

- (l) one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as "the Residential Motor Cycle Parking Spaces"). For the purpose of this sub-clause (d)(i)(l), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit; and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and
- (ll) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof).
If the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) The spaces provided under sub-clause (d)(i)(ll) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purposes stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (f) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof) and sub-clause (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
(ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require and approve.

- (iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.
- (iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall be of such dimensions as may be approved in writing by the Director.
- (g) The Purchaser shall :
 - (i) on or before the 31st day of December 2021[#] or such other date as may be approved by the Director, at his own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations respectively made thereunder and any amending legislation :
 - (l) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a), (b), (c) and (d) of this Special Condition; and
 - (ll) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (g)(i)(l) of this Special Condition in not less than 30% of the parking spaces provided in accordance with sub-clauses (a), (b) and (c) of this Special Condition with at least one electric vehicle medium charger for each of such parking spaces; and
 - (ii) throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities and electric vehicle medium chargers required to be provided and installed under sub-clauses (g)(i)(l) and (g)(i)(ll) of this Special Condition in good repair and operational condition."

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

- "(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units and for the purpose of this sub-clause (a)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units, and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and
 - (ii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes subject to a minimum of one space being provided.

Note: [#]Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

- (b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.
- (c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded."

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

- "(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be :
 - (i) assigned except :
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) For the avoidance of doubt, sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons. "

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

- "The spaces provided within the lot in accordance with Special Conditions Nos. (27)(e), (28)(a)(i) and (28)(a)(ii) (as may be varied under Special Condition No. (29) hereof) and Special Condition No. (27)(a)(iii) hereof and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas."

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

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (34) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

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

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

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

- “(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.”

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

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

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

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

25. Special Condition No. (44) of the Land Grant stipulates that :

- “(a) The Purchaser shall on or before the 31st day of December 2021[#] or such other date as may be approved by the Director, at his own expense :
- submit or cause to be submitted to the Water Authority for his approval in writing a proposal for providing and installing automatic meter reading (hereinafter referred to as “AMR”) outstation or outstations which proposal shall contain, among others, such information and particulars as the Water Authority may require including but not limited to a layout plan showing the location of the AMR outstation or outstations to be provided and installed in accordance with sub-clause (a)(ii) of this Special Condition, the arrangement and the associated details of the AMR equipment for building up the AMR outstation or outstations, and the area or space designated for accommodating the AMR equipment; and;
 - provide and install the AMR outstation or outstations as approved by the Water Authority under sub-clause (a)(i) of this Special Condition (hereinafter referred to as “the AMR Outstation(s)”, which expression shall, for the avoidance of doubt, include the necessary cable conduits, cables, an AMR panel in which the AMR equipment are installed and other facilities and equipment as the Water Authority may require or approve) in all respects to the satisfaction of the Water Authority.

Note: [#]Such date has been extended to 30 June 2022 by virtue of the “Letter (Concession to Building Covenant Extension)” dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

- (b) The Purchaser shall not commence any works for providing and installing the AMR Outstation(s) until the proposal referred to in sub-clause (a)(i) of this Special Condition shall have been approved by the Water Authority.
- (c) The Purchaser shall throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Water Authority, upkeep, maintain, repair and manage the AMR Outstation(s) in good repair and operational condition until such time as the same shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (d) The Water Authority shall, at any time at his absolute discretion, have the right to serve upon the Purchaser a notice in writing requiring the Purchaser to demolish or remove the objects or materials placed over, above or below, or stacked on or within, the area or space designated for accommodating the AMR Outstation(s) and such objects or materials which in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The Purchaser shall upon receipt of such written notice, at his own expense, demolish or remove the objects or materials and reinstate and repair the area or space affected by the demolition or removal within such period as stipulated in such written notice and in all respects to the satisfaction of the Water Authority.
- (e) In the event of non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.
- (f) The Purchaser shall, at all times throughout the term hereby agreed to be granted, permit the Water Authority and its officers, contractors, agents and workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon for the purposes of :
 - (i) inspecting and checking any works to be carried out in accordance with sub-clauses (a)(ii), (c) and (d) of this Special Condition;
 - (ii) carrying out any works in accordance with sub-clause (e) of this Special Condition; and
 - (iii) inspecting, operating, maintaining, repairing and renewing the AMR Outstation(s) after the AMR Outstation(s) shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (g) The Purchaser shall when called upon to do so by the Water Authority and within such time as may be specified by the Water Authority deliver the AMR Outstation(s) to the Water Authority without any payment or compensation provided always that the Water Authority shall be under no obligation to take possession of the AMR Outstation(s) at the request of the Purchaser but may do so as and when it in its absolute discretion sees fit.

