

THE ENTRANCE

峻源

SALES BROCHURE 售樓說明書

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峻源

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

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

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- 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

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.

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.

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

August 2017

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 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。
- 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。
- 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。

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

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的**14日內**，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的**14日內**完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 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

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。

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。

運輸及房屋局

一手住宅物業銷售監管局

2017 年 8 月

INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development:

The Entrance

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

1 Lok Wo Sha Lane (note: this provisional street number is subject to confirmation when the Development is completed.)

The Development consists of three multi-unit buildings.

Total number of storeys of each multi-unit building:

Tower 1: 20 storeys

Tower 2: 21 storeys

Tower 3: 21 storeys

The above number of storeys does not include B1/F, B2/F, transfer plate, roof and upper roof.

The floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1: B1/F, B2/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-22/F, roof and upper roof

Tower 2: B1/F, B2/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, roof and upper roof

Tower 3: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, roof and upper roof

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

4/F, 13/F and 14/F of each Tower

Refuge floor of each multi-unit building:

Not applicable

The estimated material date for the Development as provided by the Authorized Person for the Development

31st August 2020.

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱：

峻源

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

落禾沙里 1 號 (備註: 此臨時門牌號數有待發展項目建成時確認)

發展項目包含三幢多單位建築物。

每幢多單位建築物的樓層的總數：

第 1 座：共 20 層

第 2 座：共 21 層

第 3 座：共 21 層

上述樓層數目不包括地庫 1 層、地庫 2 層、轉換層、天台及上層天台。

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

第 1 座：地庫 1 層、地庫 2 層、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓、天台及上層天台

第 2 座：地庫 1 層、地庫 2 層、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、天台及上層天台

第 3 座：地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、天台及上層天台

每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：

各座不設 4、13 及 14 樓

每幢多單位建築物內的庇護層：

不適用

由發展項目的認可人士提供的發展項目的預計關鍵日期：

2020 年 8 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。

為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料

Vendor:

Jumbo Vision Holdings Limited

Holding companies of the Vendor:

Advance Cosmo Investments Limited, Kingbright Holdings Inc., CITIC Pacific Limited, CITIC Limited

Authorized Person for the Development:

Mr. Orr Wah Hung David

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

Wong Tung & Partners Limited

Building Contractor for the Development:

China Overseas Building Construction Limited

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

Baker & McKenzie, Chu & Lau

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

Hang Seng Bank Limited

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

Eltonford Limited

賣方：

尚凱控股有限公司

賣方的控權公司：

Advance Cosmo Investments Limited，Kingbright Holdings Inc.，中信泰富有限公司，中國中信股份有限公司

發展項目的認可人士：

柯華雄先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：

王董建築師事務所有限公司

發展項目的承建商：

中國海外房屋工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的名稱：

貝克•麥堅時律師事務所，劉漢銓律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人：

Eltonford Limited

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

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

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

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

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

INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築物的非結構的預製外牆的厚度範圍為 150 毫米。

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

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external wall of each unit (sq.m.) 每個單位的非結構的預製外牆總面積 (平方米)
Tower 1 第 1 座	G/F & 1/F 地下及 1 樓	A	–
		B	–
	2/F 2 樓	A	1.511
		B	1.521
	3/F, 5/F – 12/F and 15/F – 20/F 3 樓、5 樓至 12 樓 及 15 樓至 20 樓	A	1.511
		B	1.551
	21/F & 22/F 21 樓及 22 樓	A	1.999
		B	1.808
	G/F 地下	A	–
		B	–
Tower 2 第 2 座	1/F 1 樓	A	–
		B	–
	2/F 2 樓	A	2.087
		B	–
	3/F 3 樓	A	2.200
		B	–
		C	2.050
	5/F – 12/F and 15/F – 21/F 5 樓至 12 樓及 15 樓至 21 樓	A	2.200
		B	–
		C	2.050
	G/F 地下	A	–
		B	–
	1/F 1 樓	A	–
		B	–

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external wall of each unit (sq.m.) 每個單位的非結構的預製外牆總面積 (平方米)
Tower 2 第 2 座	22/F 22 樓	A	1.487
	23/F 23 樓	A	1.487
Tower 3 第 3 座	G/F 地下	A	–
		B	–
	1/F 1 樓	A	–
		B	–
	2/F 2 樓	A	2.087
		B	–
	3/F 3 樓	A	2.200
		B	–
		C	2.050
	5/F – 12/F and 15/F – 21/F 5 樓至 12 樓及 15 樓至 21 樓	A	2.200
		B	–
		C	2.050
	22/F 22 樓	A	1.487
	23/F 23 樓	A	1.487

There will be no curtain wall forming part of the enclosing wall of the Development.
發展項目將沒有構成圍封牆的一部分的幕牆。

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The person appointed as the manager of the development under the latest draft deed of mutual covenant:
Hang Luen Chong Property Management Company Limited.

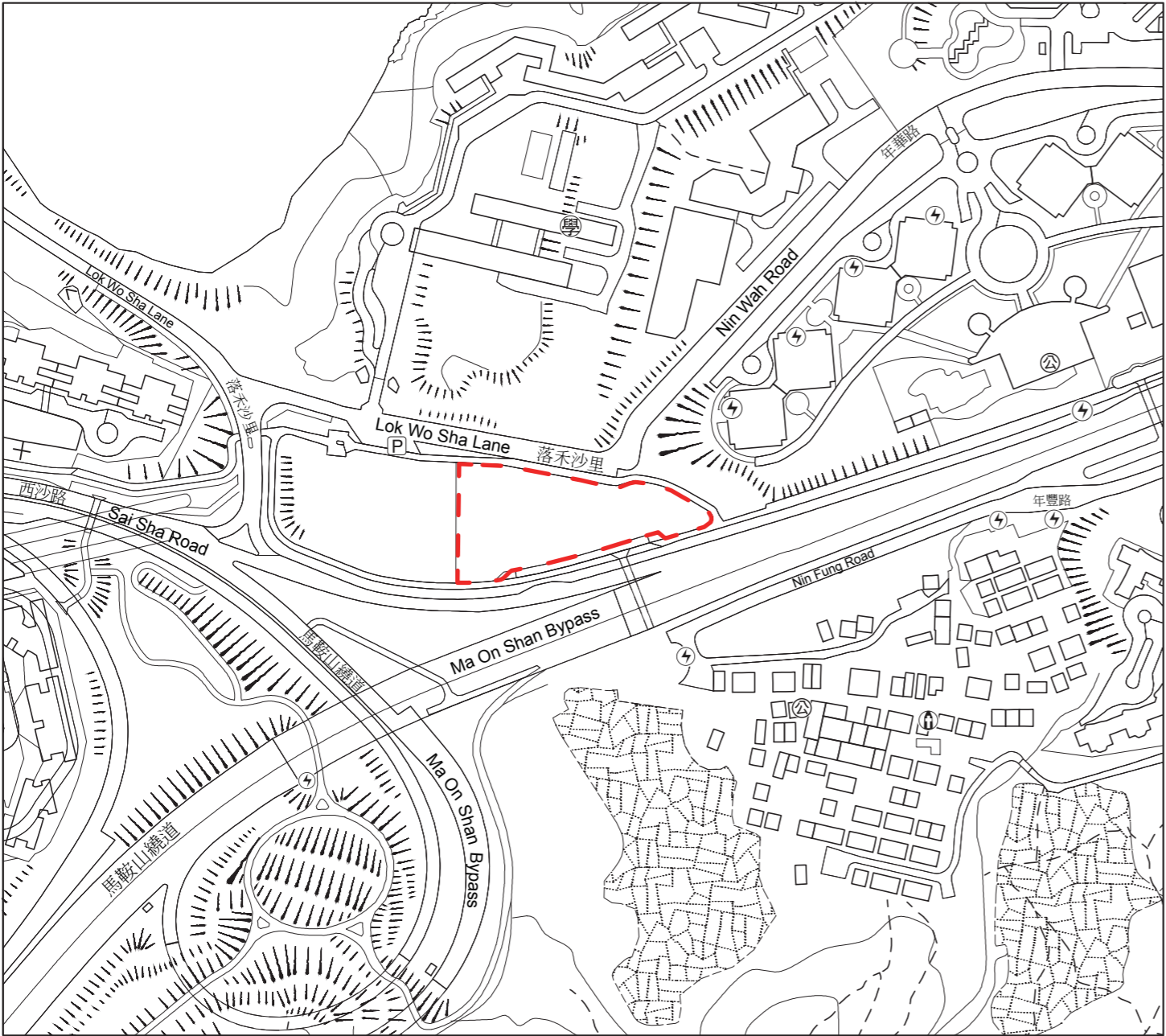
根據有關公契的最新擬稿，獲委任為該項目的管理人的人：恒聯昌物業管理有限公司。



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

The location plan is adopted from part of the Survey Sheet No. 7-NE-D from Survey and Mapping Office, with adjustments where necessary.

此所在位置圖乃參考地政總署測繪處的測繪圖編號 7-NE-D，經修正處理。



Notation 圖例

	Power Plant (including Electricity Sub-stations)	發電廠(包括電力分站)
	Public Carpark (including Lorry Park)	公眾停車場(包括貨車停泊處)
	Religious Institution (including Church, Temple and Tsz Tong)	宗教場所(包括教堂、廟宇及祠堂)
	Public Utility Installation	公用事業設施裝置
	School (including Kindergarten)	學校(包括幼稚園)

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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 98/2019。

Remark: Due to technical reasons, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：因技術性問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Location of the Development
發展項目的位置


Scale比例：0 50 100 150 200 250M(米)

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E035488C, Date of Flight: 13 March 2018.

摘錄自地政總署測繪處在飛行高度 6,900 呎拍攝之鳥瞰照片，編號為 E035488C，飛行日期：2018 年 3 月 13 日。



 Location of the Development
發展項目的位置

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Remarks:

The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

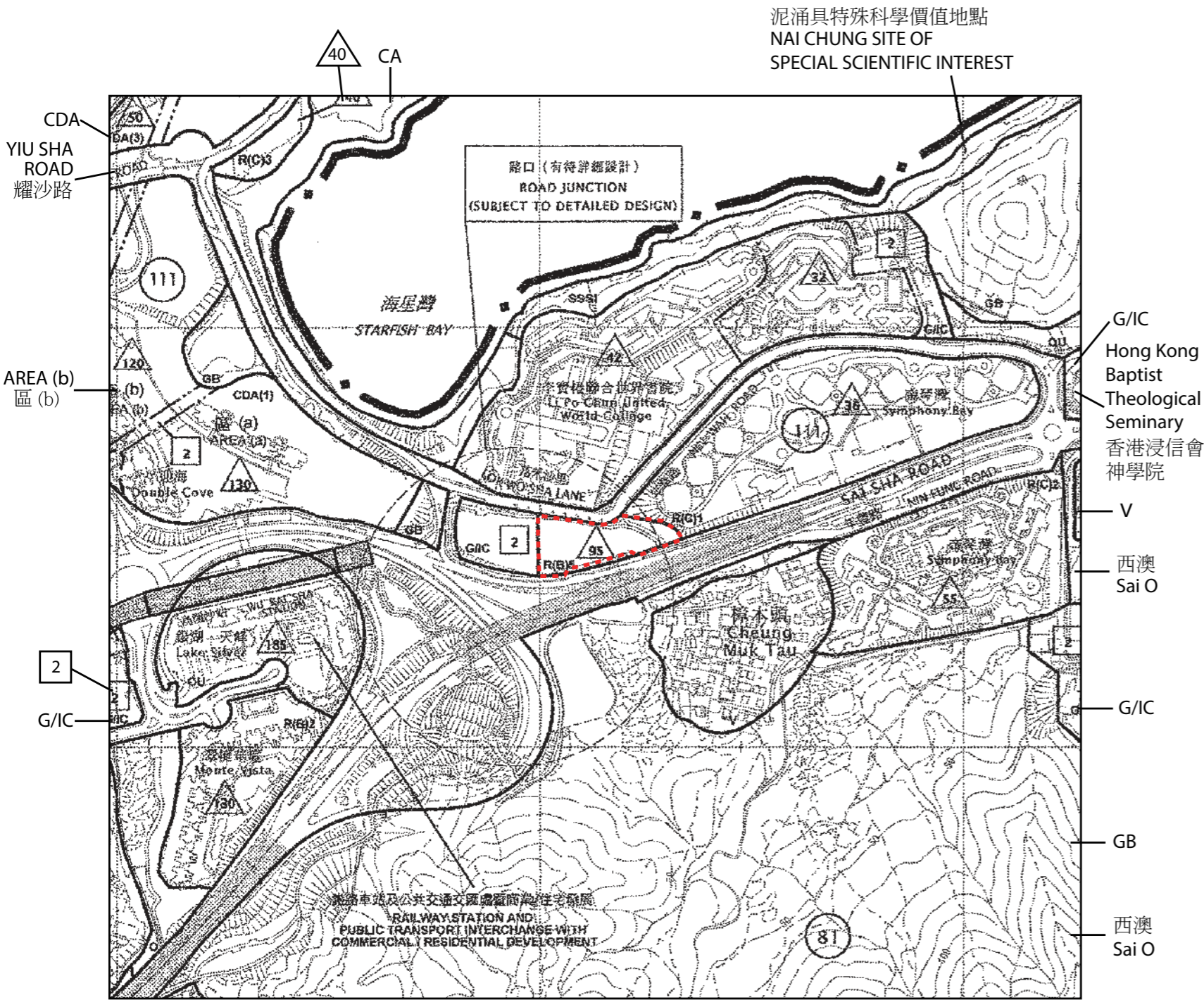
備註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from part of the Approved Ma On Shan Outline Zoning Plan, Plan No. S/MOS/22, gazetted on 15 January 2016.

摘錄自2016年1月15日刊憲之馬鞍山分區計劃大綱核准圖，圖則編號為S/MOS/22。



NOTATION 圖例

ZONES 地帶		
V	VILLAGE TYPE DEVELOPMENT	鄉村式發展
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
R(C)	RESIDENTIAL (GROUP C)	住宅(丙類)
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
GB	GREEN BELT	綠化地帶
CA	CONSERVATION AREA	自然保育區
CDA	COMPREHENSIVE DEVELOPMENT AREA	綜合發展區
SSSI	SITE OF SPECIAL SCIENTIFIC INTEREST	具特殊科學價值地點
COMMUNICATIONS 交通		
	RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS 其他		
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)
	PLANNING AREA NUMBER	規劃區編號

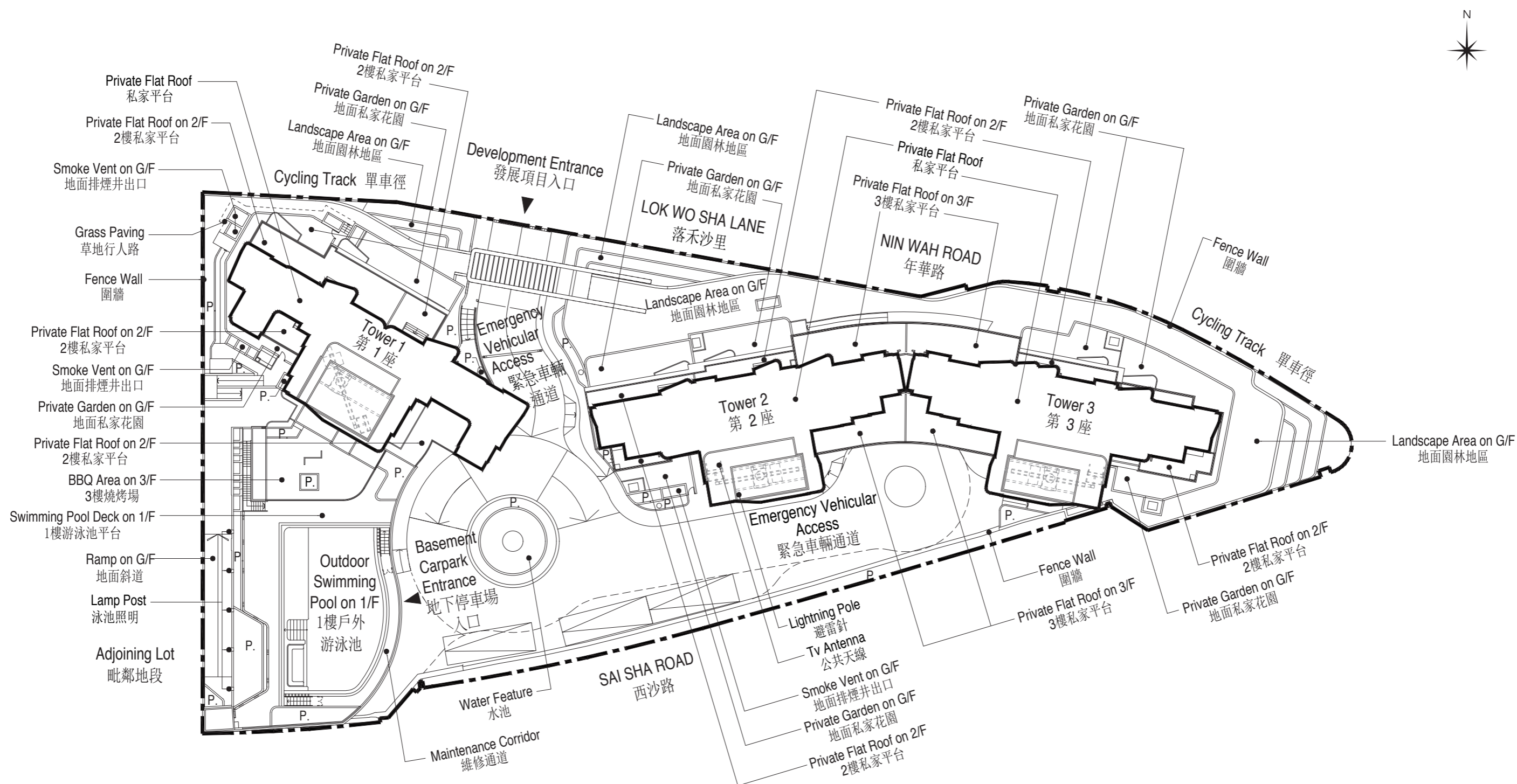
Note:

- © The Government of Hong Kong SAR.
- Due to technical reasons, this plan has shown the area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註:

- 地圖版權屬香港特別行政區政府。
- 由於技術性問題，此圖所顯示的範圍多於《一手住宅物業銷售條例》要求顯示的範圍。

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



P.

Planter
花槽



Residential Loading and Unloading Space
住戶上落貨車位



Development Site Boundary
發展項目邊界線

Scale比例 : 0 10 20M(米)

The estimated date of completion of the buildings and facilities as provided by the Authorized Person for the Development: 31 December 2019

發展項目的認可人士提供的建築物或設施的預計落成日期：2019年12月31日

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

Legend of Terms and Abbreviations used on Floor Plans 樓面平面圖中所使用名稱及簡稱之圖例

A/C PLATFORM = Air-Conditioning Platform 冷氣機平台
A.F. = Architectural Feature 建築裝飾
BAL. = Balcony 露台
BAL. ABOVE = Balcony above 上層露台
BATH = Bathroom 浴室
BR = Bedroom 睡房
DIN. = Dining Room 飯廳
DN = Down 落
EMC = Electrical Meter Cabinet 電錶箱
ELV = Extra Low Voltage duct 特低壓電線槽
EMR = Electric Meter Room 電錶房
EXHAUST AIR SHAFT 排氣井
F. Toilet = Female Toilet 女洗手間
FAMILY = Family Room 家庭廳
H/L = High Level 上方位置
H.R. = Hose Reel 消防喉轆
KIT. = Kitchen 廚房
LAV. = Lavatory 洗手間
LIV. = Living Room 客廳

LMR. = Lift Machine Room 升降機機房
M. Toilet = Male Toilet 男洗手間
M. BATH = Master Bathroom 主人浴室
MBR = Master Bedroom 主人睡房
M.C. = Metal Cladding 金屬飾面
P.D. = Pipe Duct 管道槽
R.C. A.F. = Reinforced Concrete Architectural Feature 混凝土建築裝飾
R.C. PLINTH = Reinforced Concrete Plinth 混凝土底座
R.C. TRANSFER STRUCTURE ABOVE = Reinforced Concrete Transfer Structure Above 上層混凝土轉換層
RS / MRR = Refuse Storage and Material Recovery Room 垃圾及物料回收房
STO = Store Room 儲物室
U.P. = Utility Platform 工作平台
U.P. ABOVE = Utility Platform Above 上層工作平台
U.P. COVER = Utility Platform Cover 下層工作平台頂
UTILITY = Utility Room 工作間
VRV = Variable Refrigerant Volume 冷氣機
VRV R.C. PLINTH = 空調機混凝土底座
WMC = Water Meter Cabinet 水錶櫃

The remarks and legends on this page apply to all pages of “floor plan of residential properties in the development”

Remarks applicable to the floor plans in this section:

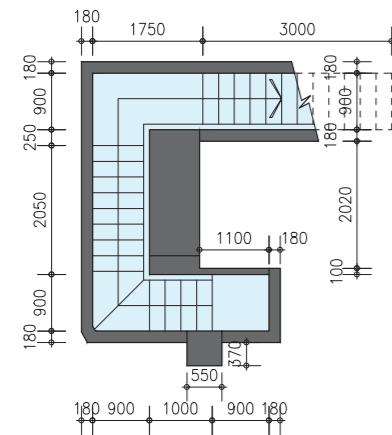
1. Symbols of fittings and fitments shown on the floor plans of residential units, such as bathtubs, sinks, wash basin, water closets, showers, etc, are architectural symbols for general indication only and not indications of their actual sizes, designs and shapes.
2. There may be architectural features, metal grilles and/or exposed pipes on the external walls of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. There may be common and/or private pipes and/or mechanical and electrical services located at/adjacent to the balcony and/or utility platform and/or flat roof and/or roof and/or garden and/or air-conditioner platform and/or external wall of some residential properties.
4. There may be ceiling bulkheads and/or false ceiling and/or sunken slabs for the air-conditioning system and/or mechanical and electrical services in some of the residential properties.
5. There may be exposed pipes and/or ductings for air-conditioning system and/or mechanical and electrical services within store rooms of some of the residential properties.
6. The internal ceiling height of some of the residential properties may vary due to structural, architectural and/or decoration design variations of the properties above.
7. Balconies and utility platforms are non-enclosed areas.

本頁上之備註及圖例適用於全部的「發展項目的住宅物業的樓面平面圖」

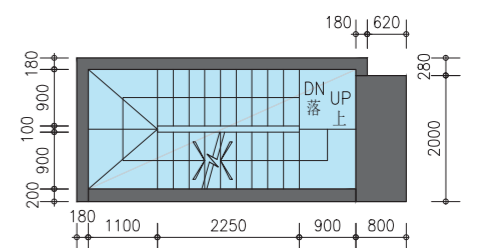
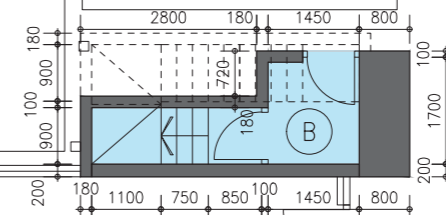
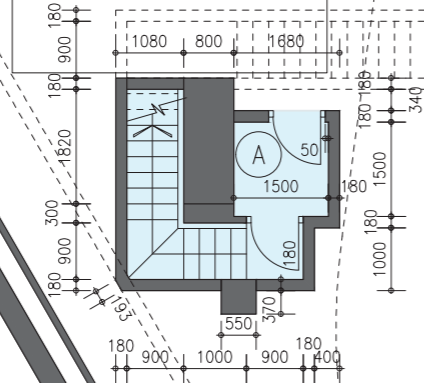
適用於本節之樓面平面圖之備註：

1. 住宅單位的樓面平面圖上所顯示的形象裝置符號，如浴缸、洗滌盆、洗面盆、坐廁、花灑等只供一般示意用途，而非展示其實際大小、設計及形狀。
2. 部分住宅物業的外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則/或經批准的排水設施圖則。
3. 部分住宅物業的露台及/或工作平台及/或平台及/或天台及/或花園及/或空調機平台及/或外牆上/附近或設有共用及/或私人喉管及/或其他機電設備。
4. 部分住宅物業有用以裝置空調裝備及/或機電設備的假陣及/或假天花及/或跌級樓板。
5. 部分住宅物業的儲物室內或設有冷氣及/或機電設備之外露喉管及/或管道。
6. 部分住宅物業之天花高度會因應上層單位之結構、建築設計及/或裝修設計上的需要而有差異。
7. 露台及工作平台為不可封閉的地方。

TOWER 1 | B1/F
第1座 | 地庫1層



A單位地庫1層上部分平面圖



B單位地庫1層上部分平面圖

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	B1/F 地庫1層	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	B1/F 地庫1層	4850	4850

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 Development)

Note:

“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.

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發展項目）

備註：

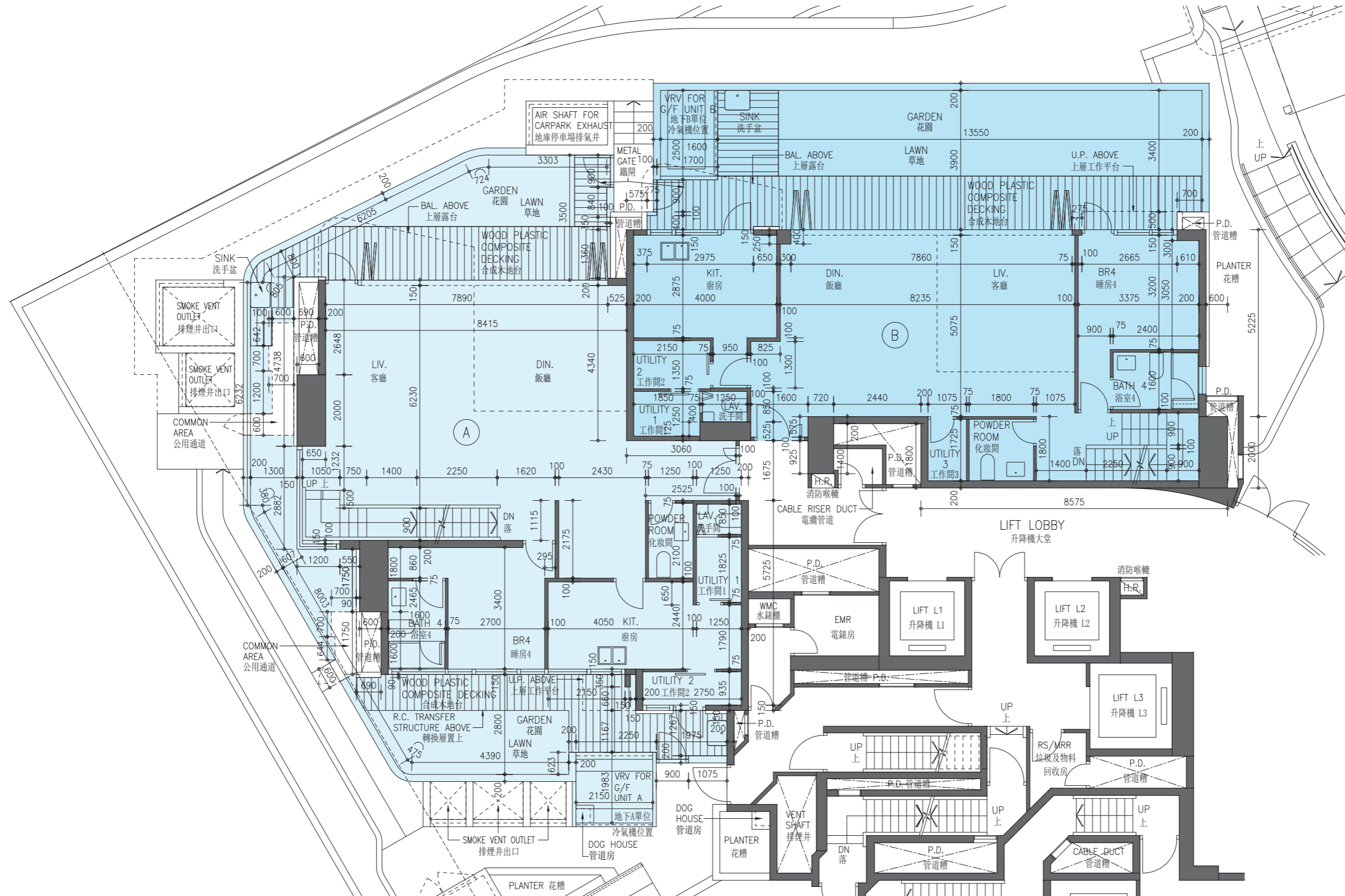
「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。



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

TOWER 1
第1座

G/F
地下



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	G/F 地下	150, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	G/F 地下	3500, 6700	3500, 6700

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 Development)

Note:

“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.

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發展項目）

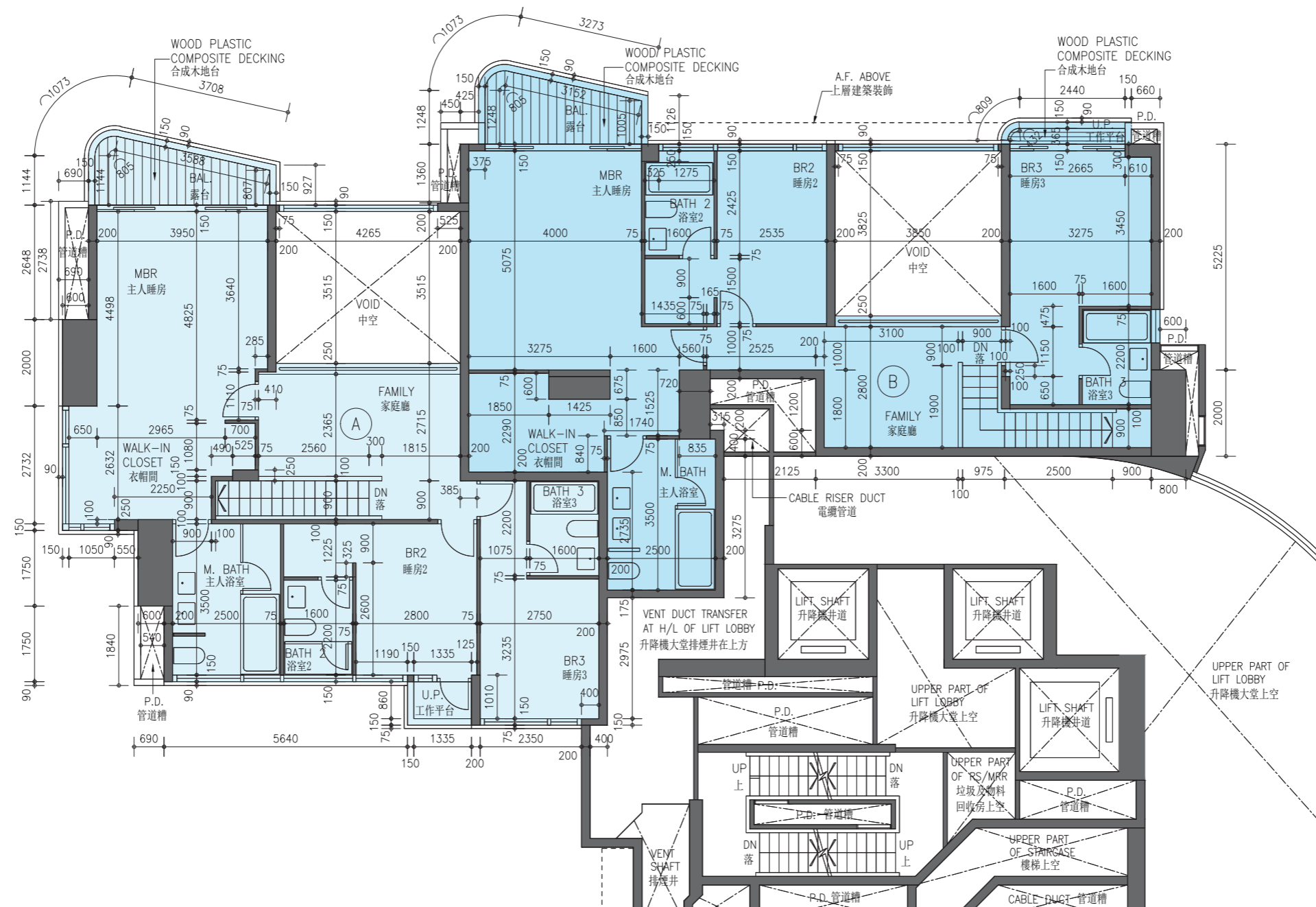
備註：

「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。



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

TOWER 1 | 1/F
第1座 | 1樓



Scale比例 : 0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	1/F 1樓	200, 1250, 2150*, 2150★	150, 200, 2150*
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3200, 3550, 4250, 5150	3200, 3550, 5150

* Denotes that the thickness of transfer plate includes 500mm thick concrete fill

★ Denotes that the thickness of transfer plate includes 550mm thick concrete fill

* 標示該轉換層的厚度包括 500 毫米厚混凝土填料

★ 標示該轉換層的厚度包括 550 毫米厚混凝土填料

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 Development)

Note:

“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.

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發展項目）

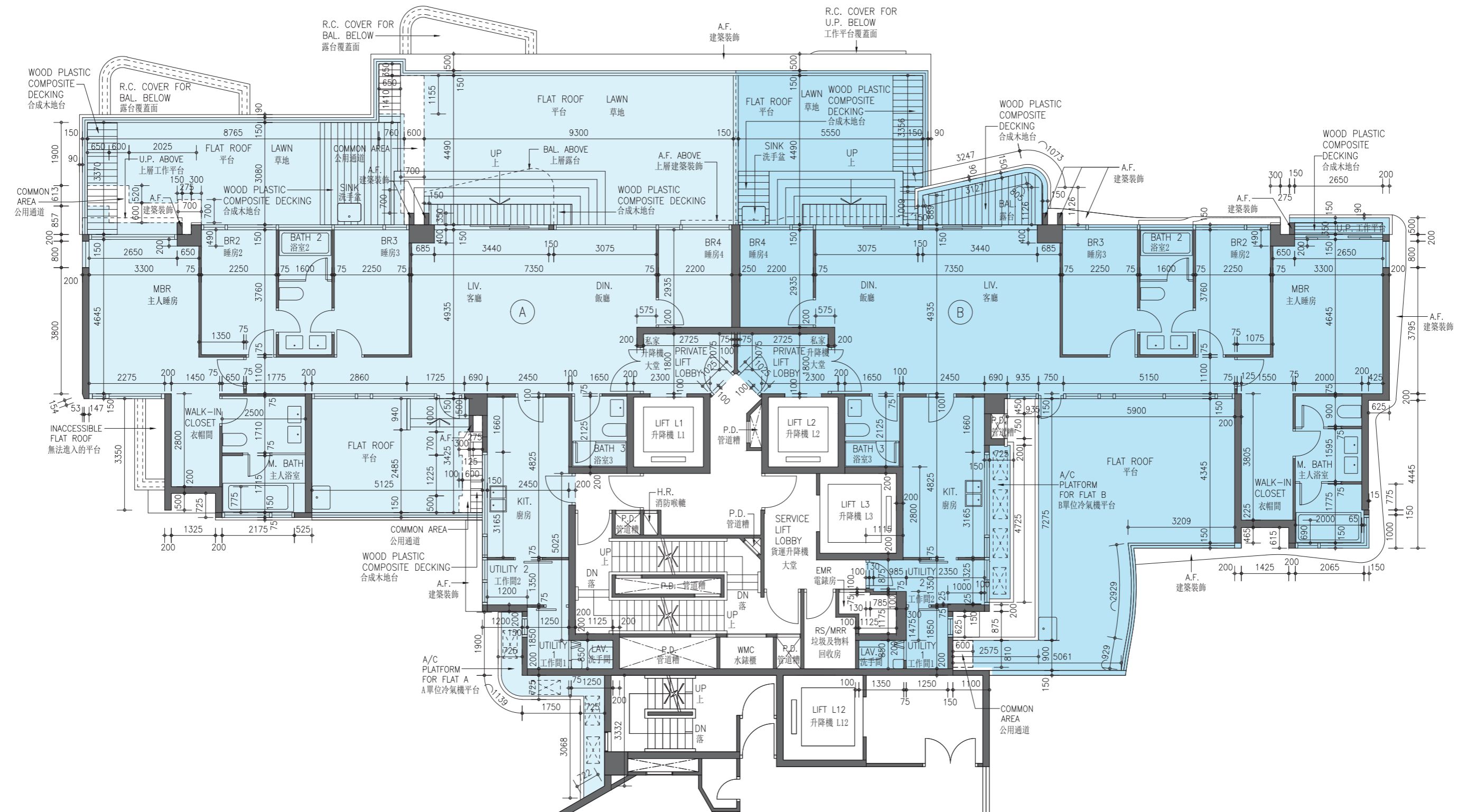
備註：

「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。



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

TOWER 1 2/F 第1座 2樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	2/F 2樓	150,175	150,175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	2800^, 2950□, 3000#, 3100☆, 3150°, 3400◇, 3500, 3550☆, 3650°, 4000	2800^, 2950□, 3050△, 3100☆, 3150°, 3400◇, 3500, 3550☆

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)
- ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (700mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- # 包括本層地台跌級樓板之跌級深度（500毫米）
- 包括本層地台跌級樓板之跌級深度（550毫米）
- ^ 包括本層地台跌級樓板之跌級深度（700毫米）

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 Development)

Note:

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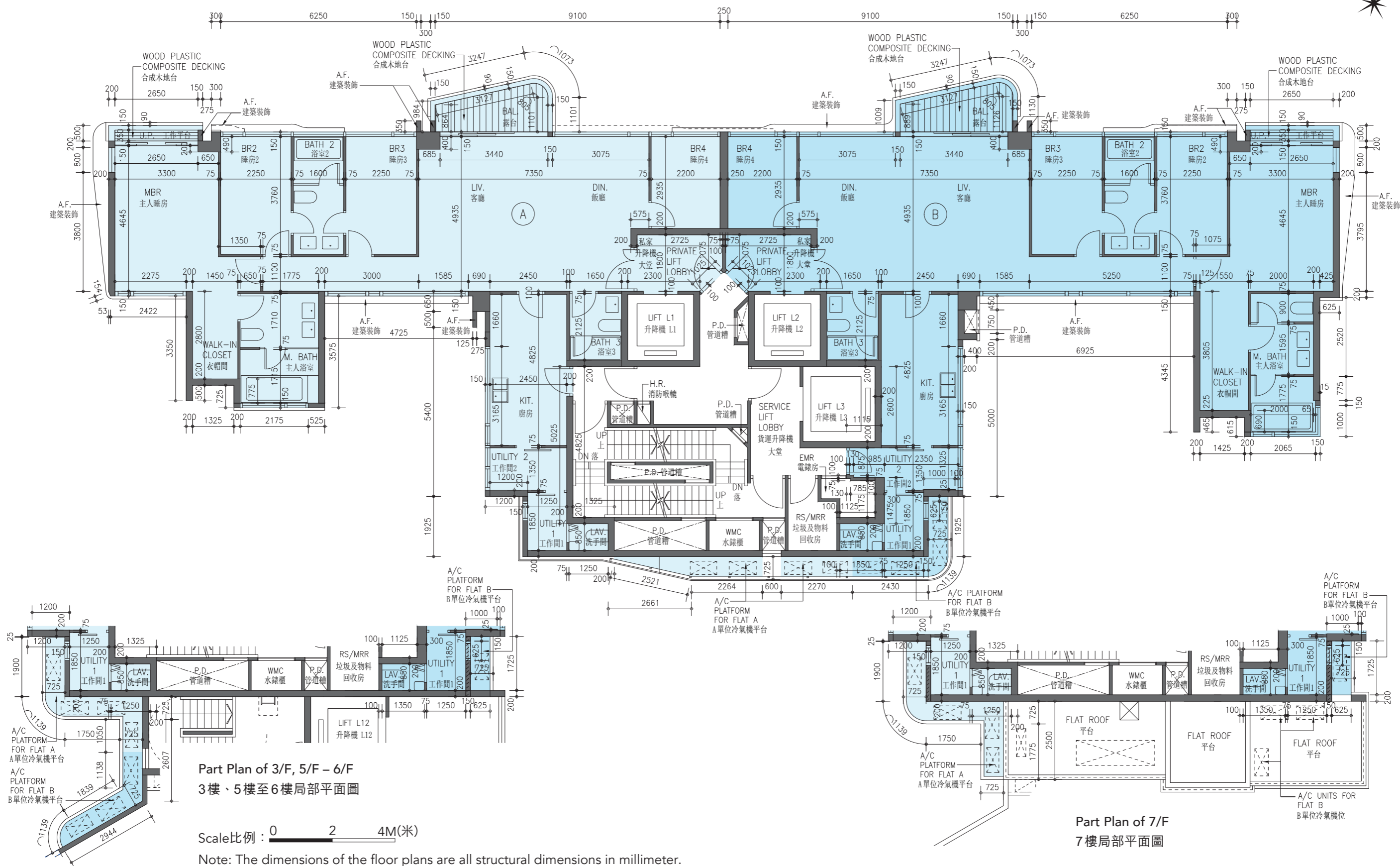
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

備註：

「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。

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

TOWER 1 第1座 | 3/F, 5/F – 12/F, 15/F – 17/F, 19/F 3樓、5樓至12樓、15樓至17樓、19樓



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

	Floor 樓層	Flat 單位	
		A	B
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）	3/F, 5/F – 12/F, 15/F – 17/F, 19/F 3樓、5樓至 12樓、15樓至17 樓、19樓	150,175	150,175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3/F, 5/F – 12/F, 15/F – 17/F, 19/F 3樓、5樓至 12樓、15樓至17 樓、19樓	3500, 3500 [◇] , 3500 [◎] , 3500 [☆] , 3500 [#] , 3500 [□] , 3500 [^]	3500, 3500 [◇] , 3500 [◎] , 3500 [☆] , 3500 [△] , 3500 [□] , 3500 [^]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)
- ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (700mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- # 包括本層地台跌級樓板之跌級深度（500毫米）
- 包括本層地台跌級樓板之跌級深度（550毫米）
- ^ 包括本層地台跌級樓板之跌級深度（700毫米）

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Note:

“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.

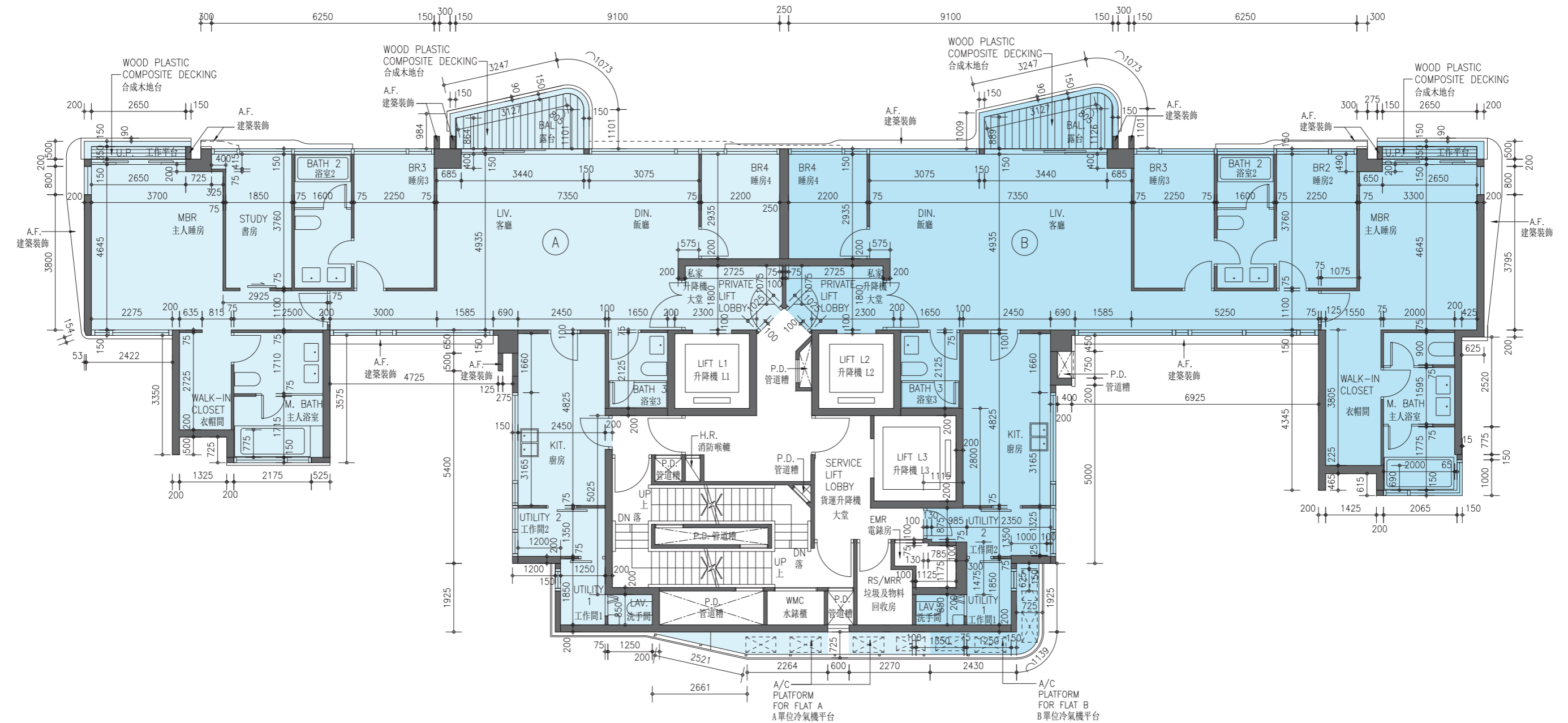
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

備註：

「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。

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

TOWER 1 | 18/F
第1座 | 18樓



Scale比例 : 0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	18/F 18樓	150,175	150,175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	18/F 18樓	3500, 3500 [◇] , 3500 [◎] , 3500 [☆] , 3500 [#] , 3500 [□] , 3500 [^]	3500, 3500 [◇] , 3500 [◎] , 3500 [☆] , 3500 [△] , 3500 [□] , 3500 [^]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)
- ^ Inclusive of the sunken depth of the sunken slab on the floor of this floor (700mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
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- 包括本層地台跌級樓板之跌級深度（550毫米）
- ^ 包括本層地台跌級樓板之跌級深度（700毫米）

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 Development)

Note:

“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.

