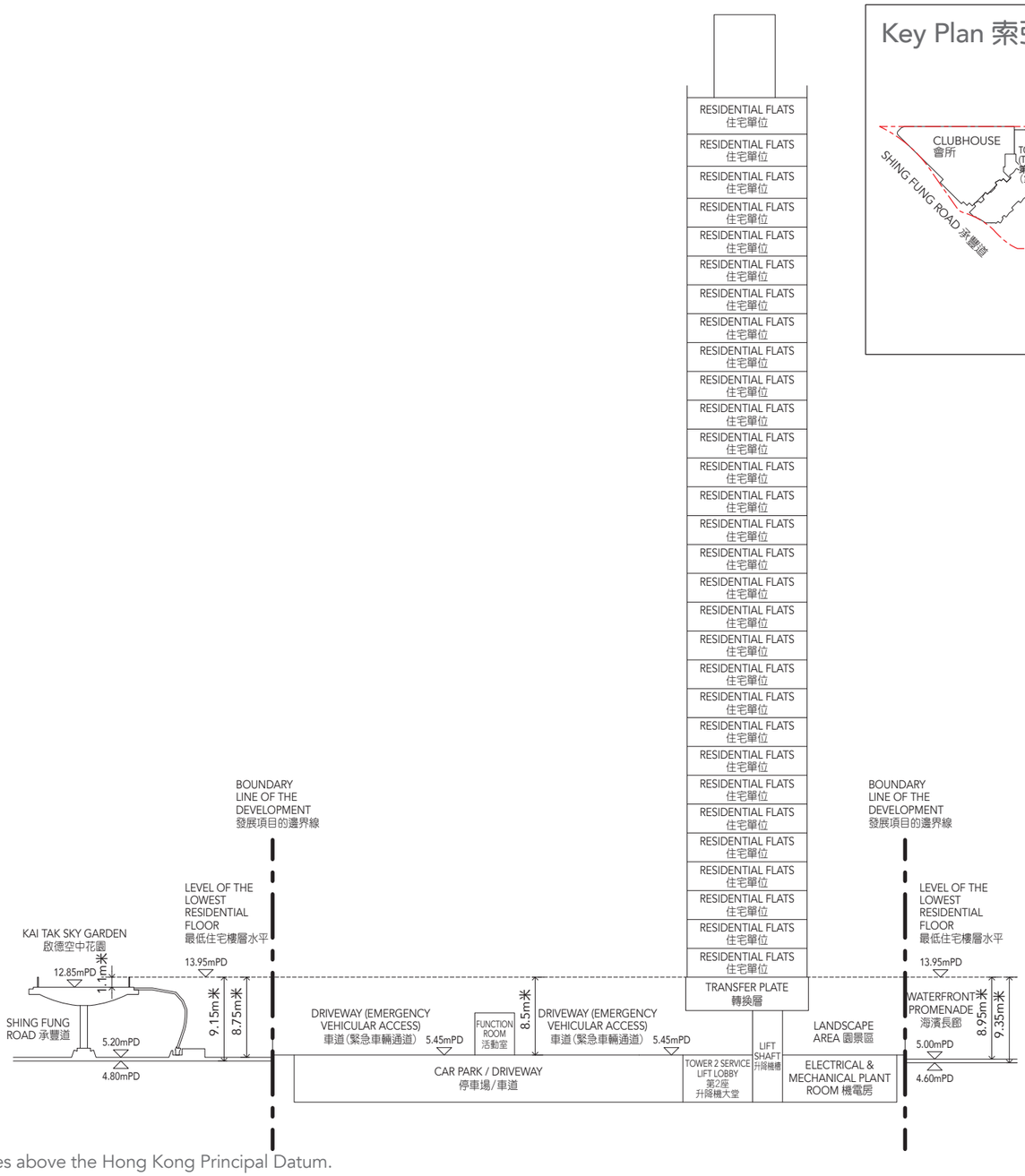
Key Plan 索引圖

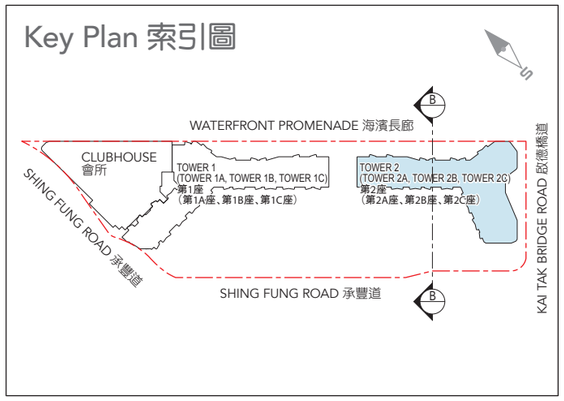


▽ height in metres above the Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度(米)

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

Cross-section Plan B-B
橫截面圖B-B

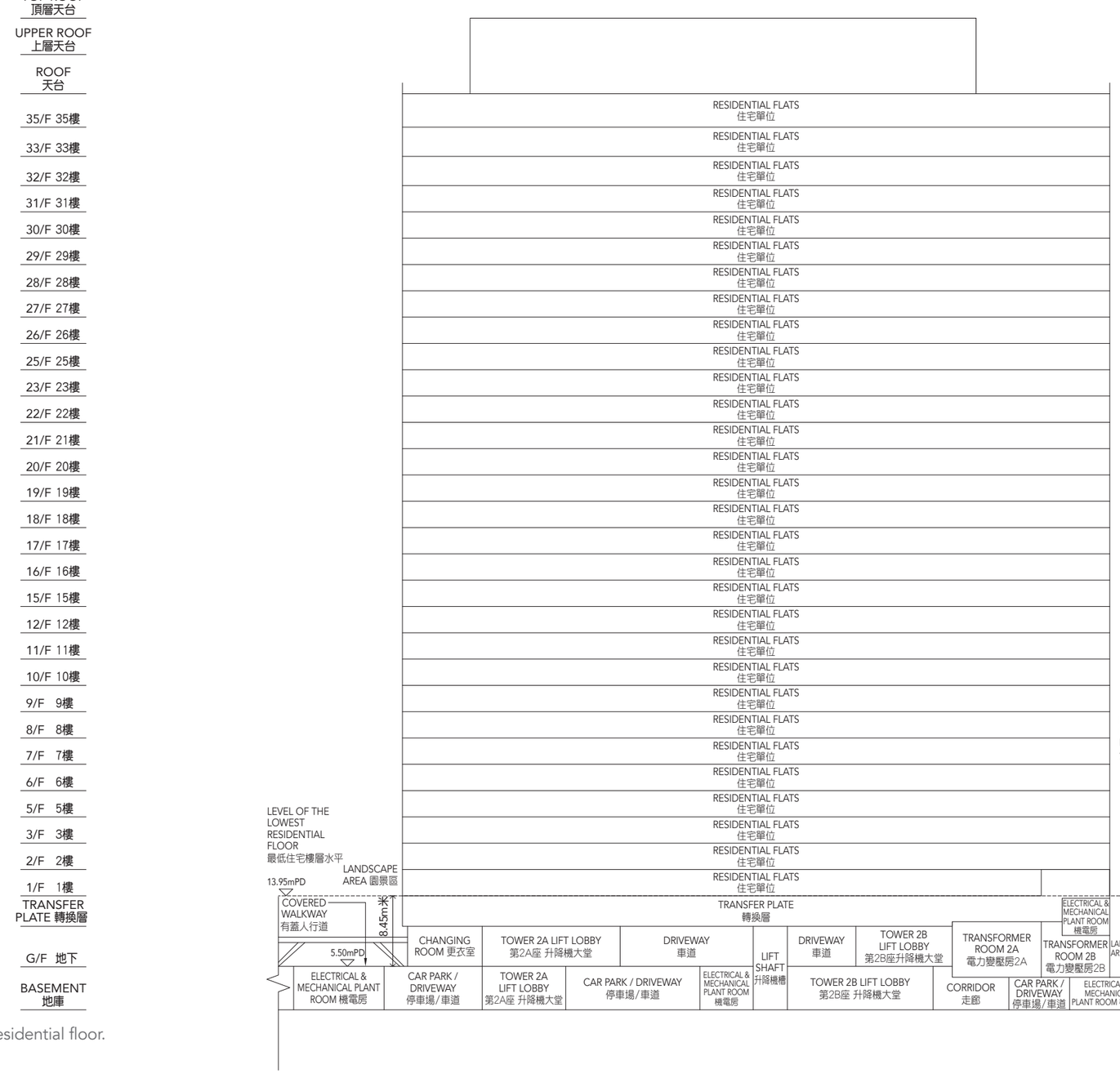




- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。
- The part of Shing Fung Road adjacent to the building is 4.80 metres to 5.20 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段承豐道為香港主水平基準以上4.80米至5.20米。
- The part of Kai Tak Sky Garden at Shing Fung Road adjacent to the building is 12.85 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段位於承豐道的啟德空中花園為香港主水平基準以上12.85米。
- The part of Waterfront Promenade adjacent to the building is 4.60 metres to 5.00 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段海濱長廊為香港主水平基準以上4.60米至5.00米。
- The part of driveway (emergency vehicular access) adjacent to the building is 5.45 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段車道(緊急車輛通道)為香港主水平基準以上5.45米。

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

Cross-section Plan C-C
橫截面圖C-C



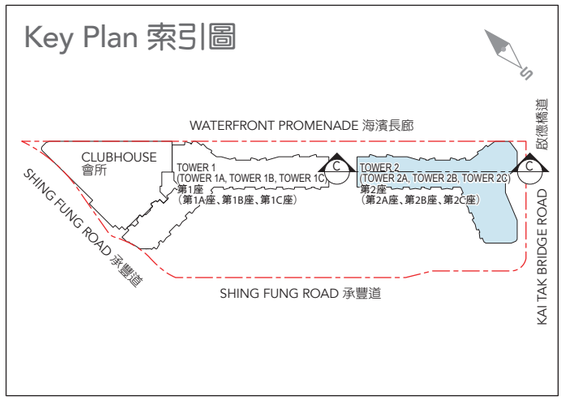
- Dotted line denotes the lowest residential floor.
- 虛線為最低住宅樓層水平。

- The part of Kai Tak Bridge Road adjacent to the building is 4.50 metres to 4.80 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段啟德橋道為香港主水平基準以上4.50米至4.80米。

- The part of Kai Tak Sky Garden at Kai Tak Bridge Road adjacent to the building is 12.85 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段位於啟德橋道的啟德空中花園為香港主水平基準以上12.85米。

- The part of Covered Walkway adjacent to the building is 5.50 metres above the Hong Kong Principal Datum.
- 毗連建築物的一段有蓋行人道為香港主水平基準以上5.50米。