- (h) The Government, the Water Authority, its officers, contractors, agents and workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a)(ii), (c), (d) and (f) of this Special Condition or the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition or the exercise by the Government, the Water Authority, its officers, contractors, agents and workmen and any persons authorized by the Water Authority of any of the rights conferred under sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against any of them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (i) The Purchaser shall at all times indemnify and keep indemnified the Government, the Water Authority and its officers, contractors, agents and workmen and any persons authorized by the Water Authority under sub-clause (h) of this Special Condition from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under sub-clause (e) of this Special Condition.
- (j) For the purpose of sub-clauses (a), (b), (c) and (g) of this Special Condition, the expression "Purchaser" shall exclude his assigns."

26. Special Condition No. (45) of the Land Grant stipulates that :

"The Purchaser shall, on or before compliance with Special Condition No. (8) hereof, at his own expense obtain a Provisional Gold Rating or above for the building or buildings erected or to be erected on the lot from the Hong Kong Green Building Council or such other equivalent bodies as may be approved by the Director."

Notes:

1. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Government Lease.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述
 - (a) 批地文件特別條件第(2)條所提述的黃色範圍；
 - (b) 批地文件特別條件第(15)條所提述的公眾通道範圍。
2. 公眾有權按照批地文件使用該等設施。

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

1. 描述
批地文件特別條件第(2)條所提述的黃色範圍。
2. 公眾有權按照批地文件使用該設施。
3. 該設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，以及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

不適用。

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

不適用。

E. 顯示該等設施的位置的圖則

見本節結尾所示之圖則。

F. 批地文件中關於該等設施的條文

1. 批地文件特別條件第(2)條規定：
「(a) 買方須：
 - (i) 於2021年12月31日[#]或署長可能批准的其他日期當日或之前，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，及按隨附工程規格附表(以下簡稱「工程規格附表」)及本協議特別條件第(7)條下批准的圖則規定鋪設、塑造於隨附圖則以黃色顯示的範圍(以下簡稱「黃色範圍」)並在該處提供路面及排水渠，致使署長在各方面滿意，以便於該處提供符合《建築物條例》、其任何附屬規例及任何修訂法例規定的緊急車輛通道；及
 - (ii) 自費保養黃色範圍及在該處所建造、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、標誌及照明設備，以令署長滿意，直至黃色範圍的管有權按照本協議特別條件第(3)條交回予政府。

- (b) 若買方未能於本特別條件(a)款所指明的日期或署長可能批准的其他日期之前履行該款所述之責任，政府可進行所需之工程，惟費用由買方支付，就此買方須應政府要求向政府繳付一筆相等於上述工程費用之款項，該款項由署長釐定，此決定為最終決定並對買方具約束力。
- (c) 因買方履行本特別條件(a)款的義務或政府行使本特別條件第(b)款的權利的原因而引致或伴隨對買方或任何其他人士造成的或蒙受的任何損失，損壞、滋擾或干擾，政府概不承擔任何責任，買方亦不得就任何該等損失、損壞、滋擾或干擾向政府提出任何申索。」

2. 批地文件特別條件第(3)條規定：
「僅為了進行本協議特別條件第(2)條指明須進行的工程，買方將於署長向其發出的信件中所指明的日期被賦予黃色範圍的管有權，該日期不應遲於2019年1月1日。黃色範圍須應政府要求交回政府。」
3. 批地文件特別條件第(4)條規定：
「未經署長事先書面同意，黃色範圍不得用作緊急車輛通道之外的任何用途，並不得用作儲存用途或任何臨時構築物之建造或任何除進行本協議特別條件第(2)條指明之工程外之用途。」
4. 批地文件特別條件第(5)條規定：
「即使本協議特別條件第(4)條已有規定：
 - (a) 買方須在其管有黃色範圍期間內容許所有政府及公眾行人交通每天24小時免費並不受任何干擾地在黃色範圍之上或沿著黃色範圍自由出入，並確保此出入不會受進行本協議特別條件第(2)條指明之或其他工程干擾或妨礙；及
 - (b) 買方須在其管有黃色範圍期間的所有合理時間內允許政府、署長及其人員、承辦商及代理人及任何獲署長授權人士有權進出往返及穿越該地段及黃色範圍，以便視察、檢查及監督任何須按本協議特別條件第(2)(a)條進行的工程，及進行、視察、檢查及監督根據本協議特別條件第(2)(b)條進行的工程及任何其他署長認為有需要在黃色範圍內進行的工程。」
5. 批地文件特別條件第(6)條規定：-
「(a) 署長有權對工程規格附表作出根據其絕對酌情權視為適當之修訂、更改、變更、修改或替代。
(b) 除非獲得署長事先書面批准，否則不得修訂、更改、變更、修改或替代工程規格附表。
(c) 任何署長按本特別條件(a)款或買方按本特別條件(b)款獲署長批准而作出的修訂、更改、變更、修改或替代須視作被納入工程規格附表並構成其部分。
(d) 如署長(其意見為最終意見並對買方有約束力)認為工程規格附表的條文與本條件相抵觸，以本條件為準。」
6. 批地文件特別條件第(7)條規定：
「(a) 買方須向署長呈交或安排呈交黃色範圍的圖則供其書面批准，圖則須包括黃色範圍的水平和設計細節及署長要求的任何其他細節。
(b) 黃色範圍的圖則獲批准後，除非獲得署長事先書面批准或應署長要求，不得修訂變更、修改或替代該圖則。
(c) 本特別條件下獲批准的黃色範圍的圖則須被視作納入任何署長其後批准或要求的修訂、更改、變更、修改或替代。
(d) 本特別條件(a)款提及的圖則獲署長書面批准前不得在黃色範圍或其任何部分開始任何建築工程，就本條件而言，「建築工程」須按《建築物條例》、其附屬規例及修訂法例定義。」