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發展項目）

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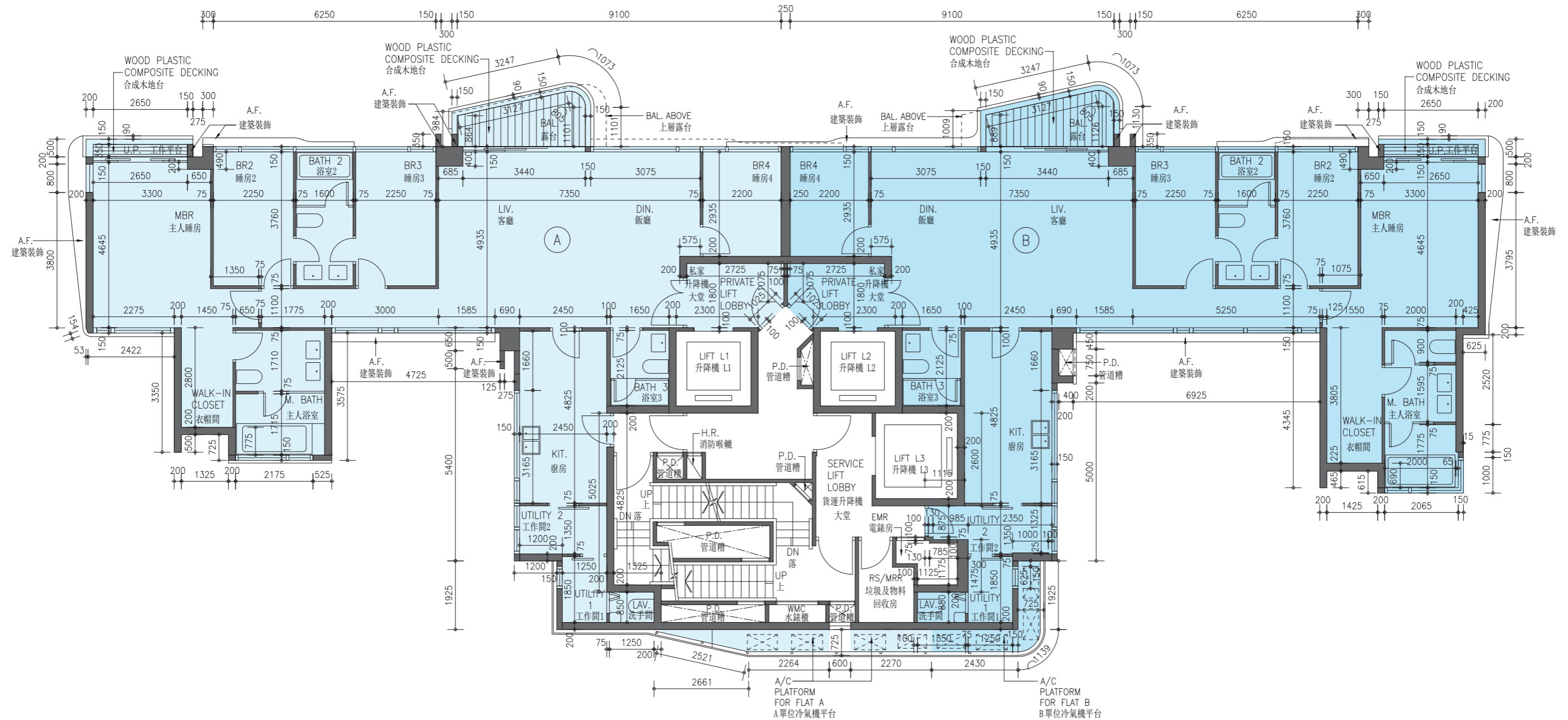
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

20/F
20樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	20/F 20樓	150,175,200	150,175,200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	20/F 20樓	2850, 3125 [◆] , 3150 [◎] , 3250, 3400 [△] , 3500, 3500 [◎] , 3600, 3600 [☆] , 3650, 3850, 3900, 4000, 4050, 4200	3100 [☆] , 3125 [◆] , 3150 [◎] , 3250, 3450, 3500, 3500 [◎] , 3500 [□] , 3550 [☆] , 3550 [◎] , 3600, 3650 [☆] , 3800 [☆] , 3850, 3900, 3950, 4050, 4200

- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ◆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (375mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- ◆ 包括本層地台跌級樓板之跌級深度（375毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- 包括本層地台跌級樓板之跌級深度（550毫米）

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 Development)

Note:

“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.

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發展項目）

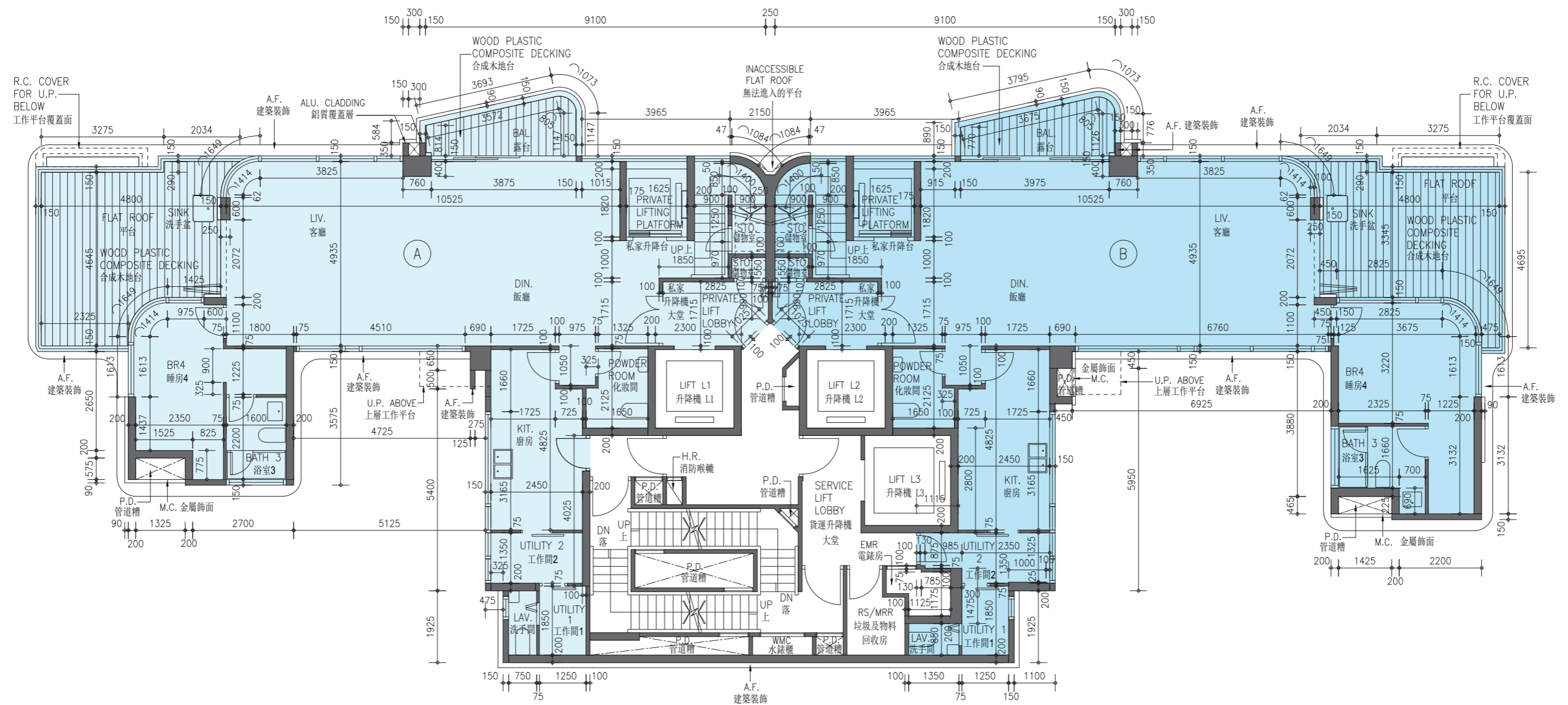
備註：

「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。



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

TOWER 1 | 21/F
第1座 | 21樓



Scale比例 : 0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	21/F 21 樓	150, 200, 225	150, 200, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	21/F 21 樓	3000 [#] , 3050 [△] , 3150, 3150 [◎] , 3400 [◇] , 3400 [#] , 3500, 3500 [◎] , 3600, 3700, 3850, 3875, 3950	2950 [□] , 3050 [△] , 3150 [◎] , 3350 [□] , 3400 [◇] , 3500, 3500 [◎] , 3500 [□] , 3550 [◎] , 3600, 3700, 3850, 3875, 3900, 4050

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100 毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350 毫米）
- △ 包括本層地台跌級樓板之跌級深度（450 毫米）
- # 包括本層地台跌級樓板之跌級深度（500 毫米）
- 包括本層地台跌級樓板之跌級深度（550 毫米）

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 Development)

Note:

“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.

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發展項目）

備註：

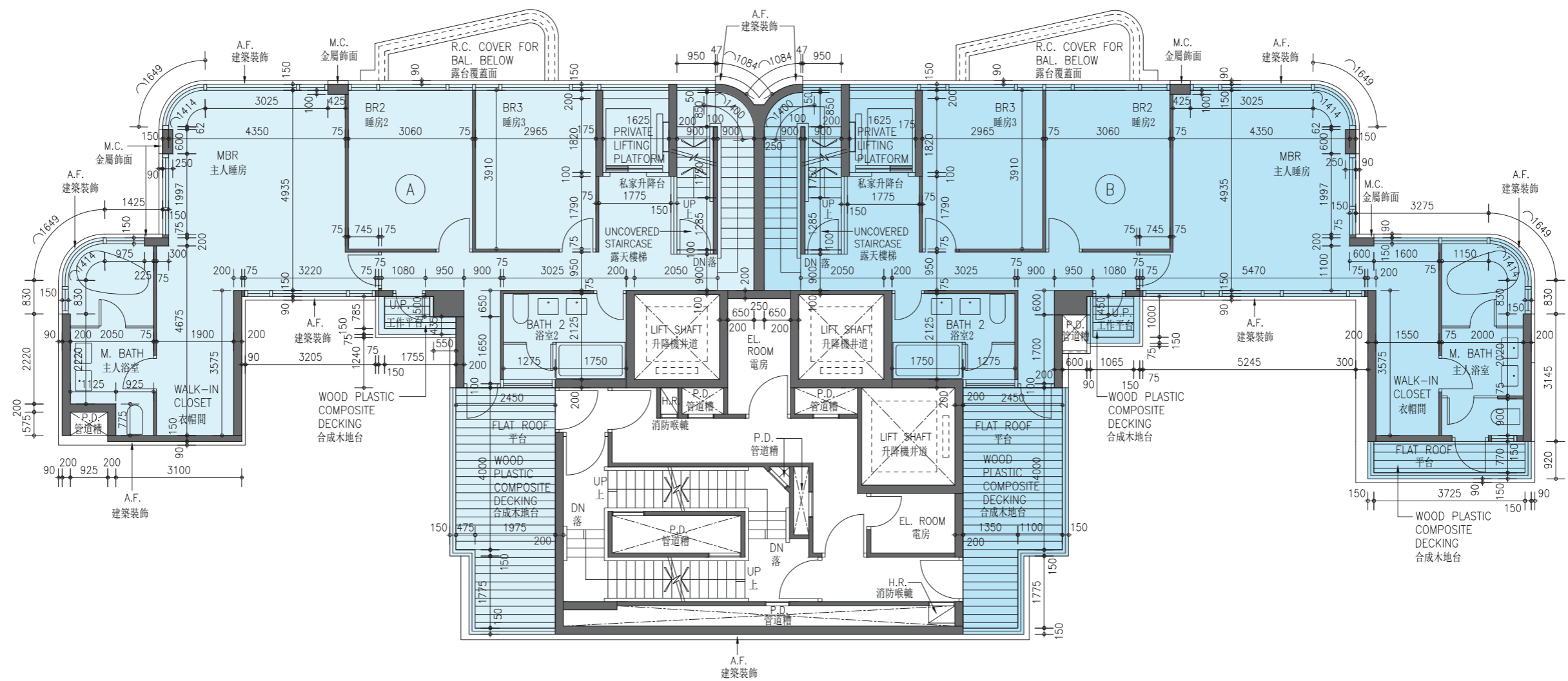
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 1
第1座

22/F
22樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	22/F 22樓	150, 200, 225	150, 200, 225
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	22/F 22樓	3350, 3500, 3750, 3850, 4000, 4100, 4200	3350, 3500, 3700, 3750, 3850, 3900, 4100, 4200, 4300

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 Development)

Note:

“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.

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發展項目）

備註：

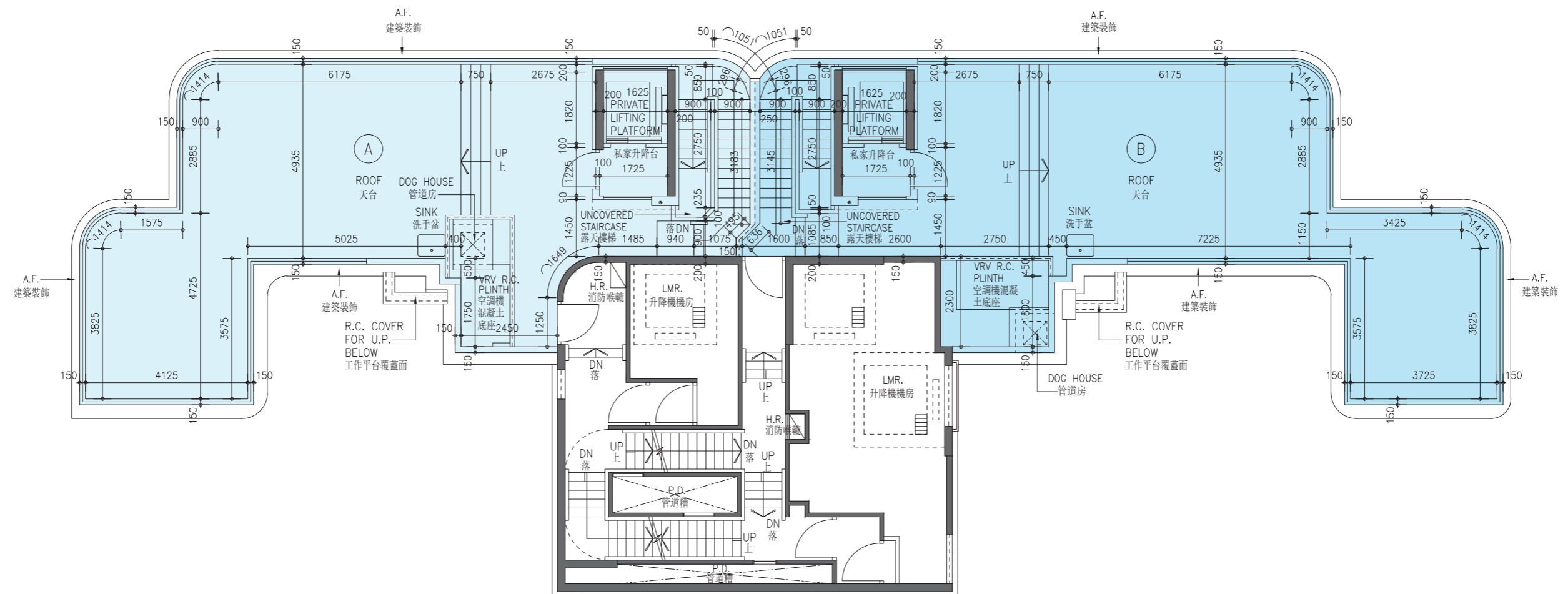
「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。



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

TOWER 1 第1座

ROOF 天台



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	ROOF 天台	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	ROOF 天台	N/A 不適用	N/A 不適用

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

Note:

“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.

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發展項目）

備註：

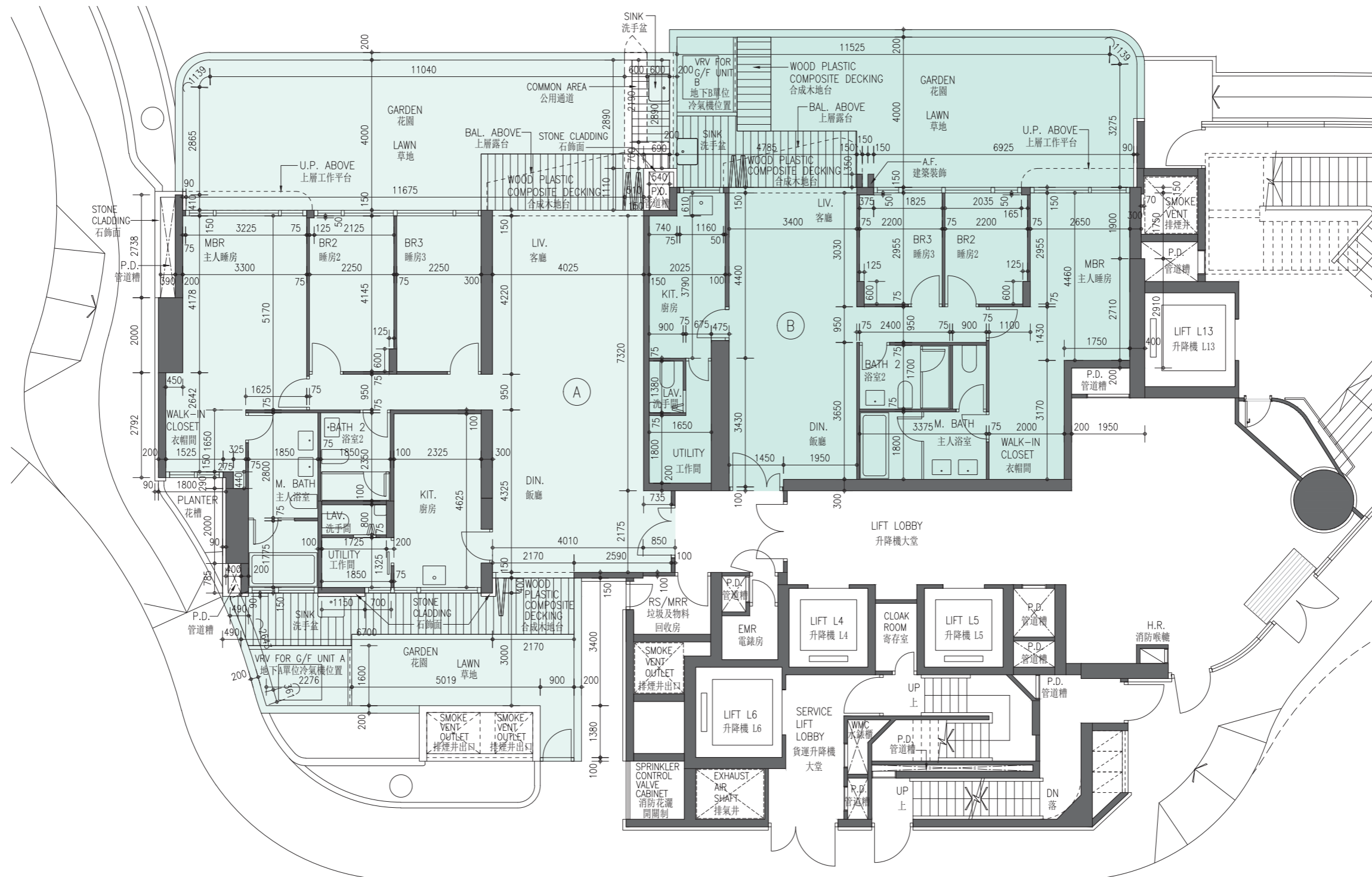
「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。



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

TOWER 2 第2座

G/F 地下



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	G/F 地下	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	G/F 地下	2920 [▽] , 3050 [☆] , 3100 [◎] , 3450	3050 [☆] , 3100 [◎] , 3350 [◇] , 3450

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100 毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350 毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400 毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530 毫米）

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Note:

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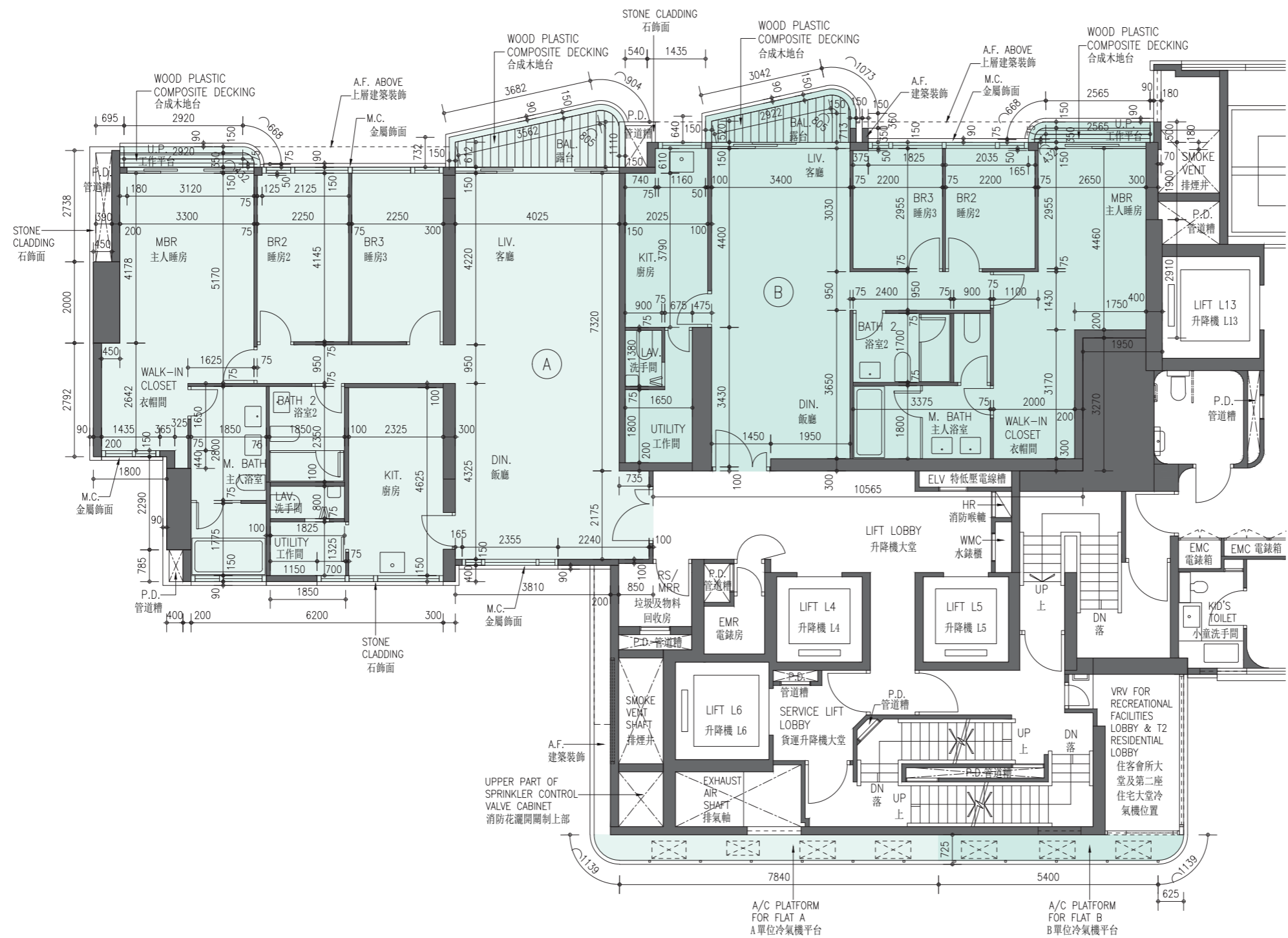
備註：

「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。



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

TOWER 2 | 1/F
第2座 | 1樓



Scale比例 : 0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	1/F 1樓	200, 1450, 2140*, 2140★	150, 200, 2140*
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3500, 3600, 3780, 4000, 4690, 4850, 5030, 5190, 5220, 5590, 5720	3500, 3850, 4000, 5190, 5290, 5590

* Denotes that the thickness of transfer plate includes 500mm thick concrete fill

★ Denotes that the thickness of transfer plate includes 550mm thick concrete fill

* 標示該轉換層的厚度包括500毫米厚混凝土填料

★ 標示該轉換層的厚度包括550毫米厚混凝土填料

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 Development)

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“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.

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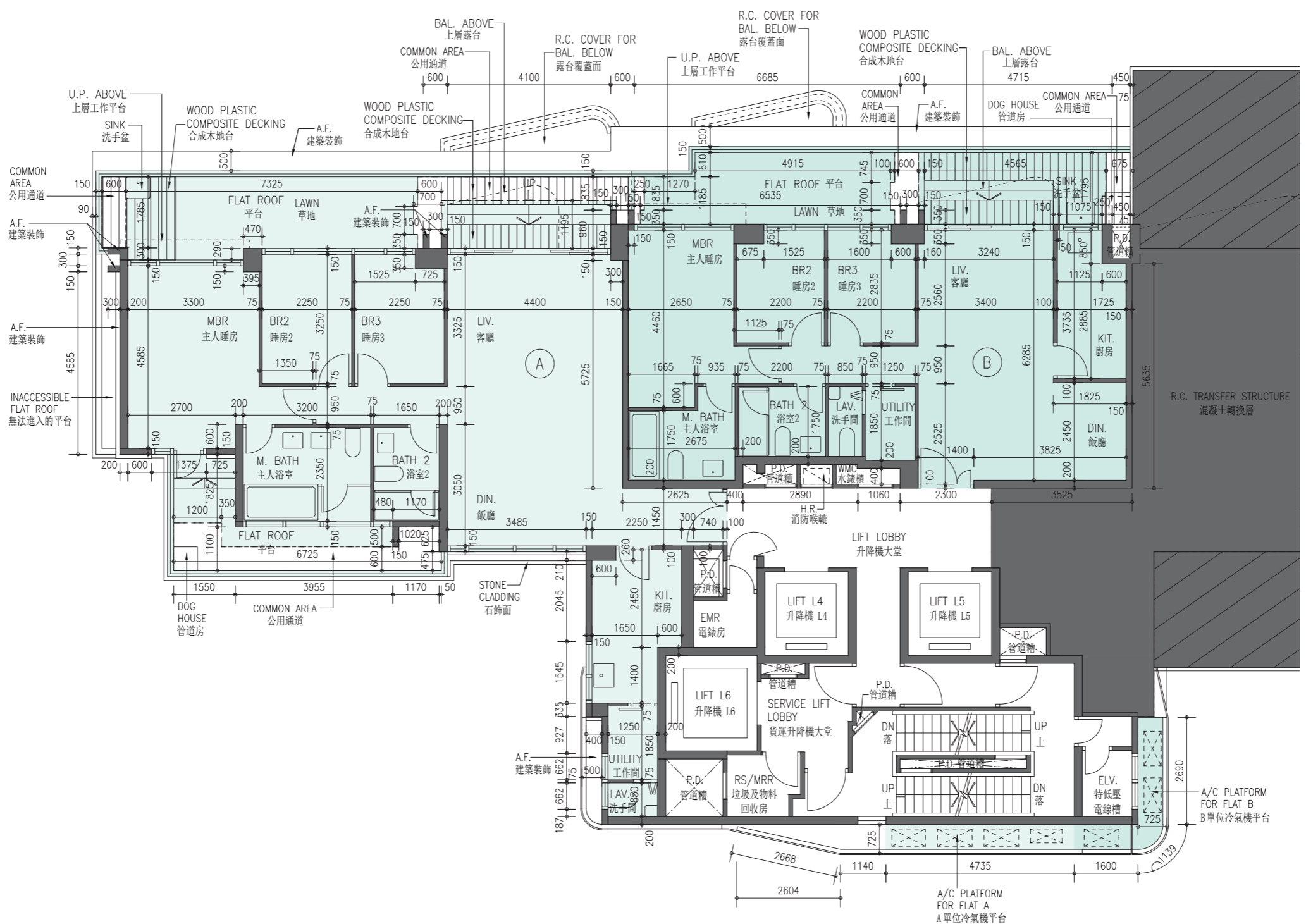
備註：

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

TOWER 2 | 2/F
第2座 | 2樓



Scale比例：0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	2/F 2樓	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	2750 [▽] , 2930 [◎] , 3280	2830 [△] , 2980 ⁺ , 3180 [◇] , 3280

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530毫米）

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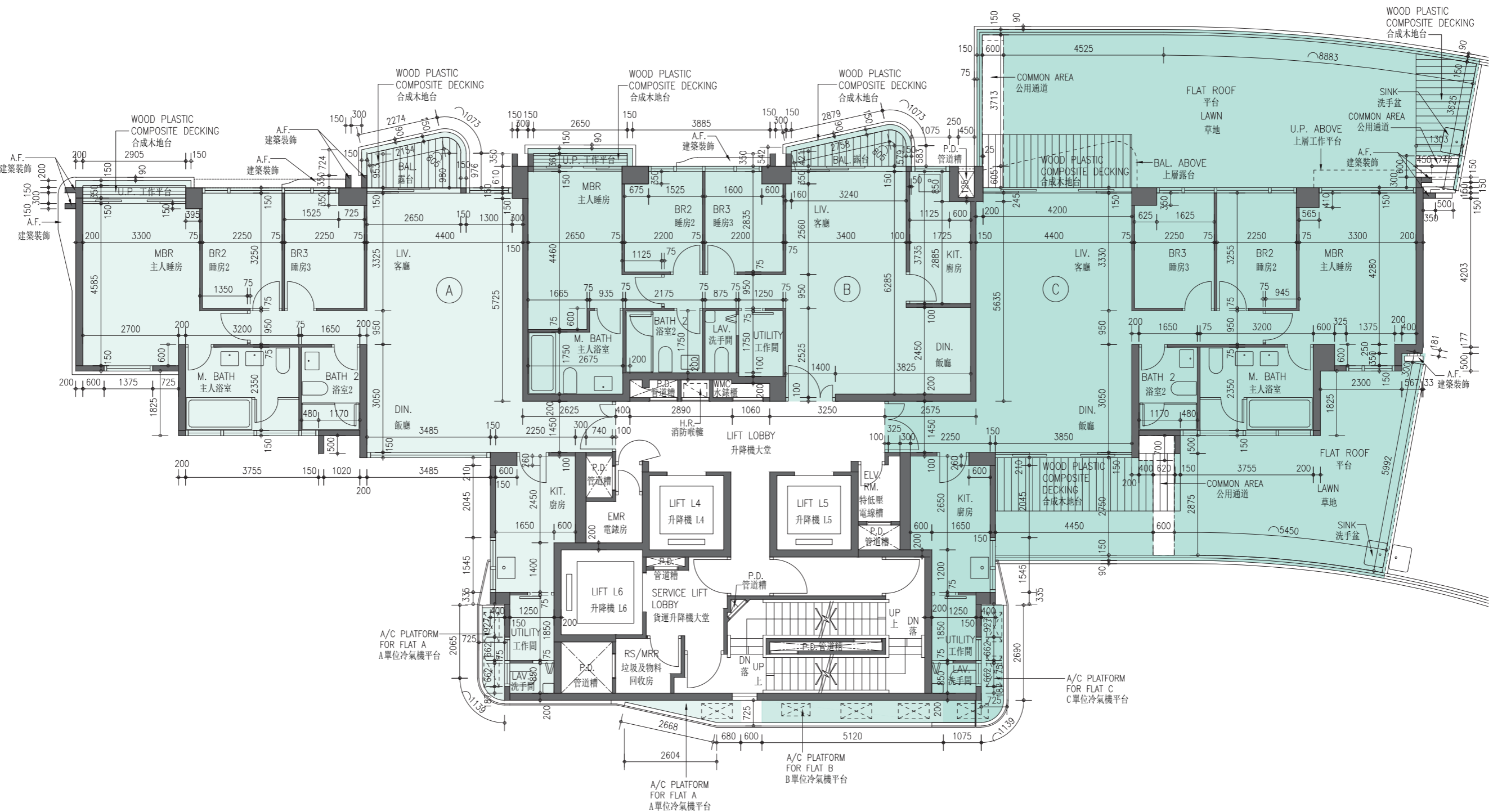
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 2 | 3/F 第2座 | 3樓



Scale比例: 0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	3/F 3樓	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3/F 3樓	3280, 3280 [⊙] , 3280 [▽]	2980 ⁺ , 3280, 3280 [◇] , 3280 ⁺ , 3280 [△] , 3580	2750 [▽] , 2830 [△] , 2930 [⊙] , 3280, 3280 [⊙]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ⊙ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ⊙ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530毫米）

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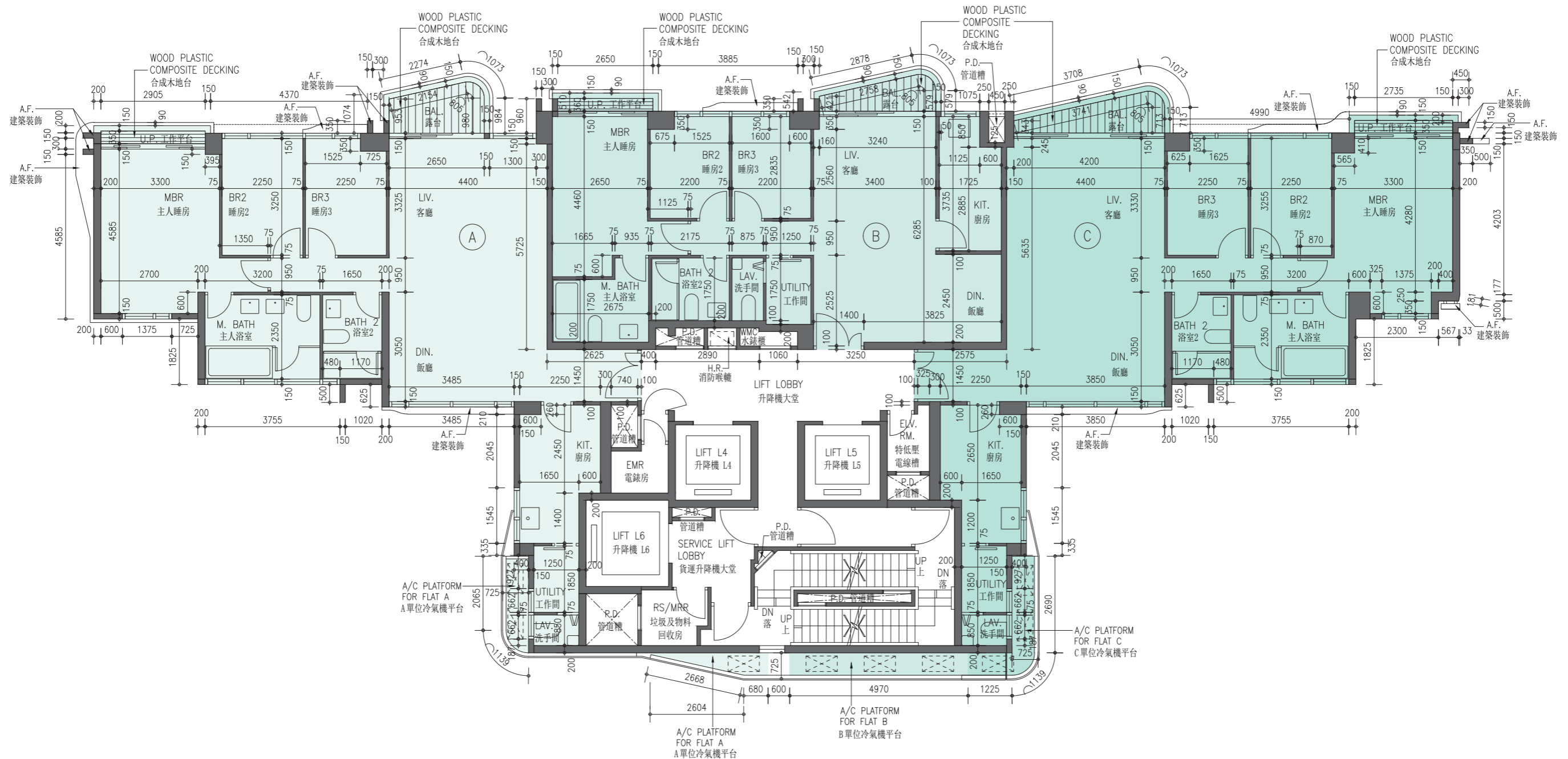
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備註：

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

TOWER 2 | 5/F – 12/F, 15/F – 20/F 第2座 | 5樓至12樓、15樓至20樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	5/F – 12/F, 15/F – 20/F 5樓至12樓、 15樓至20樓	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	5/F – 12/F, 15/F – 20/F 5樓至12樓、 15樓至20樓	3280, 3280 [⊙] , 3280 [▽]	3280, 3280 [◇] , 3280 ⁺ , 3280 [△]	3280, 3280 [⊙] , 3280 [△] , 3280 [▽]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ⊙ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ⊙ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
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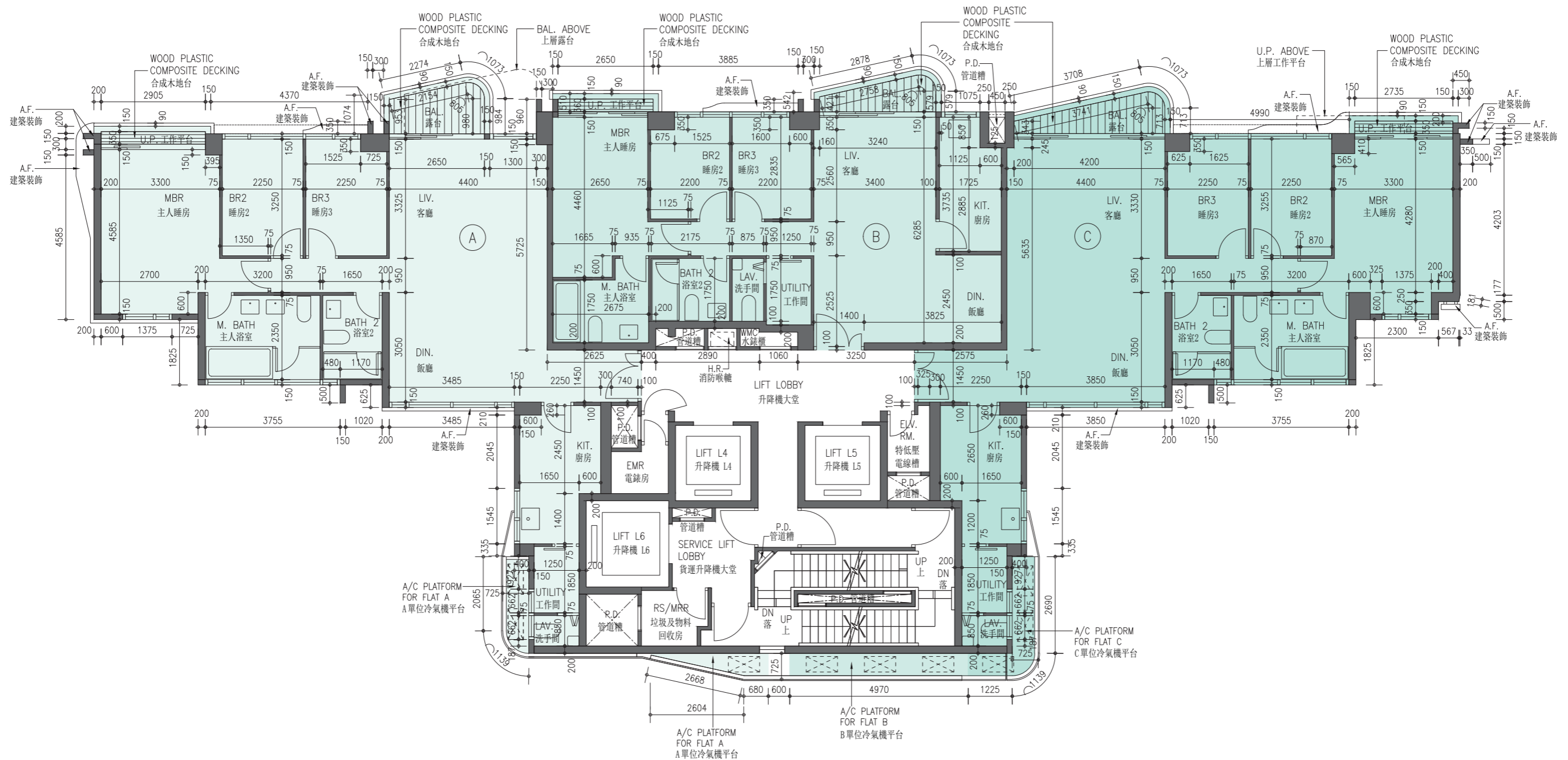
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 2 | 21/F
第2座 | 21樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	21/F 21 樓	150, 200	150, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	21/F 21 樓	3050 [△] , 3150 [◎] , 3280, 3400 [☆] , 3500, 3500 [◎] , 3810, 3850, 4030	3150 [◎] , 3500, 3600, 3800, 3950	2950 [□] , 3100 [☆] , 3280, 3480 [□] , 3500, 3510 ⁺ , 3630, 3730, 3810, 4030

- +

Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎

Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆

Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △

Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

- +

包括本層地台跌級樓板之跌級深度（300 毫米）
- ◎

包括本層地台跌級樓板之跌級深度（350 毫米）
- ☆

包括本層地台跌級樓板之跌級深度（400 毫米）
- △

包括本層地台跌級樓板之跌級深度（450 毫米）
- 包括本層地台跌級樓板之跌級深度（550 毫米）

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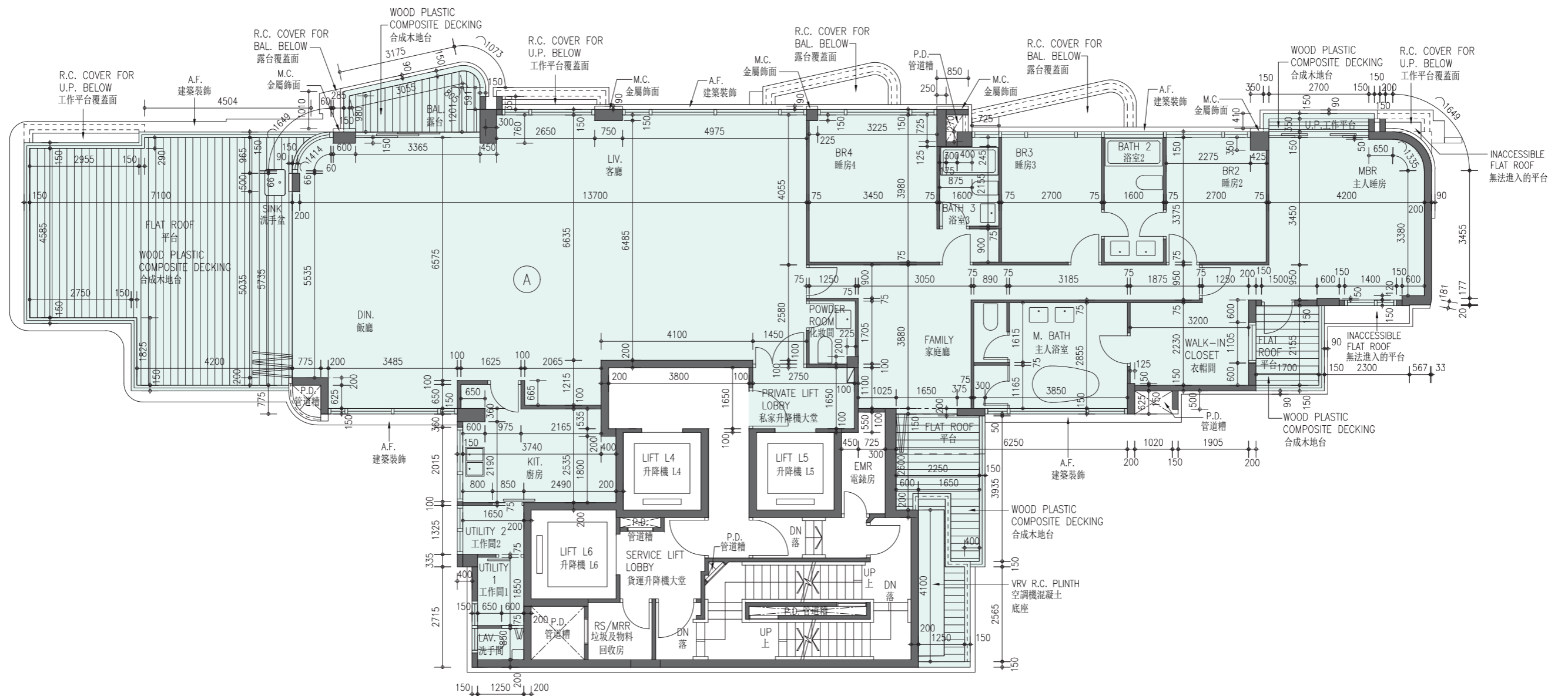
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TOWER 2 | 22/F
第2座 | 22樓



備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	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）	22/F 22樓	150, 200, 350
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	22/F 22樓	3400 [◇] , 3500, 3700, 3750 [◇] , 3750 [⊕] , 3750 [⊙] , 3750 ⁺ , 3850, 3900, 4050

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ⊕ Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)
- ⊙ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- ⊕ 包括本層地台跌級樓板之跌級深度（150毫米）
- ⊙ 包括本層地台跌級樓板之跌級深度（200毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）

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

備註：

「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。



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

	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）	23/F 23樓	150, 200, 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	23/F 23樓	3580, 3780, 3880, 3930, 4080, 4180, 4280

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 Development)

Note:

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備註：

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

	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）	ROOF 天台	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	ROOF 天台	N/A 不適用

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

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備註：

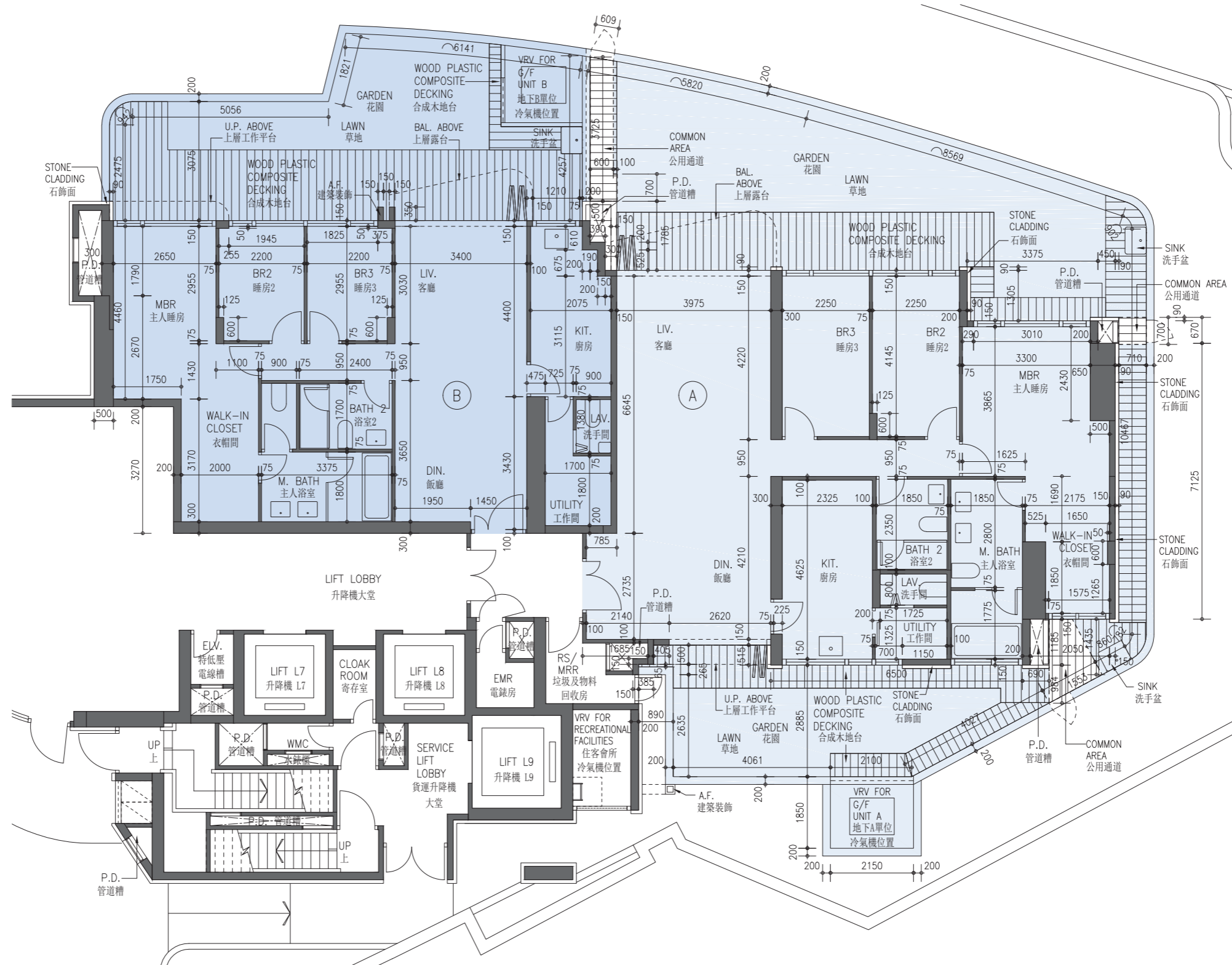
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 3 第3座