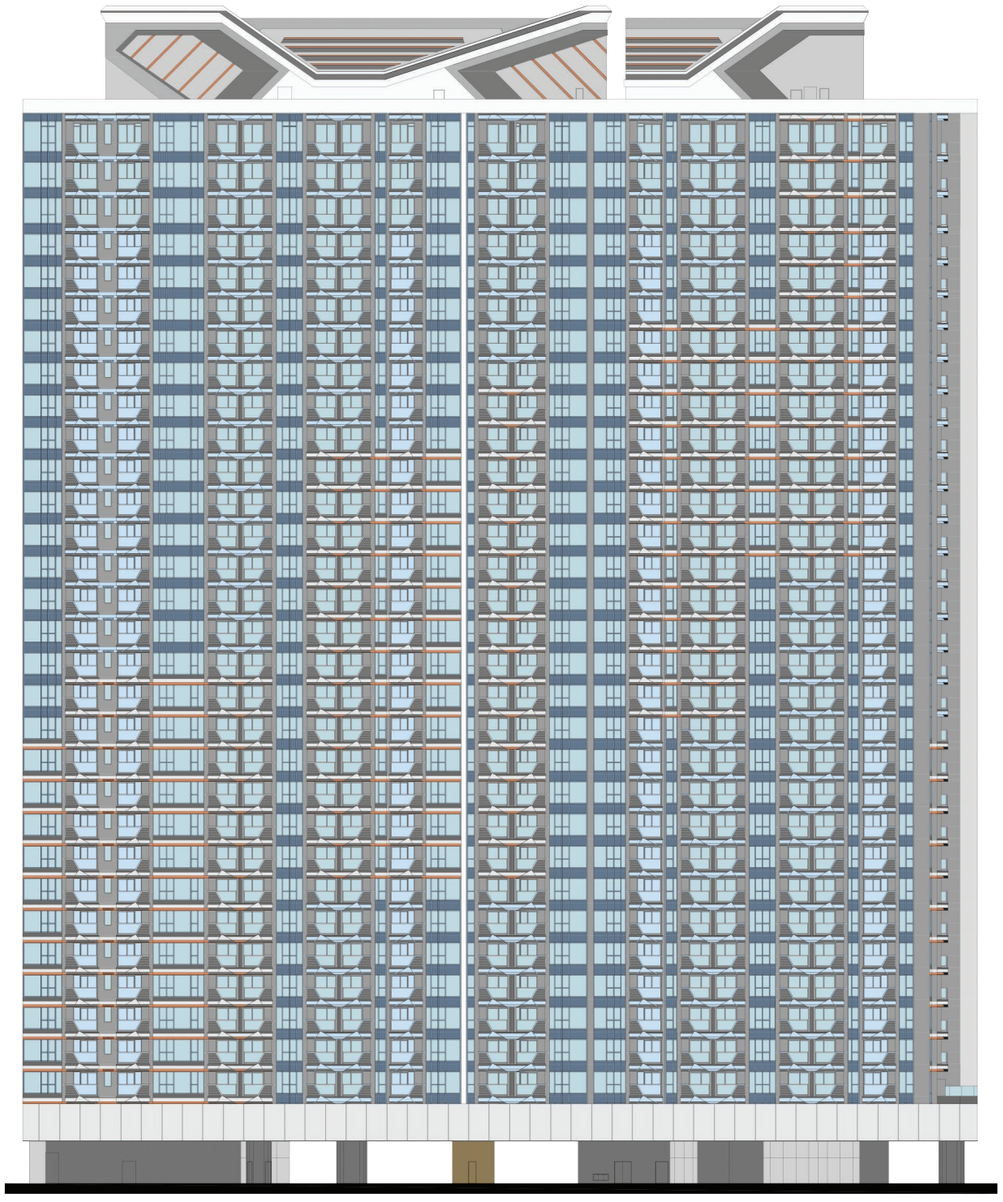
Key Plan 索引圖



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

20 ELEVATION PLAN 立面圖

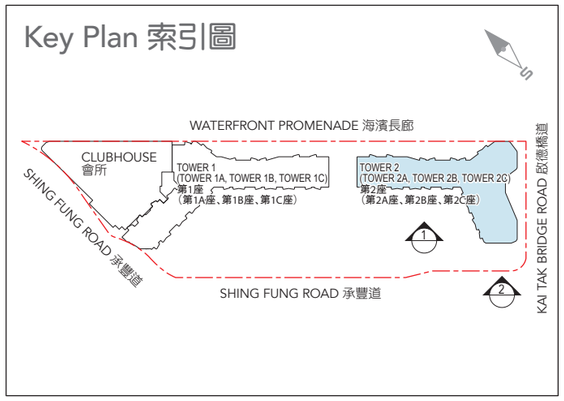
Tower 2 (Tower 2A, Tower 2B, Tower 2C)
第2座(第2A座、第2B座、第2C座)



Elevation Plan 1 - Tower 2 (Tower 2A, Tower 2B, Tower 2C)
立面圖1 - 第2座(第2A座、第2B座、第2C座)

Elevation Plan 2 - Tower 2 (Tower 2C)
立面圖2 - 第2座(第2C座)

Key Plan 索引圖



Authorized person for the Phase has certified that the elevations shown on these plans:

(1) are prepared on the basis of the approved building plans for the Phase as of 9th September 2022; and

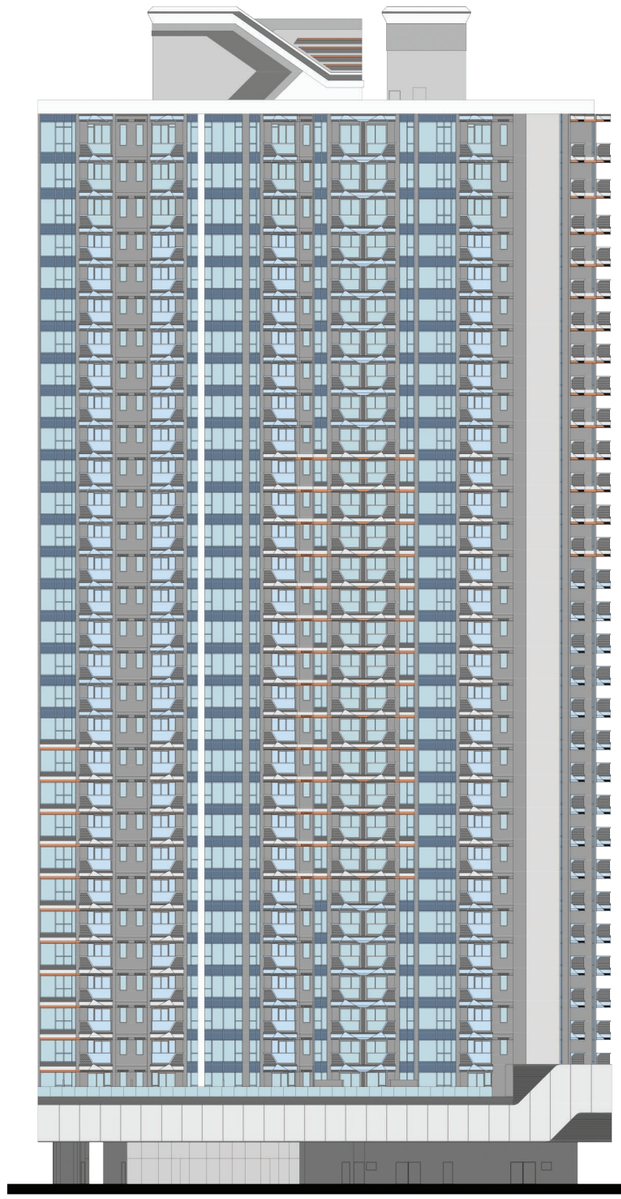
(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本立面圖所顯示的立面：

(1) 以2022年9月9日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致。

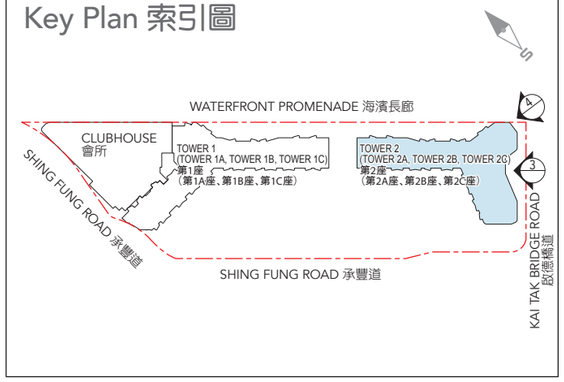
Tower 2 (Tower 2A, Tower 2B, Tower 2C)
第2座(第2A座、第2B座、第2C座)



Elevation Plan 3 - Tower 2 (Tower 2B, Tower 2C)
立面圖3 - 第2座(第2B座、第2C座)

Elevation Plan 4 - Tower 2 (Tower 2B)
立面圖4 - 第2座(第2B座)

Key Plan 索引圖



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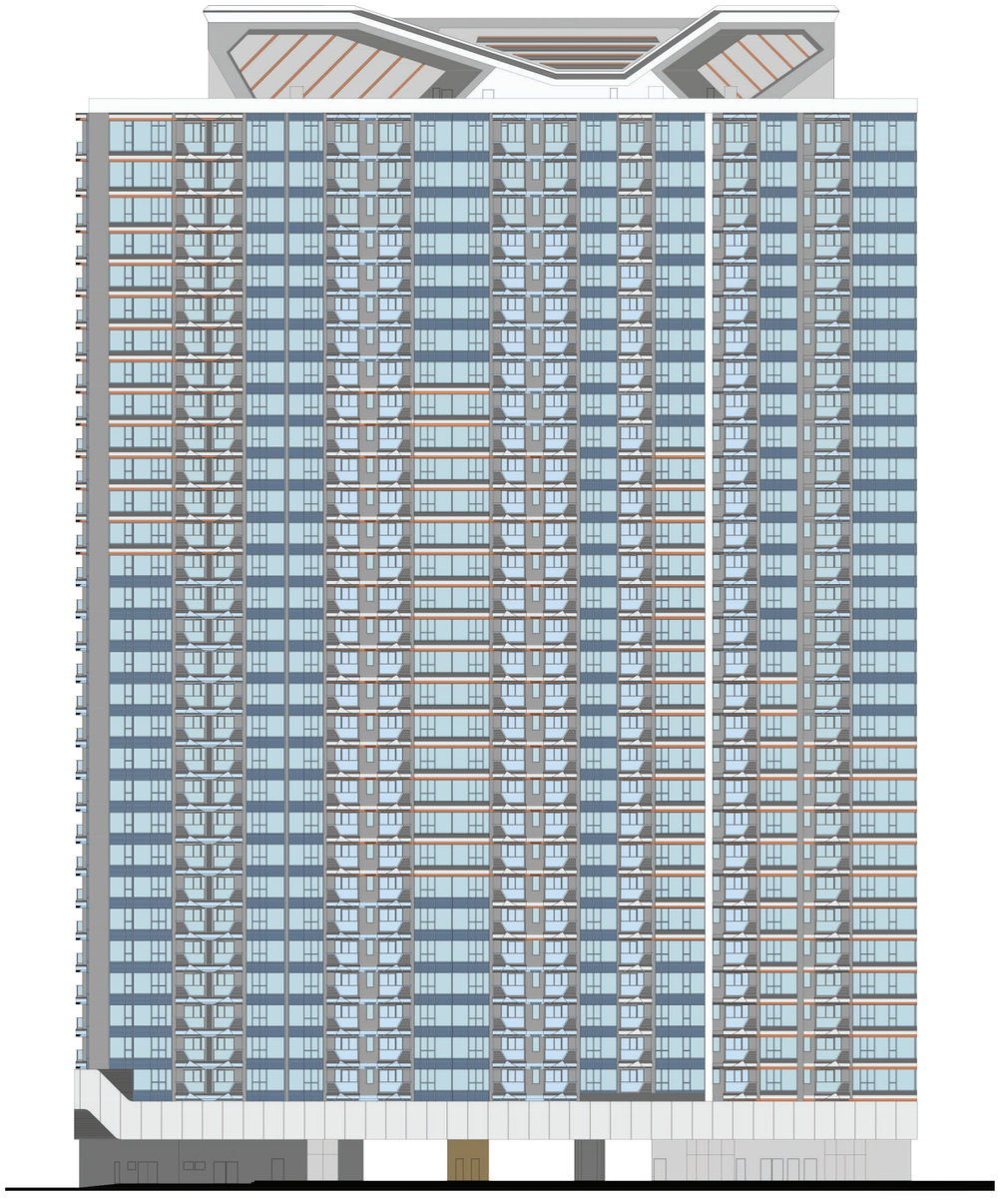
(1) 以2022年9月9日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致。