備註：[#]憑藉日期為2020年8月10日並於土地註冊處註冊，註冊摘要編號為20090300630084的「信函（建築規約延長寬免）」，此日期已延至2022年6月30日。

7. 批地文件特別條件第(15)條規定：

- 「(a) 除支柱外，不得於粉紅色加黑點間綠色交叉斜線範圍內地面水平豎建或建造向上延伸不少於4.2米的高度的建築物、構築物、任何建築物或構築物的支撐或伸出物。
- (b) 買方須於2021年12月31日[#]或之前自費以署長要求或批准的方式和物料，按署長要求或批准的標準、高度及設計，在粉紅色加黑點間綠色交叉斜線範圍的地面水平鋪設、塑造、興建及提供一條由地面水平向上延伸不少於4.2米的高度的通道(以下簡稱「公眾通道範圍」)，致使署長在各方面滿意。
- (c) 買方須於批地文件年期內容許所有公眾人士每天24小時及毋須繳付任何形式的費用，為所有合法目的徒步或以輪椅自由並不受干擾地出入公眾通道範圍以及其上、其內和沿路，致使署長在各方面滿意。
- (d) 公眾通道範圍不納入本協議特別條件第(12)(a)(iii)條提及的整體總樓面面積的計算。
- (e) 買方須於批地文件年期內自費維修、保養、修理及管理公眾通道範圍及構成或附屬於公眾通道範圍的所有物件使其處於修葺良好堅固的狀態，並致使署長在各方面滿意。
- (f) 現特此協定、宣布及提議，就向買方施加本特別條件(c)款下的義務，買方並無意圖政府亦不同意其撥出公眾通道範圍為公眾提供通行權。
- (g) 現特此協定、宣布及提議，買方在本特別條件(c)款下的義務將不會引起買方對任何就額外上蓋面積或地積比率(不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文的寬免或權利產生期望，或就其提出申索。為免生疑問，買方特此免除任何及所有就或為任何根據《建築物(規劃)規例》第22(1)條、其任何修訂或任何替代條文額外上蓋面積及地積比率的寬免或權利的申索。
- (h) 就本特別條件而言，署長就何謂本特別條件(a)及(b)款提及的地面水平的決定為最終決定及對買方有約束力。」

8. 批地文件特別條件第(39)條規定：

「買方須於任何時候，尤其是當進行建造、保養、更新或維修工程(以下簡稱「該等工程」)時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對置於或行經該地段、黃色範圍或其任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、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(以下簡稱「該等服務」)造成損壞、干擾或阻礙。買方須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之現時位置及水平，及須就如何處理或會受該等工程影響之任何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。買方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，包括任何有需要的改道、重鋪或恢復原狀的開支。買方須自費在各方面維修、修復及還原所有因該等工程而起對該地段或黃色範圍或其任何部分或任何該等服務以任何方式造成的損壞、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)，且買方須應要求向政府支付上述工程之費用)。若買方未能對該地段、黃色範圍或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及還原致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺或還原，且買方須應要求向政府支付上述工程之費用。」