G/F 地下



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	G/F 地下	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	G/F 地下	3400 [◎] , 3450, 3500 [#] , 3600 [☆] , 3650 [◎] , 3700 ⁺ , 3750, 3900 [◇] , 4000	3050 [☆] , 3100 [◎] , 3450, 3600 [☆] , 3650 [◎] , 3900 [◇] , 4000

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100 毫米）
- + 包括本層地台跌級樓板之跌級深度（300 毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350 毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（400 毫米）
- # 包括本層地台跌級樓板之跌級深度（500 毫米）

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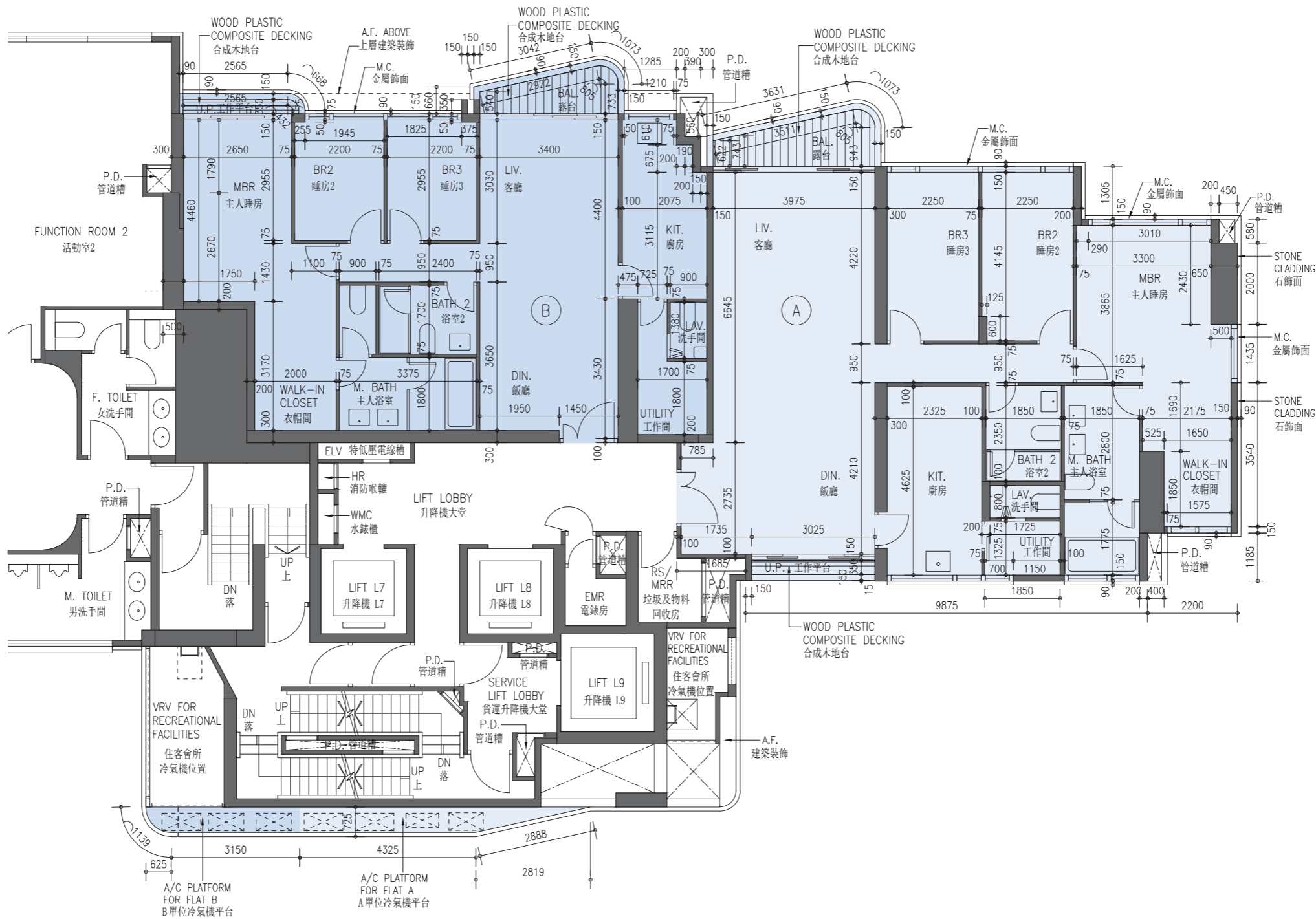
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 3 | 1/F
第3座 | 1樓



Scale比例：0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	1/F 1樓	200, 2140*, 2140*	200, 2140*
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	3500, 3600, 3750, 3800, 4000, 4690, 5190, 5290, 5490, 5590	3500, 3700, 3850, 4000, 5190, 5290, 5540, 5590

* Denotes that the thickness of transfer plate includes 500mm thick concrete fill
★ Denotes that the thickness of transfer plate includes 550mm thick concrete fill

* 標示該轉換層的厚度包括 500 毫米厚混凝土填料
★ 標示該轉換層的厚度包括 550 毫米厚混凝土填料

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 Development)

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

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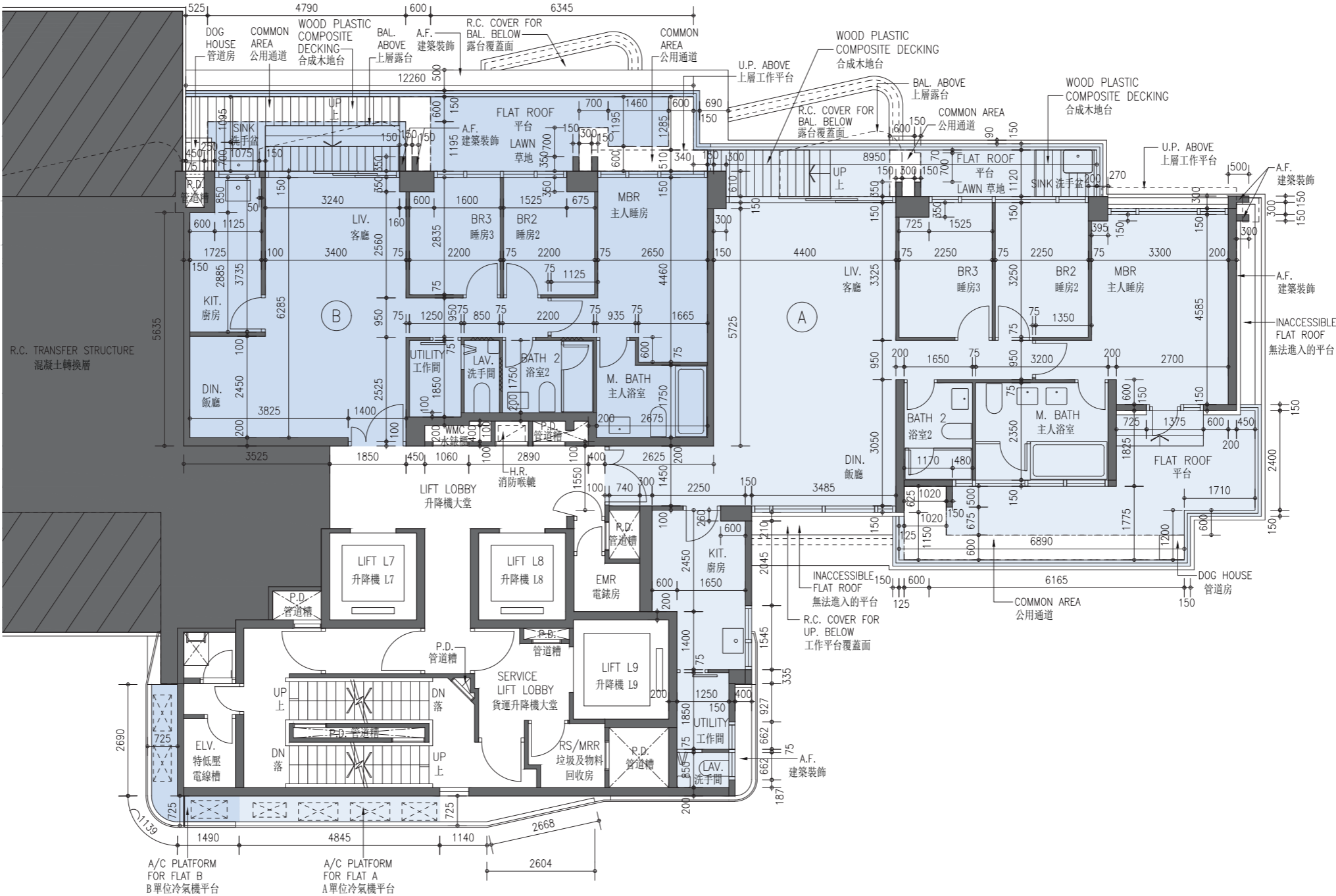
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 3
第3座

2/F
2樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位	
		A	B
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）	2/F 2樓	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	2750 [▽] , 2930 [◎] , 3180 [◇] , 3280	2830 [△] , 2980 ⁺ , 3180 [◇] , 3280

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530毫米）

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 Development)

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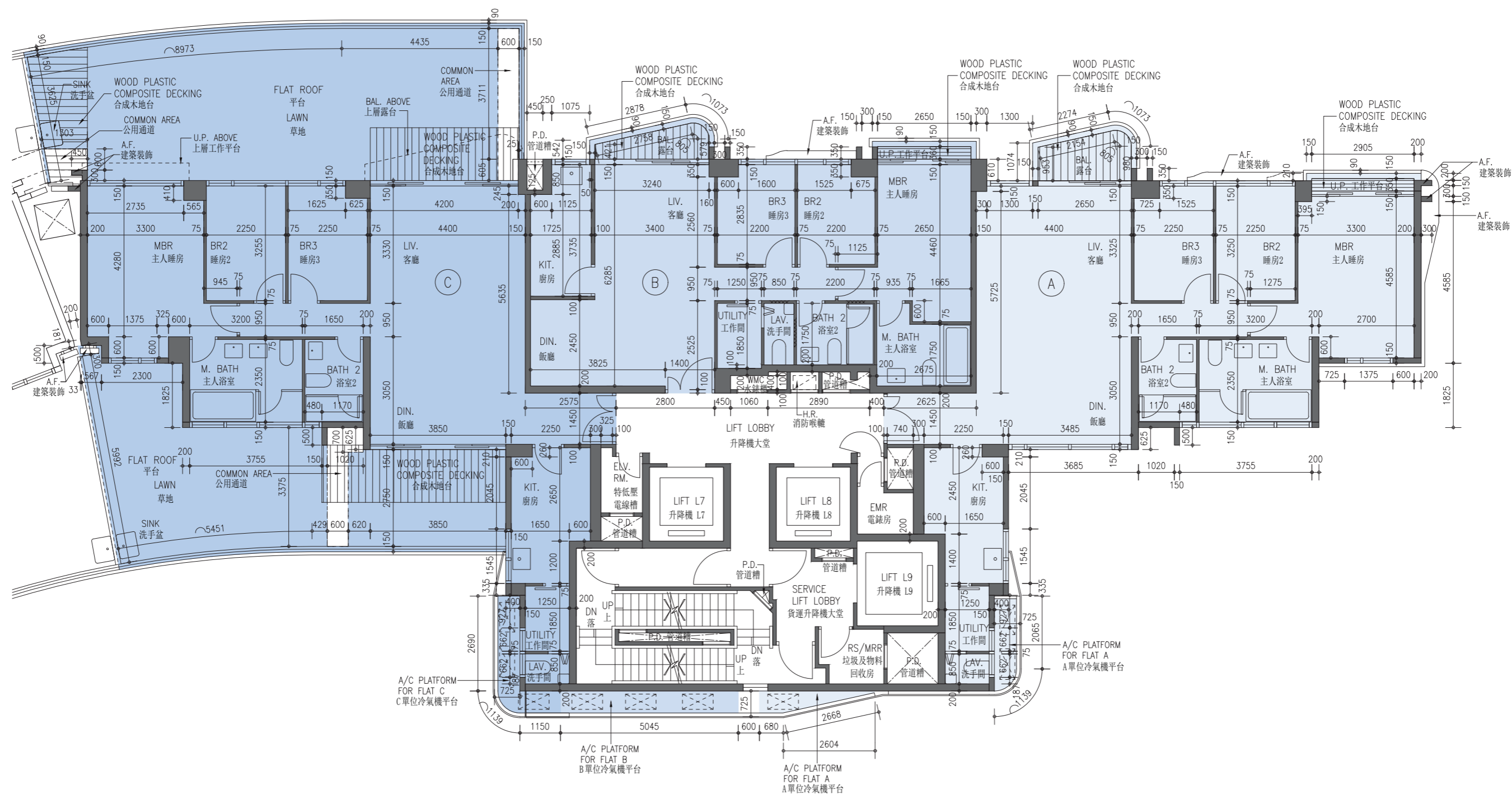
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

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

TOWER 3 第3座 | 3/F 3樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	3/F 3樓	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3/F 3樓	3280, 3280 [⊙] , 3280 [▽]	2980 ⁺ , 3280, 3280 ⁺ , 3280 [◇] , 3280 [△] , 3580, 3730	2750 [▽] , 2830 [△] , 2930 [⊙] , 3280, 3280 [⊙]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ⊙ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ⊙ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530毫米）

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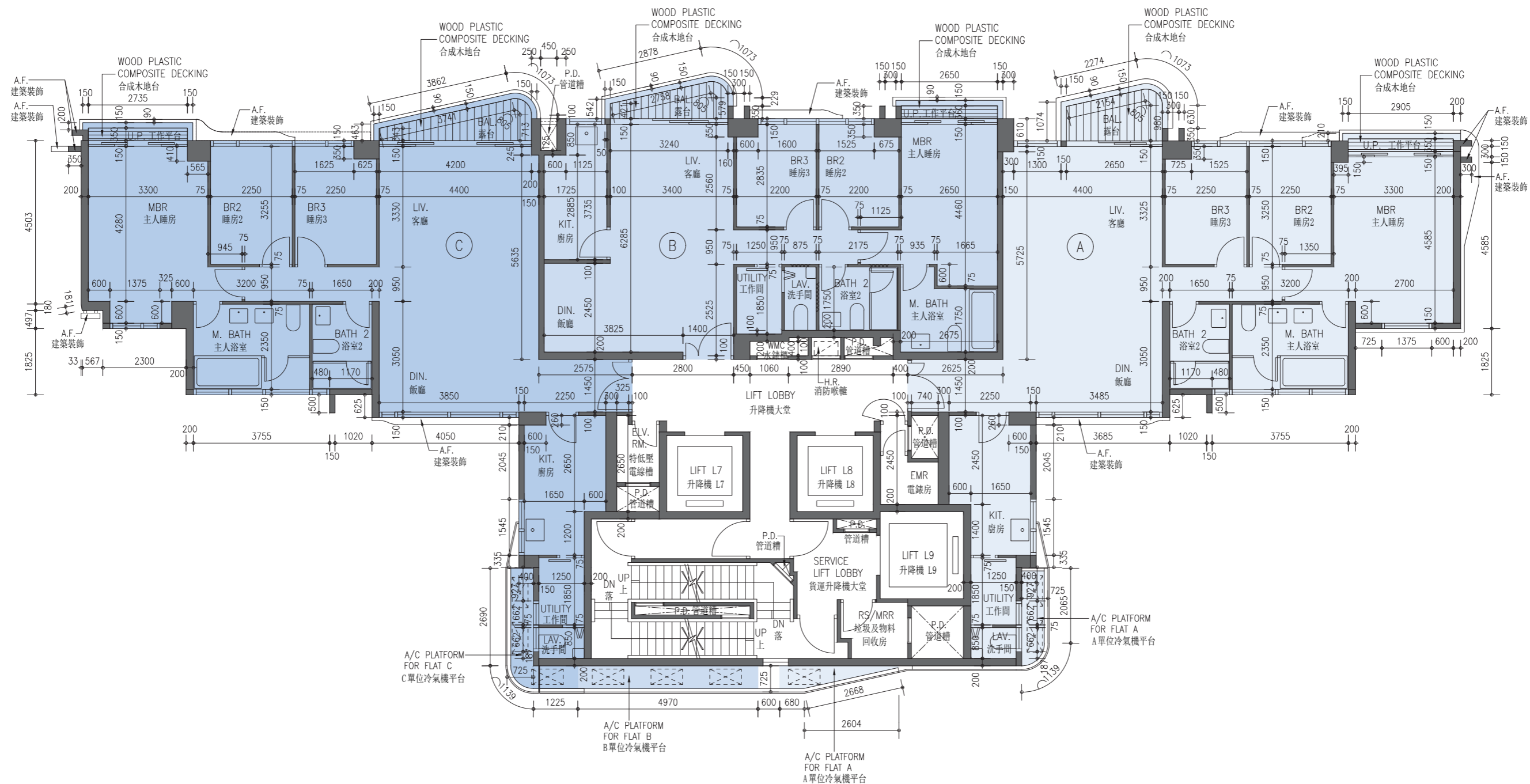
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 3 | 5/F – 12/F, 15/F – 20/F 第3座 | 5樓至12樓、15樓至20樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	5/F – 12/F, 15/F – 20/F 5樓至12樓、 15樓至20樓	150	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	5/F – 12/F, 15/F – 20/F 5樓至12樓、 15樓至20樓	3280, 3280 [◇] , 3280 [▽]	3280, 3280 [◇] , 3280 ⁺ , 3280 [△]	3280, 3280 [◇] , 3280 [△] , 3280 [▽]

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- △ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- ▽ Inclusive of the sunken depth of the sunken slab on the floor of this floor (530mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（350毫米）
- △ 包括本層地台跌級樓板之跌級深度（450毫米）
- ▽ 包括本層地台跌級樓板之跌級深度（530毫米）

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 Development)

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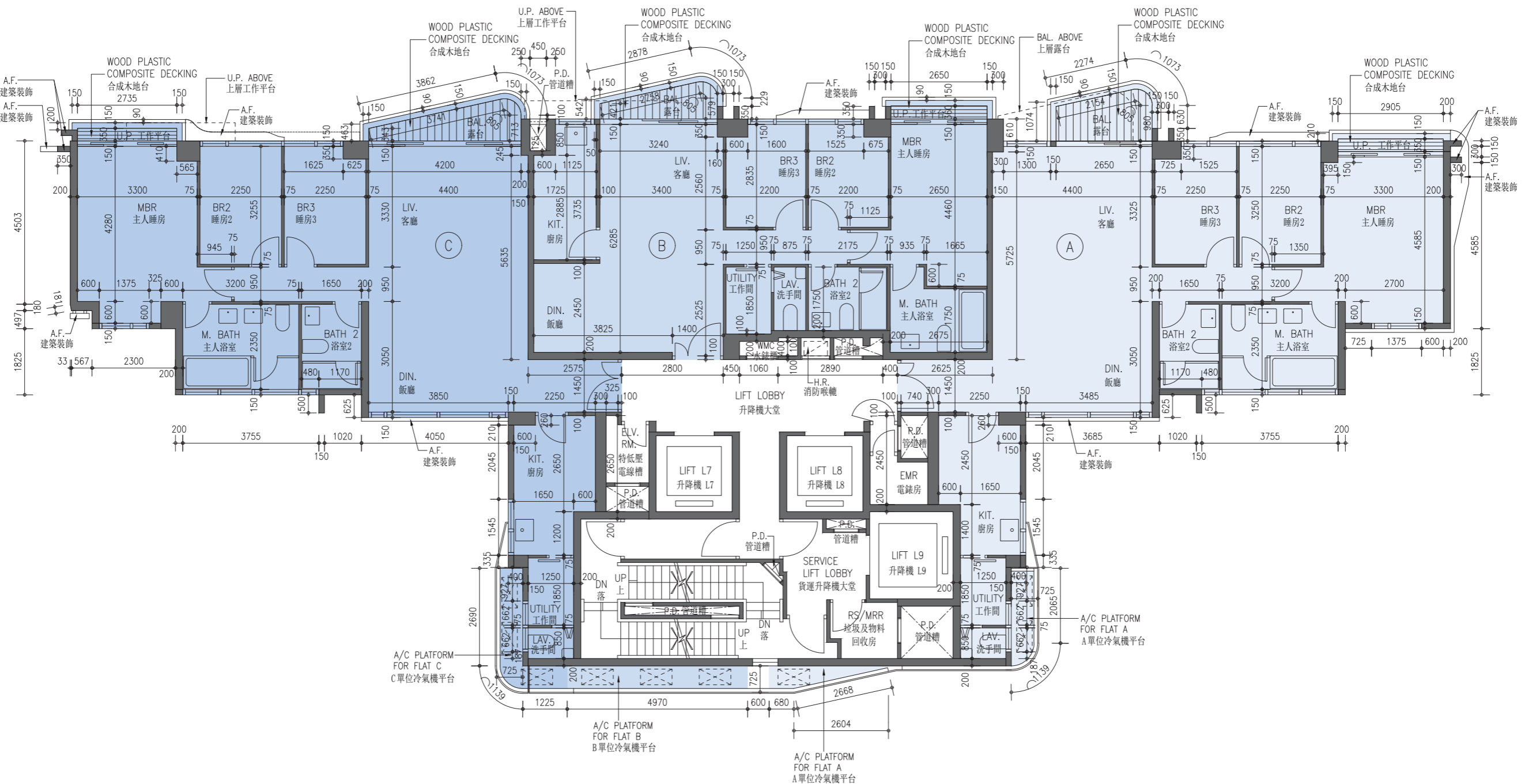
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

TOWER 3 | 21/F 第3座 | 21樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	Floor 樓層	Flat 單位		
		A	B	C
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）	21/F 21樓	150, 200	150, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	21/F 21樓	3050 [△] , 3280, 3400 [△] , 3500, 3500 [◎] , 3810, 3850, 4030	3150 [◎] , 3500, 3600, 3800, 3950	2950 [□] , 3100 [☆] , 3280, 3480 [□] , 3500, 3510 ⁺ , 3630, 3730, 3810, 4030

- +

Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎

Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)
- ☆

Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)
- △

Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)
- Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

- +

包括本層地台跌級樓板之跌級深度（300毫米）
- ◎

包括本層地台跌級樓板之跌級深度（350毫米）
- ☆

包括本層地台跌級樓板之跌級深度（400毫米）
- △

包括本層地台跌級樓板之跌級深度（450毫米）
- 包括本層地台跌級樓板之跌級深度（550毫米）

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 Development)

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“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.

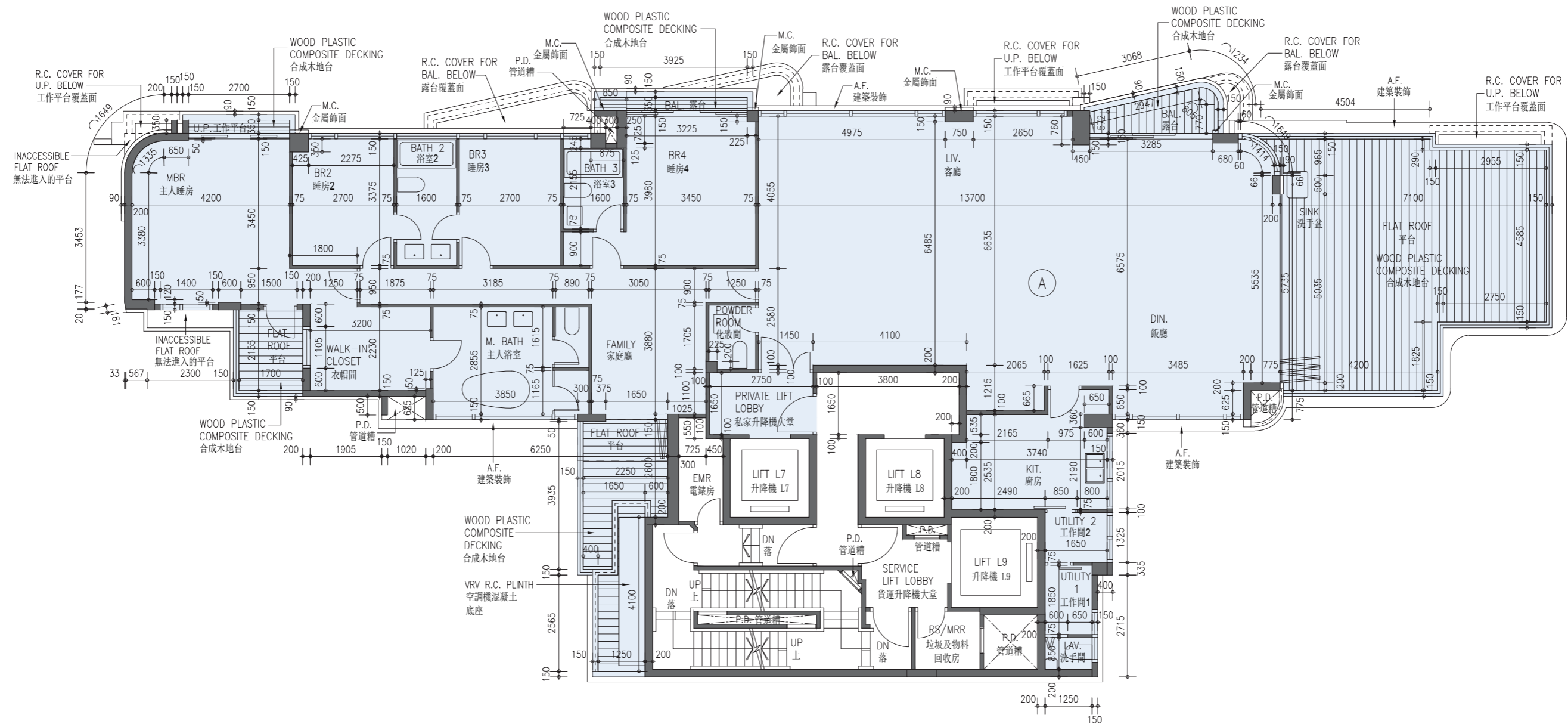
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此乃根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目）

備註：

「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。

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

TOWER 3 | 22/F 第3座 | 22樓



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	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）	22/F 22樓	150, 200, 350
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	22/F 22樓	3400 [◇] , 3500, 3700, 3750 [◇] , 3750 [⊕] , 3750 [⊙] , 3750 ⁺ , 3850, 3900, 4050

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (100mm)
- ⊕ Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)
- ⊙ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)
- + Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

- ◇ 包括本層地台跌級樓板之跌級深度（100毫米）
- ⊕ 包括本層地台跌級樓板之跌級深度（150毫米）
- ⊙ 包括本層地台跌級樓板之跌級深度（200毫米）
- + 包括本層地台跌級樓板之跌級深度（300毫米）

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 Development)

Note:

“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.

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發展項目）

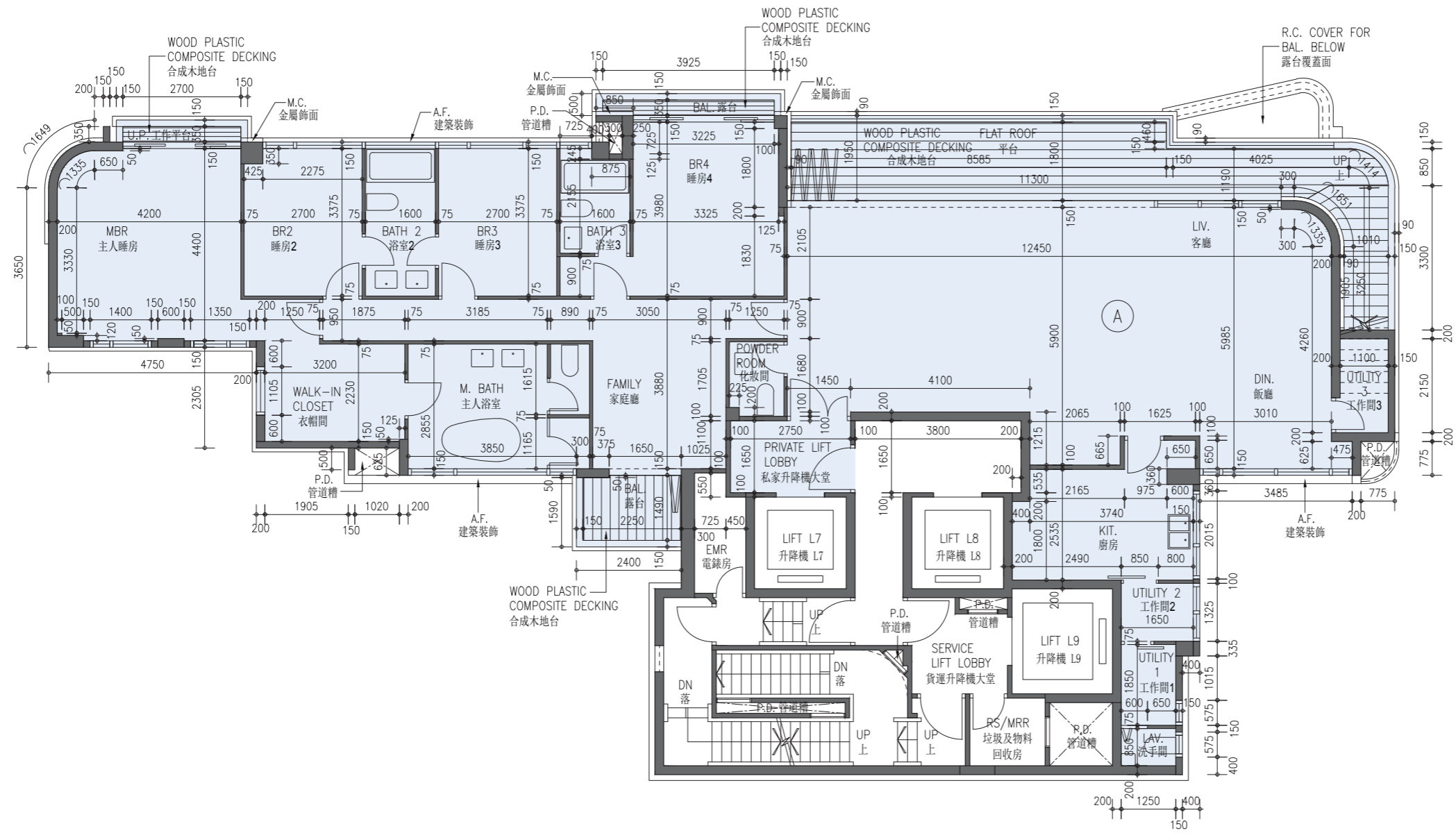
備註：

「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。



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

TOWER 3 | 23/F
第3座 | 23樓



Scale比例 : 0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	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）	23/F 23樓	150,200,300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	23/F 23樓	3580, 3780, 3880, 3930, 4080, 4180, 4280

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 Development)

Note:

“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.

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發展項目）

備註：

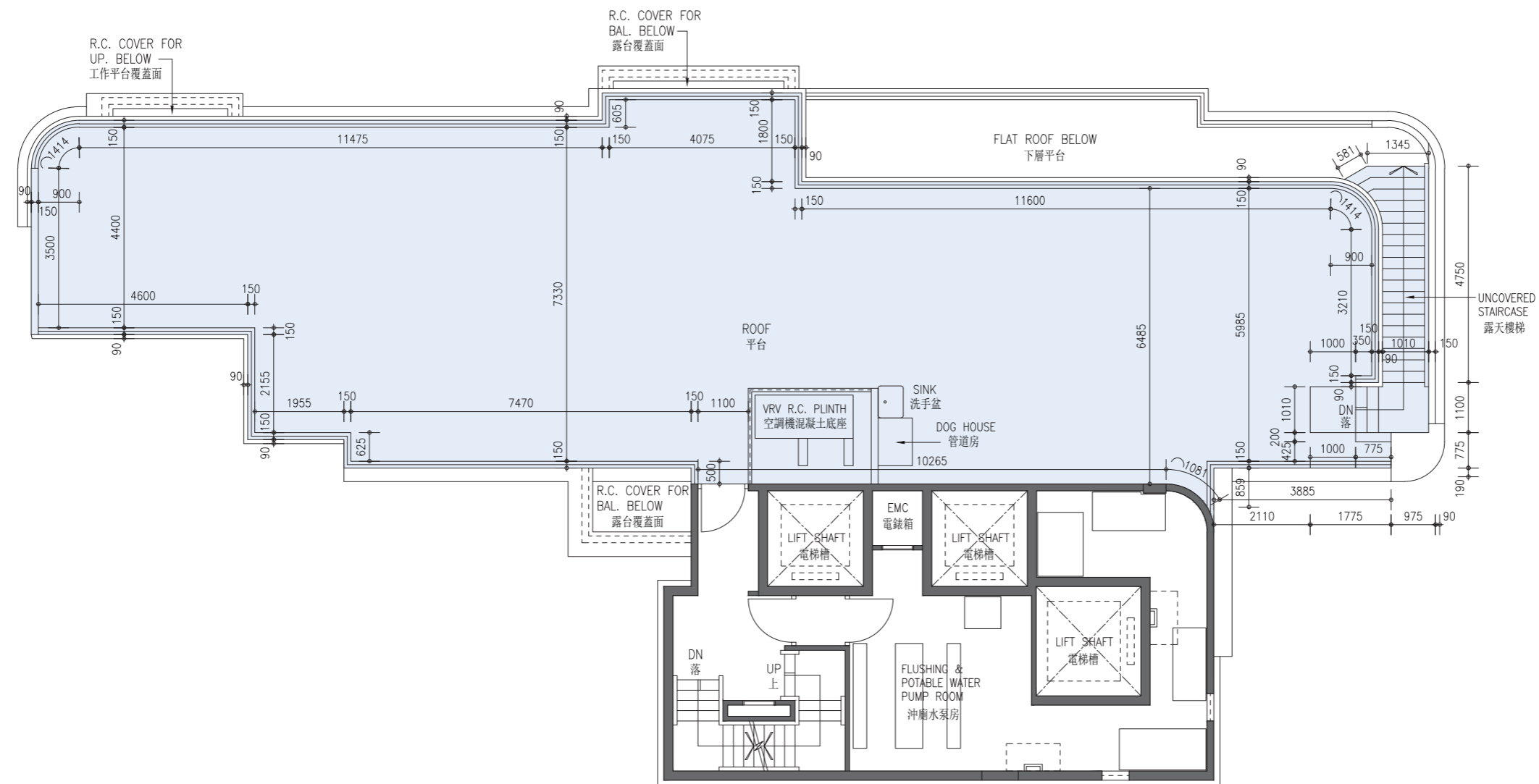
「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。



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

TOWER 3 第3座

ROOF 天台



Scale比例：0 2 4M(米)

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

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

	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）	ROOF 天台	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	ROOF 天台	N/A 不適用

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

Note:

“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.

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發展項目）

備註：

「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。



AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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 1 第1座	G/F & 1/F 地下及1樓	A	234.926 (2,529) Balcony 露台 : 6.004 (65) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	61.828 (666)	-	-	-	-	-
		B	231.480 (2,492) Balcony 露台 : 6.000 (65) Utility Platform 工作平台 : 1.514 (16)	-	-	-	-	58.520 (630)	-	-	-	-	-
	2/F 2樓	A	143.099 (1,540) Balcony 露台 : -- Utility Platform 工作平台 : --	-	-	-	85.038 (915)	-	-	-	-	-	-
		B	153.849 (1,656) Balcony 露台 : 5.494 (59) Utility Platform 工作平台 : 1.500 (16)	-	-	-	62.413 (672)	-	-	-	-	-	-
	3/F, 5/F-12/F and 15/F-20/F 3樓、5樓至12樓及15樓至20樓	A	149.996 (1,615) Balcony 露台 : 5.397 (58) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	153.849 (1,656) Balcony 露台 : 5.494 (59) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	21/F & 22/F 21樓及22樓	A	240.256 (2,586) Balcony 露台 : 6.005 (65) Utility Platform 工作平台 : 1.506 (16)	-	-	-	33.399 (360)	-	-	85.775 (923)	-	-	-
		B	248.828 (2,678) Balcony 露台 : 6.002 (65) Utility Platform 工作平台 : 1.501 (16)	-	-	-	32.683 (352)	-	-	87.448 (941)	-	-	-

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

2. 4/F, 13/F and 14/F are omitted.

3. The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。

2. 不設 4 樓、13 樓及 14 樓。

3. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目 (如有) 的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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 2 第2座	G/F 地下	A	125.881 (1,355) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	-	76.234 (821)	-	-	-	-	-
		B	99.887 (1,075) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	-	48.257 (519)	-	-	-	-	-
	1/F 1樓	A	132.680 (1,428) Balcony 露台: 5.113 (55) Utility Platform 工作平台: 1.686 (18)	-	-	-	-	-	-	-	-	-	-
		B	105.609 (1,137) Balcony 露台: 3.760 (40) Utility Platform 工作平台: 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	A	104.482 (1,125) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	23.771 (256)	-	-	-	-	-	-
		B	81.623 (879) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	18.810 (202)	-	-	-	-	-	-
	3/F 3樓	A	110.071 (1,185) Balcony 露台: 4.005 (43) Utility Platform 工作平台: 1.584 (17)	-	-	-	-	-	-	-	-	-	-
		B	85.625 (922) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.504 (16)	-	-	-	-	-	-	-	-	-	-
		C	105.237 (1,133) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	92.288 (993)	-	-	-	-	-	-

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

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 不設 4 樓、13 樓及 14 樓。
3. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目 (如有) 的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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 2 第2座	5/F-12/F and 15/F-21/F 5樓至12樓及15樓至21樓	A	110.071 (1,185) Balcony 露台: 4.005 (43) Utility Platform 工作平台: 1.584 (17)	-	-	-	-	-	-	-	-	-	-
		B	85.625 (922) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.504 (16)	-	-	-	-	-	-	-	-	-	-
		C	110.885 (1,194) Balcony 露台: 4.130 (44) Utility Platform 工作平台: 1.518 (16)	-	-	-	-	-	-	-	-	-	-
	22/F 22樓	A	248.333 (2,673) Balcony 露台: 5.621 (61) Utility Platform 工作平台: 1.500 (16)	-	-	-	56.610 (609)	-	-	-	-	-	-
	23/F 23樓	A	221.028 (2,379) Balcony 露台: 6.011 (65) Utility Platform 工作平台: 1.500 (16)	-	-	-	20.714 (223)	-	-	196.578 (2,116)	-	-	-

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

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 不設 4 樓、13 樓及 14 樓。
3. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目 (如有) 的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目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 3 第3座	G/F 地下	A	124.413 (1,339) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	-	92.494 (996)	-	-	-	-	-
		B	100.794 (1,085) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	-	46.674 (502)	-	-	-	-	-
	1/F 1樓	A	131.000 (1,410) Balcony 露台: 5.075 (55) Utility Platform 工作平台: 1.512 (16)	-	-	-	-	-	-	-	-	-	-
		B	106.129 (1,142) Balcony 露台: 3.834 (41) Utility Platform 工作平台: 1.501 (16)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	A	104.482 (1,125) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	23.088 (249)	-	-	-	-	-	-
		B	81.623 (879) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	14.188 (153)	-	-	-	-	-	-
	3/F 3樓	A	110.071 (1,185) Balcony 露台: 4.005 (43) Utility Platform 工作平台: 1.584 (17)	-	-	-	-	-	-	-	-	-	-
		B	85.625 (922) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.504 (16)	-	-	-	-	-	-	-	-	-	-
		C	105.237 (1,133) Balcony 露台: -- Utility Platform 工作平台: --	-	-	-	92.276 (993)	-	-	-	-	-	-

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

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 不設 4 樓、13 樓及 14 樓。
3. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目 (如有) 的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

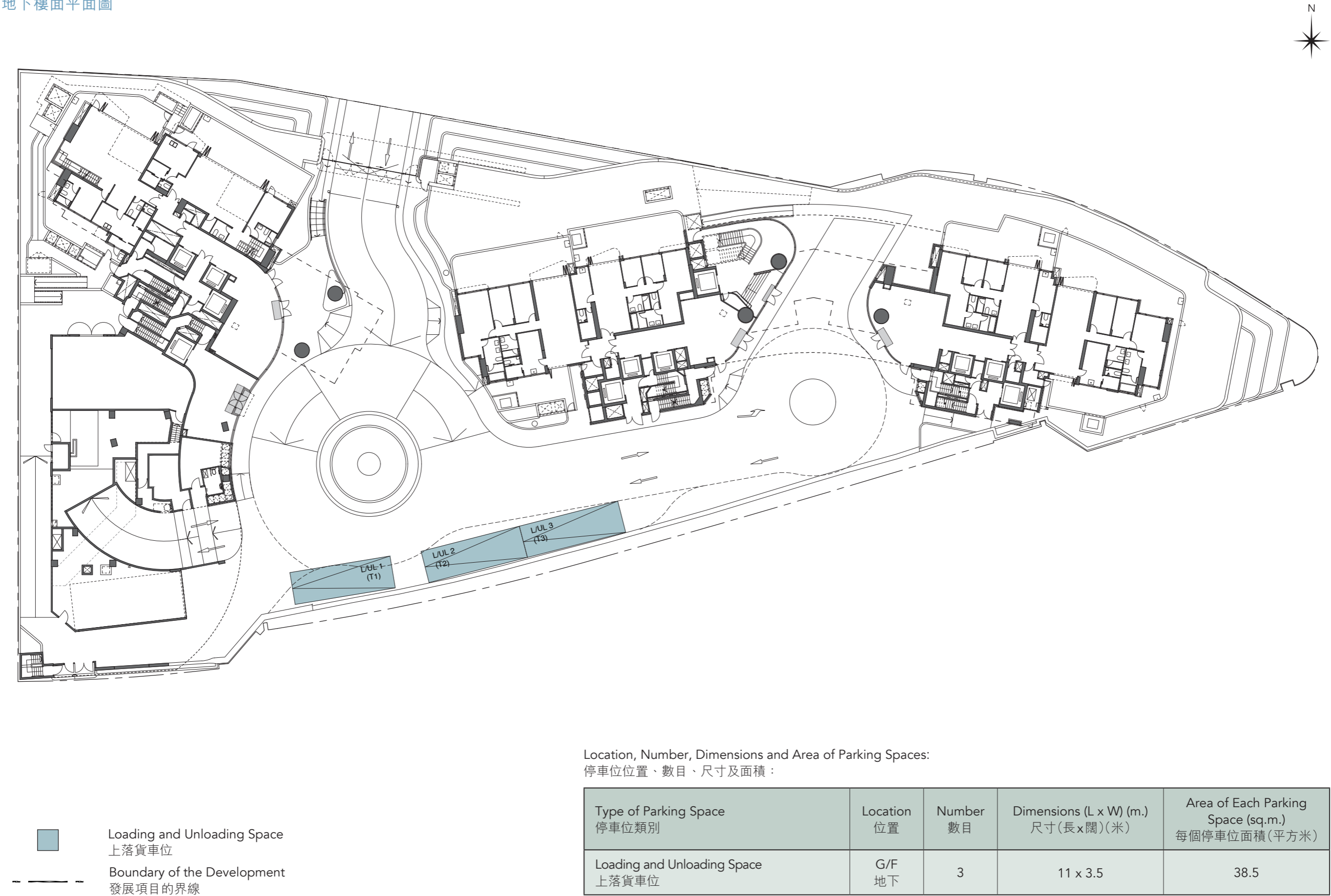
Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block 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 3 第3座	5/F-12/F and 15/F-21/F 5樓至12樓及15樓至21樓	A	110.071 (1,185) Balcony 露台: 4.005 (43) Utility Platform 工作平台: 1.584 (17)	-	-	-	-	-	-	-	-	-	-
		B	85.625 (922) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.504 (16)	-	-	-	-	-	-	-	-	-	-
		C	110.866 (1,193) Balcony 露台: 4.111 (44) Utility Platform 工作平台: 1.518 (16)	-	-	-	-	-	-	-	-	-	-
	22/F 22樓	A	248.723 (2,677) Balcony 露台: 6.011 (65) Utility Platform 工作平台: 1.500 (16)	-	-	-	56.610 (609)	-	-	-	-	-	-
	23/F 23樓	A	221.028 (2,379) Balcony 露台: 6.011 (65) Utility Platform 工作平台: 1.500 (16)	-	-	-	20.714 (223)	-	-	196.578 (2,116)	-	-	-

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

1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 不設 4 樓、13 樓及 14 樓。
3. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內的露台、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。在構成住宅物業的一部分的範圍內的其他指明項目 (如有) 的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目的停車位的樓面平面圖

G/F PLAN
地下樓面平面圖



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目的停車位的樓面平面圖

B1/F PLAN
地庫 1 層平面圖



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

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸(長x闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位面積(平方米)
Car Parking Space 停車位	B1/F 地庫 1 層	65	5 x 2.5	12.5
Accessible Visitors' Parking Space 訪客暢通易達停車位	B1/F 地庫 1 層	1	5 x 3.5	17.5
Motorcycle Parking Space 電單車停車位	B1/F 地庫 1 層	2	2.4 x 1	2.4

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目的停車位的樓面平面圖

B2/F PLAN
地庫 2 層平面圖





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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "Preliminary Agreement").
 2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:
 - (a) the Preliminary Agreement is terminated.
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（「臨時合約」）時須支付款額為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後5個工作日內簽立買賣合約：
 - (a) 臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. Common Parts of the Development

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

These include certain entrance lobbies, staircases, lifts, 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 residential properties and Parking Spaces in the Development), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different residential properties in the Development) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces and different Residential Common Parking Spaces (i.e. parking spaces in the Development which are Residential Common Parts)).
- (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 power 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 Development

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

3. Term of years for which the Manager of the Development 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 Development

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 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 residential properties shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their residential properties; and

- (c) the owners of residential properties shall contribute towards a certain percentage of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their residential properties. The aforesaid percentage is:

$$\frac{\text{the total number of Residential Common Parking Spaces}}{\text{the total number of Residential Common Parking Spaces} + \text{the total number of Car Parking Spaces} + 0.192 \times \text{the total number of Motorcycle Parking Spaces}} \times 100\%$$

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 Development is different from the total number of Management Shares in the Development. The total number of Management Shares in the Development is 19,794.