20 ELEVATION PLAN 立面圖

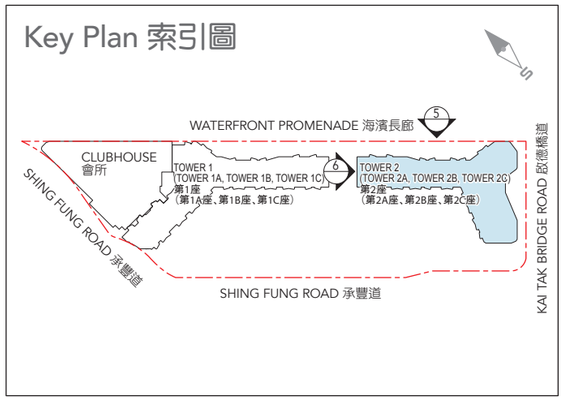
Tower 2 (Tower 2A, Tower 2B, Tower 2C)
第2座(第2A座、第2B座、第2C座)



Elevation Plan 5 - Tower 2 (Tower 2A, Tower 2B)
立面圖5 - 第2座(第2A座、第2B座)

Elevation Plan 6 - Tower 2 (Tower 2A)
立面圖6 - 第2座(第2A座)

Key Plan 索引圖



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(1) are prepared on the basis of the approved building plans for the Phase as of 9th September 2022; and

(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本立面圖所顯示的立面：

(1) 以2022年9月9日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致。

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	681.259	7,333.072	1,407.215	15,147.262	2,088.474	22,480.334
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	850.057	9,150.014	5,954.609	64,095.411	6,804.666	73,245.425

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest 0.001 square feet.
註：
以平方呎顯示之面積以1平方米=10.764平方呎換算，並四捨五入至0.001平方呎。

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

1. Copies of the Outline Zoning Plans relating to the Development are available at www.ozp.tpb.gov.hk.

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

1. 備有關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。

2. (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的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

1. Exterior Finishes

(a)	External wall	Type of finishes	Finished with curtain wall, glass wall, aluminium cladding, glass cladding, natural stone, ceramic tiles and paint
(b)	Window	Material of frame	Aluminium window frames with fluorocarbon coating
		Material of glass	Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) is provided in all living and dining rooms, master bedrooms, bedrooms and store
			Kitchen: Tinted tempered glass is provided in the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	A, B, D & M
Tower 2B	1/F - 35/F	E
Tower 2B	2/F - 35/F	J
Tower 2C	1/F - 35/F	A, B & C

Kitchen:
Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) is provided in the following flat:

Tower	Floor	Flat
Tower 2C	1/F	D

(c)	Bay window	Material and window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	Type of finishes	(i) Balcony External Wall: Aluminium cladding and porcelain tiles Ceiling: Aluminium ceiling panel Floor: Porcelain tiles Balustrade: Metal and clear glass balustrade with aluminium cladded curb
			(ii) Verandah: Not applicable
		Whether it is covered	All balconies are covered
(f)	Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料

(a)	外牆	裝修物料的類型	鋪砌玻璃幕牆、玻璃牆、鋁質蓋板、玻璃蓋板、天然石材、瓷磚及油漆
(b)	窗	框的用料	鋁質氟碳塗層窗框
		玻璃的用料	全部客飯廳、主人睡房、睡房及儲物室提供雙層中空玻璃(透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃)
			廚房： 以下單位提供有色透明強化清玻璃：

座數	樓層	單位
第2A座	1樓至35樓	A, B, D及M
第2B座	1樓至35樓	E
第2B座	2樓至35樓	J
第2C座	1樓至35樓	A, B及C

廚房：
以下單位提供雙層中空玻璃(透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃)：

座數	樓層	單位
第2C座	1樓	D

(c)	窗台	用料及窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	(i) 露台 外牆：鋁質蓋板及高溫瓷磚 天花板：鋁質天花板 地台：高溫瓷磚 圍欄：金屬及透明清玻璃圍欄，台邊鋪砌鋁質蓋板
			(ii) 陽台：不適用
		是否有蓋	所有露台有蓋
(f)	乾衣設施	類型及用料	不適用

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior Finishes					
			Wall	Floor	Ceiling
(a)	Lobby	Type of each residential block lift lobbies (Basement) finishes	Plastic laminate, stainless steel, decorative glass and terrazzo stone	Porcelain tiles and stainless steel strip	Gypsum board false ceiling finished with emulsion paint
		Type of each residential block lift lobbies (G/F) finishes	Stainless steel, timber veneer, plastic laminate, decorative glass, natural stone and resin	Natural stone and brass	Gypsum board false ceiling finished with emulsion paint and special paint
		Type of Towers 2A, 2B and 2C lift lobbies finishes (1/F- 35/F)	Plastic laminate, stainless steel, decorative glass and terrazzo stone	Porcelain tiles and stainless steel strip	Gypsum board false ceiling finished with emulsion paint and special paint

2. 室內裝修物料					
			牆壁	地板	天花板
(a)	大堂	各住宅大廈電梯大堂(地庫)裝修物料的類型	膠板、不銹鋼、裝飾玻璃及水磨石材	高溫瓷磚及不銹鋼條	石膏板假天花髹乳膠漆
		各住宅大廈電梯大堂(地下)裝修物料的類型	不銹鋼、木皮飾面、膠板、裝飾玻璃、天然石材及樹脂板材	天然石材及銅	石膏板假天花髹乳膠漆及特色油漆
		第2A、2B及2C座電梯大堂裝修物料的類型(1樓至35樓)	膠板、不銹鋼、裝飾玻璃及水磨石材	高溫瓷磚及不銹鋼條	石膏板假天花髹乳膠漆及特色油漆

2. Interior Finishes

			Wall	Ceiling
(b)	Internal wall and ceiling	Type of living and dining room finishes (except Flat E, 18/F, Tower 2A)	Emulsion paint is provided in the following flats: Tower 2A: 1/F - 17/F, 19/F - 35/F: A, B, C, D, E, G, H, J, K & M Tower 2A: 18/F: A, B, C, D, G, H, J, K & M Tower 2B: 2/F - 35/F: A & J Tower 2B: 1/F - 35/F: B, C, D, E & F Tower 2C: 2/F - 35/F: E Tower 2C: 1/F - 35/F: A, B, C, D, F, G, H, J, K & M Emulsion paint and melamine faced chipboard with plastic laminate finish is provided in the following flats: Tower 2A: 1/F - 35/F: F, L & N Tower 2B: 1/F - 35/F: G & H Tower 2C: 1/F - 35/F: L	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint
		Type of living and dining room finishes (Flat E, 18/F, Tower 2A)	Timber veneer, natural stone, wallcovering, high gloss lacquer and stainless steel	Ceiling finished with emulsion paint, gypsum board bulkhead finished with emulsion paint and timber veneer
		Type of bedroom finishes (except Flat E, 18/F, Tower 2A)	Emulsion paint	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint
		Type of bedroom finishes (for Master Bedroom) (Flat E, 18/F, Tower 2A)	Timber veneer, wallcovering, high gloss lacquer and stainless steel	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint

2. 室內裝修物料

			牆壁	天花板
(b)	內牆及天花板	客飯廳裝修物料的類型（第2A座18樓E單位除外）	乳膠漆於以下單位提供： 第2A座：1樓至17樓、19樓至35樓：A, B, C, D, E, G, H, J, K及M 第2A座：18樓：A, B, C, D, G, H, J, K及M 第2B座：2樓至35樓：A及J 第2B座：1樓至35樓：B, C, D, E及F 第2C座：2樓至35樓：E 第2C座：1樓至35樓：A, B, C, D, F, G, H, J, K及M 乳膠漆及膠板飾面高壓美耐板於以下單位提供： 第2A座：1樓至35樓：F, L及N 第2B座：1樓至35樓：G及H 第2C座：1樓至35樓：L	天花板髹乳膠漆及石膏板假陣髹乳膠漆
		客飯廳裝修物料的類型（第2A座18樓E單位）	木皮飾面、天然石材、牆紙、高亮漆及不銹鋼	天花板髹乳膠漆、石膏板假陣髹乳膠漆及木皮飾面
		睡房裝修物料的類型（第2A座18樓E單位除外）	乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆
		睡房裝修物料的類型（適用於主人睡房）（第2A座18樓E單位）	木皮飾面、牆紙、高亮漆及不銹鋼	天花板髹乳膠漆及石膏板假陣髹乳膠漆

2. Interior Finishes

			Floor	Skirting
(c)	Internal floor	Material of living and dining room finishes (except Flat E, 18/F, Tower 2A)	Engineered timber flooring Reconstituted stone with stainless steel strip along edge of floor adjoining door to balcony, utility platform and private flat roof (if any) Reconstituted stone with stainless steel strip at entrance in the following flats: Tower 2A, 1/F - 35/F, F, L & N Tower 2B, 1/F - 35/F, G & H Tower 2C, 1/F - 35/F, L	Laminated timber skirting
		Material of living and dining room finishes (Flat E, 18/F, Tower 2A)	Natural stone and stainless steel strip	Not applicable
		Material of bedroom finishes (except Flat E, 18/F, Tower 2A)	Engineered timber flooring	Laminated timber skirting
		Material of bedroom finishes (for Master Bedroom) (Flat E, 18/F, Tower 2A)	Engineered timber flooring	Not applicable