G. 指明住宅物業的每一公契中關於該等設施的條文：

1. 公契及管理協議的定義規定：

「「黃色範圍」指特別條件第(2)(a)(i)條所定義之「黃色範圍」及按照批地文件規定在該處所已建造或將建造、安裝及提供的所有構築物、路面、溝渠、污水管、排水渠、消防柱、設備、標誌及照明設備。……

「商業屋宇」指「屋苑」內按照「建築圖則」已建或即將建於「該地段」作為商業用途的部分，包括但不限於「商業單位」連同「商業殘障停車位」，「商業上落貨車位」及「公眾通道範圍」，上述於經「認可人士」或代表「認可人士」之人士核正準確的「圖則」以粉紅色顯示，僅供識別。……

「公眾通道範圍」指該條於批地文件特別條件第15(b)所稱之為「公眾通道範圍」的通道，供所有公眾人士每天24小時及毋須繳付任何形式的費用，為所有合法目的並不受干擾地使用。

2. 公契及管理協議第11 (g)條規定：

「為免存疑及儘管「本文契約」另有任何相反規定，現明確聲明，只要「商業屋宇」的業權仍在「第一業主」或單一「業主」，「商業屋宇」的管理和保養須由該「第一業主」或該單一「業主」或其委任的管理人(視乎情況而定)獨力負責。其中「公眾通道範圍」連同所有構成或屬於「公眾通道範圍」的部分須由其「業主」根據批地文件特別批地條款第15(e)條保養。當有任何部分之「商業屋宇」的轉讓(整個「商業屋宇」的轉讓除外)，該「第一業主」或該單一「業主」須以商業屋宇副公契界定商業公用地方，以遵從政府地政署所訂立的相關指引及批地文件。該商業屋宇副公契須經地政署署長事前書面批准。就「本文契約」而言，「商業屋宇的業主」指在「商業屋宇」個別出售前「第一業主」或該單一「業主」。」

3. 公契及管理協議第38(bo)條規定：

「遵從「條例」之規定，「管理人」按照本契約之規定擁有全權鑒於或因應代表所有「業主」管理「屋苑」進行所有必要或恰當的行為及事項，而每名「業主」現不可撤回地委任「管理人」為代理，以處理任何關乎「公用地方與設施」的事宜及所有其他「本契約」授權的事宜。除了「本契約」明確訂立的其他權力，「管理人」擁有全權(但受制於「條例」之規定)鑒於或因應「該地段」和「屋苑」及其管理進行所有必要或恰當的行為及事項，尤其包括以下所述，但毋損前文之一般規定：……

(bo) 維修「黃色範圍」，以令地政總署署長滿意，直至「黃色範圍」的管有權按照批地文件特別條件第3條交回予政府；…」

4. 公契及管理協議第97條規定：

「直至「黃色範圍」的管有權按照批地文件特別批地條款第(3)條交回予政府前，「業主」須：

- (a) 容許所有政府及公眾行人交通每天24小時免費並不受任何干擾地在「黃色範圍」之上或沿著「黃色範圍」自由出入，並確保此出入不會受進行批地文件特別批地條款第(2)條指明之或其他工程干擾或妨礙；及
- (b) 在所有合理時間內允許政府、署長及其人員、承辦商及代理人及任何獲署長授權人士有權進出往返及穿越該地段及「黃色範圍」，以便視察、檢查及監督任何須按批地文件特別批地條款第(2)(a)條進行的工程，及進行、視察、檢查及監督根據批地文件特別批地條款第(2)(b)條進行的工程及任何其他署長認為有需要在「黃色範圍」內進行的工程。

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

1. Description
 - (a) The Yellow Area as referred to in Special Condition No. (2) of the Land Grant;
 - (b) The Public Passage Area as referred to in Special Condition No. (15) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

B. 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

1. Description

The Yellow Area as referred to in Special Condition No. (2) of the Land Grant.
2. The general public has the right to use the facility in accordance with the Land Grant.
3. The facility is required to be managed, operated or maintained at the expense of the owners of the residential properties in the development and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facility through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

E. A plan that shows the location of those facilities

See the plan at the end of this section.

F. Provisions of the land grant that concern those facilities

1. Special Condition No.(2) of the Land Grant stipulates that :
 - “(a) The Purchaser shall :
 - (i) on or before the 31st day of December 2021[#] or such other date 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 accordance with the Technical Schedule annexed hereto (hereinafter referred to as “the Technical Schedule”) and the plans approved under Special Condition No. (7) hereof and in all respects to the satisfaction of the Director lay, form, surface and drain the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as “the Yellow Area”) for the purpose of providing therein an emergency vehicular access in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation; and

- (ii) maintain at his own expense the Yellow Area together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered in accordance with Special Condition No. (3) hereof.

- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and 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 the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

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

“For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall be granted possession of the Yellow Area on a date to be specified in a letter from the Director, such date to be not later than the 1st day of January 2019. The Yellow Area shall be re-delivered to the Government on demand.”

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

“The Yellow Area shall not be used for any purpose other than as an emergency vehicular access and in particular the Yellow Area shall not be used for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof except with the prior written consent of the Director.”

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

“Notwithstanding Special Condition No.(4) hereof :

- (a) the Purchaser shall while he is in possession of the Yellow Area allow free access over and along the Yellow Area for all Government and public pedestrian traffic at all times 24 hours a day free of charge without any interruption and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise; and

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

Note: [#]Such date has been extended to 30 June 2022 by virtue of the “Letter (Concession to Building Covenant Extension)” dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

5. Special Condition No.(6) of the Land Grant stipulates that :
 - “(a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule as he shall in his absolute discretion deem fit.
 - (b) No amendment, variation, alteration, modification or substitution to the Technical Schedule shall be made by the Purchaser except with the prior written approval of the Director.
 - (c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the Purchaser as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule and form part thereof.
 - (d) If in the opinion of the Director (whose opinion shall be final and binding upon the Purchaser) there exists any conflict between the provisions of the Technical Schedule and these Conditions, these Conditions shall prevail.”
6. Special Condition No.(7) of the Land Grant stipulates that :
 - “(a) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Yellow Area which shall include details as to the level and design of the Yellow Area and any other details as the Director may require.
 - (b) Upon approval being given to the plans of the Yellow Area, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.
 - (c) The plans of the Yellow Area approved under this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.
 - (d) No building works shall be commenced on or within the Yellow Area or any part thereof unless and until the plans referred to in sub-clause (a) of this Special Condition have been approved in writing by the Director, and for the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.”
7. Special Condition No.(15) of the Land Grant stipulates that :
 - “(a) Except for the Columns, no building, structure, support for any building or structure, or projection shall be erected or constructed within the Pink Stippled Black Cross-hatched Green Area at the ground level extending upwards to a height of no less than 4.2 metres.
 - (b) The Purchaser shall at his own expense on or before the 31st day of December 2021[#] lay, form, construct and provide a passage over and along the Pink Stippled Black Cross-hatched Green Area at the ground level and extending upwards from the ground level to a height of no less than 4.2 metres (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels and designs as the Director shall approve or require and in all respects to the satisfaction of the Director.
 - (c) The Purchaser shall throughout the term hereby agreed to be granted and in all respects to the satisfaction of the Director allow all members of the public for all lawful purposes free and uninterrupted access at all times 24 hours a day and without payment of any nature whatsoever on foot or by wheelchairs, on, over, through and along the Public Passage Area.
 - (d) The Public Passage Area shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (12)(a)(iii) hereof.
 - (e) The Purchaser shall throughout the term hereby agreed to be granted at his own expense upkeep, maintain, repair and manage the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area in good and substantial repair and condition in all respects to the satisfaction of the Director.
 - (f) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Passage Area to the public for the right of passage.
 - (g) It is expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
 - (h) For the purposes of this Special Condition, the decision of the Director as to what constitutes the ground level referred to in sub-clauses (a) and (b) of this Special Condition shall be final and binding on the Purchaser.”
8. Special Condition No.(39) of the Land Grant stipulates that :

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

Note: [#]Such date has been extended to 30 June 2022 by virtue of the “Letter (Concession to Building Covenant Extension)” dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities

1. The Definitions of the Deed of Mutual Covenant incorporating Management Agreement provides that, inter alia :
 "Yellow Area" means the "Yellow Area" as defined in Special Condition No.(2)(a)(i) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, signages and lightings constructed or to be constructed, installed and provided thereon or therein in accordance with the Government Grant.

 "Commercial Accommodation" means such parts of the Estate constructed or to be constructed on the Lot for commercial purposes in accordance with the Building Plans and includes but not limited to the Commercial Units, together with the Commercial Disabled Car Parking Space, the Commercial Loading and Unloading Spaces, and the Public Passage Area which are for identification purpose only shown and coloured Pink on the Plans, the accuracy of which is certified by or on behalf of the Authorized Person.