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 Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development 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).



SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部分

- (a) 公用部分包括所有在該土地(指發展項目於其上興建之土地，及如文意允許，包括其上之發展項目)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) 該部分為不同業主、佔用人、被許可人或被邀請人共同使用與享用的土地或其部分；
- (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。
- 上述包括若干入口大堂、樓梯、升降機、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(提供或安裝給發展項目不同住宅物業及停車位所有業主、佔用人、被許可人或被邀請人共同使用與享用)、住宅公用部分(提供或安裝給發展項目不同住宅物業業主、佔用人、被許可人或被邀請人共同使用與享用)及車位公用部分(提供或安裝給發展項目不同停車位和住宅公用停車位(即發展項目中屬住宅公用部分的停車位)的業主、佔用人、被許可人或被邀請人共同使用與享用)。
- (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，亦不得在或對該等地方作出任何事情，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，以干涉或損壞公用部分或對公用部分的正常運作有不利影響。
- (g) 管理人具有權力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. 分配予發展項目中各住宅物業的不分割份數的數目

發展項目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。

3. 發展項目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. 在發展項目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) 業主須按分配到你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你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你住宅物業之管理份數之比例分擔有關車位公用部分之管理開支的若干百分比。上述百分比如下：

$$\frac{\text{住宅公用停車位總數}}{\text{住宅公用停車位總數} + \text{私家車停車位總數} + 0.192 \times \text{電單車停車位總數}} \times 100\%$$

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目之管理份數總數為19,794。

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)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《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發展項目中保留作自用的範圍。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

Number of Undivided Shares assigned to each residential property in the Development

分配予發展項目中的每個住宅物業的不分割份數的數目

Undivided Shares are allocated to each residential property in the Development. They are set out in the table below.

發展項目中的每個住宅物業獲分配不分割份數，詳細的分配狀況，請參閱下表。

Tower 座	1		2			3		
Flat 單位 Floor樓層	A	B	A	B	C	A	B	C
G/F 地下	243	239	135	106	–	136	107	–
1/F 1樓			133	106	–	131	106	–
2/F 2樓	154	162	107	84	–	107	83	–
3/F 3樓	150	154	110	86	117	110	86	117
5/F 5樓	150	154	110	86	111	110	86	111
6/F 6樓	150	154	110	86	111	110	86	111
7/F 7樓	150	154	110	86	111	110	86	111
8/F 8樓	150	154	110	86	111	110	86	111
9/F 9樓	150	154	110	86	111	110	86	111
10/F 10樓	150	154	110	86	111	110	86	111
11/F 11樓	150	154	110	86	111	110	86	111
12/F 12樓	150	154	110	86	111	110	86	111
15/F 15樓	150	154	110	86	111	110	86	111
16/F 16樓	150	154	110	86	111	110	86	111
17/F 17樓	150	154	110	86	111	110	86	111
18/F 18樓	150	154	110	86	111	110	86	111
19/F 19樓	150	154	110	86	111	110	86	111
20/F 20樓	150	154	110	86	111	110	86	111
21/F 21樓	255	264	110	86	111	110	86	111
22/F 22樓			255	–	–	256	–	–
23/F 23樓	–		248	–	–	248	–	–

Note: There are no 4th, 13th and 14th floors. The total number of Undivided Shares of the Development is 21,794.

附註： 不設4、13及14樓。發展項目之不分割份數總數為 21,794。



SUMMARY OF LAND GRANT 批地文件的摘要

1. The lot number of the land on which the Development is situated:
Sha Tin Town Lot No. 605.
2. The term of years under the lease:
50 years from 9 June 2015.
3. The user restrictions applicable to that land:
 - (a) The land 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) No grave or columbarium shall be erected or made on the land, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use:
 - (a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant ("**the Green Area**") which are required to be laid and formed by the purchaser; and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("**the Director**") in his sole discretion may require which are required to be provided and constructed by the purchaser (collectively "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area.
 - (b) A temporarily realigned existing cycling track and temporary traffic arrangement for achieving a continuous cyclist traffic along the existing cycling track as delineated and shown for identification purpose on the plan annexed to the Land Grant before the possession of the Green Area is re-delivered to the Government ("**the Temporary Traffic Arrangement**") which is required to be constructed, provided, operated, maintained and repaired as the Director and the Commissioner for Transport shall require in the Green Area or such other area.
 - (c) Diversion and relocation works of the existing high pressure gas pipeline running under and through the lot which alignment is as delineated and shown by an orange line for identification purpose on the plan annexed to the Land Grant ("**the HP Gas Pipeline**") to such location outside the lot as the Director may require or decide (collectively "**the Diversion Works**") which are carried out and completed by the purchaser; and such structures and facilities which are required to be constructed or installed and maintained by the purchaser to implement the approved risk mitigation measures ("**the Risk Mitigation Measures**") approved by the Director and the Director of Electrical and Mechanical Services ("**the Approved Risk Mitigation Measures**") for the risks posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the Development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide.
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 2022.
 - (b) The purchaser shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected in good and substantial repair and condition.
 - (c) If any private streets, roads and lanes which are required to be formed by the Land Grant remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the purchaser 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 purchaser 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.
 - (d) (i) The purchaser shall:
 - (I) within 78 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (1) lay and form the Green Area; and
 - (2) provide and construct the Structuresso that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (II) within 78 calendar months from the date of the Land Grant or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (III) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with the Land Grant.
 - (ii) In the event of the non-fulfilment of the purchaser's under sub-paragraph (i) above within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the purchaser.
 - (iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to the fulfilment of purchaser's obligations under sub-paragraph (i) above or the exercise of the rights by the Government under sub-paragraph (ii) above 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.
- (e) For the purpose only of carrying out the necessary works specified in sub-paragraph (d), the purchaser shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the purchaser on the date of a letter from the Director indicating that the conditions of the Land Grant have been complied with to his satisfaction. The purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under sub-paragraph (d) or otherwise.
- (f) The purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in sub-paragraph (d).
- (g) (i) The purchaser shall at all reasonable times while he is in the possession of the Green Area:
 - (I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-paragraph (d)(i) and the carrying out, inspecting, checking and supervising of the works under sub-paragraph (d)(ii) and any other works which the Director may consider necessary in the Green Area;

- (II) permit the Government and the relevant public utility companies authorized by the Government the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
 - (III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.
- (h) (i) The purchaser acknowledges that before possession of the Green Area is re-delivered to the Government, temporary traffic arrangement is required to be provided from time to time in the Green Area or such other area as may be requested by the Director and the Commissioner for Transport for maintaining the existing cycling track as delineated and shown for identification purpose on the plan annexed to the Land Grant.
- (ii) The Purchaser shall within six calendar months from the date of the Land Grant at his own expense and in all respects to the satisfaction of the Director and the Commissioner for Transport submit or cause to be submitted to the Director and the Commissioner for Transport for their written approval a temporary traffic arrangement proposal during the development of the lot ("**the TTAP**") on the temporary traffic arrangement in the Green Area or such other area as may be required by the Director and the Commissioner for Transport containing, among others, such information as the Director may require including but not limited to proposals for the temporary realignment of the existing cycling track and appropriate temporary traffic arrangement during the construction period ("**the Temporary Traffic Arrangement**") for achieving a continuous cyclist traffic along the existing cycling track.
- (iii) The purchaser shall at his own expense and within such time limits as shall be stipulated by the Director and the Commissioner for Transport carry out and implement the Temporary Traffic Arrangement as proposed in the TTAP and approved by the Director and the Commissioner for Transport in all respects to the satisfaction of the Director and the Commissioner for Transport.
- (iv) The purchaser may temporarily realign the existing cycling track subject to the prior written approval of the Director and the Commissioner for Transport for the purpose of the TTAP under sub-paragraph (ii) above. In realigning temporarily the existing cycling track, the purchaser shall at its own expense construct, provide, operate, maintain and repair the realigned cycling track within such time limit, in such manner with such materials and to such standards, levels, alignment and design as the Director and the Commissioner for Transport shall require in the Green Area or such other area as may be required by the Director and the Commissioner for Transport for such period or periods of time as shall be approved by the Director and the Commissioner for Transport under the TTAP from time to time.
- (v) Upon completion of the realignment of the existing cycling track referred to under sub-paragraph (iv) above, the purchaser shall at all times allow the general public free passage for bicycles to, from, by, through, over and along the realigned cycling track for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever for such period or periods of time as shall be approved by the Director and the Commissioner for Transport under the TTAP from time to time.
- (vi) Subject to sub-paragraph (d) above, after the completion of the Development or at any time as required by the Director and the Commissioner for Transport, the purchaser shall reinstate or re-construct the existing cycling track and the affected area of the Government land at his own expense to the satisfaction of the Director and the Commissioner for Transport.
- (vii) The Government and its officers, agents, contractors and any persons authorized by the Government with or without tools, plant, equipment, machinery or motor vehicles, shall have the right of free and unrestricted ingress, egress and regress to, from and through the Green Area and the affected area or any part thereof for the purpose of inspecting, checking and supervising any works carried out by the purchaser under this sub-paragraph (h). The Government, its officers, agents and contractors and any persons authorized by the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other persons arising directly or indirectly out of or incidental to the exercise by the Government, its officers, agents, contractors and any persons authorized by the Government of the right conferred under this sub-paragraph (h) and no claim whatsoever shall be made by the purchaser against the Government, its officers, agents, contractors and any persons authorized by the Government in respect of any such loss, damage, nuisance or disturbance.
- (viii) The purchaser shall indemnify and keep indemnified the Government, its officers, agents, contractors or other duly authorized personnel from and against all liabilities and all , proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the purchaser, his servants, workmen, contractors or agents in connection with the construction, operations, repair, maintenance, reinstatement and any other works in respect of the Green Area and the affected area of the Government land.
- (i) (i) The purchaser acknowledges that as at the date of the Land Grant, there is an existing high pressure gas pipeline running under and through the lot which alignment is as delineated and shown by an orange line for identification purpose on the plan annexed to the Land Grant ("**the HP Gas Pipeline**").
- (ii) Without prejudice to the generality of the provisions of sub-paragraph 5(r), the purchaser shall at his own expense within 18 months from the date of the Land Grant or any other period as may be approved in writing by the Director carry out and complete the diversion and relocation works of the HP Gas Pipeline to such location outside the lot as the Director may require or decide (collectively "**the Diversion Works**") in all respects to the satisfaction of Director of Electrical and Mechanical Services.
- (iii) The Diversion Works shall in all respects comply with the Gas Safety Ordinance, any regulations made thereunder and any amending legislation.
- (iv) The purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the performance of his obligations and the carrying out of any works under this sub-paragraph (i), and the failure on the part of the purchaser to comply with the obligations imposed on the purchaser under this sub-paragraph (i).
- (j) (i) The Purchaser shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or caused to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment ("**the QRA**") containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risk posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the Development thereon and such other piece or pieces of land as the Director and the Director of Electrical

and Mechanical Services may decide (as to which the decision of the Director and the Director of Electrical and Mechanical Services shall be final and shall be binding on the purchaser) (such other piece or pieces of land collectively as **"the Land"**) and recommendations for mitigation measures, protection works and other measures and works to be carried out within the lot (**"the Risk Mitigation Measures"**) to enable and ensure that the risks posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the Land comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standards and Guidelines and any amending provisions and any other requirements as specified by the Director and Director of Electrical and Mechanical Services.

- (ii) The purchaser shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures as proposed in the QRA and approved by the Director and the Director of Electrical and Mechanical Services (**"the Approved Risk Mitigation Measures"**) in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The purchaser shall thereafter throughout the term of the Land Grant at his own expense maintain such structures or facilities that are constructed or installed to implement the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.
- (iii) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the purchaser for any cost, damage or loss caused to or suffered by the purchaser whether arising out of or incidental to the fulfilment of the purchaser's obligations under this sub-paragraph (j) or otherwise, and no claim whatsoever shall be made against the Government or the officers by the purchaser in respect of such cost, damage or loss.
- (iv) The purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the performance of the purchaser's obligations and the carrying out of any works under this sub-paragraph (j), and the failure on the part of the purchaser to comply with the obligations imposed on the purchaser under this sub-paragraph (j).
- (k) (i) The purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in the Land Grant.
- (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of such 20% (**"the Greenery Area"**) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iv) The decision of the Director as to which landscaping works proposed by the purchaser constitutes the 20% referred to in sub-paragraph (ii) above shall be final and binding on the purchaser.
- (v) The purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (vi) The purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (l) (i) Spaces shall be provided within the land 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 Development 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 Development shall be provided according to a prescribed rate (**"the Visitors' Parking Spaces"**).

- (iii) Out of the spaces provided under sub-paragraphs 5(l)(i) and (ii) above, the purchaser shall reserve and designate 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 according to a prescribed rate (**"the Parking Spaces for the Disabled Persons"**).
- (iv) Spaces shall be provided within the land 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 Development 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 Development and their bona fide guests, visitors or invitees according to a prescribed rate (**"the Bicycle Parking Spaces"**).
- (vi) Spaces shall be provided within the land to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.
- (m) The purchaser shall maintain the parking, loading and unloading areas 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.
- (n) The Purchaser shall within six calendar months from the date of the Land Grant at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (**"the NIA"**) on the development of the lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (**"the Noise Mitigation Measures"**). The purchaser shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (**"the Approved Noise Mitigation Measures"**) in all respects to the satisfaction of the Director. The purchaser shall have the sole responsibility at his own expense to implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director and the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the purchaser for any cost, damage or loss caused to or suffered by the purchaser whether arising out of or incidental to the fulfilment of the purchaser's obligations under this sub-paragraph or otherwise and no claim whatsoever shall be made against the Government or its officers by the purchaser in respect of any such cost, damage or loss.
- (o) In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any portion of the adjoining Government land (**"the Noise Barrier"**), the following conditions shall apply:
 - (i) the purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
 - (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 purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-paragraph (iv), written agreement of the Commissioner for Transport on the temporary traffic 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 the purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;
- (vi) subject to the prior written approval of the Director, the purchaser, his contractors, workmen or any other persons authorized by the purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this sub-paragraph (o);
- (vii) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-paragraph (vi) above and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (viii) the purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (ix) the Director shall, at any time and at his absolute discretion, have the right to serve upon the purchaser a written notice requiring the purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (x) in the event of the non-fulfilment of any of the purchaser's obligations under this sub-paragraph (o), the Director may carry out the necessary works and the purchaser shall pay to the Director on demand the cost of such works;
- (xi) the purchaser shall at all times permit the Director, his officers, contractors, his or their 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 purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-paragraphs (i), (iv) and (ix) above and carrying out any works in accordance with sub-paragraph (x) above or any other works which the Director may consider necessary;
- (xii) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser or any other person whether arising out of or incidental to the fulfilment of the purchaser's obligations under this sub-paragraph (o), the exercise by the Director of the right of entry under sub-paragraph (xi) above or the carrying out of any works under sub-paragraph (x) above and the purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (xiii) the purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-paragraph (x) above.
- (p) 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, either within the land or on any Government land, the purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The purchaser shall at all times during the term 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 works done by the purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. The Director shall be entitled by notice in writing to call upon the purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the purchaser neglects or fails to comply with the notice to the satisfaction to the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
- (q) Where prestressed ground anchors have been installed, upon development or redevelopment of the land or any part thereof, the purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director. If the purchaser neglects or fails to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the purchaser shall on demand repay to the Government the cost thereof.
- (r) 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 land being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, stormwater drains or nullahs or other Government properties ("**the Government properties**"), the purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping. The Director may (but is not obliged to), at the request of the purchaser, remove the waste from and make good any damage done to the Government properties and the purchaser shall pay to the Government on demand the cost thereof.
- (s) The purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the land 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 land. The purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water. The works of connecting any drains and sewers from the land to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the purchaser for any loss or damage thereby occasioned and the purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the purchaser at his own cost and upon demand be handed over by the purchaser to the Government for future maintenance thereof at the expense of the Government and the purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the purchaser shall pay to the Government on demand the cost of such works.

- (t) (i) The purchaser acknowledges that there is no existing Government sewage system in the vicinity of the lot. The purchaser shall at his own expense provide, construct, operate and maintain adequate sewage treatment and disposal facilities ("**the Sewage Facilities**") within the lot all to the satisfaction of the Director of Environmental Protection on or before 31 March 2022.
- (ii) When Government sewers and sewage facilities are laid and made available in the vicinity of the lot, the purchaser shall in accordance with the notice issued by the Director under sub-paragraph (iii) below, at his own expense demolish and remove such parts of the Sewage Facilities as the Director may require and at his own expense alter, construct, remove, divert and maintain any sewers (as the case may be) within the lot in such manner as the Director may require for the purpose of reconnecting the remaining Sewage Facilities (if any) and relevant sewage facilities within the lot to the Government sewers and sewage facilities subject to sub-paragraph (s) above, and the domestic sewage and trade effluent shall be discharged into such Government sewers and sewage facilities subject to the provisions of the Water Pollution Control Ordinance, any regulations made thereunder and any amending legislation. Notwithstanding anything contained in the conditions of the Land Grant, the Government is under no obligation and gives no warranty, implied or express, whatsoever as to the laying or completion or otherwise making available of any Government sewers and sewage facilities in the vicinity or as to the time when the same be laid, completed or made available for the above purpose.
- (iii) The Director shall, at any time after completion of development or redevelopment of the lot by the purchaser in compliance with the conditions in the Land Grant and at his absolute discretion, have the right to serve upon the purchaser a written notice requiring the purchaser at his own expense and within such period as stipulated in the written notice and in all respects to the satisfaction of the Director, to demolish and remove such parts of the Sewage Facilities as the Director may decide (whose decision shall be final and binding on the Purchaser) and reconnect the remaining Sewage Facilities (if any) and relevant sewage facilities within the lot to the Government sewers and sewage facilities.
- (iv) If, when the lot is redeveloped by the purchaser in accordance with the conditions in Land Grant, a permanent public sewer is in existence which in the opinion of the Director of Drainage Services is suitable for connection to the lot, then, without prejudice to the Government's rights to require the purchaser to demolish and remove the Sewage Facilities and to reconnect the sewage facilities to the Government sewers and sewage facilities under sub-paragraphs (ii) and (iii) above, the obligations of the purchaser to provide, construct and maintain the Sewage Facilities under sub-paragraph (i) above shall be deemed to be have been complied with.
- (u) The Purchaser shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment ("**SIA**") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the land, and recommendations for mitigation measures, improvement works and other measures and works. The purchaser shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the purchaser for any cost, damage or loss caused to or suffered by the purchaser whether arising out of or incidental to the fulfilment of the purchaser's obligations under this sub-paragraph 5(u) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the purchaser in respect of any such cost, damage or loss.
- (v) (i) There is reserved unto the Government, the Director of Highways and the Director of Drainage Services, its or their officers, agents, contractors, workmen or other duly authorized personnel 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 for the purpose of inspecting, operating, maintaining, repairing and renewing any drains, sewers, water and other services across, through or under the area shown coloured pink hatched black hatched blue, the area shown coloured pink hatched blue and the area shown coloured pink stippled black hatched blue and marked "D.R." on the plan annexed to the Land Grant ("**the Drainage Reserve Area**") provided the person or persons exercising the aforesaid right shall take reasonable care and precaution to prevent damage or injury to land, persons or properties in the exercise of the aforesaid right.
- (ii) Subject to sub-paragraph (i) above, the Government, the Director of Highways and Director of Drainage Services, its or their officers, agents, contractors, workmen and other duly authorized personnel shall have no liability whatsoever to the purchaser in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the purchaser arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress and remaining therein to work as conferred under sub-paragraph (i) above and no claim whatever shall be made against him or them by the purchaser in respect of any such loss, damage, nuisance or disturbance.
- (iii) Except such boundary walls and fences as may be approved in writing by both the Director of Highways and Director of Drainage Services, no building or structure or support for any building or buildings or any structures shall be erected or constructed within the Drainage Reserve Area below or at the ground level, or within the air space extending upwards from the ground level of such area to a height of 5.1 metres (or such other height as the Director may approve) without the prior written consent of the Director. The decision of the Director as to what constitutes the ground level for the purpose of this sub-paragraph 5(v) shall be final and binding on the purchaser.
- (iv) Except with the prior written approval of the Director of Highways and the Director of Drainage Services, tree planting or site formation works shall be prohibited at the Drainage Reserve Area.
- (v) The purchaser shall pay to the Government on demand the costs of repair and reinstatement to any drains, sewers, water and other services which shall become necessary at any time during the term of the Land Grant as a result of damage caused by the purchaser or other activities carried out upon the lot by the purchaser, his servants, workmen and contractors. The purchaser shall indemnify and keep indemnified the Government, the Director of Highways and the Director of Drainage Services, its or their officers, agents, contractors, workmen or other duly authorized personnel against all claims, actions, charges, losses or damages whatsoever arising from not only such repair or reinstatement, but also any damage to drains, sewers, water and other services caused by the purchaser or by other activities carried out upon the lot by the purchaser.
- (w) The purchaser shall at his own expense maintain the recreational facilities and facilities ancillary thereto within the land 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 Development and their bona fide visitors and by no other person or persons.
6. Lease conditions that are onerous to a purchaser:
- (a) No tree growing on the land 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) (i) The Residential Parking Spaces and 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 residents of the Development 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 Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development 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.

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- (iii) 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 Development 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 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 Development.

(c) 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.

(d) (i) The purchaser acknowledges that as at the date of Land Grant:

- (I) there are erected within the area shown coloured pink hatched black on the plan annexed to the Land Grant ("**the Pink Hatched Black Area**") and the Pink Hatched Black Hatched Blue Area some underground subway structures and an existing electricity pillar box belonging to the Government (collectively "**the Government Structure**"); and
- (II) there are constructed within the lot water points, pipes and their associated structures (collectively "**the Abandoned Irrigation System**").

The purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of the Land Grant subject to the presence of the Government Structures and the Abandoned Irrigation System and no objection or claim of whatsoever nature shall be made or raised by the purchaser in respect or on account of the same.

- (ii) Except with prior written approval of the Director, the purchaser shall not demolish, alter or interfere the Government Structures. The purchaser shall use care and skill, and take precaution at all times when carrying out works within the lot to avoid causing any damage to the Government Structures, and shall not carry out works within the lot which in the opinion of the Director (whose opinion shall be final and binding) may affect the Government Structures.
- (iii) The purchaser shall throughout the term of the Land Grant permit the Government, the Director and his officers, contractors and agents and any other persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area and the Pink Hatched Black Hatched Blue Area at all reasonable times and at any time in case of emergency with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the Government Structures.
- (iv) The purchaser shall at his expense remove and demolish the Abandoned Irrigation System from the lot.
- (v) The Government shall accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the purchaser by reason of the presence of the Government Structures and the Abandoned Irrigation System or the exercise of the rights under sub-paragraph (iii) above by the Government, the Director and his officers, contractors and agents and any persons authorized by the Director or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director by the purchaser in respect of any such loss, damage, nuisance or disturbance whatsoever.

(vi) The purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with:

- (I) the carrying out of any works as may be approved under sub-paragraph (ii) above;
- (II) any demolition, alteration of or interference with the Government Structures by the purchaser;
- (III) failure on the part of the purchaser to comply with the obligations imposed on the purchaser under sub-paragraphs (ii) and (iii) above; and
- (IV) the carrying out of any removal or demolition works in respect of the Abandoned Irrigation System.

- (e) 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 ("**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 land or the Green Area or any part of any of them ("**the Services**"). The purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the land or the Green Area or 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 or the Green Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he may consider necessary and the purchaser shall pay to the Government on demand the cost of such works.
- (f) Upon any failure or neglect by the purchaser to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the land or any part thereof and all or any buildings, erections and works on the land or any part thereof. Upon re-entry: (a) the purchaser's right on the part of the land re-entered shall absolutely cease and determine; (b) the purchaser shall not be entitled to any refund of premium, payment or compensation in respect of the value of the land or the buildings thereon or any amount expended by the purchaser in the preparation, formation or development of the land; and (c) any other rights, remedies and claims of the Government are not to be thereby prejudiced.
- (g) See 4 and 5 above.

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

SUMMARY OF LAND GRANT 批地文件的摘要

1. 發展項目所位於的土地的地段編號：
沙田市地段第 605 號。
 2. 有關租契規定的年期：
由 2015 年 6 月 9 日起計 50 年。
 3. 適用於該土地的用途限制：
 - (a) 該土地或其任何部分或其上之建築物或其任何部分不得用作私人住宅用途以外之用途。
 - (b) 該土地內不得搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺骸，不論置於陶泥金塔或骨灰盅或以其他方式安葬或放置等亦然。
 4. 按規定須興建並提供予政府或供公眾使用的設施：
 - (a) 在批地文件所夾附的圖則上以綠色顯示並須由承授人鋪設及塑造的若干日後興建公共道路的部分（「**綠色範圍**」）；以及地政總署署長（「**署長**」）全權酌情要求須由承授人提供及建造致使綠色範圍上可建造建築物及供車輛和行人往來的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）。
 - (b) 在綠色範圍之管有權交回予政府之前，承授人須按署長及運輸署署長要求於綠色範圍或其他範圍建造、提供、運作、維護及維修被臨時重定路線之現有單車徑及臨時交通安排（「**臨時交通安排**」），致使在批地文件所夾附的圖則上勾畫顯示出之現有單車徑可繼續讓單車往來。
 - (c) 承授人須將行經該地段的高壓氣體管道（其線路在批地文件所夾附的圖則上以橙色線勾畫，以作顯示）（「**高壓氣體管道**」）進行及完成改道及將之遷移至署長要求或決定的、位於該地段以外之位置（統稱「**改道工程**」）；以及建造或安裝及維護構築物或設施（「**風險緩解措施**」）以實施經署長及機電工程署署長批准之風險緩解措施（「**獲批准風險緩解措施**」），以針對因高壓氣體管道及所有氣體裝置對該地段附近及其上之發展項目，及署長及機電工程署署長可決定之其他土地所造成之風險。
 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 2022 年 3 月 31 日或之前建成至適宜佔用。
 - (b) 承授人須於批租年期內：(i) 按經批准之設計和規劃及經批准之建築圖則維持所有建築物，不得作出變更或改動；及 (ii) 保持所有建築物修葺及狀態良好堅固。
 - (c) 如批地文件訂明需要拓建的任何私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，致使地政總署署長（「**署長**」）在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執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，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。
 - (d) (i) 承授人須：
 - (I) 於批地文件日期後 78 個曆月內（或其他經署長批准延後的期限內），自費以署長批准的方式和物料，按署長批准的標準、水平、定線及設計，致使署長在各方面滿意：
 - (1) 鋪設及塑造綠色範圍；及
 - (2) 提供及建造該等構築物致使綠色範圍上可建造建築物及供車輛和行人往來；
 - (II) 於批地文年日期後 78 個曆月內（或其他經署長批准延後的期限內），自費於綠色範圍鋪設路面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記，致使署長滿意；及
 - (III) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至綠色範圍的管有權按照批地文件交回予政府。
 - (ii) 若承授人未能於本分段 (i) 所訂時限內履行該條下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府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。
 - (iii) 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士蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本分段 (i) 的責任或政府行使本分段 (ii) 的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得就該等損失、損壞、滋擾或干擾向政府提出任何申索。
 - (e) 僅為了進行分段 (d) 指明須進行的工程，承授人於批地文件日期被賦予綠色範圍的管有權。綠色範圍須應政府要求交回政府，但無論如何，若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，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內，容許所有政府及公眾車輛及行人自由出入綠色範圍，並確保其通行不受根據分段 (d) 進行的其他工程干擾或阻礙。
 - (f) 未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行分段 (d) 指明之工程外之用途。
 - (g) (i) 承授人須在其管有綠色範圍期間的所有合理時間內：
 - (I) 允許政府、署長及其官員、承辦商及代理及任何獲署長授權人士有權自由及不受限制進出往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按分段 (d)(i) 進行的工程，及進行、視察、檢查及監督根據分段 (d)(ii) 進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；
 - (II) 允許政府及獲政府授權的相關公共事業公司應其要求自由及不受限制進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養所有管道、電線、導管、電纜管道及其他傳導媒體及為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）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府妥為授權的有關公共事業公司通力合作；及
 - (III) 允許水務監督之官員或其他獲其授權之人士應其要求自由及不受限制進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之任何其他水務設施之操作、保養、維修、更換及改動有關的工程。
 - (ii) 就任何因政府、署長及其官員、承辦商及代理及任何其他按以上分段 (i) 獲授權之任何人士或公共事業公司行使權利引起或附帶發生的，對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長及其官員、承辦商及代理及任何其他按以上分段 (i) 獲授權之任何人士或公共事業公司概不承擔任何責任。
- (h) (i) 承授人確認在綠色範圍之管有權交回予政府之前，承授人須按署長及運輸署署長要求不時於綠色範圍或其他範圍提供臨時交通安排，以維持勾畫顯示於批地文件所夾附的圖則上之現有單車徑。
- (ii) 承授人須於批地文件日期後 6 個曆月內，自費就或安排就綠色範圍或其他按署長及運輸署署長要求的範圍於該地段發展期間的臨時交通安排之計劃書（「**臨時交通安排計劃書**」）呈交署長及運輸署署長書面核准。計劃書須載有署長及運輸署署長所要求的資料和詳情，包括但不限於建築期間之現有單車徑重定臨時路線和臨時交通安排（「**臨時交通安排**」）之建議，讓現有單車徑可繼續讓單車往來，致使署長及運輸署署長於各方面滿意。
- (iii) 承授人須自費並於署長及運輸署署長所訂明的時限內進行及實施經署長及運輸署署長核准的臨時交通安排計劃書內所建議的臨時交通安排，致使署長及運輸署署長在各方面滿意。
- (iv) 承授人可於署長及運輸署署長書面批准後按上文分段 (ii) 為實施臨時交通安排計劃書臨時重定現有單車徑路線。在臨時重定現有單車徑路線時，承授人須自費於綠色範圍或其他署長及運輸署署長要求的範圍，於署長及運輸署署長按臨時交通安排計劃書批准之期間內，以署長及運輸署署長要求的時限、方式和物料，按署長及運輸署署長要求的標準、水平、定線及設計建造、提供、運作、維護及維修被重定路線之單車徑。
- (v) 當現有單車徑按上文分段 (iv) 完成重定路線後，承授人須於署長及運輸署署長按臨時交通安排計劃書批准之期間，允許一般公眾人士一天 24 小時中所有時間為合法目的以單車自由出入穿越已重定路線之單車徑，且不收任何形式的費用或繳款。

SUMMARY OF LAND GRANT 批地文件的摘要

- (vi) 除以上分段(d)另有規定，於發展項目完工後或署長及運輸署署長要求之任何時間，承授人須自費重建現有單車徑及其他受影響之政府土地或將其修復原狀，致使署長及運輸署署長滿意。
- (vii) 承授人須允許政府、其官員、代理人、承辦商、及任何獲政府授權人士，不論是否攜同工具、設備、裝置、機器或汽車，無限制地進出、往返及穿越綠色範圍及受影響範圍或其任何部分，以便視察、檢查和監督根據本分段(h)進行的工程。就任何對承授人或任何其他人士造成或承授人或任何其他人士蒙受的損失、破壞、滋擾或干擾，不論是因政府、其官員、代理人、承辦商、及任何獲政府授權人士按本分段(h)被賦予的權利而起的或隨之而來的，政府、其官員、代理人、承辦商、及任何獲政府授權人士概不承擔任何責任，且承授人不得就該等損失、破壞、滋擾或干擾向政府、其官員、代理、承辦商、及任何獲政府授權人士提出任何賠償申索或其他申索。
- (viii) 承授人須就任何因承授人、其傭人、其工人、承辦商、代理人所作或未能進行之建造、運作、維修、維護、修復及其他於綠色範圍及受影響政府土地範圍之工程直接或間接引起或與之有關任何形式的一切責任、訴訟、其他司法程序、費用、申索、支出、損失、損害、收費、索求，對政府、其官員、代理人、承辦商、及任何正式獲授權人士作出彌償或確保其獲得彌償。
- (l) (i) 承授人確認於批地文件日期，該地段現存有高壓氣體管道於其下通過(「**高壓氣體管道**」)，該管道於批地文件所夾附的圖則上以橙色線勾畫，以作顯示。
- (ii) 在不損害分段5(r)一般性的情況下，承授人須於批地文件日期後18個曆月內或其他經署長書面批准的期限內，自費進行及完成高壓氣體管道改道及遷移至署長要求或決定的、位於該地段以外之位置(統稱「**改道工程**」)，致使機電工程署署長滿意。
- (iii) 改道工程須於各方面遵守《氣體安全條例》、其附屬規例及任何修訂法例。
- (iv) 承授人須就其因履行本段(i)的責任及根據其而進行的任何工程及其因未能履行本段(i)的責任直接或間接引起或與之有關的一切責任、申索、損失、損害、費用、索求、訴訟、其他司法程序，對政府作出彌償或確保其獲得彌償。
- (j) (i) 承授人須於批地文件日期後6個曆月內(或其他經署長批准的延期內)，自費將或安排將定量風險評估(「**定量風險評估**」)呈交署長及機電工程署署長書面核准。定量風險評估須載有署長及機電工程署署長所要求的資料，包括但不限於由處於該地段附近及其上之發展項目及署長及機電工程署署長可決定之其他土地(於此署長及機電工程署署長之決定為最終決定並對承授人具約束力)(該土地統稱「**該等土地**」)的高壓氣體管道及所有氣體裝置所引起的風險的定量風險評估，及對緩解措施、保護工程及進行其他措施及工程的建議(「**風險緩解措施**」)，致使並確保由處於該等土地的高壓氣體管道及所有氣體裝置引起的風險符合風險指引(該指引用於評估《香港規劃標準與準則》及其任何修訂及其他署長及機電工程署署長指定之要求形容之潛在危險設施之場外風險水平)，致使署長及機電工程署署長在各方面滿意。
- (ii) 承授人須自費並於署長所訂明的時限內進行及實施經署長及機電工程署署長核准的定量風險評估內所建議的風險緩解措施(「**獲批准風險緩解措施**」)，致使署長及機電工程署署長在各方面滿意。承授人須之後於批地文件年期內自費維護為實施獲批准風險緩解措施而建造或安裝之構築物或設施，致使署長及機電工程署署長在各方面滿意。
- (iii) 就任何對承授人所造成或承授人蒙受的費用、損壞或損失，不論是否因承授人履行本分段(j)下的責任而引起或附帶的，政府及其官員概不承擔任何責任或義務；承授人亦不得向政府或其官員就該等費用、損壞或損失提出任何申索。
- (iv) 承授人須就其因履行本段(j)的責任及根據其而進行的任何工程及其因未能履行本段(j)的責任直接或間接引起或與之有關的一切責任、申索、損失、損害、費用、索求、訴訟、其他司法程序，對政府作出彌償或確保其獲得彌償。
- (k) (i) 承授人須自費將園景設計圖呈交署長批准，園景設計圖須標明按批地文件要求而將在該地段內提供的園景工程的位置、規劃及布局。
- (ii) 須在該地段不少於百分之二十的範圍內栽種樹木、灌木或其他植物。
- (iii) 上文提及之百分之二十中之百分之五十(「**綠化範圍**」)須在按署長完全酌情權決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該地段的人士進入。
- (iv) 就由承授人建議的園景工程是否屬上文分段(ii)提及的百分之二十之內，署長的決定為最終決定及對承授人有約束力。
- (v) 承授人須根據獲批之園景設計圖自費於該地段上進行園景工程，致使署長在各方面滿意。未經署長事先書面批准，不得修改、變動、更改、變更或替換獲批之園景設計圖。
- (vi) 承授人須自費保養及維持園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，致使署長滿意。
- (l) (i) 須於該土地內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之汽車停泊(「**住客車位**」)，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》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客之真實賓客、訪客或所邀請者之汽車停泊(「**訪客車位**」)。
- (iii) 承授人須從上述分段5(l)(i)及(ii)所提供之車位之中按指定比率保留及指定若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例定義的傷殘人士之汽車停泊(「**傷殘人士車位**」)。
- (iv) 須於該土地內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及其真實賓客、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) 須於該地段內按一指定比率提供若干車位，以供屬於發展項目的住客及其真實賓客、訪客或所邀請者之單車停泊(「**單車停車位**」)，致使署長滿意。
- (vi) 須於該土地內按指定比率提供若干車位供貨車上落貨，致使署長滿意，且該等車位不得用作與發展項目相關的貨車上落貨之外的其他用途。
- (m) 承授人須按經署長批准並給署長存檔之車場布局圖維持停車位、上落貨車位及其他範圍，包括但不限於升降機、樓梯平台及運轉及通道地方。
- (n) 承授人須於批地文件日期後6個曆月內，自費並致使署長在各方面滿意，向署長呈交或安排呈交與發展該地段之噪音影響評估(「**噪音影響評估**」)以供其書面核准，噪音影響評估須載有署長所要求的資料，包括但不限於與發展該地段之所有負面噪音影響及適當噪音緩解措施(「**噪音緩解措施**」)的建議。承授人須自費並於署長所訂明的時限內進行及實施經署長核准的噪音影響評估內所建議的噪音緩解措施(「**獲批准噪音緩解措施**」)，致使署長在各方面滿意。承授人須自行自費負責實施獲批准噪音緩解措施，致使署長及環境保護署署長在各方面滿意。就任何對承授人所造成或承授人蒙受的費用、損壞或損失，不論是否因履行承授人本分段下的責任而引起或附帶發生的，政府及其官員概不承擔任何責任或義務；承授人亦不得就該等費用、損壞或損失向政府或其官員提出任何申索。
- (o) 若獲批准噪音緩解措施包括在該地段豎設或興建伸越該地段邊界而達毗連政府土地任何部分上面及上空之隔音屏障(「**隔音屏障**」)，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，並須在各方面皆符合《建築物條例》、於其下訂立的任何規則及任何修訂法例；
- (ii) 於毗連該地段之任何政府土地上、上面或其底不得豎設隔音屏障之地基或支承物；
- (iii) 除非獲署長事先書面批准，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其任何替代物(如獲署長批准)令其處於修葺良好堅固的狀態，致使署長在各方面滿意；而如進行本分段(iv)下任何工程需臨時封路或改道，開始任何該等工程前須先向運輸署署長獲取臨時交通安排之書面批准；
- (v) 隔音屏障不得用於隔音屏障以外之其他任何用途，且除非獲署長事先書面批准，承授人不得將隔音屏障或其任何部分用作或容受或容許其用作廣告用途或展示任何形式的招牌、告示或海報；
- (vi) 如有署長事先書面批准，承授人、其承辦商、工人或任何其他獲承授人授權人士將獲允許帶同或不帶同工具、設備、機器、機械或汽車進入毗連該地段的政府土地以按本分段(o)進行伸越毗連政府土地上之隔音屏障之部分之豎設、興建、檢查、維修、保養、清潔、更新或更換；

- (vii) 就任何對承授人或任何其他人士造成或承授人或任何其他人士蒙受的損失、損壞、滋擾或干擾，不論是否因以上分段(vi)提及之進入或工程之進行而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得就該等損失、損壞、滋擾或干擾向政府提出任何申索；
 - (viii) 承授人須於所有時間採取可能所需之預防措施，避免因堅設、興建、維修、保養、改動、使用、拆除或移除隔音屏障而對任何毗連該地段及隔音屏障之政府土地或進入或使用毗連該地段及隔音屏障之政府土地之任何人士或車輛造成破壞或傷害；
 - (ix) 署長有權於任何時間及按其絕對酌情權決定向承授人送達書面通知，要求承授人於書面通知日期起計六個公曆月內拆除及移除伸越毗連政府土地上之隔音屏障之部分且不以任何他物替代；而當收到該書面通知，承授人須自費於該書面通知所訂明之時限內拆除及移除上述隔音屏障之部分，致使署長在各方面滿意；
 - (x) 倘承授人並未履行其在本分段(o)下之任何責任，署長可進行所需工程而若署長要求承授人須向署長支付該等工程的費用，費用金額由署長決定，該決定為最終決定且對承授人有約束力；
 - (xi) 承授人須在所有時間允許署長、其官員、承辦商、其各自或其共同之工人及任何獲署長授權的人士有權帶同或不帶同工具、設備、機器、機械或汽車自由及不受限制地進出穿越及再進出穿越該地段或其任何部分及其上已建或擬建之任何建築物以視察、檢查及監督將按以上分段(i)、(iv)及(ix)進行之任何工程和以上分段(x)進行任何工程或署長認為需要之任何其他工程；
 - (xii) 對承授人或任何其他人士造成或其蒙受之任何形式的損失、損壞、滋擾或干擾，不論是否因承授人履行其於本分段(o)下的責任、署長行使以上分段(xi)下的進入權力或在以上分段(x)下進行任何工程而引起或附帶發生的，政府或署長均毋須承擔任何責任，且承授人亦無權就該等損失、損壞、滋擾或干擾向政府或署長或其授權官員提出任何申索或獲得任何賠償；及
 - (xiii) 承授人須於所有時間就直接或間接因堅設、興建、存有、維修、保養、改動、使用、拆除或移除隔音屏障而起或與之有關、或與以上分段(x)下之工程有關之任何形式之責任、申索、損失、損害賠償、支出、索求、法律行動或其他程序彌償政府、署長、其官員及工人及確保其獲得彌償。
- (p) 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，不論處於該土地內或任何政府土地內，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該土地內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防再發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地文件租期的所有時間自費維持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程修葺及狀態良好堅固，致使署長滿意。若於任何時間內由於承授人進行的工程或其任何其他原因而造成任何泥土剝落、山泥傾瀉或土地下陷，承授人須自費修葺使之恢復原狀致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能作出、使蒙受或招致的所有成本、費用、損害賠償、索求及申索彌償政府、其代理及承辦商。署長有權以書面通知形式要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施及排水系統或附屬或其他工程，及就任何泥土剝落、山泥傾瀉或土地下陷修葺使之恢復原狀，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並連同任何行政及專業費用。
- (q) 若於發展或重新發展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。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。
- (r) 倘若該土地或其他受開發該土地所影響的區域之泥土、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、前濱或海牀、污水渠、雨水渠或溝渠或其他政府物業(「該等政府物業」)，承授人須自費清理該等廢料並修葺該等廢料對該等政府財產造成的損壞。承授人須對上述侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾所引致的一切訴訟、申索及索求向政府作出彌償。署長可以(惟沒有義務)應承授人要求清理該等廢料並修葺該等廢料對該等政府物業造成的損壞，而承授人須應要求向政府支付有關費用。
- (s) 承授人須自費建造及保養署長認為必要的排水渠及溝渠(不論位於該土地範圍內或政府土地上亦然)，以將落在或流經該土地上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。承授人須對上述雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及索求承擔全部責任並向政府及其

官員作出彌償。將該地段任何排水渠及污水渠與已鋪設及投入運作的政府雨水渠及污水渠連接的工程，可由署長進行(惟署長不須就進行連接工程引起的損失或損壞對承授人負責)，而承授人須應要求向政府支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，而在該情況下，於政府土地上建造的上述連接工程任何部分須由承授人自費保養，且須應要求由承授人交回政府以供政府自費進行將來的保養；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。若承授人未能保養上述接駁工程位於政府土地內的任何部分，署長可進行該等其認為有需要的保養工程，且承授人須向政府繳付該等工程的費用。

- (t) (i) 承授人確認該地段附近沒有現存之污水系統，承授人須於2022年3月31日或之前自費於該地段提供、建造、運作及維護足夠污水處理及排污設施(「該污水設施」)，致使環境保護署署長滿意。
- (ii) 在政府於該地段鋪設及建造污水管及污水設施後，承授人須按下文分段(iii)根據署長所發出之通知自費拆卸及移除署長要求之該污水設施部分，及自費於該地段以署長批准的方式改動、建造、移除、改道及維護任何污水管(視屬何情況而定)，受限於上文分段(s)，以重新接駁於該土地剩下來之污水設施(如有)及與之有關之污水設施到政府之污水管及污水設施，及按《水污染管制條例》、其附屬規例及任何修訂法例排放住宅污水及工商業污水到政府污水管及污水設施。儘管批地文件內有任何規定，政府沒有責任、亦不會就鋪設或完成或於該地段附近提供可供使用之任何政府污水管及污水設施，或何時會鋪設或完成或於該地段附近提供可供使用之政府污水管及污水設施作以上用途作出不論明示或隱含的保證。
- (iii) 署長可於承授人按批地文件內之條件完成發展項目或重建後，及按其絕對酌情權決定向承授人送達書面通知，要求承授人於書面通知所示之限期內拆卸及移除署長要求之污水設施部分(其決定為最終決定並對承授人具約束力)，及重新接駁於該土地剩下來之該污水設施(如有)及與之有關之污水設施到政府之污水管及污水設施，致使署長在各方面滿意。
- (iv) 如當該土地按批地文件內之條件重建時，已現存有一永久公眾污水管，而渠務署署長認為該污水管適合接駁到該地段，在不損害政府要求承授人按上文分段(ii)及(iii)拆卸及移除該污水設施及重新接駁污水設施到政府污水管及污水設施的利益的情況之下，承授人按上文分段(i)須提供、建造及維護之該污水設施的責任便已經當作完成。
- (u) 承授人須於批地文件日期後6個曆月內(或其他經署長批准延後的期限內)，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污水系統影響評估(「污水系統影響評估」)以供其書面核准，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土地對污水系統可能會造成的不良影響，及對緩解措施、改善工程及其他措施及工程的建議。承授人須自費並於環境保護署署長所訂明的時限內實施經核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在各方面滿意。就任何對承授人所造成或承授人蒙受的費用、損壞或損失，不論是否因承授人履行本分段5(u)下的責任而引起或附帶的，政府及其官員概不承擔任何責任或義務；承授人亦不得向政府或其官員就該等費用、損壞或損失提出任何申索。
- (v) (i) 路政署署長、渠務署署長、其官員、代理人、承辦商、其工人及任何正式獲授權人士，不論是否攜同工具、設備、裝置、機器或汽車，有權無限制地進出、往返及穿越該土地或其任何部份，以便檢查、運作、維護、維修及更新任何排水渠、污水管、水務及其他服務設施於批地文件所夾附的圖則上以粉紅色黑藍交叉斜線顯示的範圍(「粉紅色黑藍交叉斜線範圍」)、以粉紅色間藍斜線顯示的範圍及以粉紅色間藍斜線加黑點顯示及以「D.R.」標示的範圍(「渠務專用範圍」)經過、穿過或在其範圍之下，惟行使以上權利之人士須採取合理的保護及預防措施以防止於使以上權利時對土地、人士或財物造成損壞或損害。
- (ii) 除上文分段(i)有規定外，就任何對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人進出往返及穿越或停留於該處進行上文分段(i)之工程而引起或附帶發生的，政府、路政署署長、渠務署署長、其官員、代理人、承辦商、其工人及任何正式獲授權人士概不承擔任何責任；承授人亦不得就該等損失、損壞、滋擾或干擾向以上人士提出任何申索。
- (iii) 除事前獲路政署署長及渠務署署長書面同意之圍牆及圍欄，未經署長書面批准於渠務專用範圍之下、地下、或從地面向上伸展5.1米之空間(或其他經署長批准之高度)不可興建或建造任何建築物、構築物、建築物或構築物的支承件。署長對本5(v)分段之何謂地下之決定為最終決定且對承授人有約束力。
- (iv) 除事前獲路政署署長及渠務署署長書面同意不可於渠務專用範圍植樹或進行地盤平整工程。