2. 室內裝修物料

			地板	牆腳線
(c)	內部地板	客飯廳裝修物料的用料（第2A座18樓E單位除外）	複合木地板 沿通往露台、工作平台及私人平台(如有)門戶之內部地台圍邊部分鋪人造石材及不銹鋼條 以下單位入口部分鋪人造石材及不銹鋼條： 座數：第2A座；樓層：1樓至35樓；單位：F, L及N 座數：第2B座；樓層：1樓至35樓；單位：G及H 座數：第2C座；樓層：1樓至35樓；單位：L	複合木牆腳線
		客飯廳裝修物料的用料（第2A座18樓E單位）	天然石材及不銹鋼條	不適用
		睡房裝修物料的用料（第2A座18樓E單位除外）	複合木地板	複合木牆腳線
		睡房裝修物料的用料（適用於主人睡房）（第2A座18樓E單位）	複合木地板	不適用

2. Interior Finishes			
			Wall, Floor and Ceiling
(d)	Bathroom	Type of finishes	Master Bathroom: Tower / Floor / Flat Tower 2A / 1/F - 35/F / A Tower 2B / 2/F - 35/F / A Wall: Decorative glass, stainless steel, mirror, porcelain tiles and reconstituted stone Floor: Porcelain tiles Ceiling: Gypsum board false ceiling finished with emulsion paint
			Bathroom: Wall: Stainless steel, mirror, porcelain tiles and reconstituted stone Floor: Porcelain tiles Ceiling: Gypsum board false ceiling finished with emulsion paint
			Lavatory: Tower / Floor / Flat Tower 2A / 1/F - 35/F / A Wall: Ceramic tiles Floor: Homogenous tiles Ceiling: Gypsum board false ceiling finished with emulsion paint
		Whether the wall finishes run up to ceiling	Run up to false ceiling level

2. 室內裝修物料			
			牆壁、地板及天花板
(d)	浴室	裝修物料的類型	主人浴室： 座數 / 樓層 / 單位 第2A座 / 1樓至35樓 / A 第2B座 / 2樓至35樓 / A 牆壁：裝飾玻璃、不銹鋼、鏡、高溫瓷磚及人造石材 地板：高溫瓷磚 天花板：石膏板假天花髹乳膠漆
			浴室： 牆壁：不銹鋼、鏡、高溫瓷磚及人造石材 地板：高溫瓷磚 天花板：石膏板假天花髹乳膠漆
			洗手間： 座數 / 樓層 / 單位 第2A座 / 1樓至35樓 / A 牆壁：瓷磚 地板：均質磚 天花板：石膏板假天花髹乳膠漆
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

2. Interior Finishes

			Wall, Floor, Ceiling and Cooking Bench
(e)	Kitchen	Type of finishes	Open Kitchen: Tower / Floor / Flat Tower 2A / 1/F - 17/F, 19/F - 35/F / C, E, F, G, H, J, K, L & N Tower 2A / 18/F / C, F, G, H, J, K, L & N Tower 2B / 2/F - 35/F / A Tower 2B / 1/F - 35/F / B, C, D, F, G & H Tower 2C / 2/F - 35/F / D & E Tower 2C / 1/F - 35/F / F, G, H, J, K, L & M Wall: Decorative glass, stainless steel, melamine faced chipboard with plastic laminated finish and porcelain tiles Floor: Engineered timber flooring, reconstituted stone and stainless steel strip Ceiling: Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint Cooking Bench: Reconstituted stone
			Open Kitchen: Tower / Floor / Flat Tower 2A / 18/F / E Wall: Natural stone, high gloss lacquer and timber veneer Floor: Natural stone Ceiling: Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint and timber veneer Cooking Bench: Natural stone

2. 室內裝修物料

			牆壁、地板、天花板及灶台
(e)	廚房	裝修物料的類型	開放式廚房： 座數 / 樓層 / 單位 第2A座 / 1樓至17樓、19樓至35樓 / C, E, F, G, H, J, K, L及N 第2A座 / 18樓 / C, F, G, H, J, K, L及N 第2B座 / 2樓至35樓 / A 第2B座 / 1樓至35樓 / B, C, D, F, G及H 第2C座 / 2樓至35樓 / D及E 第2C座 / 1樓至35樓 / F, G, H, J, K, L及M 牆壁：裝飾玻璃、不銹鋼、膠板飾面高壓美耐板及高溫瓷磚 地板：複合木地板、人造石材及不銹鋼條 天花板：天花板髮乳膠漆及石膏板假天花髮乳膠漆 灶台：人造石材
			開放式廚房： 座數 / 樓層 / 單位 第2A座 / 18樓 / E 牆壁：天然石材、高亮漆及木皮飾面 地板：天然石材 天花：天花板髮乳膠漆及石膏板假天花髮乳膠漆及木皮飾面 灶台：天然石材

2. Interior Finishes			
			Wall, Floor, Ceiling and Cooking Bench
(e)	Kitchen	Type of finishes	Enclosed Kitchen: Tower / Floor / Flat Tower 2A / 1/F - 35/F / A, B, D & M Tower 2B / 1/F - 35/F / E Tower 2B / 2/F - 35/F / J Tower 2C / 1/F - 35/F / A, B & C Tower 2C / 1/F / D Wall: Decorative glass, stainless steel and porcelain tiles Floor: Porcelain tiles Ceiling: Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint Cooking Bench: Reconstituted stone
		Whether the wall finishes run up to ceiling	Run up to false ceiling level

2. 室內裝修物料			
			牆壁、地板、天花板及灶台
(e)	廚房	裝修物料的類型	圍封式廚房： 座數 / 樓層 / 單位 第2A座 / 1樓至35樓 / A, B, D及M 第2B座 / 1樓至35樓 / E 第2B座 / 2樓至35樓 / J 第2C座 / 1樓至35樓 / A, B及C 第2C座 / 1樓 / D 牆壁：裝飾玻璃、不銹鋼及高溫瓷磚 地板：高溫瓷磚 天花板：天花板髹乳膠漆及石膏板假天花髹乳膠漆 灶台：人造石材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior Fittings

			Material	Finishes	Accessories
(a)	Doors	Flat main entrance door	Solid core fire rated timber door	Plastic laminate, timber veneer and stainless steel	Smart door lock, concealed door closer, door hinges, smoke seal, door stopper and eye viewer
		Bedroom door	Hollow core timber door	Plastic laminate and timber veneer	Lockset, door hinges and door stopper
		Kitchen door	Solid core fire rated timber door	Plastic laminate, timber veneer, stainless steel and fire rated glass vision panel	Door handle, door hinges, door stopper and concealed door closer
		Bathroom door (for Master Bathroom and Bathroom)	Hollow core timber door with stainless steel louvre	Plastic laminate, timber veneer and stainless steel	Lockset, door hinges and door stopper
		Store door	Hollow core timber door is provided in the following flats: Tower 2A: 1/F - 35/F: C Tower 2B: 1/F - 35/F: B & D	Plastic laminate and timber veneer	Lockset, door hinges and door stopper
			Hollow core timber sliding door is provided in the following flats: Tower 2A: 1/F - 35/F: B & D Tower 2B: 1/F - 35/F: E Tower 2B: 2/F - 35/F: J	Plastic laminate and timber veneer	Sliding door track set and lockset

3. 室內裝置

			用料	裝修物料	配件
(a)	門	單位之主大門	實心防火木門	膠板、木皮飾面及不銹鋼	智能門鎖、暗藏氣鼓、門鉸、防煙條、門擋及防盜眼
		睡房門	空心木門	膠板及木皮飾面	門鎖、門鉸及門擋
		廚房門	實心防火木門	膠板、木皮飾面、不銹鋼及防火玻璃小窗	門把手、門鉸、門擋及暗藏氣鼓
		浴室門（適用於主人浴室及浴室）	空心木門設有不銹鋼百葉	膠板、木皮飾面及不銹鋼	門鎖、門鉸及門擋
		儲物室門	以下單位提供空心木門： 第2A座: 1樓至35樓: C 第2B座: 1樓至35樓: B及D	膠板及木皮飾面	門鎖、門鉸及門擋
			以下單位提供空心木趟門： 第2A座: 1樓至35樓: B及D 第2B座: 1樓至35樓: E 第2B座: 2樓至35樓: J	膠板及木皮飾面	趟門軌道及門鎖

3. Interior Fittings					
			Material	Finishes	Accessories
(a)	Doors	Utility door	Hollow core timber sliding door	Plastic laminate and timber veneer	Sliding door track set and lockset
		Lavatory door	Aluminium framed glass folding door	Frosted glass and aluminium	Folding door track set, lockset and door hinges
		Balcony and Utility Platform door	Aluminium framed glass sliding door	Clear glass and aluminium	Sliding door track set and lockset with handle
		Flat Roof door	Aluminium framed glass sliding door	Clear glass and aluminium	Sliding door track set and lockset
		Roof door	Stainless steel gate	Stainless steel	Lockset, door hinges and door stopper

3. 室內裝置					
			用料	裝修物料	配件
(a)	門	工作間門	空心木趟門	膠板及木皮飾面	趟門軌道及門鎖
		洗手間門	鋁框玻璃折疊門	磨砂玻璃及鋁	折疊門軌道、門鎖及門鉸
		露台及工作平台門	鋁框玻璃趟門	清玻璃及鋁	趟門軌道及門鎖連把手
		平台門	鋁框玻璃趟門	清玻璃及鋁	趟門軌道及門鎖
		天台門	不銹鋼閘	不銹鋼	門鎖、門鉸及門擋

3. Interior Fittings

			Type		Material
(b)	Bathroom	(i) Fittings and equipment	Cabinet	Counter-top	Reconstituted stone
				Mirror Cabinet	Stainless steel, mirror and glass
				Basin Cabinet	Timber basin cabinet finished with plastic laminate and stainless steel is provided in the Bathroom of the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	G, H, J, K & N
Tower 2B	1/F - 35/F	F
Tower 2C	1/F - 35/F	G, H, J, K & M
Tower 2C	2/F - 35/F	D & E

Timber basin cabinet finished with high gloss lacquer, plastic laminate and stainless steel is provided in the Bathroom of the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	A, B, C, D, E, F, L & M
Tower 2B	2/F - 35/F	A & J
Tower 2B	1/F - 35/F	B, C, D, E, G & H
Tower 2C	1/F - 35/F	A, B, C, F & L
Tower 2C	1/F	D

Timber basin cabinet finished with vinyl and stainless steel is provided in the Master Bathroom of the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	A
Tower 2B	2/F - 35/F	A

3. 室內裝置

			類型		用料
(b)	浴室	(i) 裝置及設備	櫃	櫃台面	人造石材
				鏡櫃	不銹鋼、鏡及玻璃
				面盆櫃	木製面盆櫃配以膠板及不銹鋼於以下單位之浴室提供：

座數	樓層	單位
第2A座	1樓至35樓	G, H, J, K及N
第2B座	1樓至35樓	F
第2C座	1樓至35樓	G, H, J, K及M
第2C座	2樓至35樓	D及E