 "Public Passage Area" means the passage referred to as the "Public Passage Area" in Special Condition No.(15)(b) of the Government Grant for the use by all members of the public 24 hours a day for all lawful purposes free of charge and without any interruption.
2. Clause 11(g) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
 "For the avoidance of doubt and notwithstanding anything to the contrary contained in this Deed, it is expressly declared that so long as ownership of the Commercial Accommodation remains vested in the First Owner or one single Owner, the management and maintenance of the Commercial Accommodation (as the case may be) shall be solely undertaken by the First Owner or such Owner or the manager(s) appointed by them (as the case may be) to do so. In particular, the Public Passage Area together with everything forming a part of or pertaining to the Public Passage Area shall be maintained by its Owner in accordance with Special Condition No.(15)(e) of the Government Grant. Upon the assignment of any part of the Commercial Accommodation (except the assignment of the Commercial Accommodation as a whole), the First Owner or such Owner shall designate the commercial common areas by way of a Sub-Deed relating to the Commercial Accommodation in compliance with the relevant guidelines set by the Lands Department of the Government and the Government Grant. The Sub-Deed relating to the Commercial Accommodation shall be subject to the prior written approval of the Director of Lands. For the purpose of this Deed, "Owner of the Commercial Accommodation" shall mean the First Owner or the one single Owner prior to the individual sale of the Commercial Accommodation."

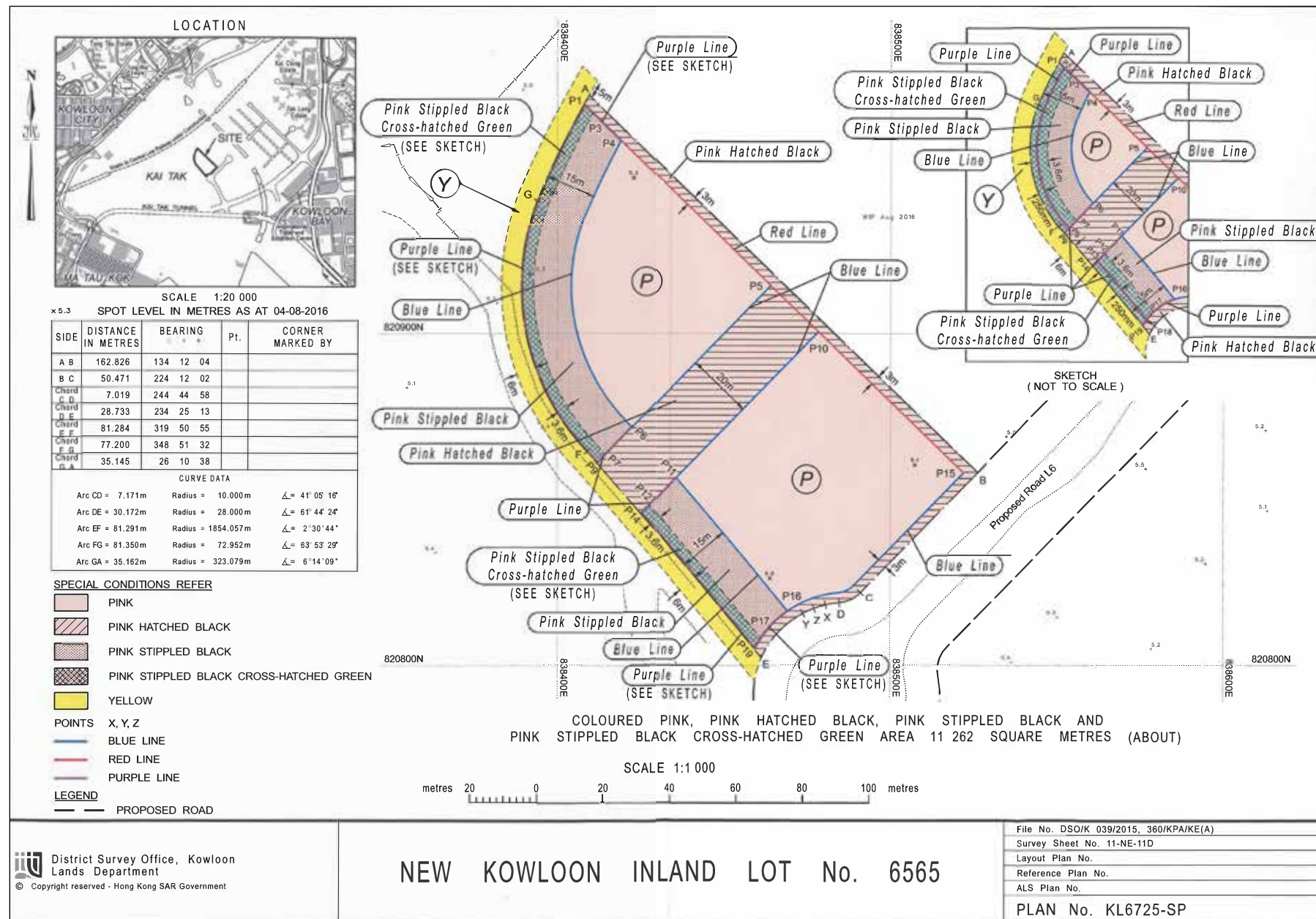
3. Clause 38 (bo) of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
 "Subject to the provisions of the Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Estate for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority but subject to the provisions of the Ordinance to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing :
 (bo) To maintain the Yellow Area to the satisfaction of the Director of Lands until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant ; ..."
4. Clause 97 of the Deed of Mutual Covenant incorporating Management Agreement stipulates that :
 "Until such time as the possession of the Yellow Area is re-delivered to the Government in accordance with Special Condition No.(3) of the Government Grant, the Owners shall :
 (a) allow free access over and along the Yellow Area for all Government and public pedestrian traffic at all times 24 hours a day free of charge without any interruption and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Government Grant or otherwise; and
 (b) at all reasonable times permit the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands the right of ingress, egress and regress to, from and through the Lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Yellow Area."