- (v) 於批地文件年期內任何時間，承授人須應政府要求向其支付由承授人或承授人、其傭工、其員工及承辦商於該地段進行之其他活動引起對排水渠、污水管、水務及其他服務設施之任何損害而須由政府所進行之維修或修復工程費用。承授人不僅須就該等維修或修復工程，還須就由承授人破壞的排水渠、污水管、水務及其他服務設施或承授人於該土地進行之其他活動引起對排水渠、污水管、水務及其他服務設施之任何損害而引起的一切申索、訴訟、收費、損失或損害，對政府、路政署署長、渠務署署長、其官員、代理人、承辦商、其工人或任何獲正式授權人士作出彌償或確保其獲得彌償。
- (w) 承授人須自費保持該土地內按批地文件獲豁免計算總樓面面積的康樂設施及附屬設施（「**獲豁免設施**」）修葺及狀態良好堅固，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的住客及其真實訪客使用，並不得供其他人士使用。
6. 對買方造成負擔的租用條件
- (a) 未經署長事先書面批准，不得移除或干擾該土地上或其相鄰所生長的樹木。署長於給予批准時可附加他認為合適之移植、補償環境美化或重新種植條件。
- (b) (i) 住客車位及訪客車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
- (ii) 傷殘人士車位不得用作停泊按《道路交通條例》、其附屬規例及任何修訂法例所定義的傷殘人士且屬於發展項目內的住客及其真實賓客、訪客或所邀請者之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
- (iii) 電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌及屬於發展項目的住客及其真實賓客、訪客或所邀請者之電單車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
- (iv) 上落貨停車位不得用作供與發展項目有關之貨車上落貨之外的其他用途。
- (c) 住客車位及電單車停車位不得：
- (i) 轉讓，除非：
- (I) 連同發展項目的住宅單位轉讓；或
- (II) 轉讓予發展項目的住宅單位之擁有人；或
- (ii) 出租，除非出租予發展項目的住宅單位之住客。
- 但於任何情況下，轉讓予任何一個住宅單位的擁有人或出租予任何一個住宅單位的住客的住客車位及電單車停車位總數不得多於3個。
- (d) (i) 承授人確認於批地文件日期當天：
- (I) 於批地文件所夾附的圖則上以粉紅色間黑斜線顯示的範圍（「**粉紅色間黑斜線範圍**」）及粉紅色黑藍交叉斜線範圍已豎立一些屬於政府之地底行人隧道構築物及現存之電錶箱（統稱「**政府構築物**」）；及
- (II) 該土地內已興建之供水點、水管及其有關構築物（統稱「**已廢棄灌溉系統**」）。
- 承授人須視作已信納並接受該地段在現存政府構築物及已廢棄灌溉系統的存在之情況下於批地文件日期當天的情況及狀態，且不得就此或因此而作出或提出任何性質的反對或申索，且不得就此或因此而作出或提出任何性質的反對或申索。
- (ii) 除事前獲署長長書面同意承授人不可拆卸、改動、干擾政府構築物。承授人於任何時間於該土地進行工程時須小心及有技巧及採取預防措施避免對政府構築物造成損害，及不可於該地段進行署長認為可能影響政府構築物之工程（該意見為最終決定且對承授人有約束力）。
- (iii) 承授人須於批地文件年期內於任何合理時間內（及緊急情況下任何時間內）允許政府、署長及其官員、承辦商、及代理人及任何獲署長授權的人士帶同或不帶同工具、設備、機器、機械或汽車自由及不受限制地進出穿越及再進出穿越粉紅色間黑斜線範圍及粉紅色黑藍交叉斜線範圍。
- (iv) 承授人須自費移除及拆卸該土地之已廢棄灌溉系統。

- (v) 政府就任何因現存政府構築物及現存已廢棄灌溉系統，或就因政府、署長及其官員、承辦商、代理人及任何獲署長授權人士行使上文分段 (iii) 之權利而對承授人造成或其所蒙受的損失、損壞、滋擾或干擾概不承擔任何責任或法律責任；承授人亦不得就該等損失、損壞、滋擾或干擾向政府、署長及其官員、承辦商、代理人及任何獲署長授權人士提出任何申索。
- (vi) 承授人須就所有直接或間接由以下各項而引起的或與之有關連的法律責任、申索、損失、損害、成本、索求、訴訟或其他程序向政府彌償或使之獲得彌償：
- (I) 按上文分段 (ii) 進行之任何工程；
- (II) 任何對政府構築物之拆卸、更改或干擾；
- (III) 承授人未能履行上文分段 (ii) 及 (iii) 之責任；及
- (IV) 進行任何移除或拆卸已廢棄灌溉系統之工程。
- (e) 承授人須於任何時候，特別是於進行建造、保養、更新或維修工程（「**該等工程**」）時，採取或安排採取恰當及足夠的保護、技巧及預防措施，以免使置於或行經該土地或其任何部分或綠色範圍或其任何組合或其任何部分之上、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、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**」）遭受損壞、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適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理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核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修葺使恢復原狀所有由該等工程以任何方式引起的對該土地或其任何部分或綠色範圍或其任何組合或其任何部分或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行（除非署長另有決定），且承授人須應政府要求向其支付上述工程之費用）。若承授人未能對該土地或其任何部分或綠色範圍或其任何組合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、修葺及使之恢復原狀致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及使之恢復原狀，且承授人須應政府要求向其支付上述工程之費用。
- (f) 當承授人未能或忽略履行、遵守或遵從批地文件，政府有權收回及重新管有該土地或其任何部分以及所有或任何於該土地或其任何部分上之建築物、搭建物及工程。當土地被收回：(a) 承授人在該土地被收回之部分之權利將完全地告停止或終結；(b) 承授人無權獲得任何地價退款、就該土地及其上之建築物的價值之任何款項或賠償，或承授人在準備、地盤平整或發展該土地中花費的任何金額；及(c) 政府之任何其他權利、濟助及申索將不受影響。
- (g) 見上文第4及5段。

附註：本節中提述「承授人」一詞指根據批地文件中的承授人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。

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) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant ("**the Green Area**") which are required to be laid and formed by the purchaser; and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("**the Director**") in his sole discretion may require which are required to be provided and constructed by the purchaser (collectively "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area.
 - (b) A temporarily realigned existing cycling track and temporary traffic arrangement for achieving a continuous cyclist traffic along the existing cycling track as delineated and shown for identification purpose on the plan annexed to the Land Grant before the possession of the Green Area is re-delivered to the Government ("**the Temporary Traffic Arrangement**") which is required to be constructed, provided, operated, maintained and repaired as the Director and the Commissioner for Transport shall require in the Green Area or such other area.
 - (c) Diversion and relocation works of the existing high pressure gas pipeline running under and through the lot which alignment is as delineated and shown by an orange line for identification purpose on the plan annexed to the Land Grant ("**the HP Gas Pipeline**") to such location outside the lot as the Director may require or decide (collectively "**the Diversion Works**") which are carried out and completed by the purchaser; and such structures and facilities which are required to be constructed or installed and maintained by the purchaser to implement the approved risk mitigation measures ("**the Risk Mitigation Measures**") approved by the Director and the Director of Electrical and Mechanical Services ("**the Approved Risk Mitigation Measures**") for the risks posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the Development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide.
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 Development
See 1 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 Development
Not applicable.
4. Description of any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.
5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)
See the plan below in this section.
6. General public's right to use
The general public has the right to use those facilities mentioned in 1, in accordance with the land grant.
7. Management, operation and maintenance
The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining 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 Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

A. Green Area

Land Grant

Special Condition No. (3)

"(3) (a) The Purchaser shall:

- (i) within 78 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "**the Green Area**"); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area;
- (ii) within 78 calendar months from the date of this Agreement or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (4) hereof.

- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

Special Condition No. (4)

"(4) For the purpose only of carrying out the necessary works specified in Special Condition (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise."

Special Condition No. (5)

"(5) The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof."

Special Condition No. (6)

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

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Area;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

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

Deed of mutual covenant

Clause 1

"**"Green Area"** means **"the Green Area"** as defined in Special Condition No.(3)(a)(i)(I) together with the **"Structures"** defined in Special Condition No.(3)(a)(i)(II) and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Land Grant;"

Clause 8.8

"8.8 Insurance. The Manager shall insure (including the updating of any insurance) on such terms as the Manager may reasonably determine (unless otherwise directed by the Owners' Corporation (if formed)):

- (a) the Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) and the Slope Structures in their full new reinstatement values in respect of loss or damage by fire and other risks; and

...

with some reputable insurance companies 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 shall 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."

Clause 10.1

"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 including (without limitation) the following:

...

- (f) all expenses in relation to maintenance of the Green Area (until possession of which is delivered to the Government) and the Sewage Facilities in accordance with the Land Grant; and

..."

Paragraph 1(r), Schedule 5

"Use

- (r) [The Owners covenant,] [w]ithout limiting the generality of paragraph 1(a) of this Schedule, to observe and comply with Special Condition No.(2)(b) and (c) in relation to the Pink Hatched Black Area and the Pink Hatched Black Hatched Blue Area as defined therein, Special Condition No.(5) in relation to the Green Area, Special Condition No.(13) in relation to preservation of trees, Special Condition No.(47) in relation to the non-building area and Special Condition No.(48) in relation to the Drainage Reserve Area as defined therein."

Paragraph 2(a), Schedule 7

"Insurance.

- (a) [The Manager shall have the power,] [s]ubject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager under any insurance taken out under Clause 8.8 in respect of any damage or loss to any Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) or the Slope Structures in the repair, rebuilding or reinstatement of that part of the Common Parts, the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) or (as the case may be) the Slope Structures."

Paragraph 4(c), Schedule 7

"Control and operation and administration of Common Parts.

...

- (c) [The Manager shall have the power] [t]o comply with and ensure compliance with all laws and provisions of the Land Grant which are applicable to the Common Parts or the Land as a whole (including without limitation provisions in the Land Grant relating to the Sewage Facilities or the Green Area).

..."

Paragraph 12(d), Schedule 7

"Dealings with Government.

...

- (d) [The Manager shall have the power] [t]o comply with and take all steps the Manager may reasonably decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole (including without limitation provisions in the Land Grant relating to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant) and Sewage Facilities).

..."

Paragraph 26, Schedule 7

"26 Matters outside boundary. [The Manager shall have the power] [t]o carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant (including the maintenance of the Green Area in accordance with Special Condition No.(3)(a)(iii) and obligations under Special Condition No.(46)), the law or insurers of insurance taken out in relation thereto, or which are deemed reasonably 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. The Manager shall at all reasonable times while it is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed in any way in accordance with Special Condition No.(4). The Manager shall at all times while it is in possession of the realigned cycling track referred to in Special Condition No.(46)(e) allow the general public free passage for bicycles to, from, by, through, over and along the aforesaid realigned cycling track for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever for such period or periods of time as shall be approved by the Director of Lands and the Commissioner for Transport under the TTAP (as referred to in Special Condition No.(46)(b)) from time to time."

Deed of dedication

Not applicable.

B. Temporary Traffic Arrangement

Land Grant

Special Condition No. (46)

- "(46)(a) The Purchaser acknowledges that before possession of the Green Area is re-delivered to the Government, temporary traffic arrangement is required to be provided from time to time in the Green Area or such other area as may be requested by the Director and the Commissioner for Transport for maintaining the existing cycling track as delineated and shown for identification purpose on the plan annexed hereto.
- (b) The Purchaser shall within six calendar months from the date of this Agreement at his own expense and in all respects to the satisfaction of the Director and the Commissioner for Transport submit or cause to be submitted to the Director and the Commissioner for Transport for their written approval a temporary traffic arrangement proposal during the development of the lot (hereinafter referred to as "**the TTAP**") on the temporary traffic arrangement in the Green Area or such other area as may be required by the Director and the Commissioner for Transport containing, among others, such information as the Director may require including but not limited to proposals for the temporary realignment of the existing cycling track and appropriate temporary traffic arrangement during the construction period (hereinafter referred to as "**Temporary Traffic Arrangement**") for achieving a continuous cyclist traffic along the existing cycling track.
- (c) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director and the Commissioner for Transport carry out and implement the Temporary Traffic Arrangement as proposed in the TTAP and approved by the Director and the Commissioner for Transport in all respects to the satisfaction of the Director and the Commissioner for Transport.
- (d) The Purchaser may temporarily realign the existing cycling track subject to the prior written approval of the Director and the Commissioner for Transport for the purpose of the TTAP under sub-clause (b) of this Special Condition. In realigning temporarily the existing cycling track, the Purchaser shall at its own expense construct, provide, operate, maintain and repair the realigned cycling track within such time limit, in such manner with such materials and to such standards, levels, alignment and design as the Director and the Commissioner for Transport shall require in the Green Area or such other area as may be required by the Director and the Commissioner for Transport for such period or periods of time as shall be approved by the Director and the Commissioner for Transport under the TTAP from time to time.

- (e) Upon completion of the realignment of the existing cycling track referred to under sub-clause (d) of this Special Condition, the Purchaser shall at all times allow the general public free passage for bicycles to, from, by, through, over and along the realigned cycling track for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever for such period or periods of time as shall be approved by the Director and the Commissioner for Transport under the TTAP from time to time.
- (f) Except for the Diversion Works, no building works (other than ground investigation works, site formation works and the demolition works as referred to in Special Condition No. (2) hereof) shall be commenced on the lot or any part thereof until the TTAP shall have been approved in writing by the Director and the Commissioner for Transport.
- (g) Subject to Special Condition No. (3) hereof, after the completion of the development or at any time as required by the Director and the Commissioner for Transport, the Purchaser shall reinstate or re-construct the existing cycling track and the affected area of the Government land at his own expense to the satisfaction of the Director and the Commissioner for Transport.
- (h) The Government and its officers, agents, contractors and any persons authorized by the Government with or without tools, plant, equipment, machinery or motor vehicles, shall have the right of free and unrestricted ingress, egress and regress to, from and through the Green Area and the affected area or any part thereof for the purpose of inspecting, checking and supervising any works carried out by the Purchaser under this Special Condition. The Government, its officers, agents and contractors and any persons authorized by the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons arising directly or indirectly out of or incidental to the exercise by the Government, its officers, agents, contractors and any persons authorized by the Government of the right conferred under this Special Condition and no claim whatsoever shall be made by the Purchaser against the Government, its officers, agents, contractors and any persons authorized by the Government in respect of any such loss, damage, nuisance or disturbance.
- (i) The Purchaser shall indemnify and keep indemnified the Government, its officers, agents, contractors or other duly authorized personnel from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen, contractors or agents in connection with the construction, operations, repair, maintenance, reinstatement and any other works in respect of the Green Area and the affected area of the Government land."

Deed of mutual covenant

Paragraph 26, Schedule 7

"26 Matters outside boundary. [The Manager shall have the power] [t]o carry out and perform, in relation to the Green Area (to the extent that the same has not been re-delivered to the Government in accordance with the Land Grant), all acts, activities and works required by the Land Grant (including the maintenance of the Green Area in accordance with Special Condition No.(3)(a)(iii) and obligations under Special Condition No.(46)), the law or insurers of insurance taken out in relation thereto, or which are deemed reasonably 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. The Manager shall at all reasonable times while it is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed in any way in accordance with Special Condition No.(4). The Manager shall at all times while it is in possession of the realigned cycling track referred to in Special Condition No.(46)(e) allow the general public free passage for bicycles to, from, by, through, over and along the aforesaid realigned cycling track for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever for such period or periods of time as shall be approved by the Director of Lands and the Commissioner for Transport under the TTAP (as referred to in Special Condition No.(46)(b)) from time to time."

Deed of dedication

Not applicable.

C. HP Gas Pipeline Diversion Works and Approved Risk Mitigation Measures

Land Grant

Special Condition No. (38)

- “(38)(a) The Purchaser acknowledges that as at the date of this Agreement, there is an existing high pressure gas pipeline running under and through the lot which alignment is as delineated and shown by an orange line for identification purpose on the plan annexed hereto (hereinafter referred to as **“the HP Gas Pipeline”**).
- (b) Without prejudice to the generality of the provisions of Special Condition No. (36) hereof, the Purchaser shall at his own expense within 18 months from the date of this Agreement or any other period as may be approved in writing by the Director carry out and complete the diversion and relocation works of the HP Gas Pipeline to such location outside the lot as the Director may require or decide (hereinafter collectively referred to as **“the Diversion Works”**) in all respects to the satisfaction of Director of Electrical and Mechanical Services.
- (c) The Diversion Works shall in all respects comply with the Gas Safety Ordinance, any regulations made thereunder and any amending legislation. Notwithstanding anything contained in these Conditions, prior to the completion of the Diversion Works, no building works, including the erection of hoarding, demolition works, diversion works of existing utilities, the removal or demolition works of the Abandoned Irrigation System, ground investigation works and site formation works shall be commenced on the lot or any part thereof. For the purposes of these Conditions, “ground investigation” shall be defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (d) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the performance of his obligations and the carrying out of any works under this Special Condition, and the failure on the part of the Purchaser to comply with the obligations imposed on the Purchaser under this Special Condition. ”

Special Condition No. (39)

- “(39)(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or caused to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment (hereinafter referred to as **“the QRA”**) containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risk posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director and the Director of Electrical and Mechanical Services shall be final and shall be binding on the Purchaser) (such other piece or pieces of land are hereinafter collectively referred to as **“the Land”**) and recommendations for mitigation measures, protection works and other measures and works to be carried out within the lot (hereinafter referred to as **“the Risk Mitigation Measures”**) to enable and ensure that the risks posed by the HP Gas Pipeline and all gas installations in vicinity to the lot and the Land comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standards and Guidelines and any amending provisions and any other requirements as specified by the Director and Director of Electrical and Mechanical Services.
- (b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures as proposed in the QRA and approved by the Director and the Director of Electrical and Mechanical Services (hereinafter referred to as **“the Approved Risk Mitigation Measures”**) in all respects to the satisfaction of the Director and the Director of Electrical and

Mechanical Services. The Purchaser shall thereafter throughout the term hereby agreed to be granted at his own expense maintain such structures or facilities that are constructed or installed to implement the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.

- (c) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or the officers by the Purchaser in respect of such cost, damage or loss.
- (d) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the performance of the Purchaser’s obligations and the carrying out of any works under this Special Condition, and the failure on the part of the Purchaser to comply with the obligations imposed on the Purchaser under this Special Condition.”

Deed of mutual covenant

Not applicable.

Deed of dedication

Not applicable.



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) 在批地文件所夾附的圖則上以綠色顯示並須由承授人鋪設及塑造的若干日後興建公共道路的部分(「**綠色範圍**」)；以及地政總署署長(「**署長**」)全權酌情要求須由承授人提供及建造致使綠色範圍上可建造建築物及供車輛和行人往來的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「**該等構築物**」)。
- (b) 在綠色範圍之管有權交回予政府之前，承授人須按署長及運輸署署長要求於綠色範圍或其他範圍建造、提供、運作、維護及維修被臨時重定路線之現有單車徑及臨時交通安排(「**臨時交通安排**」)，致使在批地文件所夾附的圖則上勾畫顯示出之現有單車徑可繼續讓單車往來。
- (c) 承授人須將行經該地段的高壓氣體管道(其線路在批地文件所夾附的圖則上以橙色線勾畫，以作顯示)(「**高壓氣體管道**」)進行及完成改道及將之遷移至署長要求或決定的、位於該地段以外之位置(統稱「**改道工程**」)；以及建造或安裝及維護構築物或設施(「**風險緩解措施**」)以實施經署長及機電工程署署長批准之風險緩解措施(「**獲批准風險緩解措施**」)，以針對因高壓氣體管道及所有氣體裝置對該地段附近及其上之發展項目，及署長及機電工程署署長可決定之其他土地所造成之風險。
2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述
- 見上文第1段。
3. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
- 不適用。
4. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分的描述
- 不適用。
5. 顯示第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)之圖則
- 見本節內之圖則。
6. 公眾之使用權
- 公眾有權按照批地文件使用供公眾使用的第1段所提及之設施。
7. 管理、營運及維持
- 第2段所提及之設施、第3段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。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)及發展項目公契中關於第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. 綠色範圍

批地文件

特別條件第(3)條

「(3) (a) 承授人須：

- (i) 於批地文件簽立之日後78個曆月內(或其他經署長批准延後的期限內)，自費以署長批准的方式和物料，按署長批准的標準、水平、定線及設計，致使署長在各方面滿意：

(I) 鋪設及塑造在批地文件所夾附的圖則上以綠色顯示並須由承授人鋪設及塑造的若干日後興建公共道路的部分(下稱「**綠色範圍**」)；及

(II) 提供及建造署長全權酌情要求之橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(以下統稱「**該等構築物**」)

致使綠色範圍上可建造建築物及供車輛和行人往來；

(ii) 於批地文年簽立之日後78個曆月內(或其他經署長批准延後的期限內)，自費於綠色範圍鋪設路面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記，致使署長滿意；及

(iii) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，致使署長滿意，直至綠色範圍的管有權按照特別條件第(4)條交回予政府。

(b) 若承授人未能於本特別條件第(a)條所訂時限內履行該條下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應政府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。

(c) 就任何對承授人或任何其他人士造成或承授人或任何其他人士蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本特別條件第(a)條的責任或政府行使本特別條件第(b)條的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；承授人亦不得就該等損失、損壞、滋擾或干擾向政府提出任何申索。」

特別條件第(4)條

「(4) 僅為了進行特別條件第(3)條指明須進行的工程，承授人於批地文件日期被賦予綠色範圍的管有權。綠色範圍須應政府要求交回政府，但無論如何，若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，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內，容許所有政府及公眾車輛及行人自由出入綠色範圍，並確保其通行不受根據特別條件第(3)條進行的其他工程干擾或阻礙。」

特別條件第(5)條

「(5) 未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行特別條件第(3)條指明之工程外之用途。」

特別條件第(6)條

「(6) (a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長及其官員、承辦商及代理及任何獲署長授權人士無限制地有權進出往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按特別條件第(3)(a)條進行的工程，及進行、視察、檢查及監督根據特別條件第(3)(b)條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求無限制地進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養所有管道、電線、導管、電纜管道及其他傳導媒體及為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)及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府妥為授權的有關公共事業公司通力合作；及

(iii) 允許水務監督之官員或其他獲其授權之人士應其要求無限制地進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之任何其他水務設施之操作、保養、維修、更換及改動有關的工程。

(b) 就任何因政府、署長及其官員、承辦商及代理及任何其他按特別條件第(a)條獲授權之任何人士或公共事業公司行使權利引起或附帶發生的，對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長及其官員、承辦商及代理及任何其他按特別條件第(a)條獲授權之任何人士或公共事業公司概不承擔任何責任。」

公契

第 1 條

「**綠色範圍**」指特別條件第 (3)(a)(i)(II) 條所定義之「**綠色範圍**」連同特別條件第 (3)(a)(i)(II) 條所定義之「**該等構築物**」及按照批地文件所建造、安裝及提供的所有構築物、表面、溝渠、污水管、排水渠、有管道接駁總水管的消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物；」

第 8.8 條

「8.8 保險。管理人按管理人合理地決定之條款（除業主立案法團（如成立）另有指示外）作以下投保（包括更新任何保險）：

- (a) 公用部分、綠色範圍（當其尚未按批地文件交還政府時）及斜坡構築物的火險或其他風險保險，保險金額為十足全新重置價值；及

...

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。」

第 10.1 條

「10.1 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：

...

- (f) 所有與按照批地文件對綠色範圍（直至其管有權交回政府）及該污水設施進行的保養有關之開支；及」

...

附表 5 第 1(r) 段

「用途

- (r) 〔業主承諾：〕在不限制附表第 1(a) 條的一般性的情況下，履行並遵守特別條件第 (2)(b) 條及 (c) 條中有關粉紅色間黑斜線範圍及粉紅色黑藍交叉斜線範圍（定義見公契）的條款；特別條件第 (5) 條中有關綠色範圍及的條款；特別條件第 (13) 條有關保護樹木的條款；特別條件第 (47) 條有關不可建築範圍的條款及特別條件第 (48) 條有關渠務專用範圍的條款。

附表 7 第 2(a) 段

「保險

- (a) 〔管理人有權：〕除第 13.1 條另有規定外，運用管理人就任何公用部分、綠色範圍（當其尚未按批地文件交還政府時）或斜坡構築物的損害或損失按第 8.8 條投購的保險追討而得到的一切保險賠償金、補償或損害賠償，作維修、重建或修復該等公用部分、綠色範圍（當其尚未按批地文件交還政府時）或（視情況而定）斜坡構築物的部分。」

附表 7 第 4(c) 段

「公用部分之管制及運作及行政

...

- (c) 〔管理人有權〕遵行適用於公用部分或土地整體之所有法律及批地文件條款（包括但不限於批地文件中關於該污水設施或綠色範圍的條款），及確保該等法律及批地文件條款得以遵行。

...

附表 7 第 12(d) 段

「與政府的往來

...

- (d) 〔管理人有權〕採取管理人可決定的一切措施確保所有適用於土地整體之批地文件條款（包括但不限於批地文件中關於綠色範圍（當其尚未按批地文件交還政府時）及該污水設施的條款）得以遵行。

...

附表 7 第 26 段

- 「26 邊界外的事宜〔管理人有權〕就綠色範圍（當其尚未按批地文件交還政府時）進行及履行批地文件、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〔包括按特別條件第 (3)(a)(iii) 條及特別條件第 (46) 條下有責任維護綠色範圍〕、法律或該等保險公司的規定而言屬合理適當的一切行為、活動及工程。管理人須在其管有綠色範圍期間的所有合理時間內，容許所有政府及公眾車輛及行人自由出入綠色範圍，並按特別條件第 (4) 條確保其通行不受干擾或阻礙。管理人在管有特別條件第 (46)(e) 條提及的重定路線之單車徑期間的所有時間內，須於地政署署長及運輸署署長不時按臨時交通安排計劃書〔見特別條件第 (46)(b) 條〕批准之期間，允許一般公眾人士一天 24 小時中所有時間為合法目的以單車自由出入穿越上述已重定路線之單車徑，且不收取任何形式的費用或繳款。」

撥出私人地方供公眾使用的契據

不適用。

B. 臨時交通安排

批地文件

特別條件第 (46) 條

- 「(46) (a) 承授人確認在綠色範圍之管有權交回予政府之前，承授人須按署長及運輸署署長要求不時於綠色範圍或其他範圍提供臨時交通安排，以維持勾畫顯示於附圖上之現有單車徑。
- (b) 承授人須於批地文件簽立之日後 6 個曆月內時限內，自費就或安排就綠色範圍或其他按署長及運輸署署長要求的範圍於該地段發展期間的臨時交通安排之計劃書（「**臨時交通安排計劃書**」）呈交署長及運輸署署長書面核准。計劃書須載有署長及運輸署署長所要求的資料和詳情，包括但不限於建築期間之現有單車徑重定臨時路線和臨時交通安排（「**臨時交通安排**」）之建議，讓現有單車徑可繼續讓單車往來，致使署長及運輸署署長於各方面滿意。
- (c) 承授人須自費並於署長及運輸署署長所訂明的時限內進行及實施經署長及運輸署署長核准的臨時交通安排計劃書內所建議的臨時交通安排，致使署長及運輸署署長在各方面滿意。
- (d) 承授人可於署長及運輸署署長書面批准後按上本特別條件 (b) 分段為實施臨時交通安排計劃書臨時重定現有單車徑路線。在臨時重定現有單車徑路線時，承授人須自費於綠色範圍或其他署長及運輸署署長要求的範圍，於署長及運輸署署長按臨時交通安排計劃書批准之期間內，以署長及運輸署署長要求的時限、方式和物料，按署長及運輸署署長要求的標準、水平、定線及設計建造、提供、運作、維護及維修被重定路線之單車徑。
- (e) 當現有單車徑按本特別條件第 (d) 條完成重定路線後，承授人須於署長及運輸署署長按臨時交通安排計劃書批准之期間，允許一般公眾人士一天 24 小時中所有時間為合法目的以單車自由出入穿越已重定路線之單車徑，且不收取任何形式的費用或繳款。
- (f) 臨時交通安排未獲署長及運輸署署長書面批准前，除改道工程外，不可於該土地開始進行建設工程（按特別條件第 (2) 條進行土地勘察、土地平整工程及拆卸工程除外）。
- (g) 除特別條件第 (3) 條另有規定，於發展項目完工後或署長及運輸署署長要求之任何時間，承授人須自費重建現有單車徑及其他受影響之政府土地或將其修復原狀，致使署長及運輸署署長滿意。

- (h) 承授人須允許政府、其官員、代理人、承辦商、及任何獲政府授權人士，不論是否攜同工具、設備、裝置、機器或汽車，無限制地進出、往返及穿越綠色範圍及受影響範圍或其任何部分，以便視察、檢查和監督根據本特別條件進行的工程。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入蒙受的損失、破壞、滋擾或干擾，不論是因政府、其官員、代理人、承辦商、及任何獲政府授權人士按本特別條件被賦予的權利而起的或隨之而來的，政府、其官員、代理人、承辦商、及任何獲政府授權人士概不承擔任何責任，且承授人不得就該等損失、破壞、滋擾或干擾向政府、其官員、代理、承辦商、及任何獲政府授權人士提出任何賠償申索或其他申索。
- (i) 承授人須就任何因承授人、其傭人、其工人、承辦商、代理人所作或未能進行之建造、運作、維修、維護、修復及其他於綠色範圍及受影響政府土地範圍之工程直接或間接引起或與之有關任何形式的一切責任、訴訟、其他司法程序、費用、申索、支出、損失、損害、收費、索求，對政府、其官員、代理人、承辦商、及任何正式獲授權人士作出彌償或確保其獲得彌償。」

公契

附表 7 第 26 段

「26 邊界外的事宜〔管理人有權〕就綠色範圍〔當其尚未按批地文件交還政府時〕進行及履行批地文件、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〔包括按特別條件第 (3)(a)(iii) 條及特別條件第 (46) 條下有責任維護綠色範圍〕、法律或該等保險公司的規定而言屬合理適當的一切行為、活動及工程。管理人須在其管有綠色範圍期間的所有合理時間內，容許所有政府及公眾車輛及行人自由出入綠色範圍，並按特別條件第 (4) 條確保其通行不受干擾或阻礙。管理人在管有特別條件第 (46)(e) 條提及的重定路線之單車徑期間的所有時間內，須於地政署署長及運輸署署長不時按臨時交通安排計劃書〔見特別條件第 (46)(b) 條〕批准之期間，允許一般公眾人士一天 24 小時中所有時間為合法目的以單車自由出入穿越上述已重定路線之單車徑，且不收取任何形式的費用或繳款。」

撥出私人地方供公眾使用的契據

不適用。

C. 高壓氣體管道改道工程及獲批准風險緩解措施

批地文件

特別條件第 (38) 條

- 「(38) (a) 承授人確認於批地文件日期，該地段現存有高壓氣體管道於其下通過〔**高壓氣體管道**〕，該管道於批地文件所夾附的圖則上以橙色線勾畫，以作顯示。
- (b) 在不損害特別條件第 (36) 條一般性的情況下，承授人須於批地文件簽立之日後 18 個曆月內或其他經署長書面批准的期限內，自費進行及完成高壓氣體管道改道及遷移至署長要求或決定的、位於該地段以外之位置（統稱「**改道工程**」），致使機電工程署署長滿意。
- (c) 改道工程須於各方面遵守《氣體安全條例》、其附屬規例及任何修訂法例。即使特別條件已有任何規定，未完成改道工程前不可於該地段開始進行建設工程包括豎立圍版、拆卸工程、現存公共事業改道工程、已廢棄灌溉系統之移除或拆卸工程、土地勘察及土地平整工程。為施行特別條件，「土地勘察」根據《建築物條例》、其附屬規例及任何修訂法例定義。
- (d) 承授人須就其因履行本特別條件的責任及根據其而進行的任何工程及其因未能履行本特別條件的責任直接或間接引起或與之有關的一切責任、申索、損失、損害、費用、索求、訴訟、其他司法程序，對政府作出彌償或確保其獲得彌償。」

特別條件第 (39) 條

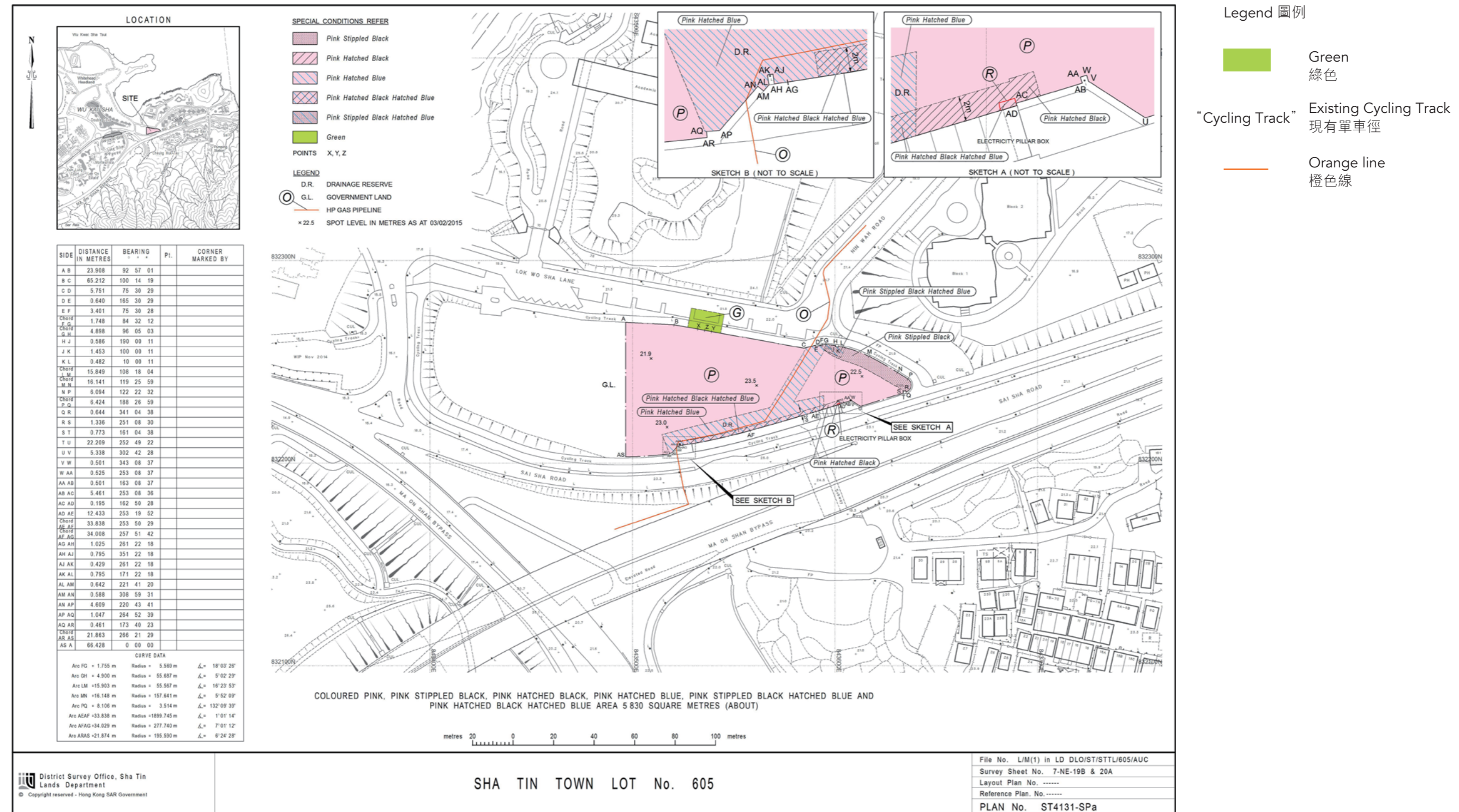
- 「(39) (a) 承授人須於批地文件簽立之日後 6 個曆月內（或其他經署長批准延後的期限內），自費將或安排將定量風險評估〔**定量風險評估**〕呈交署長及機電工程署署長書面核准。定量風險評估須載有署長及機電工程署署長所要求的資料，包括但不限於由處於該地段附近及其上之發展項目及署長及機電工程署署長可決定之其他土地（於此署長及機電工程署署長之決定為最終決定並對承授人具約束力）（該土地統稱「**該等土地**」）的高壓氣體管道及所有氣體裝置所引起的風險的定量風險評估，及對緩解措施、保護工程及進行其他措施及工程的建議〔**風險緩解措施**〕，致使並確保由處於該等土地的高壓氣體管道及所有氣體裝置引起的風險符合風險指引（該指引用於評估《香港規劃標準與準則》（及其任何修訂法例及其他署長及機電工程署署長之要求）形容之潛在危險設施之場外風險水平），致使署長及機電工程署署長在各方面滿意。
- (b) 承授人須自費並於署長所訂明的時限內進行及實施經署長及機電工程署署長核准的定量風險評估內所建議的風險緩解措施〔**獲批准風險緩解措施**〕，致使署長及機電工程署署長在各方面滿意。承授人須之後於批地文件年期內自費維護為實施獲批准風險緩解措施而建造或安裝之構築物或設施，致使署長及機電工程署署長在各方面滿意。
- (c) 就任何對承授人所造成或承授人蒙受的費用、損壞或損失，不論是否因承授人履行本特別條件下的責任而引起或附帶的，政府及其官員概不承擔任何責任或義務；承授人亦不得向政府或其官員就該等費用、損壞或損失提出任何申索。
- (d) 承授人須就其因履行本特別條件的責任及根據其而進行的任何工程及其因未能履行本特別條件的責任直接或間接引起或與之有關的一切責任、申索、損失、損害、費用、索求、訴訟、其他司法程序，對政府作出彌償或確保其獲得彌償。」

公契

不適用。

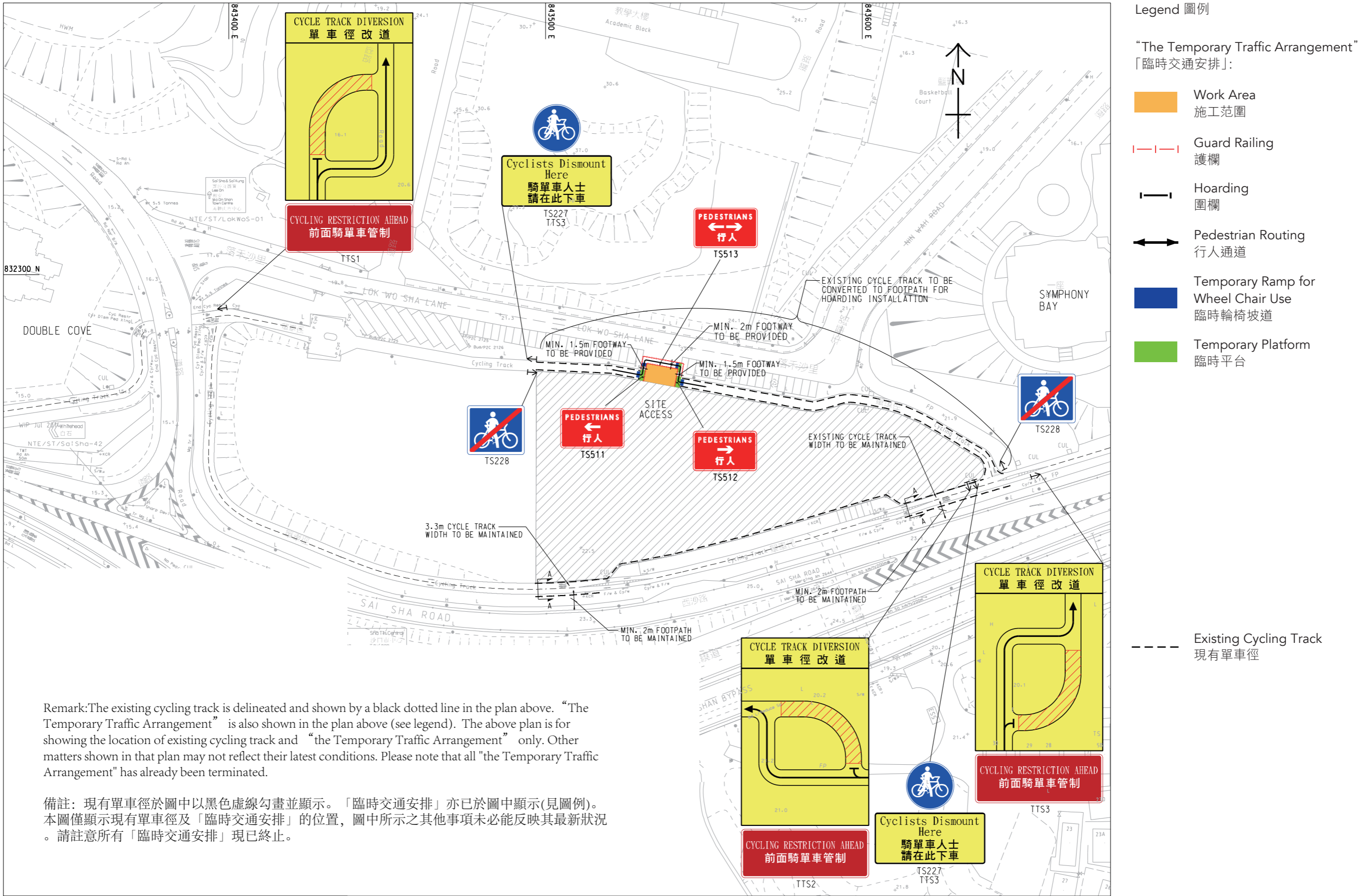
撥出私人地方供公眾使用的契據

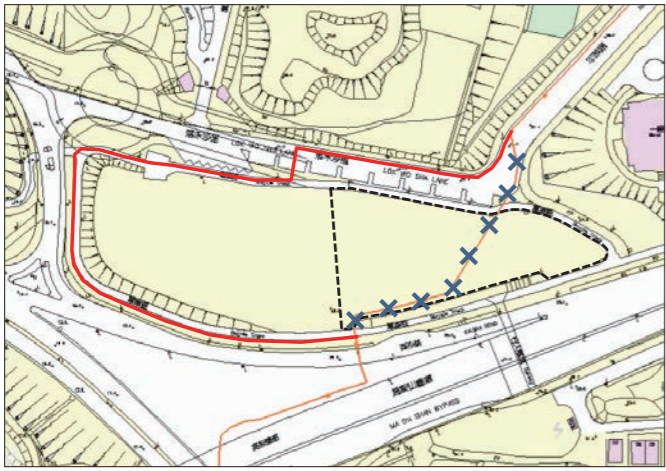
不適用。



Remark: "The Green Area" is shown coloured green in the plan above. "The Structures" are within the Green Area. The existing cycling track is delineated and shown in the plan above. The "HP Gas Pipeline" (including the part which is already relocated) is delineated and shown by an orange line in the plan above. The above plan is for showing the location of "the Green Area", existing cycling track and the "HP Gas Pipeline" (including the part which is already relocated) only. Other matters shown in that plan may not reflect their latest conditions.

備註：「綠色範圍」於圖中以綠色顯示。「該等構築物」在綠色範圍內。現有單車徑已勾畫並顯示於圖中。「高壓氣體管道」(當中包括已遷移部分)於圖中以橙色線勾畫並顯示。本圖僅顯示「綠色範圍」、「現有單車徑」及「高壓氣體管道」(當中包括已遷移部分)的位置，圖中所示之其他事項未必能反映其最新狀況。





- Legend 圖例
- “Diversion Works”
「改道工程」
 - “HP Gas Pipeline”
「高壓氣體管道」
 - Part of the “HP Gas Pipeline” which
is already relocated
「高壓氣體管道」的已遷移部分
 - - - Development Boundary
發展項目邊界線

Remark: The “HP Gas Pipeline” is delineated and shown by an orange line in the plan above. Part of the “HP Gas Pipeline” which is already relocated is delineated and shown by an orange line with crosses in the plan above. The “Diversion Works” is delineated and shown by a red line in the plan above. The above plan is for showing the location of “HP Gas Pipeline” (including the part which is already relocated) and the “Diversion Works” only. Other matters shown in that plan may not reflect their latest conditions.