木製面盆櫃配以高亮漆、膠板及不銹鋼於以下單位之浴室提供：

座數	樓層	單位
第2A座	1樓至35樓	A, B, C, D, E, F, L及M
第2B座	2樓至35樓	A及J
第2B座	1樓至35樓	B, C, D, E, G及H
第2C座	1樓至35樓	A, B, C, F及L
第2C座	1樓	D

木製面盆櫃配以人造皮及不銹鋼於以下單位之主人浴室提供：

座數	樓層	單位
第2A座	1樓至35樓	A
第2B座	2樓至35樓	A

3. Interior Fittings					
			Type		Material
(b)	Bathroom	(i) Fittings and equipment	Wash basin mixer		Metal
			Wash basin and water closet		Vitreous china
			Toilet paper holder		Metal
			Curtain rail		Metal for Master Bathroom is provided in the following flats: Tower: Tower 2A; Floor: 1/F - 35/F; Flat: A Tower: Tower 2B; Floor: 2/F - 35/F; Flat: A
			Towel rack		Metal
			Towel hook		Metal
			Bathroom appliances		Please refer to the "Appliances Schedule"
		(ii) Water supply system	Cold water supply		Copper water pipes
			Hot water supply		Copper water pipes with thermal insulation
		(iii) Bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Metal
				Shower compartment	Tempered glass
			Bath tub	Bath mixer and shower set	Metal
				Bath tub	Enamelled steel
		(iv) Size of bath tub, if applicable	1500mm(L) x 700mm(W) x 410mm(D)		

3. 室內裝置					
			類型		用料
(b)	浴室	(i) 裝置及設備	洗手盆水龍頭		金屬
			洗手盆及坐廁		陶瓷
			廁紙架		金屬
			浴簾桿		金屬，於以下單位主人浴室提供： 座數: 第2A座; 樓層: 1樓至35樓; 單位: A 座數: 第2B座; 樓層: 2樓至35樓; 單位: A
			毛巾架		金屬
			毛巾鉤		金屬
			浴室設備		請參閱「設備說明表」
		(ii) 供水系統	冷水供水		銅喉
			熱水供水		配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施（包括花灑或浴缸（如適用的話））	花灑	淋浴水龍頭及花灑套裝	金屬
				淋浴間	強化玻璃
			浴缸	浴缸水龍頭及花灑套裝	金屬
				浴缸	搪瓷鋼
		(iv)浴缸大小（如適用的話）	1500毫米(長) x 700毫米(闊) x 410毫米(深)		

3. Interior Fittings				
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return	
			Material and finishes	
		(iii) Kitchen cabinet	Wooden kitchen cabinet finished with plastic laminate and metal handle and door panel of melamine faced chipboard in plastic laminated finish and high gloss lacquer finish is provided in the following flats:	
			Wooden kitchen cabinet finished with timber veneer and metal handle is provided in the following flat:	
		(iv) Type of all other fittings and equipment	Type of other fittings	Metal sink mixer
			Type of other equipment	Concealed type sprinkler head inside ceiling void and smoke detector installed at Living and Dining Room (for flats with open kitchen only)
			Kitchen appliances	Please refer to the "Appliances Schedule"

Tower	Floor	Flat
Tower 2A	1/F - 17/F, 19/F - 35/F	All residential flats
Tower 2A	18/F	A, B, C, D, F, G, H, J, K, L, M & N
Tower 2B	1/F - 35/F	All residential flats
Tower 2C	1/F - 35/F	All residential flats

Tower	Floor	Flat
Tower 2A	18/F	E

3. 室內裝置				
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水供水採用銅喉及熱水供水/熱水回水採用配有隔熱絕緣保護之銅喉	
			用料及裝修物料	
		(iii) 廚櫃	以下單位提供膠板飾面及金屬把手木製廚櫃組合，配高亮漆膠板飾面高壓美耐板廚櫃門板：	
			以下單位提供木皮飾面及金屬把手木製廚櫃組合：	
		(iv)所有其他裝置及設備的類型	其他裝置的類型	金屬水龍頭
			其他設備的類型	暗藏式花灑頭於天花內及煙霧感應器安裝在客飯廳(僅適用於開放式廚房單位)
			廚房設備	請參閱「設備說明表」

座數	樓層	單位
第2A座	1樓至17樓、19樓至35樓	所有住宅單位
第2A座	18樓	A, B, C, D, F, G, H, J, K, L, M及N
第2B座	1樓至35樓	所有住宅單位
第2C座	1樓至35樓	所有住宅單位

座數	樓層	單位
第2A座	18樓	E

3. Interior Fittings					
			Fittings	Type	Material
(d)	Bedroom (except Flat E, 18/F, Tower 2A)	Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
	Bedroom (for Flat E, 18/F, Tower 2A)	Fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Curtain	Fabric
				Curtain track	Metal
				Clothes rail	Metal and glass
				Wall-hung shelf	Metal and timber
				Wall-hung desk	Timber and natural stone
				Wall-hung cabinet (with drawer)	Timber
				Wall-hung sofa	Timber and vinyl
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"		

3. 室內裝置					
			裝置	類型	用料
(d)	睡房(第2A座18樓E單位除外)	裝置(包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
	睡房(適用於第2A座18樓E單位)	裝置(包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	窗簾	布飾
				窗簾路軌	金屬
				掛衣架	金屬及玻璃
				掛牆式層架	金屬及木
				掛牆式枱	木及天然石材
				掛牆式櫃(附有抽屜)	木
				掛牆式座椅	木及人造皮
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」		

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior Fittings

			Fittings	Type
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	a. Single phase electricity supply with miniature circuit breaker distribution board at the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	B, D, G, H, J, K, M & N
Tower 2B	1/F - 35/F	E & F
Tower 2B	2/F - 35/F	J
Tower 2C	1/F - 35/F	A, B, C, D, G, H, J, K & M
Tower 2C	2/F - 35/F	E

b. Three phase electricity supply with miniature circuit breaker distribution board at the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	A, C, E, F & L
Tower 2B	2/F - 35/F	A
Tower 2B	1/F - 35/F	B, C, D, G & H
Tower 2C	1/F - 35/F	F & L

	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats"

3. 室內裝置

			裝置	類型
(g)	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供全部電掣及電插座之面板
			安全裝置	a. 單相電力並裝妥微型斷路器設於以下單位：

座數	樓層	單位
第2A座	1樓至35樓	B, D, G, H, J, K, M及N
第2B座	1樓至35樓	E及F
第2B座	2樓至35樓	J
第2C座	1樓至35樓	A, B, C, D, G, H, J, K及M
第2C座	2樓至35樓	E

b. 三相電力並裝妥微型斷路器設於以下單位：

座數	樓層	單位
第2A座	1樓至35樓	A, C, E, F及L
第2B座	2樓至35樓	A
第2B座	1樓至35樓	B, C, D, G及H
第2C座	1樓至35樓	F及L

	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」

3. Interior Fittings

(h)	Gas supply	Type	Towngas
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	A, B, D & M
Tower 2B	1/F - 35/F	E
Tower 2B	2/F - 35/F	J
Tower 2C	1/F - 35/F	A, B & C
Tower 2C	1/F	D

Separate gas meter with gas supply pipe is provided and connected to gas water heater for the following flats:

Tower	Floor	Flat
Tower 2A	1/F - 35/F	C, E, F, G, H, J, K, L & N
Tower 2B	1/F - 35/F	B, C, D, F, G & H
Tower 2C	2/F - 35/F	D & E
Tower 2C	1/F - 35/F	F, G, H, J, K, L & M

No gas supply for other flats

		Location	For the location of gas hob and gas water heater, please refer to the "Appliances Schedule"
(i)	Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions of Residential Flats"
		Design	Drain point of a diameter of 40mm and water point of a diameter of 15mm are provided for washing machine
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]
		(iii) Whether hot water is available	Hot water supply to kitchen, bathroom and lavatory

3. 室內裝置

(h)	氣體供應	類型	煤氣
		系統	獨立煤氣錶及煤氣喉供接駁煤氣煮食爐及煤氣熱水爐於以下單位提供：

座數	樓層	單位
第2A座	1樓至35樓	A, B, D及M
第2B座	1樓至35樓	E
第2B座	2樓至35樓	J
第2C座	1樓至35樓	A, B及C
第2C座	1樓	D

獨立煤氣錶及煤氣喉供接駁煤氣熱水爐於以下單位提供：

座數	樓層	單位
第2A座	1樓至35樓	C, E, F, G, H, J, K, L及N
第2B座	1樓至35樓	B, C, D, F, G及H
第2C座	2樓至35樓	D及E
第2C座	1樓至35樓	F, G, H, J, K, L及M

			其他單位沒有氣體提供
		位置	煤氣煮食爐及煤氣熱水爐位置，請參閱「設備說明表」
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」
		設計	設有洗衣機去水直徑為40毫米及來水直徑為15毫米接駁喉位
(j)	供水	(i) 水管的用料	冷水供水採用銅喉及熱水供水/熱水回水採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]
		(iii) 有否熱水供應	廚房、浴室及洗手間供應熱水

4. Miscellaneous				
			Residential lifts	
(a)	Lifts	(i) Brand name and model number	Brand name	Otis
			Model number	For Lift nos. L12-L14, L16-L18 & L20-L22 : Skyrise For Lift nos. L15 & L19 : GeN2-MR
		(ii) Number and floors served	Number of lifts	11
			Floor served by the lifts	For Lift nos. L12-L14 & L16-L22: Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F For Lift nos. L15: Basement, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F
			Lift in recreational facilities	
(a)	Lifts	(i) Brand name and model number	Brand name	Otis
			Model number	For Lift nos. L23 & L24 : GeN2-Regen
		(ii) Number and floors served	Number of lifts	2
			Floor served by the lifts	For lift no. L23: Basement, G/F, 3/F & 5/F For lift no. L24: Basement, G/F, 1/F-3/F & 5/F-6/F

4. 雜項				
			住宅升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯
			產品型號	升降機號碼L12-L14、L16-L18及L20-L22：Skyrise 升降機號碼L15及L19：GeN2-MR
		(ii) 數目及到達的樓層	升降機的數目	11
			到達的樓層	升降機號碼L12-L14及L16-L22： 地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓 升降機號碼L15： 地庫、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓
			康樂設施內之升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯
			產品型號	升降機號碼L23及L24：GeN2-Regen
		(ii) 數目及到達的樓層	升降機的數目	2
			到達的樓層	升降機號碼L23：地庫、地下、3樓及5樓 升降機號碼L24：地庫、地下、1樓至3樓及5樓至6樓