Note: #Such date has been extended to 30 June 2022 by virtue of the "Letter (Concession to Building Covenant Extension)" dated 10 August 2020 and registered in the Land Registry by Memorial No.20090300630084.

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

摘錄自批地文件附圖(部分)
Plan extracted from the Land Grant (part)



17 對買方的警告

WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you –
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18 期數中的建築物的橫截面圖

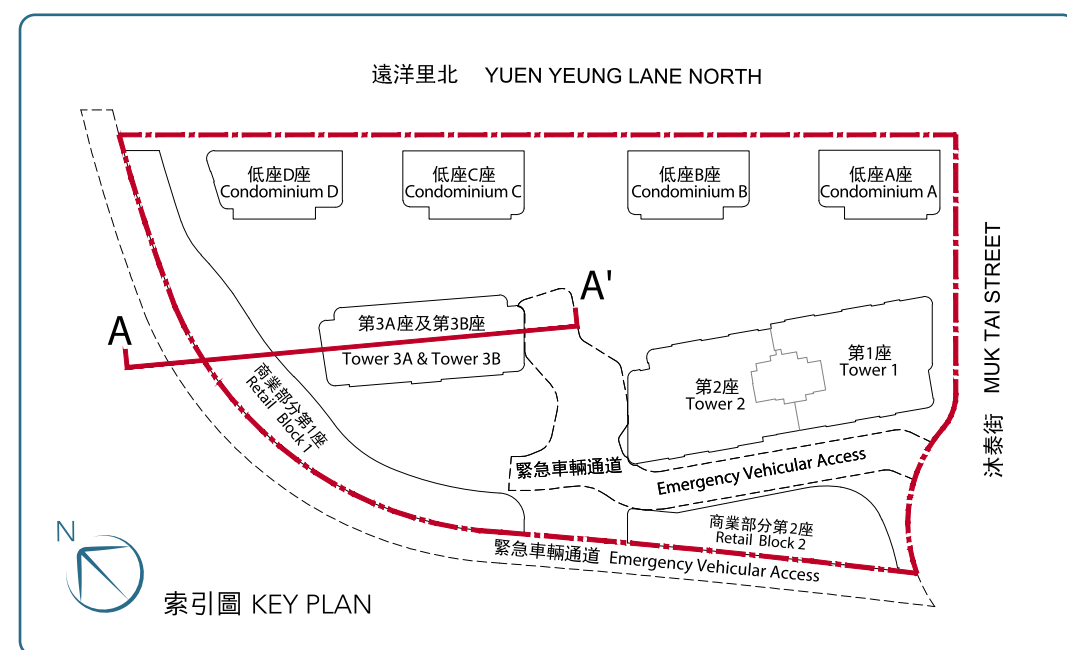
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

第3A座及第3B座 TOWER 3A & TOWER 3B

橫截面圖 A-A'

CROSS - SECTION PLAN A-A'