備註：「高壓氣體管道」於圖中以橙色線勾畫並顯示。「高壓氣體管道」的已遷移部分於圖中以橙色線及交叉勾畫並顯示。「改道工程」於圖中以紅色線勾畫並顯示。本圖僅顯示「高壓氣體管道」（當中包括已遷移部分）及「改道工程」的位置，圖中所示之其他事項未必能反映其最新狀況。

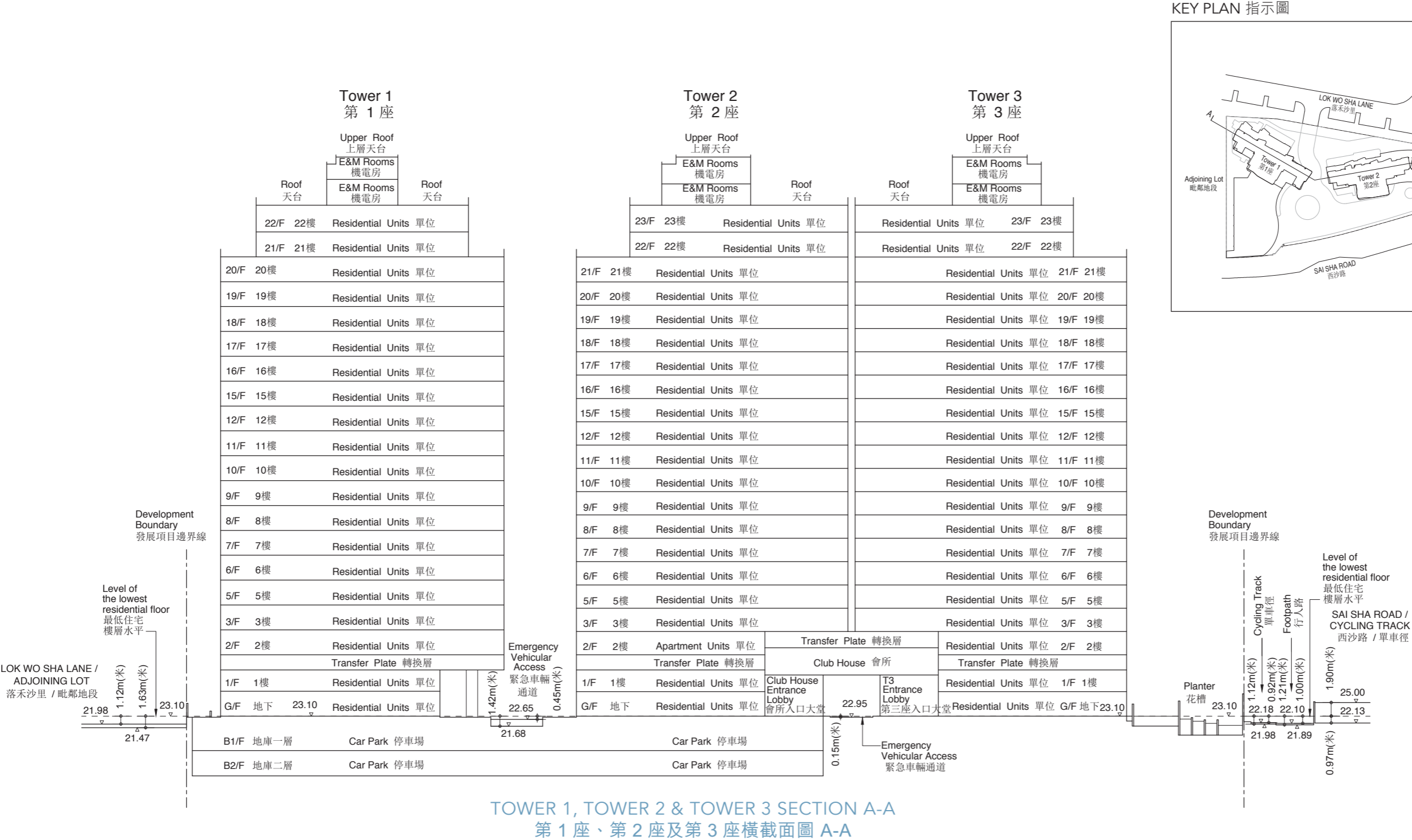




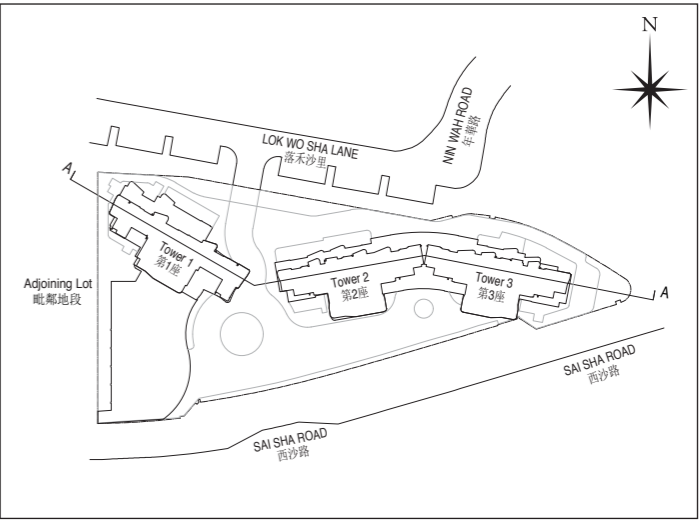
WARNING TO PURCHASERS 對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph 3 (b) 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.
1. 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。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬上述 3(b) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



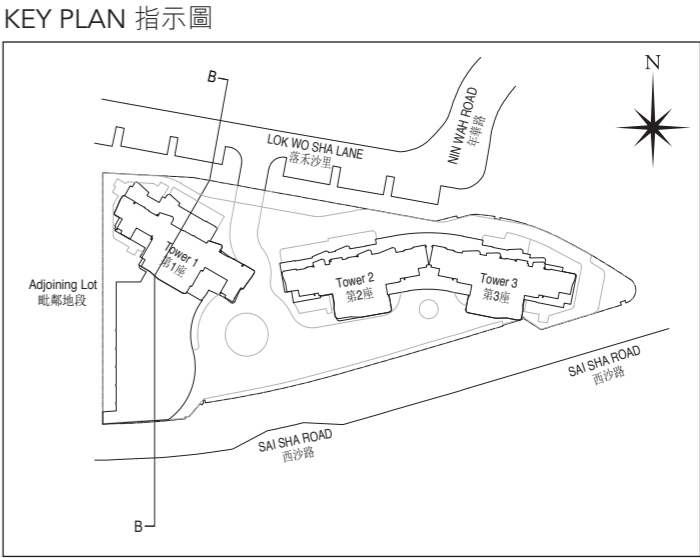
KEY PLAN 指示圖



TOWER 1, TOWER 2 & TOWER 3 SECTION A-A
第 1 座、第 2 座及第 3 座橫截面圖 A-A

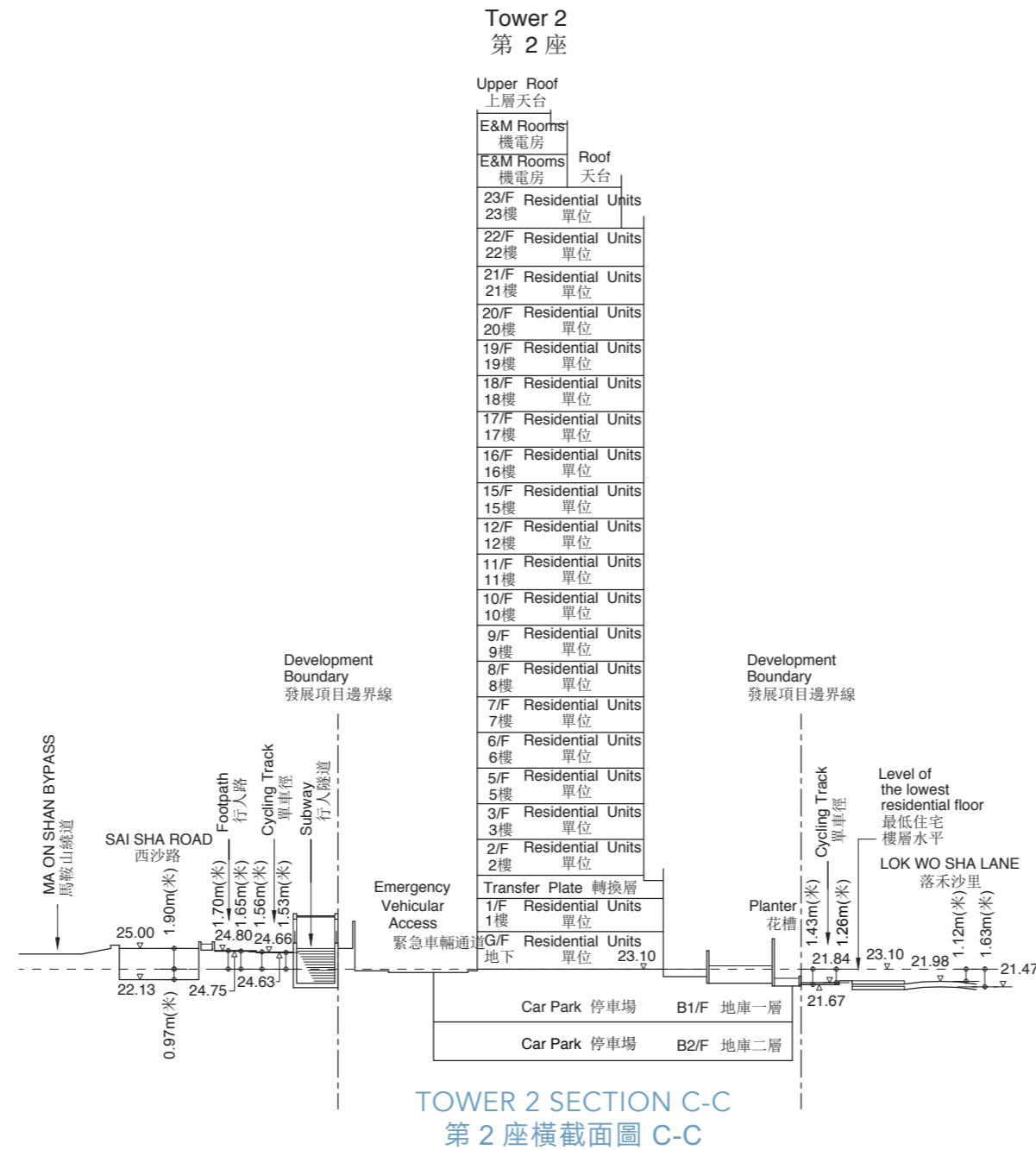
1. Dotted line denotes the lowest residential floor.
2. The part of Sai Sha Road adjacent to the Tower 3 is 22.13 to 25.00 meters above the Hong Kong Principal Datum.
3. The part of Lok Wo Sha Lane adjacent to the Tower 1 is 21.47 to 21.98 meters above the Hong Kong Principal Datum.
4. The part of Emergency Vehicular Access adjacent to the Tower 1 & Tower 2 is 21.68 to 22.65 meters above the Hong Kong Principal Datum.
5. The part of cycling track adjacent to Tower 3 is 21.98 to 22.18 meters above the Hong Kong Principal Datum.
6. The part of footpath adjacent to Tower 3 is 21.89 to 22.10 meters above the Hong Kong Principal Datum.

1. 虛線為最低住宅樓層水平。
2. 毗連第 3 座一段西沙路為香港主水平基準以上 22.13 至 25.00 米。
3. 毗連第 1 座一段落禾沙里為香港主水平基準以上 21.47 至 21.98 米。
4. 毗連第 1 座及第 2 座一段緊急車輛通道為香港主水平基準以上 21.68 至 22.65 米。
5. 毗連第 3 座一段單車徑為香港主水平基準以上 21.98 至 22.18 米。
6. 毗連第 3 座一段行人路為香港主水平基準以上 21.89 至 22.10 米。

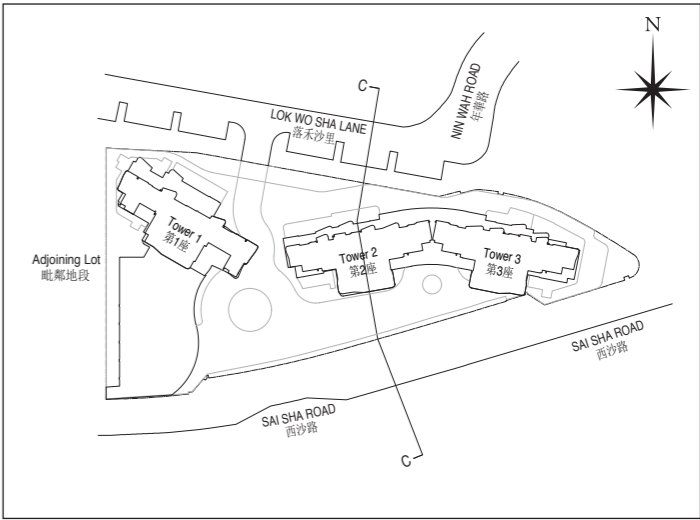


1. 虛線為最低住宅樓層水平。
2. 毗連第1座一段西沙路為香港主水平基準以上22.13至25.00米。
3. 毗連第1座一段落禾沙里為香港主水平基準以上21.47至21.98米。
4. 毗連第1座一段西沙路行人路為香港主水平基準以上22.11至24.11米。
5. 毗連第1座一段西沙路單車徑為香港主水平基準以上22.08至24.23米。
6. 毗連第1座一段落禾沙里單車徑為香港主水平基準以上21.40至21.75米。

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



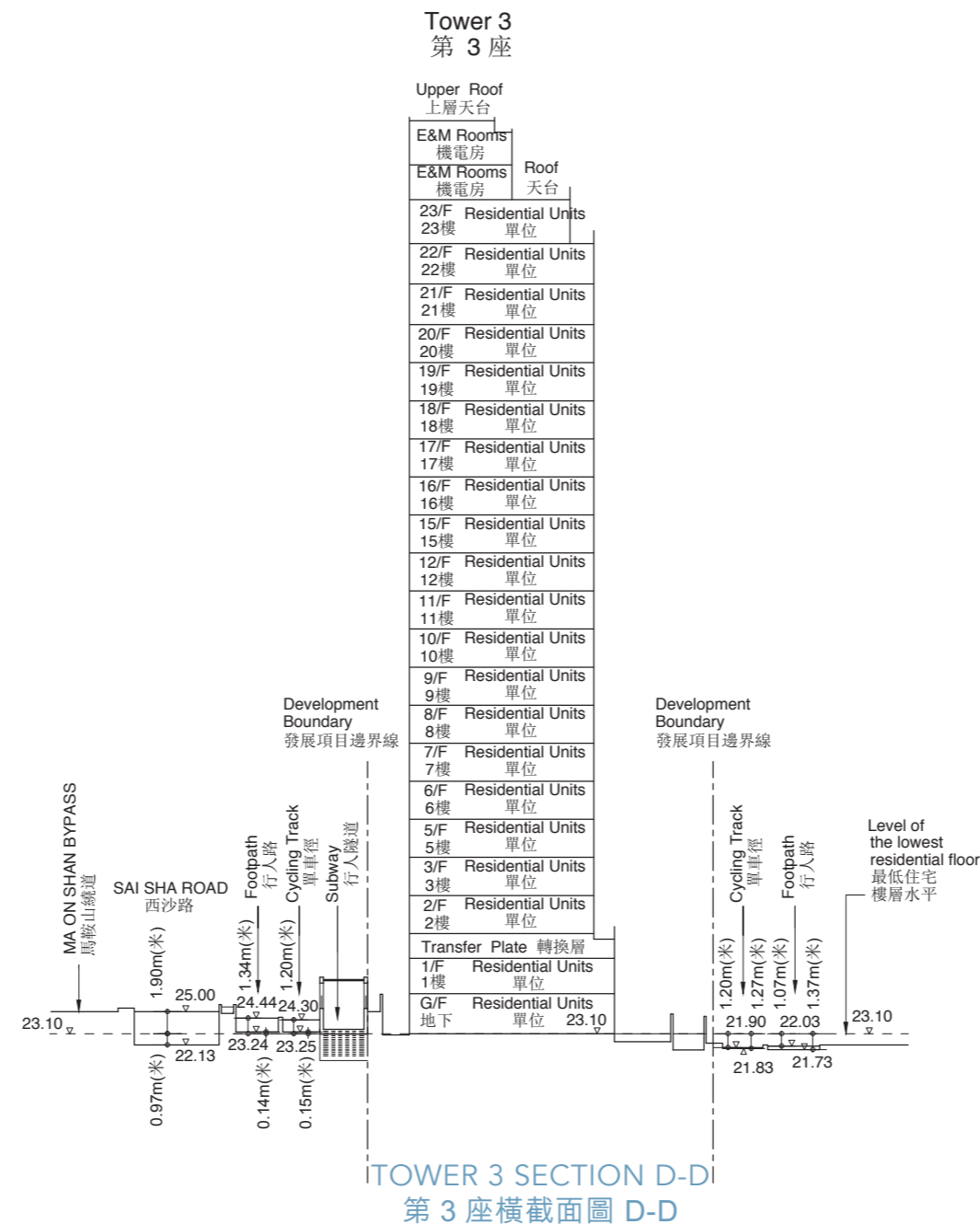
KEY PLAN 指示圖



1. Dotted line denotes the lowest residential floor.
2. The part of Sai Sha Road adjacent to the Tower 2 is 22.13 to 25.00 meters above the Hong Kong Principal Datum.
3. The part of Lok Wo Sha Lane adjacent to the Tower 2 is 21.47 to 21.98 meters above the Hong Kong Principal Datum.
4. The part of Sai Sha Road Footpath adjacent to the Tower 2 is 24.75 to 24.80 meters above the Hong Kong Principal Datum.
5. The part of Sai Sha Road Cycling Track adjacent to the Tower 2 is 24.63 to 24.66 meters above the Hong Kong Principal Datum.
6. The part of Lok Wo Sha Lane Cycling Track adjacent to the Tower 2 is 21.67 to 21.84 meters above the Hong Kong Principal Datum.

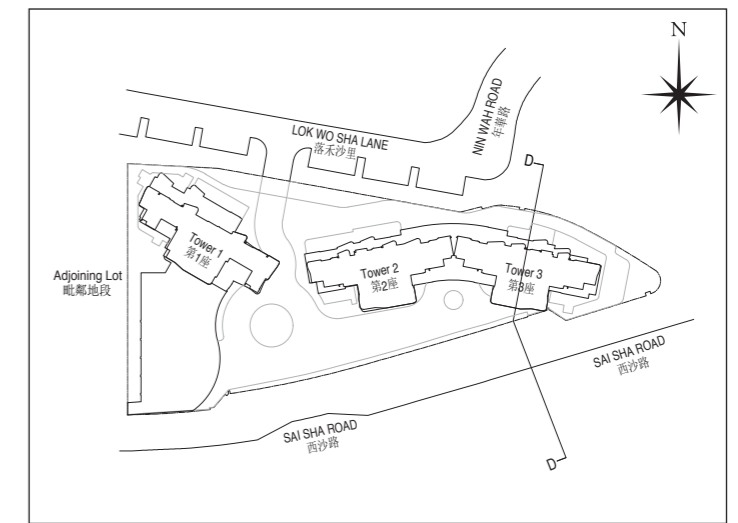
1. 虛線為最低住宅樓層水平。
2. 毗連第2座一段西沙路為香港主水平基準以上22.13至25.00米。
3. 毗連第2座一段落禾沙里為香港主水平基準以上21.47至21.98米。
4. 毗連第2座一段西沙路行人路為香港主水平基準以上24.75至24.80米。
5. 毗連第2座一段西沙路單車徑為香港主水平基準以上24.63至24.66米。
6. 毗連第2座一段落禾沙里單車徑為香港主水平基準以上21.67至21.84米。

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



TOWER 3 SECTION D-D
第 3 座橫截面圖 D-D

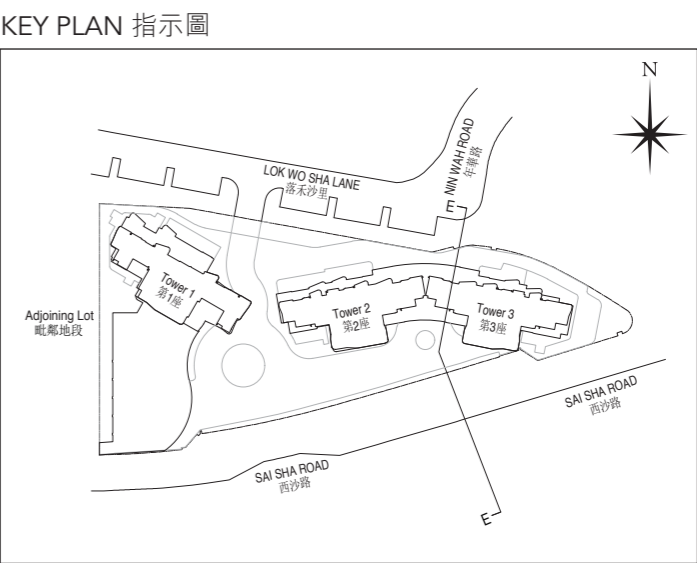
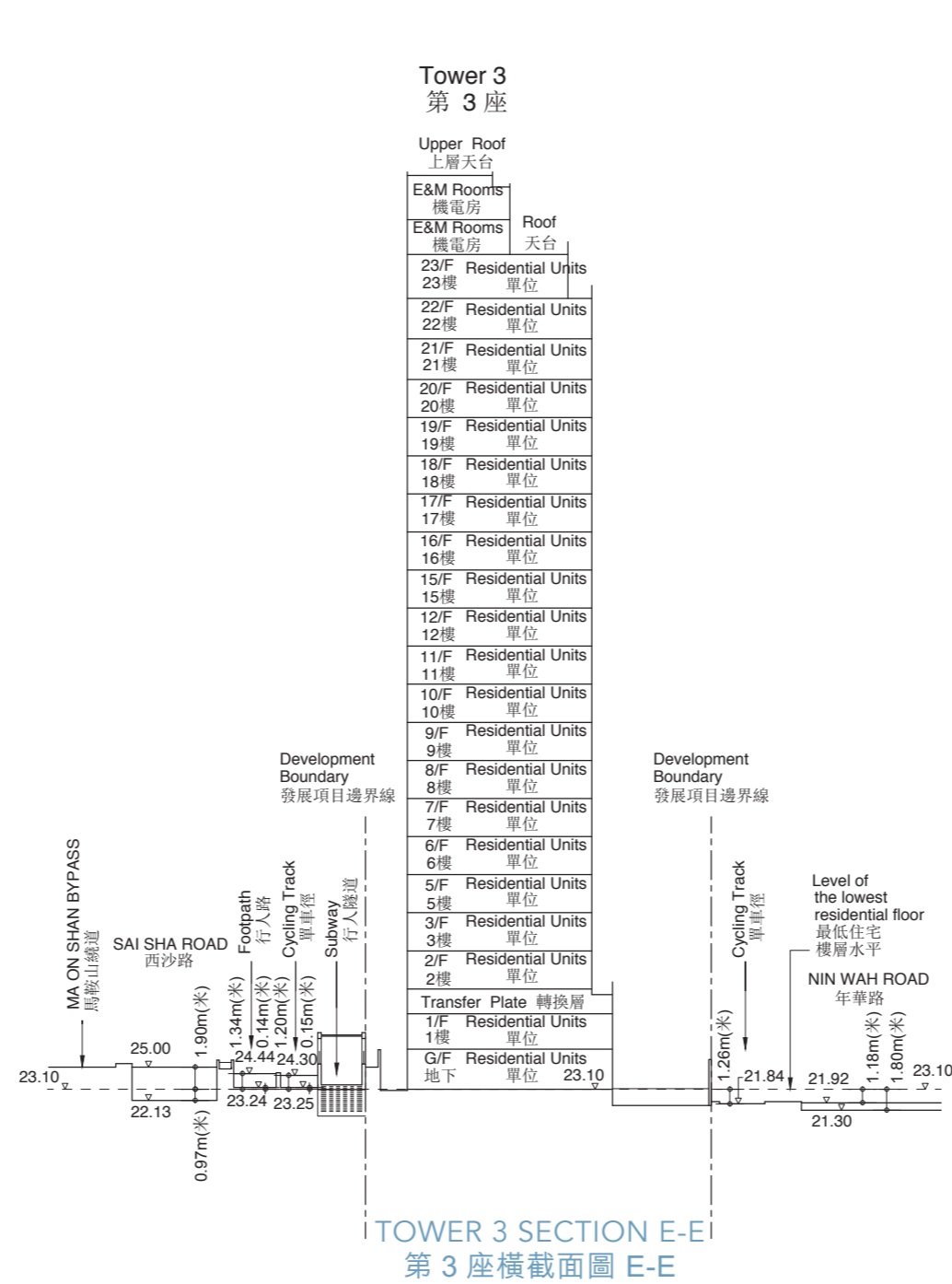
KEY PLAN 指示圖



1. Dotted line denotes the lowest residential floor.
2. The part of Sai Sha Road adjacent to the Tower 3 is 22.13 to 25.00 meters above the Hong Kong Principal Datum.
3. The part of Sai Sha Road Footpath adjacent to the Tower 3 is 23.24 to 24.44 meters above the Hong Kong Principal Datum.
4. The part of Sai Sha Road Cycling Track adjacent to the Tower 3 is 23.25 to 24.30 meters above the Hong Kong Principal Datum.
5. The part of Footpath adjacent to the Tower 3 is 21.73 to 22.03 meters above the Hong Kong Principal Datum.
6. The part of Cycling Track adjacent to the Tower 3 is 21.83 to 21.90 meters above the Hong Kong Principal Datum.

1. 虛線為最低住宅樓層水平。
2. 毗連第3座一段西沙路為香港主水平基準以上 22.13 至 25.00 米。
3. 毗連第3座一段西沙路行人路為香港主水平基準以上 23.24 至 24.44 米。
4. 毗連第3座一段西沙路單車徑為香港主水平基準以上 23.25 至 24.30 米。
5. 毗連第3座一段行人路為香港主水平基準以上 21.73 至 22.03 米。
6. 毗連第3座一段單車徑為香港主水平基準以上 21.83 至 21.90 米。

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



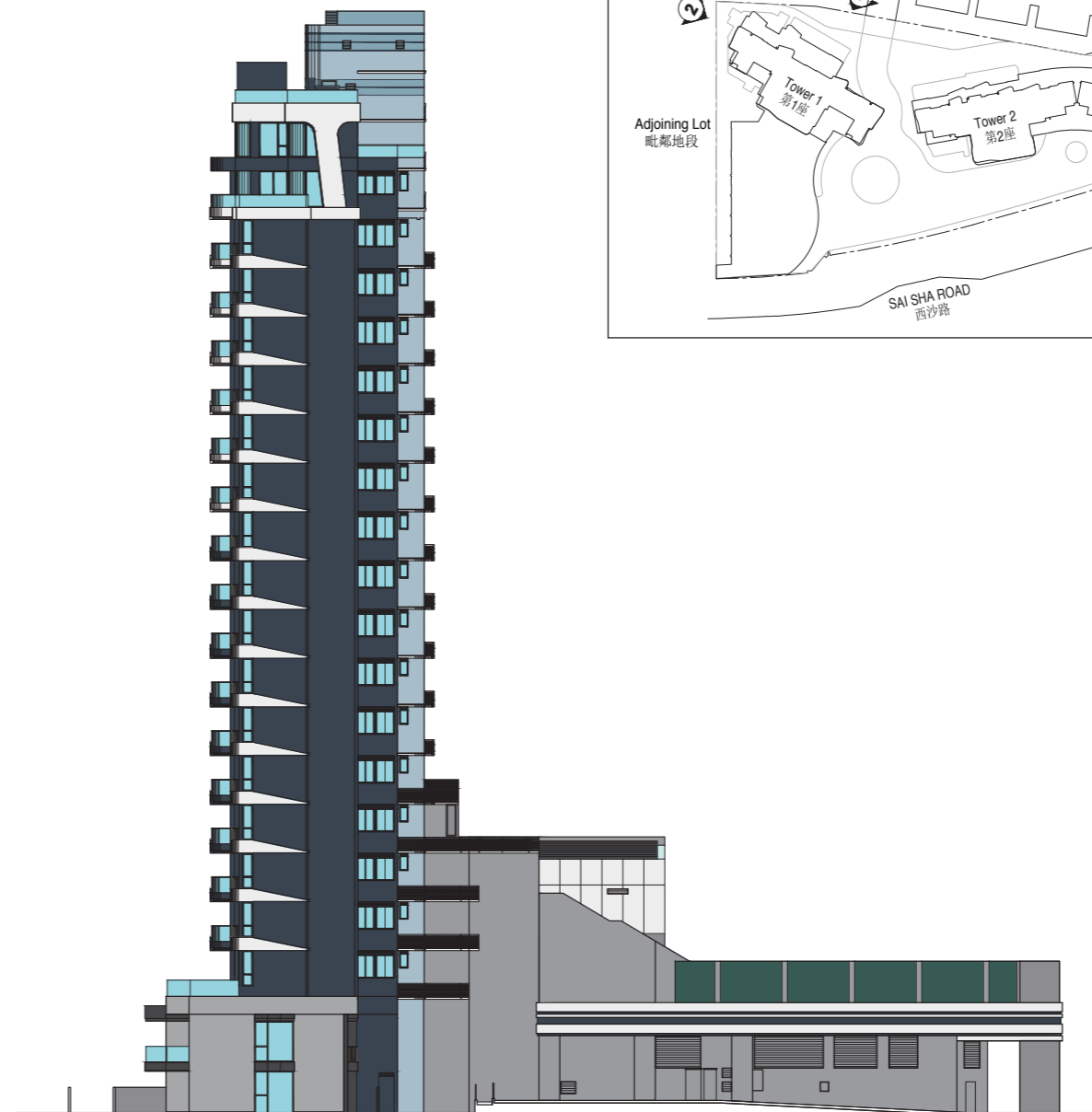
1. Dotted line denotes the lowest residential floor.
2. The part of Sai Sha Road adjacent to the Tower 3 is 22.13 to 25.00 meters above the Hong Kong Principal Datum.
3. The part of Nin Wah Road adjacent to the Tower 3 is 21.30 to 21.92 meters above the Hong Kong Principal Datum.
4. The part of Sai Sha Road Footpath adjacent to the Tower 3 is 23.24 to 24.44 meters above the Hong Kong Principal Datum.
5. The part of Sai Sha Road Cycling Track adjacent to the Tower 3 is 23.25 to 24.30 meters above the Hong Kong Principal Datum.
6. The part of Nin Wah Road Cycling Track adjacent to the Tower 3 is 21.84 meters above the Hong Kong Principal Datum.

1. 虛線為最低住宅樓層水平。
2. 毗連第 3 座一段西沙路為香港主水平基準以上 22.13 至 25.00 米。
3. 毗連第 3 座一段年華路為香港主水平基準以上 21.30 至 21.92 米。
4. 毗連第 3 座一段西沙路行人路為香港主水平基準以上 23.24 至 24.44 米。
5. 毗連第 3 座一段西沙路單車徑為香港主水平基準以上 23.25 至 24.30 米。
6. 毗連第 3 座一段年華路單車徑為香港主水平基準以上 21.84 米。

ELEVATION PLAN 立面圖

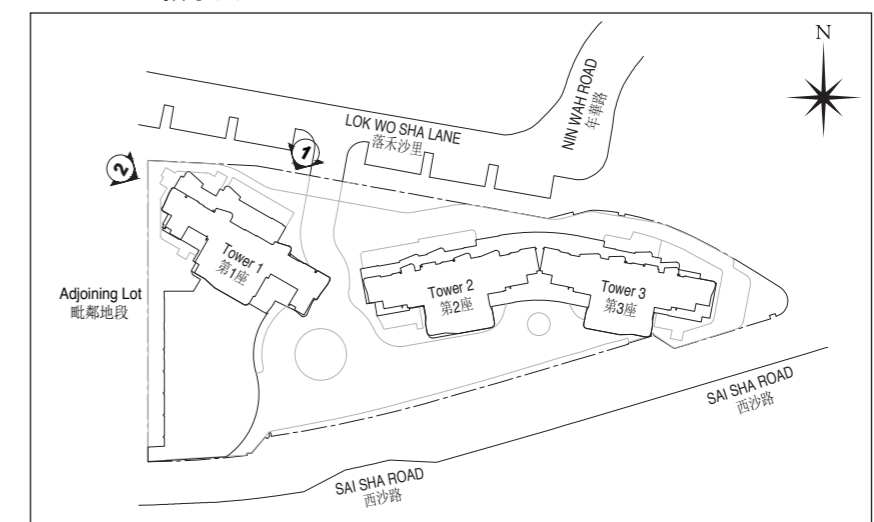


ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

KEY PLAN 指示圖



Authorized Person for the Development certified that:

- (a) Elevation Plan 1 is prepared on the basis of the approved building plans for the Development as of 21 June 2019; and
- (b) Elevation Plan 2 is prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
- (c) Elevation Plan 1 and Elevation Plan 2 are in general accordance with the outward appearance of the Development.

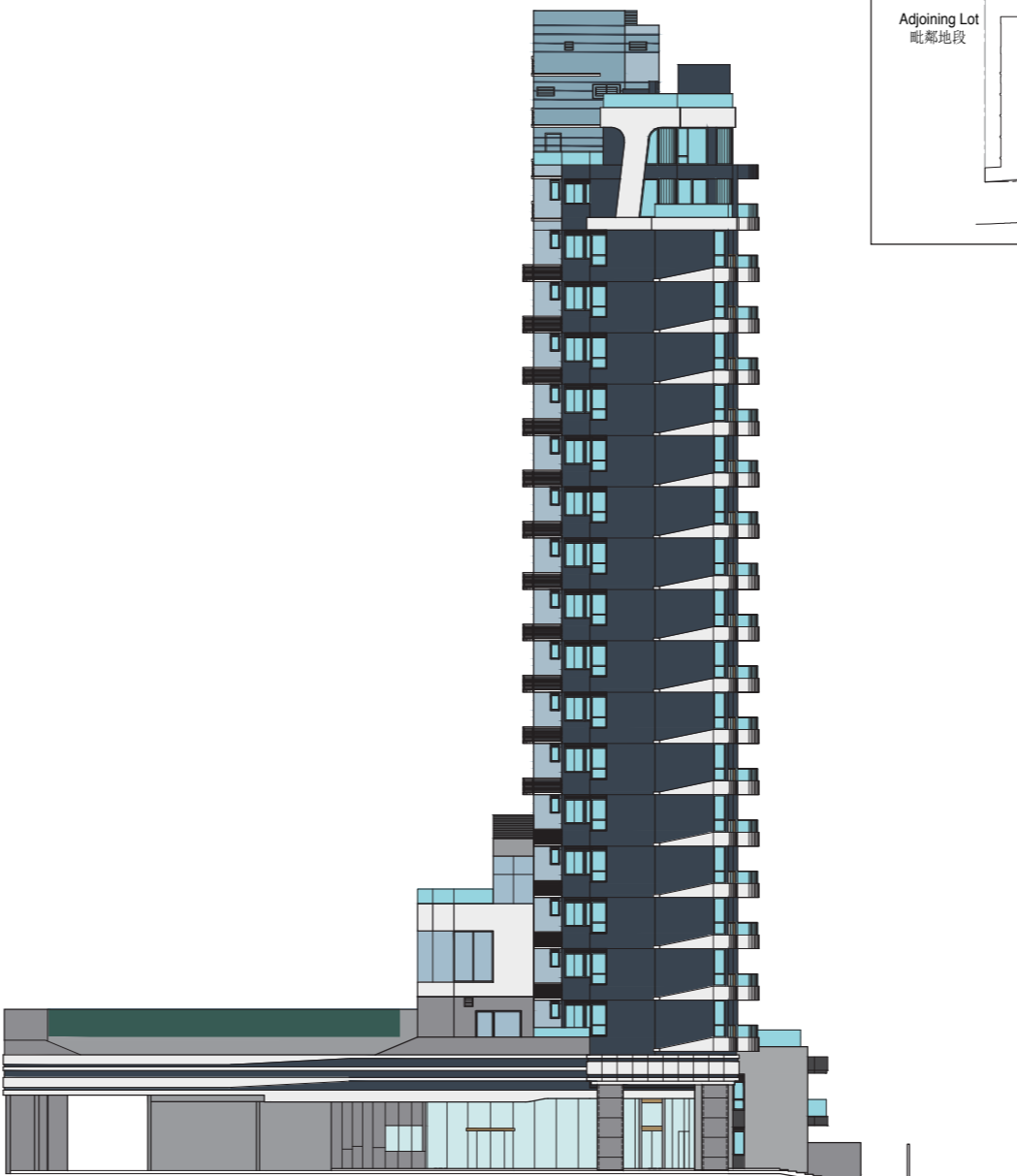
發展項目的認可人士證明本圖顯示的：

- (a) 立面圖 1 是以 2019 年 6 月 21 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 立面圖 2 是以 2019 年 7 月 31 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (c) 立面圖 1 及立面圖 2 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

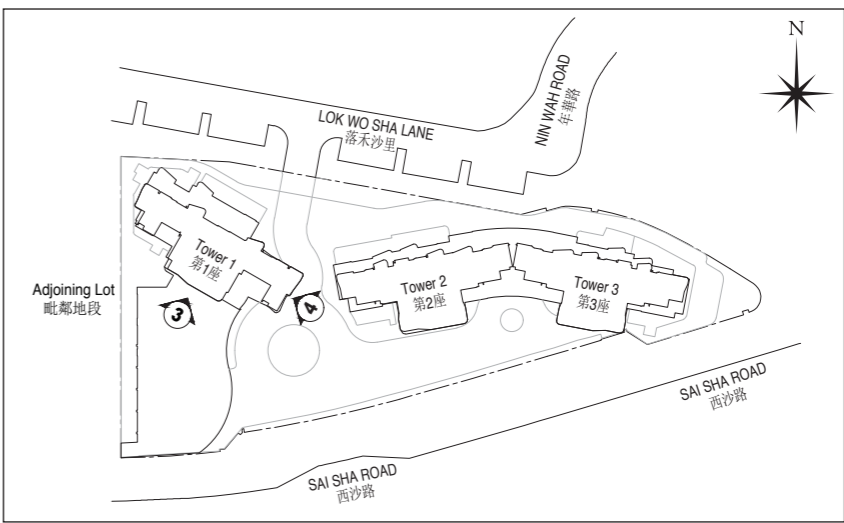


ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4

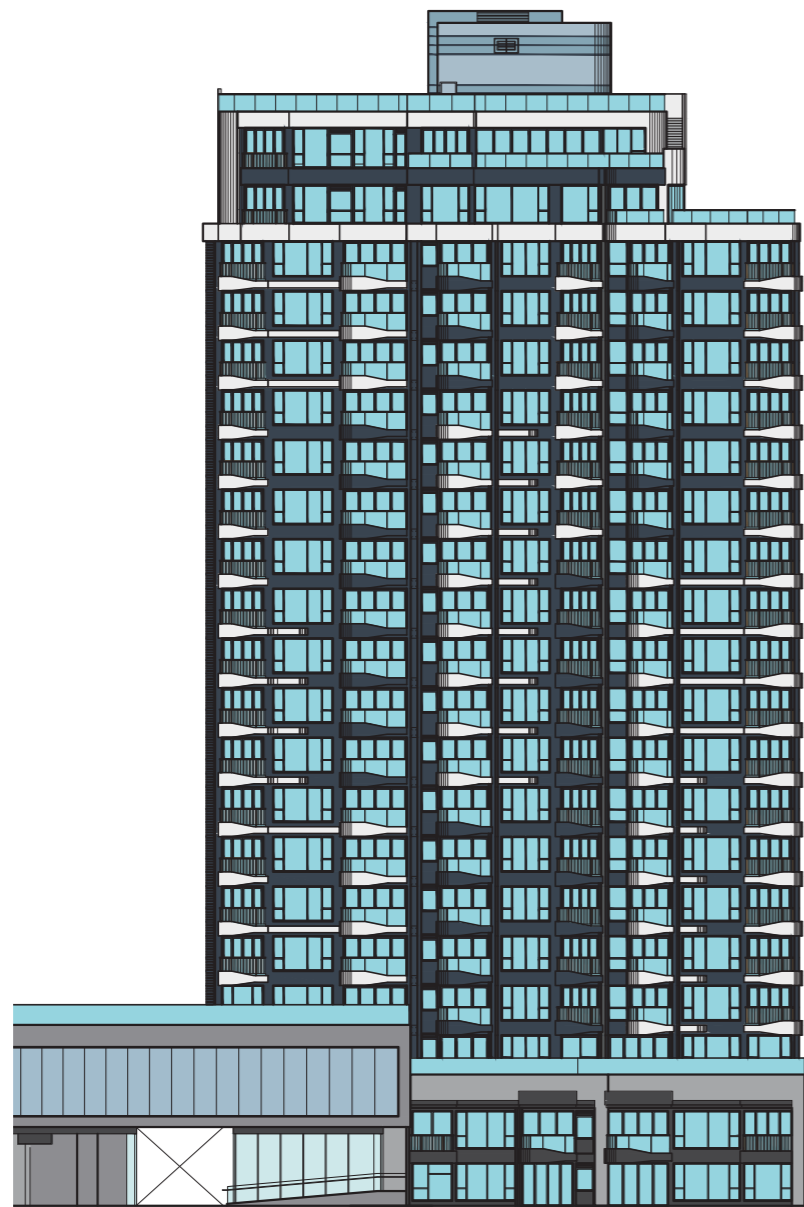
KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2019年7月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

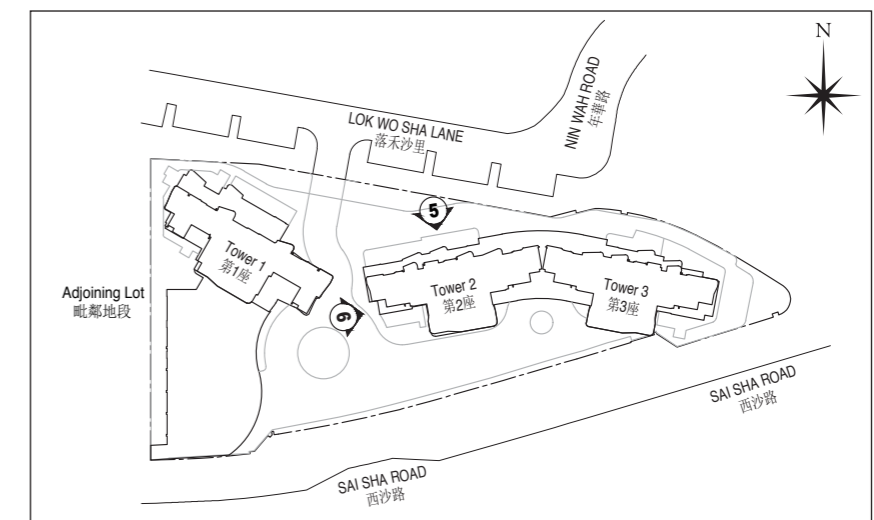


ELEVATION PLAN 5
立面圖 5



ELEVATION PLAN 6
立面圖 6

KEY PLAN 指示圖



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

- (a) are prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
- (b) are in general accordance with the outward appearance of the Development.

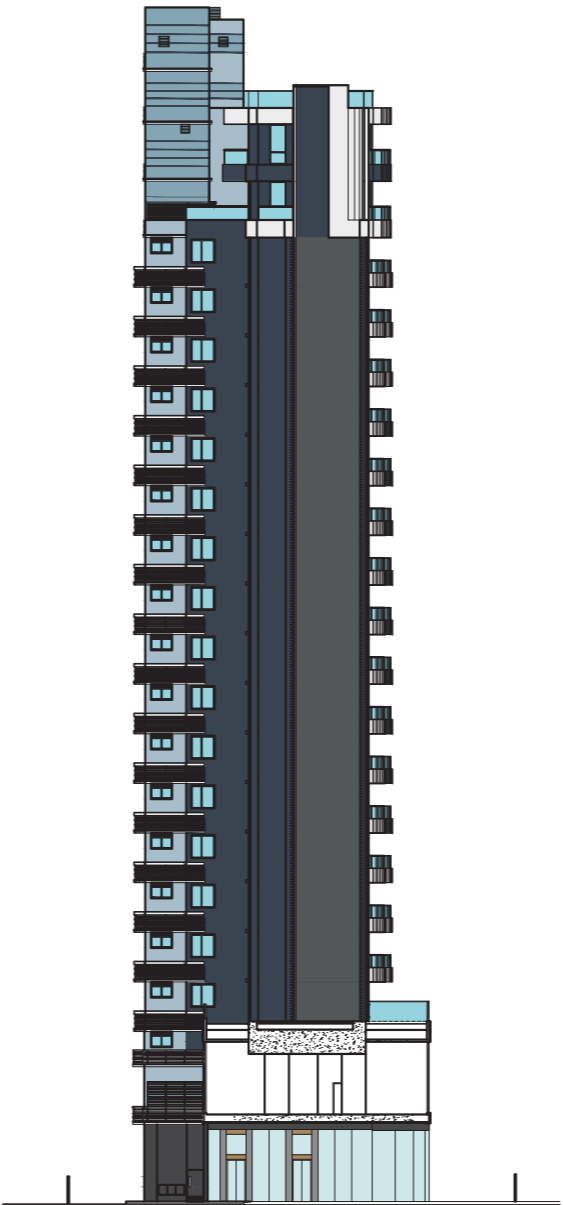
發展項目的認可人士證明本圖顯示的立面：

- (a) 以2019年7月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

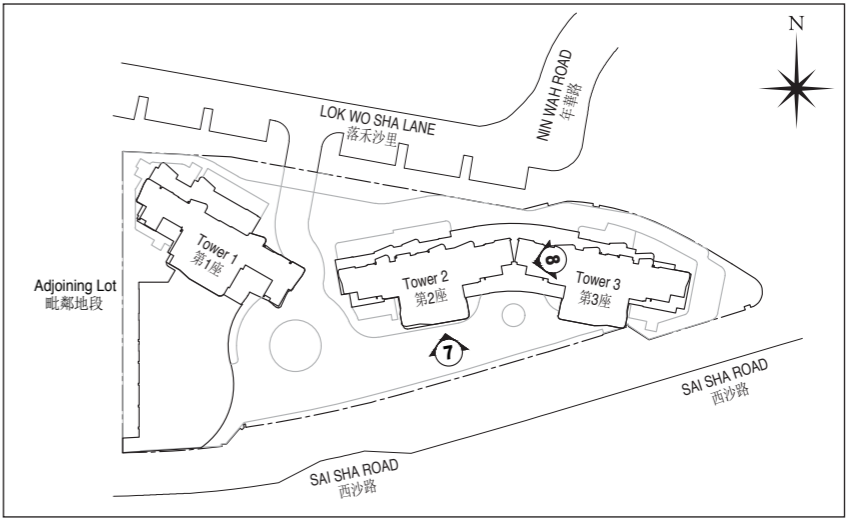


ELEVATION PLAN 7
立面圖 7



ELEVATION PLAN 8
立面圖 8

KEY PLAN 指示圖

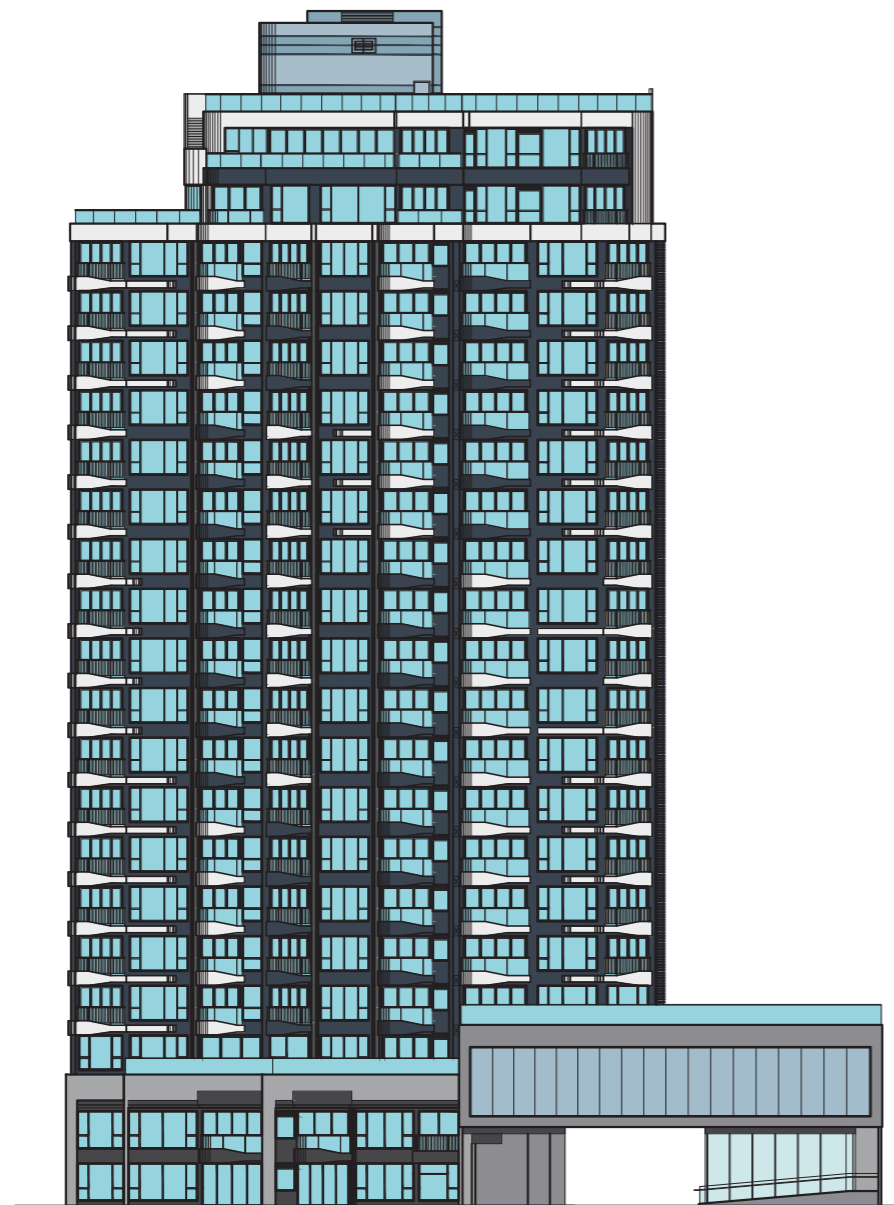


Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
(b) are in general accordance with the outward appearance of the Development.