<table>
<tr><td colspan="5">4. Miscellaneous</td></tr>
<tr><td>(b)</td><td>Letter box</td><td>Material</td><td colspan="3">Stainless steel</td></tr>
<tr><td>(c)</td><td>Refuse collection</td><td>(i) Means of refuse collection</td><td colspan="3">Refuse storage and material recovery room is provided on each residential floor for collection of refuse by cleaners. Collected refuse is centrally handled at the refuse storage and material recovery chamber with vehicular access located in basement.</td></tr>
<tr><td></td><td></td><td>(ii) Location of refuse room</td><td colspan="3">All residential floors</td></tr>
<tr><td colspan="3"></td><td>Water meter</td><td>Electricity meter</td><td>Gas meter</td></tr>
<tr><td>(d)</td><td>Water meter, electricity meter and gas meter</td><td>(i) Location</td><td>Common water meter cabinet on each floor</td><td>Common electrical meter room or electrical meter cabinet on each floor</td><td>Inside the false ceiling at balcony and utility platform:<table><tr><td>Tower</td><td>Floor</td><td>Flat</td></tr><tr><td>Tower 2A</td><td>1/F - 35/F</td><td>All residential flats</td></tr><tr><td>Tower 2B</td><td>1/F - 35/F</td><td>B, C, D, E, F, G, H & J</td></tr><tr><td>Tower 2C</td><td>1/F - 35/F</td><td>All residential flats</td></tr></table></td></tr>
<tr><td></td><td></td><td>(ii) Whether they are separate or communal meters for residential properties</td><td>Separate meter</td><td>Separate meter</td><td>Separate meter</td></tr>
</table>

<table>
<tr><td colspan="5">4. 雜項</td></tr>
<tr><td>(b)</td><td>信箱</td><td>用料</td><td colspan="3">不銹鋼</td></tr>
<tr><td>(c)</td><td>垃圾收集</td><td>(i) 垃圾收集的方法</td><td colspan="3">每住宅樓層設有垃圾及物料回收室，由清潔工人收集垃圾。地庫設有附車輛通道的垃圾儲存及物料回收房以中央處理所收集的垃圾。</td></tr>
<tr><td></td><td></td><td>(ii) 垃圾房的位置</td><td colspan="3">所有住宅樓層</td></tr>
<tr><td colspan="3"></td><td>水錶</td><td>電錶</td><td>氣體錶</td></tr>
<tr><td>(d)</td><td>水錶、電錶及氣體錶</td><td>(i) 位置</td><td>每層之公用水錶箱</td><td>每層之公用電錶房或電錶箱</td><td>於露台及工作平台的假天花內：<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第2A座</td><td>1樓至35樓</td><td>所有住宅單位</td></tr><tr><td>第2B座</td><td>1樓至35樓</td><td>B, C, D, E, F, G, H及J</td></tr><tr><td>第2C座</td><td>1樓至35樓</td><td>所有住宅單位</td></tr></table></td></tr>
<tr><td></td><td></td><td>(ii) 就住宅單位而言是獨立抑或公用的錶</td><td>獨立錶</td><td>獨立錶</td><td>獨立錶</td></tr>
</table>

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

5. Security Facilities		
Security system and equipment	Access control and security system	Access card readers are provided at G/F and Basement residential entrance lobbies
	CCTV	CCTV system is provided at residential entrance lobbies, resident clubhouse and all lifts connecting directly to the security office
Details of built-in provisions	Not applicable	
Location of built-in provisions	Not applicable	

6. Appliances
Please refer to the "Appliances Schedule"

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

Notes:

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

5. 保安設施		
保安系統及設備	入口通道控制及保安系統	地下及地庫住宅入口大堂設有智能讀卡機
	閉路電視	住宅入口大堂、住客會所及所有升降機均設有閉路電視系統，直接連接保安辦公室
嵌入式的裝備的細節	不適用	
嵌入式裝備位置	不適用	

6. 設備
請參閱「設備說明表」

賣方承諾如期數中沒有安裝4(a)及6細項下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。

註：

1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
2. 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2A 第2A座 1/F - 35/F 1樓至35樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2, Store & Utility 客飯廳、主人睡房、睡房1、睡房2、儲物室及工作間	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Daikin 大金	FTXS35KVMN							✓	✓	✓	✓			✓
			FTXS50KAVMN							✓	✓	✓	✓			✓
	VRV Indoor Unit 多聯式分體式冷氣機(室內機)	Daikin 大金	FXAQ25AVM	✓	✓	✓	✓	✓	✓					✓	✓	
			FXAQ32AVM	✓	✓	✓	✓	✓	✓					✓	✓	
			FXAQ50AVM		✓	✓	✓	✓	✓					✓	✓	
			FXAQ63AVM	✓												
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Daikin 大金	4MX100AA							✓	✓	✓	✓			✓
	VRV Outdoor Unit 多聯式分體式冷氣機(室外機)	Daikin 大金	RJZQ5BAV					✓	✓					✓	✓	
			RJLQ6BAV	✓	✓	✓	✓									

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2A 第2A座 1/F - 35/F 1樓至35樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Kitchen 廚房	Gas Hob 氣體煮食爐	Miele	CS 1018 G	✓	✓		✓								✓	
	CombiSet - 2-burner Gas Hob 組合式雙頭氣體煮食爐	Miele	CS 1013-1	✓	✓		✓								✓	
	Slimline Cooker Hood 纖巧型抽油煙機	Miele	DAS 2620			✓		✓	✓	✓	✓	✓	✓	✓		✓
			DAS 2920	✓	✓		✓								✓	
	CombiSet - 2-zone Induction Hob 組合式雙頭電磁爐	Miele	CS 1212-1 i					✓	✓	✓	✓	✓	✓	✓		✓
	Induction Hob 電磁爐	Miele	KM 7201 FR			✓										
	Microwave Oven 微波爐	Miele	M 2234 SC							✓	✓	✓	✓			✓
	Steam Combination Oven 蒸焗爐	Miele	DGC 7440	✓	✓	✓	✓	✓	✓					✓	✓	
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2-Door Refrigerator 雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	VWS020SBA-X	✓												
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓												
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓	✓		✓								✓	

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2A 第2A座 1/F - 35/F 1樓至35樓												
				A	B	C	D	E	F	G	H	J	K	L	M	N
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓												
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓												
Bathroom 浴室	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lavatory inside Utility 工作間內之洗手間	Electric Water Heater 電熱水爐	HotPool 電寶	HPU-3.5	✓												
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓												
Balcony and Utility Platform 露台及工作平台	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QR / RBOX16QL		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2B 第2B座														
				1/F 1樓							2/F - 35/F 2樓至35樓							
				B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	J
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 & Store 客飯廳、主人睡房、睡房1、睡房2及儲物室	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Daikin 大金	FTXS35KVMN					✓								✓			
			FTXS50KAVMN					✓								✓			
	VRV Indoor Unit 多聯式分體式冷氣機(室內機)	Daikin 大金	FXAQ25AVM	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
			FXAQ32AVM	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
			FXAQ50AVM	✓	✓	✓	✓		✓	✓		✓	✓	✓	✓		✓	✓	✓
			FXAQ63AVM								✓								
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Daikin 大金	4MX100AA					✓								✓			
	VRV Outdoor Unit 多聯式分體式冷氣機(室外機)	Daikin 大金	RJZQ5BAV		✓				✓	✓			✓				✓	✓	
			RJLQ6BAV	✓		✓	✓				✓	✓		✓	✓				✓

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2B 第2B座														
				1/F 1樓							2/F - 35/F 2樓至35樓							
				B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	J
Kitchen 廚房	Gas Hob 氣體煮食爐	Miele	CS 1018 G				✓								✓				✓
	CombiSet - 2-burner Gas Hob 組合式雙頭氣體煮食爐	Miele	CS 1013-1				✓								✓				✓
	Slimline Cooker Hood 纖巧型抽油煙機	Miele	DAS 2620	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	
			DAS 2920				✓								✓				✓
	CombiSet - 2-zone Induction Hob 組合式雙頭電磁爐	Miele	CS 1212-1 i		✓			✓	✓	✓			✓			✓	✓	✓	
	Induction Hob 電磁爐	Miele	KM 7201 FR	✓		✓					✓	✓		✓					
	Microwave Oven 微波爐	Miele	M 2234 SC					✓								✓			
	Steam Combination Oven 蒸焗爐	Miele	DGC 7440	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2-Door Refrigerator 雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM6								✓								
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1				✓								✓				✓

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2B 第2B座														
				1/F 1樓							2/F 35/F 2樓至35樓							
				B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 18/21/24								✓								
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1								✓								
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2								✓								
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 18/21/24								✓								
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Balcony and Utility Platform / Private Flat Roof 露台及工作平台 / 私人平台	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓

Notes:

1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：

1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2C 第2C座																						
				1/F 1樓											2/F - 35/F 2樓至35樓											
				A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Living and Dining Room, Master Bedroom, Bedroom 1 & Utility 客飯廳、主人睡房、 睡房1及工作間	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Daikin 大金	FTXS35KVMN						✓	✓	✓	✓		✓				✓	✓		✓	✓	✓	✓		✓
			FTXS50KAVMN						✓	✓	✓	✓		✓				✓	✓		✓	✓	✓	✓		✓
	VRV Indoor Unit 多聯式分體式冷氣機(室內機)	Daikin 大金	FXAQ25AVM	✓	✓	✓	✓	✓					✓		✓	✓	✓			✓					✓	
			FXAQ32AVM	✓	✓	✓	✓	✓					✓		✓	✓	✓			✓					✓	
			FXAQ50AVM	✓	✓	✓	✓	✓					✓		✓	✓	✓			✓					✓	
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Daikin 大金	4MX100AA						✓	✓	✓	✓		✓				✓	✓		✓	✓	✓	✓		✓
	VRV Outdoor Unit 多聯式分體式冷氣機(室外機)	Daikin 大金	RJZQ5BAV	✓	✓			✓					✓		✓	✓				✓					✓	
			RJLQ6BAV			✓	✓										✓									

Notes:
1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2C 第2C座																						
				1/F 1樓											2/F - 35/F 2樓至35樓											
				A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Kitchen 廚房	Gas Hob 氣體煮食爐	Miele	CS 1018 G	✓	✓	✓	✓								✓	✓	✓									
	CombiSet - 2-burner Gas Hob 組合式雙頭氣體煮食爐	Miele	CS 1013-1	✓	✓	✓	✓								✓	✓	✓									
	Slimline Cooker Hood 纖巧型抽油煙機	Miele	DAS 2620					✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓
			DAS 2920	✓	✓	✓	✓								✓	✓	✓									
	CombiSet - 2-zone Induction Hob 組合式雙頭電磁爐	Miele	CS 1212-1 i					✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Miele	M 2234 SC						✓	✓	✓	✓		✓				✓	✓		✓	✓	✓	✓		✓
	Steam Combination Oven 蒸焗爐	Miele	DGC 7440	✓	✓	✓	✓	✓					✓		✓	✓	✓			✓					✓	
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2-Door Refrigerator 雙門雪櫃	Siemens 西門子	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓	✓	✓	✓								✓	✓	✓									
Bathroom 浴室	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Balcony and Utility Platform / Private Flat Roof 露台及工作平台 / 私人平台	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes:

1. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註：

1. 不設4樓、13樓、14樓、24樓及34樓。
2. "✓" 表示此設備於該住宅單位內提供或安裝。

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

Location 位置	Description 描述	Tower 2A 第2A座														
		1/F - 33/F 1樓至33樓	35/F 35樓	1/F - 35/F 1樓至35樓			1/F-17/F & 19/F-35/F 1樓至17樓及19樓至35樓	18/F 18樓	1/F - 35/F 1樓至35樓							
		A	A	B	C	D	E	E	F	G	H	J	K	L	M	N
Living and Dining Room 客飯廳	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	2	2	2	2	2	2	2	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	3	3	3	3	3	3	3
	Lighting Point 燈位	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	6	6	5	5	5	4	5	4	2	2	2	2	4	5	3
	Switch for Exhaust Fan 抽氣扇開關	1	1	1	-	1	-	-	-	-	-	-	-	-	1	-
	Downlight 天花燈	3	3	2	2	1	2	17	2	1	1	1	1	2	1	1
	Electric Curtain Fused Connection Point 電動窗簾熔斷接駁點	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	LED Strip LED燈帶	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2A 第2A座														
		1/F - 33/F 1樓至33樓	35/F 35樓	1/F - 35/F 1樓至35樓			1/F-17/F & 19/F-35/F 1樓至17樓及19樓至35樓	18/F 18樓	1/F - 35/F 1樓至35樓							
		A	A	B	C	D	E	E	F	G	H	J	K	L	M	N
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	2	1	2	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	3	3	2	2	2	2	4	2	2	2	2	2	2	2	2
	Downlight 天花燈	1	1	-	-	-	-	7	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	1	1	1	1	1	1	2	2	2	2	1	1	1
	LED Strip LED燈帶	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Electric Curtain Fused Connection Point 電動窗簾熔斷接駁點	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
Bedroom 1 睡房1	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	-	1	-	-	-	-	1	1	-
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	1	1	-	1	-	-	-	-	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	-	2	-	-	-	-	2	2	-
	Lighting Point 燈位	1	1	1	1	1	1	-	1	-	-	-	-	1	1	-
	Lighting Switch 燈掣	1	1	1	1	1	1	-	1	-	-	-	-	1	1	-
Bedroom 2 睡房2	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

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

Location 位置	Description 描述	Tower 2A 第2A座														
		1/F - 33/F 1樓至33樓	35/F 35樓	1/F - 35/F 1樓至35樓			1/F-17/F & 19/F-35/F 1樓至17樓及19樓至35樓	18/F 18樓	1/F - 35/F 1樓至35樓							
		A	A	B	C	D	E	E	F	G	H	J	K	L	M	N
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Downlight 天花燈	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2A 第2A座														
		1/F - 33/F 1樓至33樓	35/F 35樓	1/F - 35/F 1樓至35樓			1/F-17/F & 19/F-35/F 1樓至17樓及19樓至35樓	18/F 18樓	1/F - 35/F 1樓至35樓							
		A	A	B	C	D	E	E	F	G	H	J	K	L	M	N
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	2	2	2	1	2	1	1	1	1	1	1	1	1	2	1
	13A Single Socket Outlet for Refrigerator 13A單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1*
	13A Single Socket Outlet for Cooker Hood 13A單位電插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Steam Combination Oven 蒸焗爐接駁點	1	1	1	1	1	1	1	1	-	-	-	-	1	1	-
	13A Single Socket Outlet for Washing Dryer 13A單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Induction Hob 電磁爐接駁點	-	-	-	1	-	1	1	1	1	1	1	1	1	-	1
	Fused Connection Points for Gas Hob 氣體煮食爐熔斷接駁點	2	2	2	-	2	-	-	-	-	-	-	-	-	2	-
	13A Single Socket Outlet for Microwave Oven 13A單位電插座供微波爐	-	-	-	-	-	-	-	-	1	1	1	1	-	-	1
	13A Single Socket Outlet for Wine Cellar 13A單位電插座供酒窖	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Kitchen Cabinet Lighting Fused Connection Point 廚櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	1	-	1	-	-	-	-	-	-	-	-	1	-
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	3	3	3	1	3	1	-	1	1	1	1	1	1	3	1

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
4. * the location of socket outlet for refrigerator is outside the open kitchen area.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。
4. *電插座供雪櫃位於開放式廚房外面。

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

Location 位置	Description 描述	Tower 2A 第2A座														
		1/F - 33/F 1樓至33樓	35/F 35樓	1/F - 35/F 1樓至35樓			1/F-17/F & 19/F-35/F 1樓至17樓及19樓至35樓	18/F 18樓	1/F - 35/F 1樓至35樓							
		A	A	B	C	D	E	E	F	G	H	J	K	L	M	N
Store 儲物室	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-
Utility 工作間	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater 電熱水爐開關	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Lavatory inside Utility 工作間內之洗手間	Downlight 天花燈	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Balcony 露台	Balcony Light 露台燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Lighting 工作平台燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioner Platform 冷氣機平台	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Private Roof 私人天台	Flat Roof Lighting 平台燈	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A防水單位電插座	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2B 第2B座																
		1/F 1樓							2/F - 33/F 2樓至33樓	35/F 35樓	2/F - 35/F 2樓至35樓							
		B	C	D	E	F	G	H	A	A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	2	2	2	2	2	2	2	2	2	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	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	4	4	4	5	2	4	4	5	5	4	4	4	5	2	4	4	5
	Switch for Exhaust Fan 抽氣扇開關	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1
	Downlight 天花燈	2	2	2	1	1	2	2	2	2	2	2	2	1	1	2	2	2

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

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

Location 位置	Description 描述	Tower 2B 第2B座																
		1/F 1樓							2/F - 33/F 2樓至33樓	35/F 35樓	2/F - 35/F 2樓至35樓							
		B	C	D	E	F	G	H	A	A	B	C	D	E	F	G	H	J
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	3	3	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	2	1	1	2	2	1	1	1	1	2	1	1	1
Bedroom 1 睡房1	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	-	2	2	2	2	2	2	2	2	-	2	2	2
	Lighting Point 燈位	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Switch 燈掣	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
Bedroom 2 睡房2	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-

Notes:
1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：
1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2B 第2B座																
		1/F 1樓							2/F - 33/F 2樓至33樓	35/F 35樓	2/F - 35/F 2樓至35樓							
		B	C	D	E	F	G	H	A	A	B	C	D	E	F	G	H	J
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Downlight 天花燈	-	-	-	-	-	-	-	4	4	-	-	-	-	-	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

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

Location 位置	Description 描述	Tower 2B 第2B座																
		1/F 1樓							2/F - 33/F 2樓至33樓	35/F 35樓	2/F - 35/F 2樓至35樓							
		B	C	D	E	F	G	H	A	A	B	C	D	E	F	G	H	J
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	2	1	1	1	1	1	1	1	1	2	1	1	1	2
	13A Single Socket Outlet for Refrigerator 13A單位電插座供雪櫃	1	1	1	1	1	1	1	1*	1*	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 13A單位電插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Steam Combination Oven 蒸焗爐接駁點	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	13A Single Socket Outlet for Washing Dryer 13A單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Induction Hob 電磁爐接駁點	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	-
	Fused Connection Points for Gas Hob 氣體煮食爐熔斷接駁點	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	2
	13A Single Socket Outlet for Microwave Oven 13A單位電插座供微波爐	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-
	Kitchen Cabinet Lighting Fused Connection Point 廚櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	1	1	1	3	1	1	1	1	1	1	1	1	3	1	1	1	3
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
4. * the location of socket outlet for refrigerator is outside the open kitchen area.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。
4. *電插座供雪櫃位於開放式廚房外面。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2B 第2B座																	
		1/F 1樓							2/F - 33/F 2樓至33樓	35/F 35樓	2/F - 35/F 2樓至35樓								
		B	C	D	E	F	G	H	A	A	B	C	D	E	F	G	H	J
Store 儲物室	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	-	1	1	-	-	-	-	-	1	-	1	1	-	-	-	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	-	1	1	-	-	-	-	-	1	-	1	1	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	1	1	-	-	-	-	-	1	-	1	1	-	-	-	1
	Lighting Switch 燈掣	1	-	1	1	-	-	-	-	-	1	-	1	1	-	-	-	1
	Lighting Point 燈位	1	-	1	1	-	-	-	-	-	1	-	1	1	-	-	-	1
Balcony 露台	Balcony Light 露台燈	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Lighting 工作平台燈	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Air-conditioner Platform 冷氣機平台	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Private Flat Roof / Private Roof 私人平台 / 私人天台	Flat Roof Lighting 平台燈	-	-	-	-	-	-	7	-	11	-	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A防水單位電插座	-	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Downlight 天花燈	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

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

Location 位置	Description 描述	Tower 2C 第2C座																						
		1/F 1樓											2/F - 35/F 2樓至35樓											
		A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Living and Dining Room 客飯廳	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	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	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	5	5	5	5	4	2	2	2	2	4	2	5	5	5	2	2	4	2	2	2	2	4	2
	Switch for Exhaust Fan 抽氣扇開關	1	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-
	Downlight 天花燈	2	1	2	1	2	1	1	-	1	2	1	2	1	2	1	1	2	1	1	-	1	2	1

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2C 第2C座																						
		1/F 1樓											2/F - 35/F 2樓至35樓											
		A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Master Bedroom 主人睡房	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV Aerial Outlet 電視天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Downlight 天花燈	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	2	2	2	2	1	2	1	1	1	2	2	1	2	2	2	2	1	2
Bedroom 1 睡房1	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	-	1	-
	Reserved Connection Point for Telephone/Internet Service 預留接駁位供電話/互聯網	1	1	1	1	1	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	-	1	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	-	-	-	-	2	-	2	2	2	-	-	2	-	-	-	-	2	-
	Lighting Point 燈位	1	1	1	1	1	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	-	1	-
	Lighting Switch 燈掣	1	1	1	1	1	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	-	1	-
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Fused Connection Point 浴室寶熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Controller 煤氣熱水爐温度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Mirror Cabinet Lighting Fused Connection Point 鏡櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

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

Location 位置	Description 描述	Tower 2C 第2C座																						
		1/F 1樓											2/F - 35/F 2樓至35樓											
		A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Kitchen / Open Kitchen 廚房 / 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	1	1	1	1	1	1	1	2	2	2	1	1	1	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	1	1	1	1*	1	1	1	1	1	1	1	1	1	1	1	1*	1
	13A Single Socket Outlet for Cooker Hood 13A單位電插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Steam Combination Oven 蒸焗爐接駁點	1	1	1	1	1	-	-	-	-	1	-	1	1	1	-	-	1	-	-	-	-	1	-
	13A Single Socket Outlet for Washing Dryer 13A單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Induction Hob 電磁爐接駁點	-	-	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1
	Fused Connection Points for Gas Hob 氣體煮食爐熔斷接駁點	2	2	2	2	-	-	-	-	-	-	-	2	2	2	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet for Microwave Oven 13A單位電插座供微波爐	-	-	-	-	-	1	1	1	1	-	1	-	-	-	1	1	-	1	1	1	1	-	1
	Kitchen Cabinet Lighting Fused Connection Point 廚櫃燈熔斷接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Point 抽氣扇熔斷接駁點	1	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	1	1	-	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Downlight 天花燈	3	3	3	3	1	1	1	1	1	1	1	3	3	3	1	1	1	1	1	1	1	1	1

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
4. * the location of socket outlet for refrigerator is outside the open kitchen area.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。
4. *電插座供雪櫃位於開放式廚房外面。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置	Description 描述	Tower 2C 第2C座																						
		1/F 1樓											2/F - 35/F 2樓至35樓											
		A	B	C	D	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Utility 工作間	Connection Point for Air-conditioner Indoor Unit 室內冷氣機接駁點	-	-	1	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	1	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	1	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	1	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	-	-	1	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Balcony 露台	Balcony Light 露台燈	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Lighting 工作平台燈	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioner Platform 冷氣機平台	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	-	-	-	-	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Flat Roof Lighting 平台燈	6	9	10	11	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A防水單位電插座	1	2	2	2	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Water Heater Fused Connection Point 煤氣熱水爐熔斷接駁點	1	1	1	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Isolating Switch for Air-conditioner Outdoor Unit 室外冷氣機隔離開關	1	1	1	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
	Downlight 天花燈	2	2	2	2	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

註：

1. "1, 2, ..." 表示提供於該住宅單位內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
3. 不設4樓、13樓、14樓、24樓及34樓。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地稅

The Vendor will pay or has paid (as the case may be) all outstanding Government Rent in respect of the lot from the date of the Land Grant up to and including the date of the respective assignments to the purchasers.