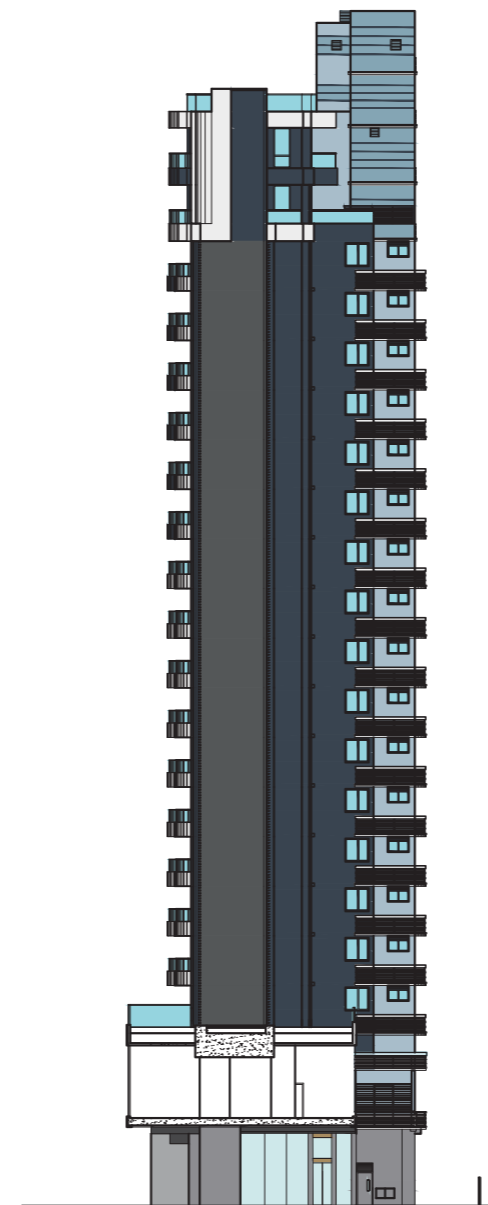
發展項目的認可人士證明本圖顯示的立面：
(a) 以2019年7月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。



ELEVATION PLAN 立面圖

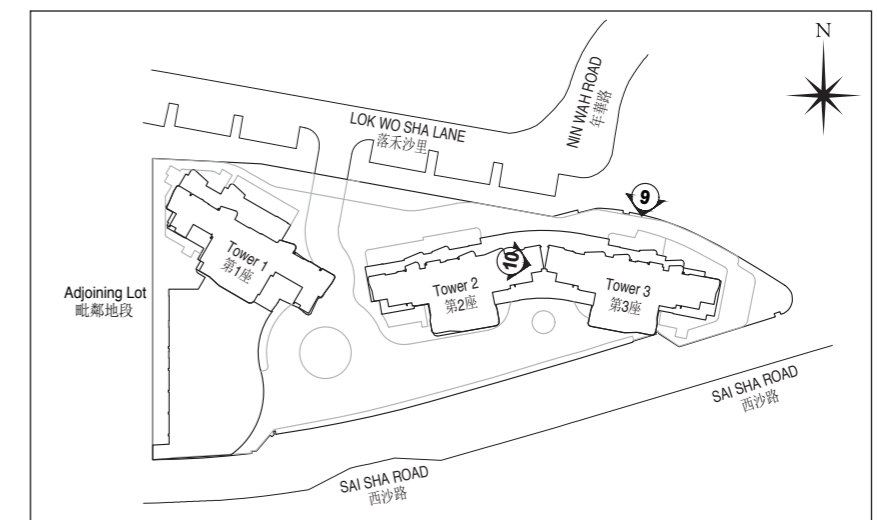


ELEVATION PLAN 9
立面圖 9



ELEVATION PLAN 10
立面圖 10

KEY PLAN 指示圖



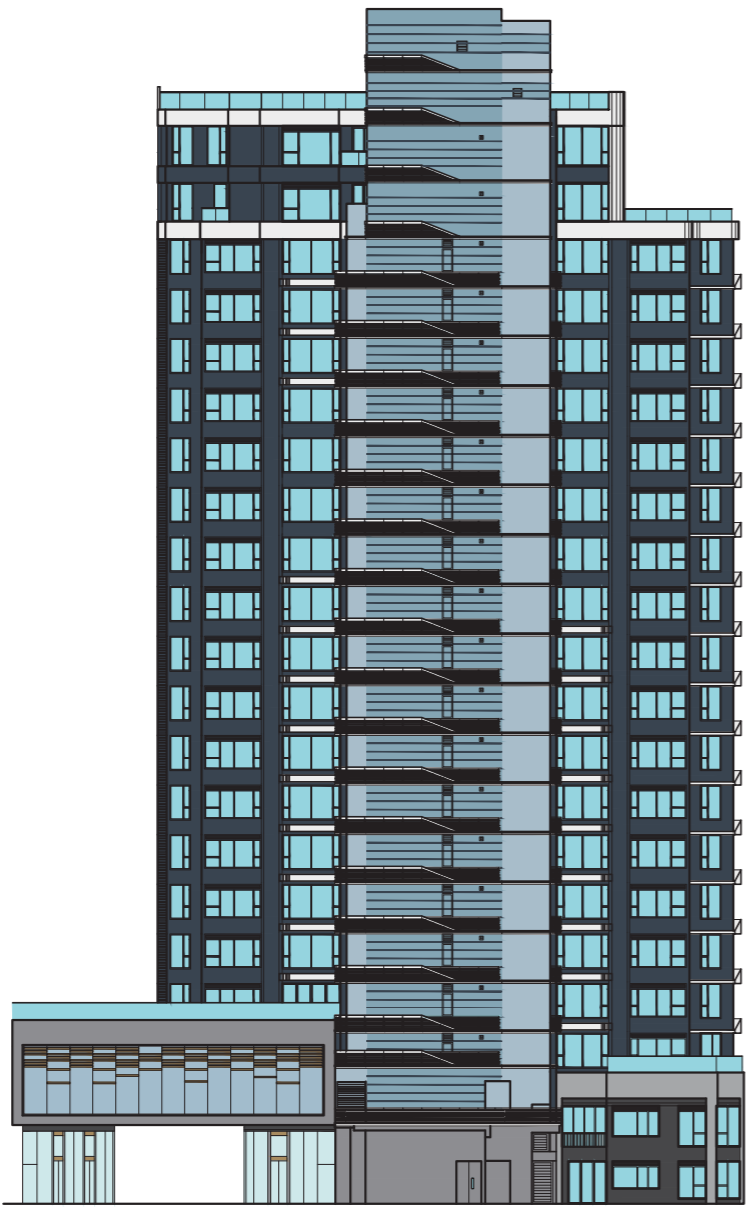
Authorized Person for the Development certified that the elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- (a) 以2019年7月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

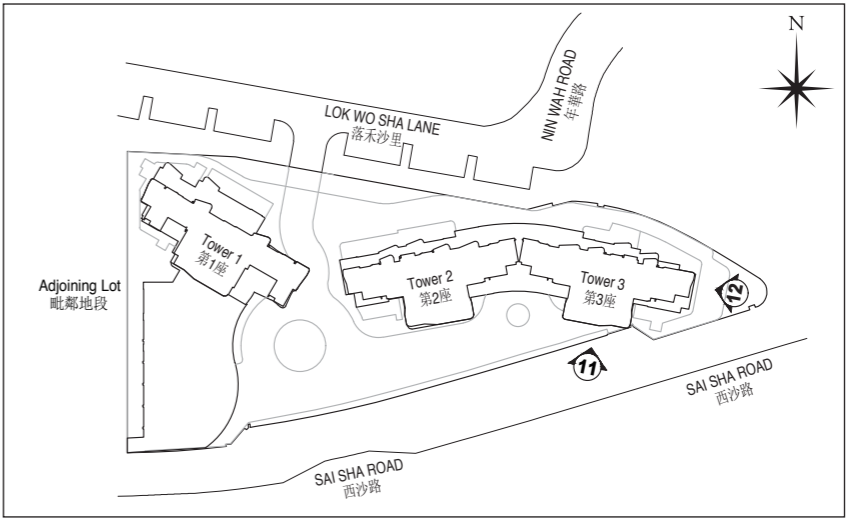


ELEVATION PLAN 11
立面圖 11



ELEVATION PLAN 12
立面圖 12

KEY PLAN 指示圖



Authorized Person for the Development certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Development as of 31 July 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2019年7月31日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。



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

		Covered 有上蓋遮蓋	Uncovered 無上蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq.m. 平方米	992.07	723.58	1,715.65
	sq.ft. 平方呎	10,678.64	7,788.62	18,467.26
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq.m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq.ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq.ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用

Note:
Areas as specified above in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest 2 decimal places, which may be slightly different from the area presented in square metre.

備註：
以平方呎顯示之面積均依據 1 平方米=10.764 平方呎換算，並四捨五入至小數點後兩位，與平方米表述之面積可能有些微差異。

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

- | | |
|--|--|
| <ol style="list-style-type: none">1. A copy of Outline Zoning Plan relating to the Development is available for inspection at www.ozp.tpb.gov.hk2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.3. The inspection is free of charge. | <ol style="list-style-type: none">1. 備有關乎本發展項目的分區計劃大綱圖的副文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。2. 指明住宅物業的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。3. 無須為閱覽付費。 |
|--|--|



1 Exterior Finishes

Item	Description
(a) External Wall	Tower Finished with ceramic wall tiles, aluminium cladding, aluminium louver, aluminium grille and window wall.
	Podium Finished with ceramic wall tiles, natural stone cladding, aluminium cladding, aluminium louver, aluminium grille, glass wall and textured spray paint.
(b) Window	Aluminium window frame fitted with double-glazed glass for living room, dining room, bedrooms, Utility Room (Tower 2 & Tower 3 Flat A on G/F–2/F, Flat A & Flat C on 3/F, 5/F–12/F & 15/F–21/F) and Utility Room 1 (Tower 1 Flat A & Flat B on 2/F–3/F, 5/F–12/F & 15/F–20/F, Flat B on 21/F and Tower 2 & Tower 3 Flat A on 22/F–23/F). Aluminium window frame fitted with single-glazed glass for other windows.
(c) Bay Window	Not Applicable
(d) Planter	Not Applicable
(e) Verandah or Balcony	Covered balcony fitted with glass balustrade with stainless steel top rail. Floor is finished with wood plastic composite decking on epoxy floor coating. Balcony kerb finished with ceramic tiles and aluminium cladding. Ceiling finished with aluminium ceiling panels. No verandah.
(f) Drying Facilities for Clothing	Not Applicable

1 外部裝修物料

細項	描述
(a) 外牆	大廈 鋪砌外牆瓷磚、鋁質飾板、鋁質百葉、鋁質格柵及玻璃窗外牆。
	基座 鋪砌外牆瓷磚、天然石材飾板、鋁質飾板、鋁質百葉、鋁質格柵、玻璃外牆及仿石噴漆。
(b) 窗	客廳、飯廳、睡房、工作間(第2座及第3座地下至2樓A單位, 3樓、5樓至12樓及15樓至21樓A單位及C單位)及工作間1(第1座2樓至3樓、5樓至12樓及15樓至20樓A單位及B單位, 21樓B單位及第2座及第3座22樓至23樓A單位)之窗戶為鋁質窗框, 配以雙層中空玻璃。 其他窗戶為鋁質窗框, 配以單層玻璃。
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	有蓋露台配設玻璃欄杆及不銹鋼頂蓋, 地台鋪合成木地台及環氧塗層。露台邊鋪砌瓷磚及鋁質飾板。天花裝配鋁板。不設陽台。
(f) 乾衣設施	不適用

2 Interior Finishes

Item	Description
(a) Lobby	Passenger Lift Lobby on B2/F, B1/F Floor finished with natural stone. Wall finished with natural stone, wood veneer, stainless steel and glass. Ceiling finished with suspended calcium silicate board false ceiling with emulsion paint.
	Entrance Lobby on G/F Floor finished with natural stone. Wall finished with natural stone, wood veneer, stainless steel, aluminium and glass. Ceiling finished with suspended calcium silicate board and/or gypsum board false ceiling with emulsion paint, and partial in wood veneer finished panel.
	Tower 1 Clubhouse Entrance/ Lift Lobby on G/F Floor finished with natural stone. Wall finished with natural stone, wood veneer, stainless steel and glass. Ceiling fitted with suspended calcium silicate board false ceiling with emulsion paint.
	Tower 2 Clubhouse Entrance/ Lift Lobby on G/F Floor finished with natural stone. Wall finished with natural stone, wood veneer, stainless steel and glass. Ceiling fitted with suspended gypsum board with emulsion paint, and partial in wood slat ceiling.
	Tower 1 Lift Lobby on 2/F-3/F, 5/F-12/F, 15/F-21/F Floor finished with natural stone. Wall finished with natural stone, wood veneer and stainless steel. Ceiling fitted with suspended gypsum board false ceiling with emulsion paint.
	Tower 2 & Tower 3 Lift Lobby on 1/F-3/F, 5/F-12/F, 15/F-23/F Floor finished with natural stone. Wall finished with artificial marble tile, wood veneer and stainless steel. Ceiling fitted with suspended calcium silicate board false ceiling with emulsion paint.
(b) Internal wall and ceiling	Internal wall: All flats except the following: Tower 1 Flat A on 18/F Living room, dining room and bedrooms are finished with emulsion paint where exposed. Tower 1 Flat A on 18/F Living room, dining room and bedrooms are finished with plastering where exposed.
	Ceiling: All flats except the following: Tower 1 Flat A on 18/F Living room, dining room and bedrooms are finished with emulsion paint where exposed. Some areas are provided with suspended gypsum board bulkhead finished with emulsion paint. Tower 1 Flat A on 18/F Living room, dining room and bedrooms are finished with concrete surface where exposed.

2 室內裝修物料

細項	描述
(a) 大堂	地庫2層、地庫1層升降機大堂 地台鋪砌天然石材。牆身鋪砌天然石材、木皮飾面、不銹鋼及玻璃。天花裝設矽酸鈣板假天花髹乳膠漆。
	地下入口大堂 地台鋪砌天然石材。牆身鋪砌天然石材、木皮飾面、不銹鋼、鋁材及玻璃。天花裝設矽酸鈣板及/或石膏板假天花髹乳膠漆，部分天花裝設木皮飾面假天花。
	第1座地下會所入口/升降機大堂 地台鋪砌天然石材。牆身鋪砌天然石材、木皮飾面、不銹鋼及玻璃。天花裝設矽酸鈣板假天花髹乳膠漆。
	第2座地下會所入口/升降機大堂 地台鋪砌天然石材。牆身鋪砌天然石材、木皮飾面、不銹鋼及玻璃。天花裝設石膏板假天花髹乳膠漆，部分天花裝設木條子飾面。
	第1座2樓至3樓、5樓至12樓、15樓至21樓升降機大堂 地台鋪砌天然石材。牆身鋪砌天然石材、木皮飾面及不銹鋼。天花裝設石膏板假天花髹乳膠漆。
	第2座及第3座1樓至3樓、5樓至12樓、15樓至23樓升降機大堂 地台鋪砌天然石材。牆身鋪砌仿雲石瓦、木皮飾面及不銹鋼，天花裝設矽酸鈣板假天花髹乳膠漆。
(b) 內牆及天花板	內牆 所有單位，以下單位除外： 第1座18樓A單位 客廳、飯廳及睡房牆身外露部分髹乳膠漆。 第1座18樓A單位 客廳、飯廳及睡房外露部分為批盪面。
	天花板 所有單位，以下單位除外： 第1座18樓A單位 客廳、飯廳及睡房天花外露部分髹乳膠漆。部分位置裝設石膏板假陣髹乳膠漆。 第1座18樓A單位 客廳、飯廳及睡房天花外露部分為混凝土面。



2 Interior Finishes

Item	Description
(c) Internal floor	<p>All flats except the following:</p> <p>Tower 1 Flat A on 18/F Living room, dining room, bedrooms are finished with engineered timber flooring with wood veneer skirting. Natural stone border along inside edge of floor facing door opening to balcony (if any), utility platform (if any), garden (if any) and flat roof (if any).</p> <p>Tower 1 Flat A on 18/F Living room, dining room and bedrooms are finished with concrete surface where exposed.</p>
(d) Bathroom	<p>Tower 1</p> <p>All flats except the following: Flat A & Flat B on G/F & 1/F, 21/F & 22/F Flat A on 18/F</p> <p>Walls are finished with natural stone on exposed surface up to false ceiling level.</p> <p>Ceiling in Master Bathroom & Bathroom 2, are fitted with suspended gypsum board ceiling finished with emulsion paint; Bathroom 3 is finished with aluminium false ceiling.</p> <p>Floors are finished with natural stone flooring where exposed.</p>
	<p>Tower 1 Flat A & Flat B on G/F & 1/F, 21/F & 22/F</p> <p>Walls are finished with natural stone on exposed surface up to false ceiling level.</p> <p>Ceiling in Master Bathroom & Bathroom 2, Bathroom 3 & Bathroom 4 (if any) are fitted with suspended gypsum board ceiling finished with emulsion paint.</p> <p>Floors are finished with natural stone flooring where exposed.</p>
	<p>Tower 1 Flat A on 18/F</p> <p>Walls are finished with plastering where exposed and up to structural ceiling level.</p> <p>Ceiling are finished with concrete surface where exposed.</p> <p>Floors are finished with screeding where exposed.</p>
	<p>Tower 2 & Tower 3</p> <p>All flats except the following: Flat A on 22/F & 23/F</p> <p>Walls are finished with porcelain tiles on exposed surface up to false ceiling level.</p> <p>Ceiling in Master Bathroom is fitted with suspended gypsum board ceiling finished with emulsion paint. Bathroom 2 is finished with aluminium false ceiling.</p> <p>Floors are finished with natural stone flooring where exposed.</p>
	<p>Tower 2 & Tower 3 Flat A on 22/F & 23/F</p> <p>Walls are finished with natural stone on exposed surface up to false ceiling level.</p> <p>Ceiling in Master Bathroom, Bathroom 2 & Bathroom 3 are fitted with suspended gypsum board ceiling finished with emulsion paint.</p> <p>Floors are finished with natural stone flooring where exposed.</p>

2 室內裝修物料

細項	描述
(c) 內部地板	<p>所有單位，以下單位除外：</p> <p>第1座18樓A單位 客廳、飯廳、睡房鋪砌複合木地板配木皮飾面腳線，另連接往露台（如有）、工作平台（如有）、花園（如有）及平台（如有）沿門邊之地台圍邊部分以天然石材鋪砌。</p> <p>第1座18樓A單位 客廳、飯廳及睡房為混凝土面。</p>
(d) 浴室	<p>第1座</p> <p>所有單位，以下單位除外：</p> <p>地下及1樓、21樓及22樓A單位及B單位 18樓A單位</p> <p>牆身外露部分鋪砌天然石材至假天花。</p> <p>主人浴室及浴室2天花板裝設石膏板假天花髹乳膠漆；浴室3裝設鋁質假天花。</p> <p>地台外露部分鋪砌天然石。</p>
	<p>第1座地下及1樓、21樓及22樓A單位及B單位</p> <p>牆身外露部分鋪砌天然石材至假天花。</p> <p>主人浴室、浴室2、浴室3及浴室4（如有）天花板裝設石膏板假天花及髹乳膠漆。</p> <p>地台外露部分鋪砌天然石。</p>
	<p>第1座18樓A單位</p> <p>牆身外露部分為批盪面至混凝土天花。</p> <p>天花板外露部分為混凝土面。</p> <p>地台外露部分為批盪地面。</p>
	<p>第2座及第3座</p> <p>所有單位，以下單位除外：</p> <p>22樓及23樓A單位</p> <p>牆身外露部分鋪砌瓷磚至假天花。</p> <p>主人浴室天花板裝設石膏板假天花及髹乳膠漆。浴室2裝設鋁質假天花。</p> <p>地台外露部分鋪砌天然石。</p>
	<p>第2座及第3座22樓及23樓A單位</p> <p>牆身外露部分鋪砌天然石材至假天花。</p> <p>主人浴室、浴室2及浴室3天花板裝設石膏板假天花髹乳膠漆。</p> <p>地台外露部分鋪砌天然石。</p>

2 Interior Finishes

Item	Description
(d) Bathroom	Tower 1, Tower 2 & Tower 3 (For Lavatory) Walls are finished with ceramic tiles on exposed surface up to false ceiling level. Ceiling is finished with aluminium ceiling. Floors are finished with homogeneous tile flooring where exposed.
(e) Kitchen	Tower 1 All flats except the following: Flat A on 18/F Walls are finished with natural stone and glass on exposed surface up to false ceiling level. Wall area behind kitchen cabinets is finished with plywood batten, cement sand plastering and ceramic wall tiles. Ceiling is finished with suspended aluminium false ceiling. Floors are finished with natural stone flooring where exposed. Cooking benches are finished with reconstituted stone.
	Flat A on 18/F Walls are finished with plastering where exposed and up to structural ceiling level. Ceiling are finished with concrete surface where exposed. Floors are finished with screeding where exposed.
	Tower 2 & Tower 3 All flats except the following: Flat A on 22/F & 23/F Walls are finished with porcelain tiles and glass on exposed surface up to false ceiling level. Wall area behind kitchen cabinets are finished with plywood batten, cement sand plastering and ceramic wall tiles. Ceiling is finished with suspended aluminium false ceiling. Floors are finished with natural stone flooring where exposed. Cooking benches are finished with reconstituted stone.
	Flat A on 22/F & 23/F Walls are finished with natural stone and glass on exposed surface up to false ceiling level. Wall area behind kitchen cabinets are finished with plywood batten, cement sand plastering and ceramic wall tiles. Ceiling is finished with suspended aluminium false ceiling. Floors are finished with natural stone flooring where exposed. Cooking benches are finished with reconstituted stone.

2 室內裝修物料

細項	描述
(d) 浴室	第1座、第2座及第3座 (適用於洗手間) 牆身外露部分鋪瓷磚至假天花。 天花板裝設鋁質天花。 地台外露部分鋪砌均質磚。
(e) 廚房	第1座 所有單位，以下單位除外： 18樓A單位 牆身外露部分鋪砌天然石材及玻璃至假天花。 廚櫃後牆身裝設木板條，英泥沙批盪及陶瓷瓦片。 天花裝設鋁質假天花。 地台外露部分鋪砌天然石材。廚房灶台鋪砌人造石。
	18樓A單位 牆身外露部分批盪面至混凝土天花。 天花板外露部分為混凝土面。 地台外露部分為批盪地面。
	第2座及第3座 所有單位，以下單位除外： 22樓及23樓A單位 牆身外露部分鋪砌瓷磚及玻璃至假天花。廚櫃後牆身裝設木板條，英泥沙批盪及瓷磚。 天花裝設鋁質假天花。 地台外露部分鋪砌天然石材。廚房灶台鋪砌人造石。
	22樓及23樓A單位 牆身外露部分鋪砌天然石材及玻璃至假天花。 廚櫃後牆身裝設木板條，英泥沙批盪及陶瓷瓦片。 天花裝設鋁質假天花。 地台外露部分鋪砌天然石材。廚房灶台鋪砌人造石。



3. Interior Fittings

Item	Description
(a) Doors	Entrance door: Solid core fire rated timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset, eye viewer, concealed door closer, flush bolt, drop seal and door stopper.
	Bedroom door & Corridor door (if any): Hollow core timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset and door stopper.
	Bathroom door: Hollow core timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset and door stopper. Part of door fitted with louver (for bathroom without window only).
	Powder room door: Hollow core timber door and timber door frame with architraves, wood veneer finishes and fitted with lockset and door stopper. Part of door fitted with louver (for powder room without window only).
	Kitchen door: Solid core fire rated timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset, concealed door closer, door stopper and vision panel.
	Lavatory door: All flats except the followings: Tower 1 Flat A & Flat B on G/F & 1/F Tower 2 & Tower 3 Flat B on G/F–3/F, 5/F–12/F, 15/F–21/F Aluminium door in powder coating finish, fitted with lockset.
	Tower 1 Flat A & Flat B on G/F & 1/F Tower 2 & Tower 3 Flat B on G/F–3/F, 5/F–12/F, 15/F–21/F Aluminium door in powder coating finish, fitted with louver and lockset.

3. 室內裝置

細項	描述
(a) 門	大門： 實心防火木門及木門框配以封口線木皮飾面，配置門鎖、防盜眼、隱藏式氣鼓、暗插、落棒式密封裝置及門擋。
	睡房門及走廊門（如有）： 空心木門及木門框配以封口線，木皮飾面，配置門鎖及門擋。
	浴室門： 空心木門及木門框配以封口線，木皮飾面，配置門鎖及門擋。部分門設有百葉（只限無窗之浴室）。
	化妝室門： 空心木門及木門框配以封口線，木皮飾面，配置門鎖及門擋。部分門設有百葉（只限無窗之化妝室）。
	廚房門： 實心防火木門及木門框配以封口線，木皮飾面，配置門鎖、隱藏式氣鼓、門擋及玻璃窗口。
	洗手間門： 所有單位，以下單位除外： 第1座地下及1樓A單位及B單位 第2座及第3座地下至3樓、5樓至12樓、15樓至21樓B單位 粉末噴塗鋁質門，配置門鎖。
	第1座地下及1樓A單位及B單位 第2座及第3座地下至3樓、5樓至12樓、15樓至21樓B單位 粉末噴塗鋁質門，設有百葉及配置門鎖。

3. Interior Fittings

Item	Description
(a) Doors	Utility door: All flats except the followings: Tower 1 Flat A on G/F & 1/F Utility Room 1 Tower 1 Flat B on G/F & 1/F Utility Room 1 & Utility Room 2 Tower 2 & Tower 3 Flat B on G/F-3/F, 5/F-12/F, 15/F-21/F Hollow core timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset and door stopper.
	Tower 1 Flat A on G/F & 1/F Utility Room 1 Tower 1 Flat B on G/F & 1/F Utility Room 1 & Utility Room 2 Tower 2 & Tower 3 Flat B on G/F-3/F, 5/F-12/F, 15/F-21/F Hollow core timber door and timber door frame with architraves, wood veneer finishes; fitted with lockset, door stopper and fitted with louvre.
	Fire Exit door (private lift lobby): Solid core fire rated timber door and timber door frame with architraves wood veneer finishes; fitted with door handle, stainless steel push plate, concealed door closer, door stopper and fire rated glass vision panel.
	Balcony door/ Utility platform door / Flat roof door/ Garden door/ Door to roof Aluminium framed glass door in PVF2 coating finish, fitted with lockset.
	Utility room back door: Solid core fire rated timber door and timber door frame with wood veneer finishes; fitted with door stopper.
	Kitchen back door Solid core fire rated timber door and timber door frame with wood veneer finishes fitted with lockset and door stopper.
	Roof door Aluminium door in powder coating finish with glass vision panel and lockset.
	Utility Room 2 back door to garden Aluminium framed glass door in PVF2 coating finish, fitted with lockset.

3. 室內裝置

細項	描述
(a) 門	工作間門： 所有單位，以下單位除外： 第1座地下及1樓A單位 工作間 1 第1座地下及1樓B單位 工作間 1 及工作間 2 第2座及第3座地下至3樓、5樓至12樓、15樓至21樓B單位 空心木門及木門框配以封口線，木皮飾面，配置門鎖及門擋。
	第1座地下及1樓A單位 工作間 1 第1座地下及1樓B單位 工作間 1 及工作間 2 第2座及第3座地下至3樓、5樓至12樓、15樓至21樓B單位 空心木門及木門框配以封口線，木皮飾面，配置門鎖，門擋及設有百葉。
	防煙門（私家升降機大堂）： 實心防火木門及木門框配以封口線木皮飾面，配置門把、不銹鋼推板、隱藏式氣鼓、門擋及防火玻璃窗口。
	露台門 / 工作平台門 / 平台門 / 花園門 / 通往天台門： 氟碳噴塗鋁質框玻璃門，配置門鎖。
	工作間後門： 實心防火木門及木門框配以木皮飾面，配置門擋。
	廚房後門： 實心防火木門及木門框配以木皮飾面，配置門鎖及門擋。
	天台門： 粉末噴塗鋁質門，配置玻璃窗及門鎖。
	工作間2後門通往花園： 氟碳噴塗鋁質框玻璃門，配置門鎖。

3. Interior Fittings

Item	Description
(b) Bathroom	Timber mirror cabinet and timber vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin mixer, chrome plated shower set and chrome plated paper holder.
	The following flats are fitted with tempered glass shower cubicle Tower 1 Flat A on G/F & 1/F Bathroom 2, Bathroom 4 & Master Bathroom. Tower 1 Flat B on G/F & 1/F Bathroom 4 & Master Bathroom. Tower 1 Flat A & Flat B on 2/F – 3/F, 5/F – 12/F & 15/F – 20/F Bathroom 2 , Bathroom 3 & Master Bathroom. Tower 1 Flat A & Flat B on 21/F & 22/F Bathroom 2 , Bathroom 3 & Master Bathroom. Tower 2 & Tower 3 Flat A & Flat B on G/F & 1/F Bathroom 2 & Master Bathroom. Tower 2 & Tower 3 Flat A on 2/F - 3/F & Flat C on 3/F Bathroom 2 & Master Bathroom. Tower 2 & Tower 3 Flat B on 2/F & 3/F Bathroom 2. Tower 2 & Tower 3 Flat A & Flat C on 5/F – 12/F & 15/F – 21/F Bathroom 2 & Master Bathroom. Tower 2 & Tower 3 Flat B on 5/F – 12/F & 15/F – 21/F Bathroom 2. Tower 2 & Tower 3 Flat A on 22/F – 23/F Master Bathroom.
	The following flats are fitted with bathtubs. Tower 1 Flat A & Flat B on G/F & 1/F Master bathroom Enameled cast iron bathtub 1700mm(L) x 800mm(W) x 465mm(H) is provided in bathrooms. Tower 1 Flat A & Flat B on 2/F–3/F, 5/F–12/F, 15/F–20/F Master bathroom Enameled cast iron bathtub 1700mm(L) x 700mm(W) x 425mm(H) is provided in bathrooms. Tower 2 & Tower 3 Flat A & Flat B on G/F, 1/F & 2/F Master bathroom Tower 2 & Tower 3 Flat A, Flat B & Flat C on G/F–3/F, 5/F–12/F, 15/F–21/F Master bathroom Enameled cast iron bathtub 1700mm(L) x 750mm(W) x 420mm(H) is provided in bathrooms.
	Tower 1 Flat B on G/F & 1/F Bathroom 2 Tower 1 Flat A & Flat B on G/F & 1/F Bathroom 3 Tower 1 Flat A & Flat B on 2/F–3/F, 5/F–12/F, 15/F–20/F Bathroom 2 Tower 1 Flat A & Flat B on 21/F & 22/F Bathroom 2 Tower 2 & Tower 3 Flat A on 22/F & 23/F Bathroom 2 & Bathroom 3 Enameled cast iron bathtub 1500mm(L) x 700mm(W) x 418mm(H) is provided in bathrooms.

3. 室內裝置

細項	描述
(b) 浴室	木鏡櫃及天然石材枱面木儲物櫃。潔具及裝置包括陶瓷座廁、陶瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑套裝及鍍鉻廁紙架。
	以下單位浴室配備強化玻璃淋浴間 第1座地下及1樓A單位浴室2、浴室4及主人浴室。 第1座地下及1樓B單位浴室4及主人浴室。 第1座2樓至3樓、5樓至12樓、15樓至20樓A單位及B單位浴室2、浴室3及主人浴室。 第1座21樓至22樓A單位及B單位浴室2、浴室3及主人浴室。 第2座及第3座地下及1樓A單位及B單位浴室2及主人浴室。 第2座及第3座2樓至3樓A單位及3樓C單位浴室2及主人浴室。 第2座及第3座2樓至3樓B單位浴室2。 第2座及第3座5樓至12樓、15樓至21樓A單位及C單位浴室2及主人浴室。 第2座及第3座5樓至12樓、15樓至21樓B單位浴室2。 第2座及第3座22樓至23樓A單位主人浴室。
	以下單位浴室配備浴缸。 第1座地下及1樓A單位及B單位主人浴室 浴室裝置搪瓷鑄鐵浴缸 1700毫米長 x 800毫米闊 x 465毫米深。 第1座2樓至3樓、5樓至12樓、15樓至20樓A單位及B單位主人浴室 浴室裝置搪瓷鑄鐵浴缸 1700毫米長 x 700毫米闊 x 425毫米深。 第2座及第3座地下、1樓及2樓A單位及B單位主人浴室 第2座及第3座地下至3樓、5樓至12樓、15樓至21樓A單位、B單位及C單位主人浴室 浴室裝置搪瓷鑄鐵浴缸 1700毫米長 x 750毫米闊 x 420毫米深。
	第1座地下及1樓B單位浴室2 第1座地下及1樓A單位及B單位浴室3 第1座2樓至3樓、5樓至12樓、15樓至20樓A單位及B單位浴室2 第1座21樓及22樓A單位及B單位浴室2 第2座及第3座22樓及23樓A單位浴室2及浴室3 浴室裝置搪瓷鑄鐵浴缸 1500毫米長 x 700毫米闊 x 418毫米深。

3. Interior Fittings

Item	Description
(b) Bathroom	Tower 1 Flat A & Flat B on 21/F & 22/F Master bathroom Tower 2 & Tower 3 Flat A on 22/F & 23/F Master bathroom Composite stone bathtub 1800mm(L) x 985mm(W) x 550mm(H) is provided in bathrooms.
	Tower 1, Tower 2 & Tower 3 (For Lavatory) Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin & shower mixer with hand shower.
	For type and material of water supply system, please refer to “Water Supply” column below.
(c) Kitchen	Tower 1 Flat A & Flat B on 2/F–3/F, 5/F–12/F, 15/F–20/F Wooden kitchen cabinet fitted with melamine faced chipboard and cabinet door in lacquer finishes, reconstituted stone countertop and stainless steel sink with chrome plated sink mixer.
	Tower 2 & Tower 3 Flat A, Flat B & Flat C (if any) on G/F–3/F, 5/F–12/F, 15/F–21/F Wooden kitchen cabinet fitted with melamine faced chipboard and cabinet door in plastic laminated finishes, reconstituted stone countertop and stainless steel sink with chrome plated sink mixer.
	Tower 1 Flat A & Flat B on G/F & 1/F, 21/F & 22/F; Tower 2 & Tower 3 Flat A on 22/F & 23/F Wooden kitchen cabinet fitted with melamine faced chipboard and cabinet and door finished with wood veneer panel, reconstituted stone countertop and stainless steel sink fitted with chrome plated sink mixer.
	For type and material of water supply system, please refer to “Water Supply” column below.
	For type of all other fittings and equipments, please refer to “Schedule of Appliances”.
(d) Bedroom	No interior fittings.
(e) Telephone	For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(f) Aerials	For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
(g) Electrical Installations	All cables and conduit are partly concealed and partly exposed*.
	Three phases electricity supply with miniature circuit breaker distribution board is provided inside flats.
	For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”.
	*Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.

3. 室內裝置

細項	描述
(b) 浴室	第1座21樓及22樓A單位及B單位主人浴室 第2座及第3座22樓及23樓A單位主人浴室 浴室裝置合成石浴缸1800毫米長 x 985毫米闊 x 550毫米深。
	第1座、第2座及第3座 (適用於洗手間) 潔具及裝置包括陶瓷座廁、陶瓷洗手盆、鍍鉻洗手盆水龍頭及花灑。
	有關供水系統的類型及用料，請參閱下述「供水」一欄。
(c) 廚房	第1座2樓至3樓、5樓至12樓、15樓至20樓A單位及B單位 裝設木制廚櫃配密胺樹脂飾面櫃板及焗漆門板，配以人造石材檯面連不銹鋼洗滌盆及鍍鉻水龍頭。
	第2座及第3座地下至3樓、5樓至12樓、15樓至21樓A單位、B單位及C單位 (如有) 裝設木制廚櫃配密胺樹脂飾面櫃板及膠板門板，配以人造石材檯面連不銹鋼洗滌盆及鍍鉻水龍頭。
	第1座地下及1樓、21樓及22樓A單位及B單位； 第2及3座22樓及23樓A單位 裝設木制廚櫃配密胺樹脂飾面櫃板及木皮飾面門板，配以人造石材檯面連不銹鋼洗滌盆及鍍鉻水龍頭。
	有關供水系統的類型及用料，請參閱下述「供水」一欄。 有關其他裝置及設備的類型，請參閱「設備說明表」。
(d) 睡房	沒有裝置。
(e) 電話	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) 天線	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) 電力裝置	單位內電線均用明裝及暗裝電線導管安裝方法*。
	所有單位提供三相電力供電並備有微型斷路器配電箱。
	有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
	*備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、槽位或其他物料遮蓋或隱藏。

3. Interior Fittings

Item	Description
(h) Gas Supply	Type: Towngas supply
	Towngas supply pipe is provided and connected to gas cooking hob inside flats.
	For the location of gas supply point, please refer to the "Schedule of Mechanical & Electrical Provisions".
(i) Washing Machine Connection Point	Water inlet 22mm diameter and water outlet 40mm in diameter for washing machine connection are provided inside flats.
	For the location of connection points for washing machine, please refer to the "Schedule of Mechanical & Electrical Provisions".
(j) Water Supply	Copper water pipes are provided for cold water supply pipe. Copper water pipes with thermal insulation are provided for hot water supply pipe. uPVC pipes are provided for flushing water supply system. Water pipes are partly concealed and partly exposed*.
	Hot water supply to kitchens, bathrooms and lavatories is provided by electric / gas water heaters.
	*Note: Other than those parts of the pipes concealed within concrete, the rest of them are exposed. The exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.

4. Miscellaneous

Item	Description
(a) Lifts	Two nos. of passenger lift and One no. of service lift (Brand: Hitachi and Series No: MCA) for Tower 1 serving B2/F, B1/F, G/F, 2/F – 3/F, 5/F – 12/F, 15/F – 21/F.
	Two nos. of passenger lift and One no. of service lift (Brand: Hitachi and Series No: MCA) for Tower 2 serving B2/F, B1/F, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F.
	Two nos. of passenger lift and One no. of service lift (Brand: Hitachi and Series No: MCA) for Tower 3 serving G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F.
	One no. of passenger lift (Brand: Hitachi and Series No: OUG-ON1) serving G/F, 1/F, 2/F and R/F of Clubhouse at Tower 1.
	One no. of passenger lift (Brand: Hitachi and Series No: OUG-ON1) serving B2/F, B1/F, G/F and 1/F of the Clubhouse at Tower 2.
	Two nos. of vertical lifting Platform (Brand: VIMEC and Series No: E07HD) serving Tower 1 duplex unit on 21/F, 22/F and R/F.

3. 室內裝置

細項	描述
(h) 氣體供應	類型：煤氣供應。
	裝有煤氣喉管接駁至單位內煤氣煮食爐。
	有關煤氣喉管接駁位之位置，請參閱「機電裝置數量說明表」。
(i) 洗衣機接駁點	單位內設有洗衣機來水及去水接駁點。來水接駁點直徑 22 毫米，去水接駁點直徑 40 毫米。
	有關洗衣機接駁點之位置，請參閱「機電裝置數量說明表」。
(j) 供水	冷水喉採用銅喉。熱水喉採用配有隔熱絕緣的銅喉。沖廁供水系統採用膠喉管。所有喉管均用明及暗喉管安裝方法*。
	設有電 / 燃氣熱水爐供應廚房、浴室及洗手間熱水。
	*備註：除部分隱藏於混凝土內之喉管外，其他部分的喉管均為外露。外露的喉管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、槽位或其他物料遮蓋或隱藏。

4. 雜項

細項	描述
(a) 升降機	於第 1 座設置兩部住客升降機及一部服務升降機（品牌名稱：日立及產品型號：MCA），可到達地庫 2 層、地庫 1 層、地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓。
	於第 2 座設置兩部住客升降機及一部服務升降機（品牌名稱：日立及產品型號：MCA），可到達地庫 2 層、地庫 1 層、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓。
	於第 3 座設置兩部住客升降機及一部服務升降機（品牌名稱：日立及產品型號：MCA），可到達地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓。
	設置一部住客升降機（品牌名稱：日立及產品型號：OUG-ON1），可到達第 1 座會所地下、1 樓、2 樓及天台。
	設置一部住客升降機（品牌名稱：日立及產品型號：OUG-ON1），可到達地庫 2 層、地庫 1 層、第 2 座會所地下及會所 1 樓。
	於第 1 座複式單位設置兩部住客垂直升降台（品牌名稱：VIMEC 及產品型號：E07HD），可到達 21 樓、22 樓及天台。

4. Miscellaneous

Item	Description
(b) Letter box	Stainless steel letter box is provided.
(c) Refuse collection	Refuse Storage and Material Recovery Room is provided in the common area on all residential floors except Tower 1 1/F and 22/F. Refuse Storage and Material Recovery Chamber is located on G/F for collection of refuse by cleaners on regular basis.
(d) Water Meter, Electricity Meters and gas meter	Separate water meter for each flat is provided in the water meter cabinet in the common area of residential floor.
	Separate electricity meter for each flat is provided in the electric meter cabinet in the common area of residential floor.
	Separate gas meter is provided in the Kitchen/ Master Bathroom / Lavatory of respective flats. For location of gas meter, please refer to the "Schedule of Mechanical & Electrical Provisions"

5. Security Facilities

Item	Description
(a) Security System	CCTV cameras are provided at Lift Lobbies/ Service Lift Lobbies/ Entrance Lobby of B2/F, B1/F and G/F, exit doors to upper roofs, Clubhouses, Emergency Vehicular Access, footpath, carpark, Temporary Refuge Space (T.R.S.) and lift cars. Images of CCTV cameras are connected to the security console system at G/F Quarters for Watchmen & Caretakers and the caretaker's counter at G/F Entrance Lobby of corresponding tower.
	Visitor panel with smart card access control system and security door lock are provided at Lift Lobbies of B2/F, B1/F and G/F. Video door phone at each flat is connected to the handsets at Caretakers' Counters at G/F Entrance Lobby of corresponding tower.
	Panic alarm push button at Clubhouse area/ accessible toilet/ swimming pool is connected to respective Clubhouse Reception Counter and Quarters for watchmen & caretakers. Panic alarm push button is also provided on the video door phone of the flats and connected to the panel at Caretakers Counters at G/F Entrance Lobby of corresponding tower.

6. Appliances

For brand name and model number of appliances, please refer to the "Schedule of Appliances".

Note:

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

4. 雜項

細項	描述
(b) 信箱	設有不銹鋼信箱。
(c) 垃圾收集	除第1座1樓及22樓外，各住宅樓層公用地方均設有垃圾及物料回收房。由清潔工人定期收集垃圾並於地下之中央垃圾及物料回收房處理。
(d) 水錶、電錶及氣體錶	每戶均設有獨立水錶並安裝在住宅樓層公用地方之公共水錶櫃內。
	每戶均設有獨立電錶並安裝在住宅樓層公用地方之公共電錶櫃內。
	獨立煤氣表安裝在各單位之廚房/主人浴室/洗手間內。有關煤氣錶的位置，請參閱「機電裝置數量說明表」。

5. 保安設施

細項	描述
(a) 保安系統	地庫2層、地庫1層及地下之客用升降機大堂/服務升降機大堂/入口大堂、往天台上層之出口、會所、緊急車輛通道、小徑、停車場、臨時避難處及升降機內均設有閉路電視攝像機，影像信號連接至地下物業管理處的保安系統及該大廈地下入口大堂的管理台。
	位於地庫2層、地庫1層及地下之升降機大堂均設有訪客對講機連智能卡出入控制系統及防盜門鎖。每戶設有視像對講機，連接至該大廈地下入口大堂的管理台電話。
	會所/暢通易達洗手間/泳池緊急警報按鈕連接至會所服務台及地下物業管理處。單位內視像對講機備有緊急警報按鈕並連接至該大廈地下入口大堂的管理台。

6. 設備

有關設備的品牌名稱及型號，請參考「設備說明表」。

備註：

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

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 1 第1座										
Description of Residential Property 物業的描述	Floor 樓層	G/F – 1/F 地下至1樓		2/F 2樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3樓、5樓至 12樓、15樓至 17樓及19樓至 20樓	18/F 18樓	3/F, 5/F – 12/F & 15/F – 20/F 3樓、5樓至12 樓及 15樓至20樓	21/F – 22/F 21樓至22樓	21/F – 22/F 21樓至22樓
	Flat 單位	A	B	A	B	A	A	B	A	B
Brand Name and Model Number of Appliance 設備品牌及型號	Single Burner 單頭煮食爐	Miele CS-1018	Miele CS-1018	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B		De Dietrich Gas DPG7389B	Miele CS-1018	Miele CS-1018
	Double Burner 雙頭煮食爐	Miele CS-1013-1	Miele CS-1013-1	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B		De Dietrich Gas DPG7341B	Miele CS-1013-1	Miele CS-1013-1
	Electric Grill 電烤爐	Miele CS-1312BG	Miele CS-1312BG						Miele CS-1312BG	Miele CS-1312BG
	Induction Hob 電磁爐	Miele CS-1212-1i	Miele CS-1212-1i	De Dietrich DPI 7360X	De Dietrich DPI 7360X	De Dietrich DPI 7360X		De Dietrich DPI 7360X	Miele CS-1212-1i	Miele CS-1212-1i
	Steamer 蒸爐			De Dietrich DKV7340X	De Dietrich DKV7340X	De Dietrich DKV7340X		De Dietrich DKV7340X		
	Oven 焗爐	Miele H 6461B	Miele H 6461B	De Dietrich DKP7320X	De Dietrich DKP7320X	De Dietrich DKP7320X		De Dietrich DKP7320X	Miele H 6461B	Miele H 6461B
	Combi- Steamer Oven 二合一蒸焗爐	Miele DGM-6401	Miele DGM-6401						Miele DGM-6401	Miele DGM-6401
	Exhaust Hood 抽油煙機	Miele Chimney Type DA4228 W	Miele Chimney Type DA4228 W	De Dietrich Chimney Type DHB7931X	De Dietrich Chimney Type DHB7931X	De Dietrich Chimney Type DHB7931X		De Dietrich Chimney Type DHB7931X	Miele Chimney Type DA4228 W	Miele Chimney Type DA4228 W
	Plate Warmer 暖碟櫃	Miele ESW 6114	Miele ESW 6114	De Dietrich DWD7400B	De Dietrich DWD7400B	De Dietrich DWD7400B		De Dietrich DWD7400B	Miele ESW 6114	Miele ESW 6114
	Wine Cellar 酒櫃	Sub-Zero ICBIW 24	Sub-Zero ICBIW 24	De Dietrich DWS1312BC	De Dietrich DWS1312BC	De Dietrich DWS1312BC		De Dietrich DWS1312BC	Sub-Zero ICBIW 24	Sub-Zero ICBIW 24
	Washing Machine 洗衣機	Miele WKG 120	Miele WKG 120	Siemens 西門子 WM14W460HK	Siemens 西門子 WM14W460HK	Siemens 西門子 WM14W460HK		Siemens 西門子 WM14W460HK	Miele WKG 120	Miele WKG 120
	Tumble dryer with heat pump 乾衣機	Miele TKG 640WP	Miele TKG 640WP	Siemens 西門子 WT46G401HK	Siemens 西門子 WT46G401HK	Siemens 西門子 WT46G401HK		Siemens 西門子 WT46G401HK	Miele TKG 640WP	Miele TKG 640WP

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 1 第1座										
Description of Residential Property 物業的描述	Floor 樓層	G/F – 1/F 地下至1樓		2/F 2樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3樓、5樓至 12樓、15樓至 17樓及19樓至 20樓	18/F 18樓	3/F, 5/F – 12/F & 15/F – 20/F 3樓、5樓至12 樓及 15樓至20樓	21/F – 22/F 21樓至22樓	21/F – 22/F 21樓至22樓
	Flat 單位	A	B	A	B	A	A	B	A	B
Brand Name and Model Number of Appliance 設備品牌及型號	Refrigerator 雪櫃	Sub-Zero ICBBI-36S/S/TH	Sub-Zero ICBBI-36S/S/TH	Siemens 西門子 CI36BP01	Siemens 西門子 CI36BP01	Siemens 西門子 CI36BP01		Siemens 西門子 CI36BP01	Sub-Zero ICBBI-36S/S/TH	Sub-Zero ICBBI-36S/S/TH
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD						Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD
	Video Door Phone 可視對講機	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1
	Intercom 對講機	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G	AIPHONE IS-SS-2G
	Door Chime 門鐘	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE
	Thermal Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK		Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E
	Gas Water Heater 煤氣熱水爐	TGC TSTW220TFQL	N/A	TGC TSTW220TFQL	TGC TSTW220TFQL	TGC TSTW220TFQL		TGC TSTW220TFQL	TGC TSTW220TFQL	TGC TSTW220TFQL



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 1 第1座							
Description of Residential Property 物業的描述	Floor 樓層	G/F – 1/F 地下至1樓		2/F 2樓		3/F, 5/F – 7/F 3樓、5樓至7樓	8/F – 12/F, 15/F – 17/F & 19/F – 20/F 8樓至12樓、15樓至17樓 及19樓至20樓
	Flat 單位	A	B	A	B	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Air Conditioner 冷氣機 Indoor Unit 室內機	Mitsubishi Electric 三菱電機 PEFY-P50VMA, PKFY-P40VHM and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 PEFY-P50VMA, PKFY-P40VHM and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, SEZ-KD71VAQ, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, SEZ-KD71VAQ and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, SEZ-KD71VAQ, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, PUHZ-RP71VHA, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1
	Air Conditioner 冷氣機 Outdoor Unit 室外機	Mitsubishi Electric 三菱電機 PUHY-EP450YSKA	Mitsubishi Electric 三菱電機 PUHY-EP450YSKA	Mitsubishi Electric 三菱電機 SUZ-KA71VA2, MXZ-4E72VA and 及 MXZ-2D53VA	Mitsubishi Electric 三菱電機 SUZ-KA71VA2, MXZ-4E72VA and 及 MXZ-2D53VA	Mitsubishi Electric 三菱電機 SUZ-KA71VA2, MXZ-4E72VA and 及 MXZ-2D53VA	Mitsubishi Electric 三菱電機 PUHZ-RP71VHA, MXZ-4E72VA, MXZ-4E83VA and 及 MXZ-3E54VA

Tower 1 第1座						
Description of Residential Property 物業的描述	Floor 樓層	18/F 18樓	3/F, 5/F – 7/F 3樓、5樓至7樓	8/F – 12/F & 15/F – 20/F 8樓至12樓及15樓至20樓	21/F – 22/F 21樓至22樓	21/F – 22/F 21樓至22樓
	Flat 單位	A	B	B	A	B
Brand Name and Model Number of Appliance 設備品牌及型號	Air Conditioner 冷氣機 Indoor Unit 室內機	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, PUHZ-RP71VHA, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, SEZ-KD71VAQ, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, SEZ-KD71VAQ, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 PKFY-P50VHM, PEFY-P50VMA, PEFY-P63VKM and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 PKFY-P50VHM, PEFY-P50VMA, PEFY-P63VKM and 及 PKFY-P25VBM
	Air Conditioner 冷氣機 Outdoor Unit 室外機	Mitsubishi Electric 三菱電機 PUHZ-RP71VHA, MXZ-4E72VA, MXZ-4E83VA and 及 MXZ-3E54VA	Mitsubishi Electric 三菱電機 SUZ-KA71VA2, MXZ-4E72VA, MXZ-5E102VA and 及 MXZ-3E54VA	Mitsubishi Electric 三菱電機 SUZ-KA71VA2, MXZ-4E72VA and 及 MXZ-3E54VA	Mitsubishi Electric 三菱電機 PUHY-EP450YSKA	Mitsubishi Electric 三菱電機 PUHY-EP450YSKA

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 2 & Tower 3 第2座及第3座							
Description of Residential Property 物業的描述	Floor 樓層	G/F 地下		1/F 1樓		2/F 2樓	
	Flat 單位	A	B	A	B	A	B
Brand Name and Model Number of Appliance 設備品牌及型號	Single Burner 單頭煮食爐	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B
	Double Burner 雙頭煮食爐	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B
	Electric Grill 電烤爐						
	Induction Hob 電磁爐	De Dietrich DPI 7360X	De Dietrich DPI 7360X	De Dietrich DPI 7360X	De Dietrich DPI 7360X		
	Steamer 蒸爐	De Dietrich DKV7340X		De Dietrich DKV7340X		De Dietrich DKV7340X	
	Oven 焗爐	De Dietrich DKP7320X		De Dietrich DKP7320X		De Dietrich DKP7320X	
	Combi- Steamer Oven 二合一蒸焗爐		De Dietrich DKR7580X		De Dietrich DKR7580X		De Dietrich DKR7580X
	Exhaust Hood 抽油煙機	De Dietrich Chimney Type DHB7931X	De Dietrich Chimney Type DHB7931X	De Dietrich Chimney Type DHB7931X	De Dietrich Chimney Type DHB7931X	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X
	Plate Warmer 暖碟櫃						
	Wine Cellar 酒櫃						
	Washing Machine 洗衣機						
	Tumble dryer with heat pump 乾衣機						
	Combi Washer-Dryer 二合一洗衣乾衣機	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU
	Refrigerator 雪櫃	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE
	Freezer 雪櫃	Siemens 西門子 GU15DA55		Siemens 西門子 GU15DA55		Siemens 西門子 GU15DA55	



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 2 & Tower 3 第2座及第3座							
Description of Residential Property 物業的描述	Floor 樓層	G/F 地下		1/F 1樓		2/F 2樓	
	Flat 單位	A	B	A	B	A	B
Brand Name and Model Number of Appliance 設備品牌及型號	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD and 及 DHB-E27LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD and 及 DHB-E27LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E27LCD
	Video Door Phone 可視對講機	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1
	Intercom 對講機						
	Door Chime 門鐘	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE
	Thermal Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E
	Gas Water Heater 煤氣熱水爐	TGC TSTW220TFQL		TGC TSTW220TFQL		TGC TSTW220TFQL	
	Air Conditioner 冷氣機 Indoor Unit 室內機	Mitsubishi Electric 三菱電機 PKFY-P50VHM, PEFY-P63VMA and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 PKFY-P40VHM, PEFY-P63VMA and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, PEAD-RP71JAO, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 SEZ-KD60VAQ, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1
	Air Conditioner 冷氣機 Outdoor Unit 室外機	Mitsubishi Electric 三菱電機 PUHY-P250YKA	Mitsubishi Electric 三菱電機 PUHY-P250YKA	Mitsubishi Electric 三菱電機 MUZ-GE25VA, PUHZ-RP71VHA, MXZ-4E72VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MXZ-3E68VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MUZ-GE25VA, MUZ-GE60VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MXZ-3E68VA and 及 MXZ-4E83VA

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 2 & Tower 3 第2座及第3座									
Description of Residential Property 物業的描述	Floor 樓層	3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及15樓至21樓			22/F 22樓	23/F 23樓
	Flat 單位	A	B	C	A	B	C	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Single Burner 單頭煮食爐	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	De Dietrich Gas DPG7389B	Miele CS-1018	Miele CS-1018
	Double Burner 雙頭煮食爐	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	De Dietrich Gas DPG7341B	Miele CS-1013-1	Miele CS-1013-1
	Electric Grill 電烤爐							Miele CS-1312BG	Miele CS-1312BG
	Induction Hob 電磁爐							Miele CS-1212-1i	Miele CS-1212-1i
	Steamer 蒸爐	De Dietrich DKV7340X		De Dietrich DKV7340X	De Dietrich DKV7340X		De Dietrich DKV7340X		
	Oven 焗爐	De Dietrich DKP7320X		De Dietrich DKP7320X	De Dietrich DKP7320X		De Dietrich DKP7320X	Miele H 6461B	Miele H 6461B
	Combi- Steamer Oven 二合一蒸焗爐		De Dietrich DKR7580X			De Dietrich DKR7580X		Miele DGM-6401	Miele DGM-6401
	Exhaust Hood 抽油煙機	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X	De Dietrich Telescopic Type DHT6905X	Miele Chimney Type DA4228 W	Miele Chimney Type DA4228 W
	Plate Warmer 暖碟櫃							Miele ESW 6114	Miele ESW 6114
	Wine Cellar 酒櫃							Sub-Zero ICBIW 24	Sub-Zero ICBIW 24
	Washing Machine 洗衣機							Miele WKG 120	Miele WKG 120
	Tumble dryer with heat pump 乾衣機							Miele TKG 640WP	Miele TKG 640WP
	Combi Washer-Dryer 二合一洗衣乾衣機	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU	De Dietrich DLZ792JU		
	Refrigerator 雪櫃	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	De Dietrich DRP1328JE	Sub-Zero ICBBI-36S/S/TH	Sub-Zero ICBBI-36S/S/TH
	Freezer 雪櫃	Siemens 西門子 GU15DA55		Siemens 西門子 GU15DA55	Siemens 西門子 GU15DA55		Siemens 西門子 GU15DA55		

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF APPLIANCES
設備說明表

Tower 2 & Tower 3 第2座及第3座									
Description of Residential Property 物業的描述	Floor 樓層	3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及15樓至21樓			22/F 22樓	23/F 23樓
	Flat 單位	A	B	C	A	B	C	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E27LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E27LCD	Stiebel Eltron 斯寶亞創 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD	Stiebel Eltron 斯寶亞創 DHM6 and 及 DHB-E18/21/24 LCD
	Video Door Phone 可視對講機	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1	Urmet 1708/1
	Intercom 對講機							AIPHONE IS-SS-2G	AIPHONE IS-SS-2G
	Door Chime 門鐘	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE	Schneider 施耐德 99AC WE
	Thermal Ventilator 浴室換氣暖風機	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK	Mitsubishi Electric 三菱電機 V-241BZ-HK
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E
	Gas Water Heater 煤氣熱水爐	TGC TSTW220TFQL		TGC TSTW220TFQL	TGC TSTW220TFQL		TGC TSTW220TFQL	TGC TSTW160TFQL and 及 TSTW220TFQL	TGC TSTW160TFQL and 及 TSTW220TFQL
	Air Conditioner 冷氣機 Indoor Unit 室內機	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, MSZ-GE50VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, MSZ-GE50VA-E1, and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, MSZ-GE50VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE50VA-E1, MSZ-GE35VA-E1 and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 MSZ-GE60VA-E1, MSZ-GE50VA-E1, and 及 MSZ-GE25VA-E1	Mitsubishi Electric 三菱電機 PKFY-P40VHM, PEFY-P63VMA, PEFY-P40VMA and 及 PKFY-P25VBM	Mitsubishi Electric 三菱電機 PKFY-P40VHM, PEFY-P63VMA, PEFY-P40VMA and 及 PKFY-P25VBM
	Air Conditioner 冷氣機 Outdoor Unit 室外機	Mitsubishi Electric 三菱電機 MXZ-4E72VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MXZ-3E68VA and 及 MXZ-4E72VA	Mitsubishi Electric 三菱電機 MXZ-4E72VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MXZ-4E72VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 MXZ-3E68VA and 及 MXZ-4E72VA	Mitsubishi Electric 三菱電機 MXZ-4E72VA and 及 MXZ-4E83VA	Mitsubishi Electric 三菱電機 PUMY-P225YKM and 及 PUMY-P125VKM2	Mitsubishi Electric 三菱電機 PUHY-EP450YSKA

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Living / Dining Room & Corridor 客 / 飯廳及走廊	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	3	3	2	2	2	2	2	5	5
	13A Single Socket Outlet 13 安培單位電源插座	0	0	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13 安培單位電源插座供酒櫃	1	0	0	0	0	0	0	0	0
	13A Twin Socket Outlet 13 安培雙位電源插座	5	4	4	4	4	4	4	6	6
	TV and FM Outlet 公眾電視及電台插座	2	2	2	2	2	2	2	3	3
	Telephone and Fibre Optic Outlet 電話及光纖數據插座	2	2	2	2	2	2	2	3	3
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	4	4
	Lighting Switch 燈掣	15	13	16	16	14	14	14	23	23
	Lighting Point 燈位	7	6	4	4	4	3	4	9	9
	Equipment Switch 設備開關	3	3	2	2	2	2	2	4	4
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	
Staircase 樓梯	Lighting Switch 燈掣	1	4						0	0
	Lighting Point 燈位	7	11						14	14
	Waterproof Lighting Switch 防水燈掣	0	0						2	2



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
A	B	A	B	A	A	B	A	B		
Balcony 露台	Lighting Point 燈位	1	1	0	1	1	1	1	1	1
Master Bedroom 主人睡房	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	0	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	1	1	0	0	0	0	0	0	0
	13A Twin Socket Outlet 13 安培雙位電源插座	3	4	3	3	3	3	3	4	4
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	2	2
	Lighting Switch 燈掣	3	5	2	2	2	3	2	1	1
	Lighting Point 燈位	1	4	1	1	1	1	1	3	3
	Equipment Switch 設備開關	0	3	0	0	0	0	0	0	0
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	3	3
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	2	1	0	0	0	0	0	0	0
	13A Single Socket Outlet 13 安培單位電源插座	0	0	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Lighting Switch 燈掣	2	0	2	2	2	2	2	3	3
	Lighting Point 燈位	2	1	2	3	2	2	3	2	2
	Equiment Switch 設備開關	1	0	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	3	3	3	1	3	1	1
	Lighting Point 燈位	2	2	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	1	1
	Equiment Switch 設備開關	1	2	1	1	1	0	1	0	0



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Bedroom 3 睡房 3	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	3	2	2	2	2	2	2	2
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	3	3	3	3	3	1	1
	Lighting Point 燈位	2	2	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	1	1
	Equipment Switch 設備開關	2	2	1	1	1	1	1	0	0
Bedroom 4 睡房 4	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	3	2
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	1	1	1	1	1	4	4

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Bedroom 4 睡房 4	Lighting Point 燈位	2	2	1	1	1	1	1	2	2
	Equipment Switch 設備開關	1	2	0	0	0	0	0	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	1	1
Master Bathroom 主人浴室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	0	1	0	0	0	0	0	0	0
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	0	0	0	0	0	0
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	1	0	1	1	1	1	1	0	0
	Fused Spur for Gas Water Heater 電源開關供熱水爐	1	0	1	1	1	1	1	0	0
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	0	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1	1	1	1	0	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	6	6	6	6	6	6	6	6	7



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Bathroom 2 浴室 2	Isolator for Water Heater 電源開關供熱水爐	0	1	0	0	0	0	0	0	0
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	0	0	0	0	0	0	0	1	1
	Fused Spur for Gas Water Heater 電源開關供熱水爐	0	0	0	0	0	0	0	1	1
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	0	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1	1	1	1	0	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	6	6	6	6	6	6	6
Bathroom 3 浴室 3	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	0	1	1	1	1	1	0	0
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	0	0	0	0	0	0
	Fused Spur for Gas Water Heater 電源開關供熱水爐	0	0	0	0	0	0	0	1	1
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	0	1	0	0	0	0	0	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Bathroom 3 浴室 3	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	0	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1	0	0	0	0	0	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1	0	0	0	0	0	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3
Bathroom 4 浴室 4	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1							
	Isolator for Water Heater 電源開關供熱水爐	0	1							
	Fused Spur for Gas Water Heater 電源開關供熱水爐	1	0							
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	1	1							
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1							
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1							
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1							



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Bathroom 4 浴室 4	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1							
	Lighting Point 燈位	3	3							
Powder Room 化妝室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1						1	1
	Connection Unit for Water Heater 接線座供熱水爐	1	1						1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	0	0						1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1						1	1
	Lighting Point 燈位	2	2						2	2
Kitchen 廚房	Fused Spur Unit for Door Chime 接線座連保險絲供門鈴	1	1	1	1	1	1	1	1	1
	Isolator for Water Heater 電源開關供熱水爐	1	1	0	0	0	0	0	1	1
	Switch for Water Heater 熱水爐開關	1	1	0	0	0	0	0	1	1
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	0	0	1	1	1	1	1	0	0
	Fused Spur for Gas Water Heater 電源開關供熱水爐	0	0	1	1	1	1	1	0	0
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Kitchen 廚房	13A Single Socket Outlet for Cooker Hood 13 安培單位電源插座供抽油煙機	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1	1	1	1	1	1
	Equiment Switch 設備開關	4	4	2	2	2	2	2	4	4
	Connection Unit for BBQ Grill 接線座供燒烤爐	1	1	0	0	0	0	0	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1	1	1	1	1	1
	Fused Spur for Gas Cooking Hob 13 安培單位電源插座供煤氣煮食爐	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet for Warming Drawer 13 安培單位電源插座供暖櫃	1	1	1	1	1	1	1	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13 安培單位電源插座供酒櫃	0	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13 安培單位電源插座供雪櫃	1	1	1	1	1	1	1	1	1
	Gas Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	1	1	1	1	1
	Gas Meter 煤氣錶	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		A	B	A	B	A	A	B	A	B
Kitchen 廚房	Lighting Switch 燈掣	0	4	1	0	1	1	0	1	0
	Lighting Point 燈位	7	7	5	5	5	5	5	5	5
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	1	1
	Fused Spur Unit for Kitchen Cabinet Lights 接線座連保險絲供廚櫃燈	1	1	1	1	1	2	1	1	1
Utility 1 & Lavatory 多用途房 1 及洗手間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1
	MCB Distribution Board 配電箱	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2
Utility 2 多用途房 2	13A Single Socket Outlet for Washing Machine 13 安培單位電源插座供洗衣機	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Tumble dryer with heat pump 13 安培單位電源插座供乾衣機	1	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第1座								
		Floor 樓層								
		G/F – 1/F 地下至1樓		2/F 2樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3樓、5樓至 12樓、15樓 至17樓及 19樓至20樓	18/F 18樓	3/F, 5/F – 12/F & 15/F – 20/F 3樓、5樓至 12樓及 15樓至20樓	21/F – 22/F 21樓至22樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Utility 2 多用途房 2	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	1	1	1	1
	Water Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1
	Drain Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1
	Lift Platform Intercom 私人升降機對講機	0	0	0	0	0	0	0	1	1
	Lighting Switch 燈掣	2	0	0	1	0	0	1	0	1
	Lighting Point 燈位	2	2	2	2	2	2	3	2	3
Utility 3 多用途房 3	13A Single Socket Outlet 13 安培單位電源插座		1							
	Lighting Switch 燈掣		1							
	Lighting Point 燈位		1							
Roof 天台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座								3	3
	Provision of Towngas Point 預留煤氣接駁點								1	1
	Isolator for Air Conditioner 電源開關供冷氣機								2	2
	Lighting Point 燈位								5	5



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Flat Roof 平台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座			3	3				1	1
	Waterproof 13A Twin Socket Outlet 防水 13 安培雙位電源插座			0	0				1	1
	Provision of Towngas Point 預留煤氣接駁點			1	1				0	0
	Isolator for Air Conditioner 電源開關供冷氣機			0	0				0	0
	Lighting Point 燈位			16	12				5	4
A/C Plaform 冷氣機平台	Isolator for Air Conditioner 電源開關供冷氣機			4	4	4	4	4	4	4
Garden 花園	Waterproof 13A Twin Socket Outlet 防水 13 安培雙位電源插座	2	1							
	Provision of Towngas Point 預留煤氣接駁點	1	1							
	Isolator for Air Conditioner 電源開關供冷氣機	2	2							
	Lighting Point 燈位	13	9							
Private Lift Lobby / Lift Lobby 私人電梯大堂 / 電梯大堂	Door Chime Button 門鈴	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位			3	3	3	3	3	3	3
	Intercom 對講機			1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1 第 1 座								
		Floor 樓層								
		G/F – 1/F 地下至 1 樓		2/F 2 樓		3/F, 5/F – 12/F, 15/F – 17/F & 19/F – 20/F 3 樓、5 樓至 12 樓、15 樓 至 17 樓及 19 樓至 20 樓	18/F 18 樓	3/F, 5/F – 12/F & 15/F – 20/F 3 樓、5 樓至 12 樓及 15 樓至 20 樓	21/F – 22/F 21 樓至 22 樓	
		Flat 單位								
		A	B	A	B	A	A	B	A	B
Private Lift Lobby / Lift Lobby 私人電梯大堂 / 電梯大堂	Motion Sensor 動態感應器			1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座			1	1	1	1	1	1	1
Family Room 家庭廳	Fused Spur Unit for Air-Conditioner 冷氣機電源接線器	1	1							
	13A Single Socket Outlet 13 安培單位電源插座	1	0							
	13A Twin Socket Outlet 13 安培雙位電源插座	1	2							
	TV and FM Outlet 公眾電視及電台插座	1	1							
	Telephone Outlet 電話插座	1	1							
	Lighting Switch 燈掣	3	2							
	Lighting Point 燈位	2	4							
Store Room 儲物室	Lighting Switch 燈掣								2	2
	Lighting Point 燈位								2	2
	Telephone Outlet 電話插座								1	1
	Isolator for Lift Platform 電源開關供升降平台								1	1
	Lift Control Panel 升降機控制面板								1	1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Living / Dining Room & Corridor 客 / 飯廳及走廊	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	13A Single Socket Outlet 13 安培單位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13 安培單位電源插座供酒櫃	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	4	4	4	4	4	4	4	4	4	4	4	4	4	6	5
	TV and FM Outlet 公眾電視及電台插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Telephone and Fibre Optic Outlet 電話及光纖數據插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	6	3
	Lighting Switch 燈掣	14	13	12	12	14	13	13	12	15	13	12	13	13	16	15
	Lighting Point 燈位	5	4	5	4	5	4	5	4	5	5	4	5	7	12	12
	Equipment Switch 設備開關	2	3	2	3	2	3	2	3	2	2	3	2	2	3	3
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Staircase 樓梯	Lighting Point 燈位															6
	Waterproof Lighting Switch 防水燈掣															3

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Balcony 露台	Lighting Point 燈位			1	1			1	1		1	1	1	1	1	2
Master Bedroom 主人睡房	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	0	0	0	0	0	1	0	1	0	0	1	0	0	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	3	4	3	4	3	2	3	2	3	3	2	3	3	3	3
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	4	3	3	3	3	3	3	3	3	3	2
	Lighting Point 燈位	1	1	2	1	1	1	1	1	1	1	1	1	1	4	4
	Equiment Switch 設備開關	0	0	0	0	1	3	1	3	1	1	3	1	1	0	0
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1										1	1
	13A Single Socket Outlet 13 安培單位電源插座	0	0	0	0										1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1										0	0



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Lighting Switch 燈掣	2	2	2	2										2	2
	Lighting Point 燈位	1	1	1	1										2	2
	Equiment Switch 設備開關	1	3	1	3										1	1
Bedroom 2 睡房2	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	Telephone Outlet 電話插座	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	3	3
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Equiment Switch 設備開關	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Bedroom 3 睡房3	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bedroom 3 睡房3	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	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	3	3
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Equiment Switch 設備開關	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Bedroom 4 睡房4	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														3	3
	TV and FM Outlet 公眾電視及電台插座														1	1
	Telephone Outlet 電話插座														1	1
	Lighting Switch 燈掣														3	3
	Lighting Point 燈位														1	1
	Equiment Switch 設備開關														1	1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bedroom 4 睡房4	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾														1	1
Master Bathroom 主人浴室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	0	1	0	1	0	1	0	1	0	0	1	0	0	0	0
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	1	0	1	0	1	0	0	1	0	0	0	0
	Fused Spur for Gas Water Heater 電源開關供熱水爐	1	0	1	0	1	0	1	0	1	1	0	1	1	2	2
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	1	0	1	0	1	0	1	0	1	1	0	1	1	2	2
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	6	5	6	5	6	4	6	4	6	6	4	6	6	7	7
	Gas Meter 煤氣錶	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Bathroom 2 浴室2	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	0	0	
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	1	0	1	0	1	0	0	1	0	0	0	
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
	Thermo Ventilator Controller 浴室換氣暖風機控制器	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	5	5	
Bathroom 3 浴室3	Water Heater Temperature Controller 熱水爐溫度控制器													1	1	
	13A Twin Socket Outlet 13 安培雙位電源插座													1	1	
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機													1	1	
	Thermo Ventilator Controller 浴室換氣暖風機控制器													1	1	



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bathroom 3 浴室3	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈														1	1
	Lighting Point 燈位														3	3
Powder Room 化妝室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇														1	1
	Connection Unit for Water Heater 接線座供熱水爐														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
	Lighting Point 燈位														2	2
Kitchen 廚房	Fused Spur Unit for Door Chime 接線座連保險絲供門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator for Water Heater 電源開關供熱水爐	1	1	1	1	1	0	1	0	1	1	0	1	1	1	1
	Connection Unit for Water Heater 接線座供熱水爐	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Kitchen 廚房	13A Single Socket Outlet for Cooker Hood 13 安培單位電源插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Fused Spur Unit for Steamer 接線座連保險絲供蒸爐	1	0	1	0	1	0	1	0	1	1	0	1	1	0	0
	Connection Unit for BBQ Grill 接線座供燒烤爐	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1	0	0	0	0	0	0	0	0	0	0	1
	13A Fused Spur for Gas Cooking Hob 13 安培單位電源插座供煤氣煮食爐	2	2	2	2	1	1	1	1	1	1	1	1	1	2	2
	13A Single Socket Outlet for Warming Drawer 13 安培單位電源插座供暖櫃	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Combi Washer-Dryer 13 安培單位電源插座供二合一洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	13A Single Socket Outlet for Refrigerator 13 安培單位電源插座供雪櫃	2	1	2	1	2	1	2	1	2	2	1	2	2	1	1
	Water Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	Drain Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Kitchen 廚房	Gas Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Gas Meter 煤氣錶	1	1	0	1	1	1	1	1	1	1	1	1	1	0	0
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	Lighting Point 燈位	4	4	4	4	3	3	3	3	3	3	3	3	3	5	5
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	0	1	1	0	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Lights 接線座連保險絲供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equipment Switch 設備開關	3	3	3	3	2	2	2	2	2	2	2	2	2	5	5
Utility 1 & Lavatory 多用途房1 及洗手間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Meter 煤氣錶	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	MCB Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Utility 1 & Lavatory 多用途房 1 及洗手間	Lighting Switch 燈掣	2	2	2	2	2	2	2	1	2	2	1	2	2	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Utility 2 多用途房 2	13A Single Socket Outlet for Washing Machine 13 安培單位電源插座供洗衣機														1	1
	13A Single Socket Outlet for Tumble dryer with heat pump 13 安培單位電源插座供乾衣機														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
	Water Point for Washing Machine 洗衣機來水位														1	1
	Drain Point for Washing Machine 洗衣機去水位														1	1
	Lighting Point 燈位														2	2
Utility 3 多用途房 3	13A Single Socket Outlet 13 安培單位電源插座															1
	Lighting Switch 燈掣															1
	Lighting Point 燈位															1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座																
		Floor 樓層																
		G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓	5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓								
											Flat 單位							
											A	B	A	B	A	B	C	A
Roof 天台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座															3		
	Provision of Towngas Point 預留煤氣接駁點															1		
	Isolator for Air Conditioner 電源開關供冷氣機															2		
	Lighting Point 燈位															12		
Flat Roof 平台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座					1	1			3					2	1		
	Provision of Towngas Point 預留煤氣接駁點					0	0			1					1	0		
	Isolator for Air Conditioner 電源開關供冷氣機					0	0			0					3	0		
	Lighting Point 燈位					8	5			8					9	2		
A/C Plaform 冷氣機平台	Isolator for Air Conditioner 電源開關供冷氣機			4	3	4	3	3	3	3	3	3	3	3				
Garden 花園	Waterproof 13A Twin Socket Outlet 防水 13 安培雙位電源插座	2	1															
	Provision of Towngas Point 預留煤氣接駁點	1	1															

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 2 第2座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Garden 花園	Isolator for Air Conditioner 電源開關供冷氣機	1	1													
	Lighting Point 燈位	15	10													
Lift Lobby 電梯大堂	Door Chime Button 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Private Lift Lobby 私人電梯大堂	Lighting Point 燈位														3	3
	Intercom 對講機														1	1
	Motion Sensor 動態感應器														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
Family Room 家庭廳	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														2	2
	TV and FM Outlet 公眾電視及電台插座														2	2
	Telephone Outlet 電話插座														2	2
	Lighting Switch 燈掣														3	2
	Lighting Point 燈位														1	1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Living / Dining Room & Corridor 客 / 飯廳及走廊	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	13A Single Socket Outlet 13 安培單位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Wine Cellar 13 安培單位電源插座供酒櫃	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	4	4	4	4	4	4	4	4	4	4	4	4	4	6	5
	TV and FM Outlet 公眾電視及電台插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Telephone and Fibre Optic Outlet 電話及光纖數據插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	6	3
	Lighting Switch 燈掣	16	13	12	12	14	13	13	12	15	13	12	13	13	16	15
	Lighting Point 燈位	5	4	5	4	5	4	5	4	5	5	4	5	7	12	12
	Equipment Switch 設備開關	2	3	2	3	2	3	2	3	2	2	3	2	2	3	3
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Staircase 樓梯	Lighting Point 燈位															6
	Waterproof Lighting Switch 防水燈掣															3

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓	5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓						
											Flat 單位					
											A	B	A	B	A	B
Balcony 露台	Lighting Point 燈位			1	1			1	1		1	1	1	1	1	2
Master Bedroom 主人睡房	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	0	0	0	0	0	1	0	1	0	0	1	0	0	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	4	4	3	4	3	2	3	2	3	3	2	3	3	3	3
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	4	3	3	3	3	3	3	3	3	3	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	4	4
	Equiment Switch 設備開關	0	0	0	0	1	3	1	3	1	1	3	1	1	0	0
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1										1	1
	13A Single Socket Outlet 13 安培單位電源插座	0	0	0	0										1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1										0	0



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Walk-in Closet adjacent to Master Bedroom 鄰接主人睡房之衣帽間	Lighting Switch 燈掣	2	2	2	2										2	2
	Lighting Point 燈位	1	1	1	1										2	2
	Equiment Switch 設備開關	1	3	1	3										1	1
Bedroom 2 睡房2	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	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	3	3
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Equiment Switch 設備開關	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Bedroom 3 睡房3	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bedroom 3 睡房3	TV and FM Outlet 公眾電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	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	3	3
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Equipment Switch 設備開關	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Bedroom 4 睡房4	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														3	3
	TV and FM Outlet 公眾電視及電台插座														1	1
	Telephone Outlet 電話插座														1	1
	Lighting Switch 燈掣														3	3
	Lighting Point 燈位														1	1
	Equipment Switch 設備開關														1	1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bedroom 4 睡房4	Provision of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾														1	1
Master Bathroom 主人浴室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	0	1	0	1	0	1	0	1	0	0	1	0	0	0	0
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	1	0	1	0	1	0	0	1	0	0	0	0
	Fused Spur for Gas Water Heater 電源開關供熱水爐	1	0	1	0	1	0	1	0	1	1	0	1	1	2	2
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	1	0	1	0	1	0	1	0	1	1	0	1	1	2	2
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	6	5	6	5	6	4	6	4	6	6	4	6	6	7	7
	Gas Meter 煤氣表	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bathroom 2 浴室2	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	Isolator for Water Heater 電源開關供熱水爐	0	1	0	1	0	1	0	1	0	0	1	0	0	0	0
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13 安培雙位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	5	5
Bathroom 3 浴室3	Water Heater Temperature Controller 熱水爐溫度控制器														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
	DP Switch for Thermo Ventilator 電源開關供浴室換氣暖風機														1	1
	Thermo Ventilator Controller 浴室換氣暖風機控制器														1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈														1	1



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Bathroom 3 浴室3	Lighting Point 燈位														3	3
Powder Room 化妝室	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇														1	1
	Connection Unit for Water Heater 接線座供熱水爐														1	1
	Fused Spur Unit for Mirror Cabinet Light 接線座連保險絲供鏡櫃燈														0	0
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
	Lighting Point 燈位														2	2
Kitchen 廚房	Fused Spur Unit for Door Chime 接線座連保險絲供門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator for Water Heater 電源開關供熱水爐	1	1	1	1	1	0	1	0	1	1	0	1	1	1	1
	Connection Unit for Water Heater 接線座供熱水爐	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Cooker Hood 13 安培單位電源插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Fused Spur Unit for Steamer 接線座連保險絲供蒸爐	1	0	1	0	1	0	1	0	1	1	0	1	1	0	0

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Kitchen 廚房	Connection Unit for BBQ Grill 接線座供燒烤爐	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1	0	0	0	0	0	0	0	0	0	0	1
	13A Fused Spur for Gas Cooking Hob 13 安培單位電源插座供煤氣煮食爐	2	2	2	2	1	1	1	1	1	1	1	1	1	2	2
	13A Single Socket Outlet for Warming Drawer 13 安培單位電源插座供暖櫃	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Combi Washer-Dryer 13 安培單位電源插座供二合一洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	13A Single Socket Outlet for Refrigerator 13 安培單位電源插座供雪櫃	2	1	2	1	2	1	2	1	2	2	1	2	2	1	1
	Water Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	Drain Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	Gas Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Meter 煤氣表	1	1	0	1	1	1	1	1	1	1	1	1	1	0	0
	13A Twin Socket Outlet 13 安培雙位電源插座	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
A	B	A	B	A	B	A	B	C	A	B	C	C	A	A		
Kitchen 廚房	Lighting Point 燈位	4	4	4	4	3	3	3	3	3	3	3	3	3	5	5
	Water Heater Temperature Controller 熱水爐溫度控制器	1	1	1	1	1	0	1	0	1	1	0	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Lights 接線座連保險絲供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equiment Switch 設備開關	3	3	3	3	2	2	2	2	2	2	2	2	2	5	5
Utility 1 & Lavatory 多用途房1及洗手間	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Meter 煤氣表	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	MCB Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13 安培單位電源插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Equiment Switch 設備開關	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2	2	1	2	2	1	2	2	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座														
		Floor 樓層														
		G/F 地下		1/F 1樓		2/F 2樓		3/F 3樓			5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓		5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓
		Flat 單位														
		A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Utility 2 多用途房 2	13A Single Socket Outlet for Washing Machine 13 安培單位電源插座供洗衣機														1	1
	13A Single Socket Outlet for Tumble dryer with heat pump 13 安培單位電源插座供乾衣機														1	1
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1
	Water Point for Washing Machine 洗衣機來水位														1	1
	Drain Point for Washing Machine 洗衣機去水位														1	1
	Lighting Point 燈位														2	2
Utility 3 多用途房 3	13A Single Socket Outlet 13 安培單位電源插座															1
	Lighting Switch 燈掣															1
	Lighting Point 燈位															1
Roof 天台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座															3
	Provision of Towngas Point 預留煤氣接駁點															1
	Isolator for Air Conditioner 電源開關供冷氣機															2
	Lighting Point 燈位															12



FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座																
		Floor 樓層																
		G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓	5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓								
											Flat 單位							
											A	B	A	B	A	B	C	A
Flat Roof 平台	Waterproof 13A Single Socket Outlet 防水 13 安培單位電源插座					1	1			3					2	1		
	Provision of Towngas Point 預留煤氣接駁點					0	0			1					1	0		
	Isolator for Air Conditioner 電源開關供冷氣機					0	0			0					3	0		
	Lighting Point 燈位					6	5			8					9	2		
A/C Plaform 冷氣機平台	Isolator for Air Conditioner 電源開關供冷氣機			4	3	4	3	3	3	3	3	3	3	3				
Garden 花園	Waterproof 13A Twin Socket Outlet 防水 13 安培雙位電源插座	4	1															
	Provision of Towngas Point 預留煤氣接駁點	1	1															
	Isolator for Air Conditioner 電源開關供冷氣機	1	1															
	Lighting Point 燈位	19	10															
Lift Lobby 電梯大堂	Door Chime Button 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL PROPERTY
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 3 第3座																							
		Floor 樓層																							
		G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F – 12/F & 15/F – 21/F 5樓至12樓及 15樓至21樓	5/F – 12/F & 15/F – 20/F 5樓至 12樓及 15樓至 20樓	21/F 21樓	22/F 22樓	23/F 23樓															
											Flat 單位														
											A	B	A	B	A	B	A	B	C	A	B	C	C	A	A
Private Lift Lobby 私人電梯大堂	Lighting Point 燈位														3	3									
	Intercom 對講機														1	1									
	Motion Sensor 動態感應器														1	1									
	13A Twin Socket Outlet 13 安培雙位電源插座														1	1									
Family Room 家庭廳	Fused Spur Unit for Air-Conditioner 接線座連保險絲供冷氣機														1	1									
	13A Twin Socket Outlet 13 安培雙位電源插座														2	2									
	TV and FM Outlet 公眾電視及電台插座														2	2									
	Telephone Outlet 電話插座														2	2									
	Lighting Switch 燈掣														3	2									
	Lighting Point 燈位														1	1									





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.
Towngas 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。

GOVERNMENT RENT 地稅

The vendor is liable for the Government rent payable for a residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日（即該物業轉讓契日期）（包括該日）為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Remark:

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

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

備註：

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

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

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to 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個月內送達的書面通知後，須於合理地切實可行的範圍內盡快自費作出補救。





MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. Gondola Systems

The Manager has the power to operate the gondola systems in the Development and for the avoidance of doubt the Manager may move and use a gondola in or through the airspace over, or in or on any balcony, utility platform, flat roof, roof, garden or any other area forming part of any residential property.

2. Noise Mitigation Measures

The Land Grant requires the Vendor to submit to the Directors of Lands (the "Director") for his approval a noise impact assessment ("NIAR") on the development of the lot. The Vendor shall carry out and implement the noise mitigation measures as proposed in the NIAR and approved by the Director ("Noise Mitigation Measures"). The NIAR is subject to further amendment to be approved by the Director.

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 units in accordance with the NIAR and be responsible for the control, operation, financial support and maintenance of such Noise Mitigation Measures.

An Owner shall not demolish, remove or alter the design and location of any Noise Mitigation Measures forming part of his residential unit.

The Noise Mitigation Measures are summarized as follows:

- (a) 1.5m tall solid parapet wall with top level of 32.89 metres above Principal Datum on the flat roofs of Flat A on 2/F of Tower 2 and Flat A on 2/F of Tower 3. 1.5m tall solid parapet wall with top level of 36.41 metres above Principal Datum on the flat roofs of Flat C on 3/F of Tower 2 and Flat C on 3/F of Tower 3. The use of such measures is to provide shielding for the noise sensitive receivers behind.
- (b) 2.5m tall solid fence wall with top level of 27.0 metres above Principal Datum on a portion of southern boundary of the Development. The use of such measures is to provide shielding for the noise sensitive receivers behind.
- (c) Fixed glazing with maintenance windows for the following residential units (the use of such measures is to provide sufficient insulation to reduce the noise entering into the residential unit concerned such that a better indoor environment can be achieved):

Tower 1

- Flat B on 2/F, Living Room facing southwest and Master Bedroom facing east
- Flats B on 3/F-20/F, Living Room facing southwest and Master Bedroom facing east
- Flat B on 21/F, Bedroom facing east

Tower 2 & Tower 3

- Flat A on 2/F, Living Room and Master Bedroom facing south
- Flat A on 3/F, Living Room and Master Bedroom facing south; Flat C on 3/F, Master Bedroom facing south
- Flats A & C on 5/F-21/F, Living Room and Master Bedroom facing south
- Flat A on 22/F, Living Room and Master Bedroom facing south
- Flat A on 23/F, Living Room and Master Bedroom facing south

Note: Further details of the Noise Mitigation Measures are provided in the NIAR.

1. 吊船系統

發展項目管理人有權操作發展項目之吊船系統及為免生疑問，管理人可能會在屬於任何住宅物業一部分之露台、工作平台、平台、天台、花園及其他地方之上、內或通過其上空移動及使用吊船。

2. 噪音緩解措施

批地文件規定賣方須向地政總署署長(「署長」)遞交該地段上的發展項目之噪音影響評估(「噪音影響評估報告」)。賣方須進行及落實噪音影響評估報告中提議及獲署長批准之噪音緩解措施(「噪音緩解措施」)。噪音影響評估報告將可能有所修改，待署長批准。

業主須按噪音影響評估報告自費檢查及保養屬於其住宅物業一部分之噪音緩解措施及進行屬於其住宅物業一部分之噪音緩解措施之所有必要保養工程，並負責控制、運行噪音緩解措施，為其提供資金支持和保養。

業主不得拆除、移動或改動屬於其住宅物業一部分之任何噪音緩解措施之設計和位置。

噪音緩解措施摘要如下：

- (a) 1.5米高的實心護牆，最高高於主水平基準32.89米，位於第2座2樓A單位和第3座2樓A單位的平台上。1.5米高的實心護牆，最高高於主水平基準36.41米，位於第2座3樓C單位和第3座3樓C單位的平台上。這些措施是為了保護後面的噪音敏感接收器。
- (b) 2.5米高的實心圍牆，最高高於主水平基準27.0米，位於發展項目南部邊界的一部分上。這些措施是為了保護後面的噪音敏感接收器。
- (c) 下列住宅物業設有維修窗之固定玻璃窗(使用這些措施是為了提供足夠的隔音效果，以減少進入住宅物業的噪音，從而營造更好的室內環境)：

第1座

- 2樓B單位，朝西南的客廳及朝東的主人睡房
- 3樓至20樓B單位，朝西南的客廳及朝東的主人睡房
- 21樓B單位，朝東的睡房

第2座及第3座

- 2樓A單位，朝南的客廳及主人睡房
- 3樓A單位，朝南的客廳及主人睡房；3樓C單位，朝南的主人睡房
- 5樓至21樓A及C單位，朝南的客廳及主人睡房
- 22樓A單位，朝南的客廳及主人睡房
- 23樓A單位，朝南的客廳及主人睡房

註：噪音緩解措施進一步詳情於噪音影響評估報告有所提供。



WEBSITE ADDRESS 互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621): <http://www.theentrance.com.hk>

賣方為施行《一手住宅物業銷售條例》(第 621 章) 第 2 部而就發展項目指定的互聯網網站的網址：
<http://www.theentrance.com.hk>

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》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)	4,522.243
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	531.430
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1,852.310
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	—
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	351.553
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	—

5	Communal sky garden 公用空中花園	—
6	Acoustic fin 隔聲簷	—
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	—
8	Non-structural prefabricated external wall 非結構預製外牆	198.891
9	Utility platform 工作平台	125.618
10	Noise barrier 隔音屏障	—
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	13.638
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	992.070
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	163.216
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	—
15	Larger lift shaft 擴大升降機井道	355.510
16	Chimney shaft 煙囪管道	—
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	22.257
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	558.591
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	—



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	379.817
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	29.717
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	—
Other Exempted Items 其他獲豁免的面積		
23. (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	—
24. (#)	Other projections 其他伸出物	—
25	Public transport terminus 公共交通總站	—
26. (#)	Party structure and common staircase 共用構築物及樓梯	—
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	1,299.931
28. (#)	Public passage 公眾通道	—
29	Covered set back area 因建築物後移導致的覆蓋面積	—
Bonus GFA 額外總樓面面積		
30	Bonus GFA 額外總樓面面積	—

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
UNCLASSIFIED

Application no.: PAU0049/19



HKGBC
香港綠色建築議會

綠色建築認證

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

暫定評級
不予評級

申請編號: PAU0049/19



HKGBC
香港綠色建築議會

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

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

發展項目的公用部分的預計能量表現或消耗

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

Part I: Building Particulars 第I部分：樓宇詳情	
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. Energy saving lighting (LED) lamp 節能燈（發光二極體燈管） 2. High efficiency air conditioner 高效率的空調機 3. Using timer control for carpark lighting 使用計時器控制停車場照明系統 4. Energy saving lift (Variable voltage variable frequency (VVVF) drive traction lift) 節能電梯（變壓變頻(VVVF) 驅動牽引電梯） 5. CO sensor 一氧化碳探測器

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部分	10542.96	173.13	Not Applicable 不適用	173.13	Not Applicable 不適用

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practice published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Phase by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效益，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將期數的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：－
(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE 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

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 the 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 Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. Information on The Green Area (as referred to in Special Condition No. (3) of the Land Grant): please refer to the sections "Summary of Land Grant" and "Information on public facilities and public open spaces".
1. 買方須與賣方於正式買賣合約的協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或車位，或轉售該住宅物業或車位，或轉移該住宅物業或車位的正式合約的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及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）全部取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
 3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
 4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個曆月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。
 5. 「綠色範圍」（批地文件特別條件第(3)條提及）：請參閱「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

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

Date of printing of this sales brochure: 27 August 2019

本售樓說明書印製日期：2019年8月27日

POSSIBLE FUTURE CHANGES 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。



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