賣方將會或已經（視屬何情況而定）繳付有關該地段由批地文件之日期起計直至相關買方轉讓契日期（包括該日）之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) of the Phase under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金；及在交付時，買方不須向賣方支付清理廢料的費用。

註：在交付時，買方須根據公契向期數的管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

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

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the land grant.

現時並沒有向政府提出申請修訂批地文件。

1. Gondola Systems and Building Maintenance Unit (BMU) systems

There are gondolas and building maintenance unit ("BMU") systems in the Development. The manager of the Development ("Manager") has the power to operate the gondola systems or BMU systems or similar systems in the Development and for the avoidance of doubt, the Manager may move and use a gondola, a BMU or the like in or through the airspace over any balcony, utility platform, flat roof, roof or air-conditioner platform forming part of any residential property.

2. Common Parts Inside or Abutting the Flat Roof or Roof of the Residential Properties

There are areas which are common parts inside or abutting the flat roof or roof of the residential properties listed out below. Under the deed of mutual covenant of the Development ("DMC"), the Manager has the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required and the entry may take place at all times) any part of the Development (including such residential properties and the flat roof or roof thereof) to carry out necessary repairs to the Development or abate any hazard or nuisance which does or may affect the common parts or other owners.

Tower	Floor	Flat
Tower 2B	1/F	H
Tower 2C	1/F	A
Tower 2C	1/F	B
Tower 2C	1/F	C
Tower 2C	1/F	D
Tower 2C	1/F	M
Tower 2A	35/F	A
Tower 2B	35/F	A

3. Noise Mitigation Measures

The following noise mitigation measures will be provided in the Phase:

Tower	Floor	Flat	Noise Mitigation Measures
Tower 2C	3/F - 6/F	A	Acoustic Window (Baffle Type) at Master Bedroom

Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

Under the DMC:

(i) The Vendor shall deposit a full copy of the Noise Impact Assessment Report ("NIAR") in the management office of the Development within one month of the date of the DMC. After the depositing of the NIAR, all Owners may inspect the same at the management office of the Development during normal office hours free of charge. A photocopy of the NIAR shall be provided to any Owner upon request at the expense of such Owner and on the payment of a reasonable charge. Any monies paid as such a charge shall be credited to the Special Fund.

(ii) An Owner shall at his own expense inspect, maintain and carry out all necessary works for the maintenance of all Noise Mitigation Measures forming part of his residential property in accordance with the NIAR.

(iii) An Owner shall not alter the design and location of any Noise Mitigation Measures forming part of his residential property.

(iv) The Manager has the power to take all steps as the Manager may decide for putting and keeping the Common Parts (including Works and Installations and Noise Mitigation Measures forming part thereof) in good and substantial repair, in a clean, tidy and proper working condition and appropriately decorated, landscaped, lit and ventilated.

4. Mobile Phone Antenna

Mobile phone antenna installed at Tower 1C Upper Roof Floor and Tower 2C Upper Roof Floor.

1. 吊船系統及外牆清潔裝置(BMU)系統

發展項目設有吊船及外牆清潔裝置系統。發展項目管理人(「管理人」)有權操作發展項目之吊船系統或外牆清潔裝置系統或類似系統及為免生疑問，管理人可以在屬於任何住宅物業一部分之露台、工作平台、平台、天台或冷氣機平台內或通過其上空移動及使用吊船、外牆清潔裝置或類似裝置。

2. 住宅物業之平台或天台之內存有或毗連屬公用部分之範圍

於下面列出的住宅物業之平台或天台之內存有或毗連屬公用部分之範圍。根據發展項目公共契約(「公契」)，管理人有權經合理預先通知(緊急情況則無需通知並可在任何時間)帶同或不帶工人、設備或材料在任何合理時間內進入發展項目任何部分(包括該等住宅物業及其平台或天台)，以對發展項目進行必要的維修或減少對公用地方或其他業主的妨礙或干擾。

座數	樓層	單位
第2B座	1樓	H
第2C座	1樓	A
第2C座	1樓	B
第2C座	1樓	C
第2C座	1樓	D
第2C座	1樓	M
第2A座	35樓	A
第2B座	35樓	A

3. 噪音緩解措施

期數將提供下列噪音緩解措施：

座數	樓層	單位	噪音緩解措施
第2C座	3樓至6樓	A	減音窗(擋音式)設於主人睡房

註：不設4樓、13樓、14樓、24樓及34樓。

根據公契：

(i) 賣方須於公契之日起一個月內在發展項目的管理處備存一整套噪音影響評估報告副本。在備存噪音影響評估報告後，所有業主可在正常的辦公時間內在發展項目的管理處免費查閱噪音影響評估報告。在業主提出要求並繳交合理的費用後，可提供噪音影響評估報告副本給該業主，所繳付的任何款項須撥入特別基金。

(ii) 業主須自費視察、保養及進行一切必要的一切工程，以便按噪音影響評估報告保養屬其住宅物業一部分的一切噪音緩解措施。

(iii) 業主不得更改屬於其住宅物業一部分之任何噪音緩解措施的設計及位置。

(iv) 管理人有權力採取管理人決定的一切措施，妥善保養公用部分(包括屬公用部分之工程及設施和噪音緩解措施)，使其處於一個整潔、保養、修繕和適當裝修、綠化、照明和通風正常的狀態。

4. 流動電話天線

流動電話天線安裝於第1C座上層天台及第2C座上層天台。

31 WEBSITE OF THE PHASE
期數之互聯網網站

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

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

Breakdown of GFA Concessions Obtained for All Features 獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

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

		Area (m^2) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	12,620.926
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	1,105.009
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	8,636.547
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	27.291
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	2,180.940
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	Not applicable 不適用
6	Acoustic fin 隔聲鰭	Not applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	1,000.962
9	Utility platform 工作平台	1,599.000
10	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	63.901
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	3,309.317
13	Covered landscaped and play area 有蓋園景區及遊樂場地	1,742.417
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	86.326
15	Larger lift shaft 擴大升降機槽	1,255.149
16	Chimney shaft 煙囪管道	Not applicable 不適用

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not applicable 不適用
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	4,330.520
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	Not applicable 不適用
	Other Exempted Items 其他項目	
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	Not applicable 不適用
27	Public transport terminus 公共交通總站	Not applicable 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not applicable 不適用
30	Public passage 公眾通道	Not applicable 不適用
31	Covered set back area 有蓋的後移部分	Not applicable 不適用
	Bonus GFA 額外總樓面面積	
32	Bonus GFA 額外總樓面面積	Not applicable 不適用
	Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施	
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

Note : 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。

Environmental 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
GOLD

PROVISIONAL GOLD NB V1.2 2021 HKGBC BEAM Plus

Application no.: PAG0098/21

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
金級

暫定 金級 NB V1.2 2021 HKGBC 綠建環評

申請編號: PAG0098/21

Estimated Energy Performance or Consumption for the Common Parts of the Development 發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. High efficiency air conditioner 高效率的空調機 2. Energy saving lighting (LED lamp) 節能燈(發光二極體燈管) 3. Using low shading coefficient glass for curtain wall 在玻璃幕牆採用低遮蔽數值玻璃

Part II: The predicted annual energy use of the proposed building / part of building(Note 1)
第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註1)

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building(Note 2) 基線樓宇(註2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation(Note 3) 有使用中央屋宇裝備裝置(註3)的部份	32,202.736	108.031	---	95.306	---

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量（千瓦小時／平方米／年）及煤氣／石油氣消耗量（用量單位／平方米／年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量"與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

33

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 Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. For information and requirements relating to "the Yellow Area" and "the Yellow Hatched Black Area" as referred to in Special Condition Nos. (2), (3) and (4) of the Government Grant, please refer to the sections "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中協議，除訂立按揭或押記外，買方不會於完成買賣及簽署轉讓契之前，以任何方式，或訂立任何協議以達至提名任何人士接受正式買賣合約所指明的住宅單位或停車位的轉讓契，或轉讓該住宅單位或停車位，或轉移該住宅單位或車位於正式合約內的權益。

2. 如正式買賣合約中的買方有此要求，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內所承擔之責任，賣方有權保留相等於該正式買賣合約所指明的住宅單位及車位總售價百份之五的款額。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並於要求時獲提供一份有關完成興建期數所需的建築費用及專業費用總額，及直至詢問時的上一個曆月底為止已動用及支付的建築費用及專業費用總額的最新資料記錄的副本，但每次要求須支付不超過港幣一百元象徵式費。

5. 有關批地文件特別條件第（2）、（3）及（4）條提及的「黃色範圍」及「黃色間黑斜線範圍」的資料及要求，請參閱本售樓說明書中「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

34 DATE ON WHICH THIS SALES BROCHURE IS PRINTED
本售樓說明書印製日期

15 October 2023

2023年10月15日

35 POSSIBLE FUTURE CHANGES
日後可能出現的改變

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

期數及其周邊地區日後可能出現改變。

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
26 Oct 2023	11	"Location plan of the Development" is updated. The date of the digital topographic map is updated.
	100	The descriptions of interior fittings are revised.
26 Jan 2024	11	"Location plan of the Development" is updated. The date of the digital topographic map is updated.
	110	The descriptions of miscellaneous are revised.

檢視/修改日期	所作修改	
	頁次	所作修改
2023年10月26日	11	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	100	修訂室內裝修物料的描述。
2024年1月26日	11	更新「發展項目的所在位置圖」。 更新數碼地形圖日期。
	110	修訂雜項的描述。