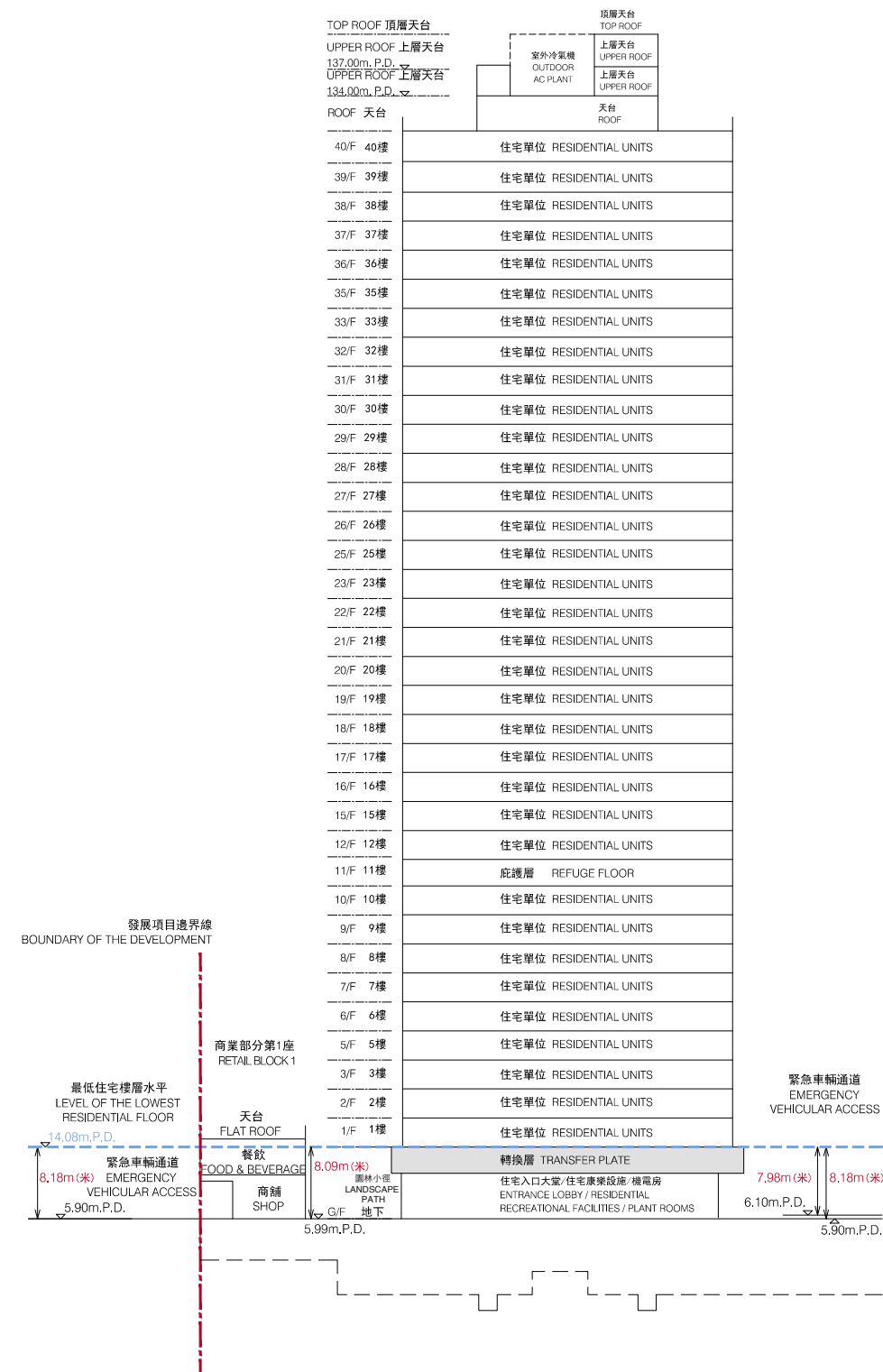
1. 毗鄰第3A座及第3B座的一段緊急車輛通道為香港主水平基準以上5.90米至6.10米。
 2. 毗鄰第3A座及第3B座和毗鄰商業部分第1座的的一段園林小徑為香港主水平基準以上5.99米。
 3. 毗鄰商業部分第1座的一段緊急車輛通道為香港主水平基準以上5.90米。
1. The part of the Emergency Vehicular Access adjacent to Tower 3A and Tower 3B is 5.90 metres to 6.10 metres above the Hong Kong Principal Datum (m.P.D.).
 2. The part of Landscape Path adjacent to Tower 3A and Tower 3B and adjacent to Retail Block 1 is 5.99 metres above the Hong Kong Principal Datum (m.P.D.).
 3. The part of the Emergency Vehicular Access adjacent to Retail Block 1 is 5.90 metres above the Hong Kong Principal Datum (m.P.D.).



圖例 LEGEND

- 發展項目邊界線
Boundary of the Development
- 香港主水平基準以上高度(米)
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 藍色虛線為該建築物最低住宅層水平
Blue dotted line denotes the level of the lowest residential floor of the building

第3A座及第3B座 TOWER 3A AND TOWER 3B



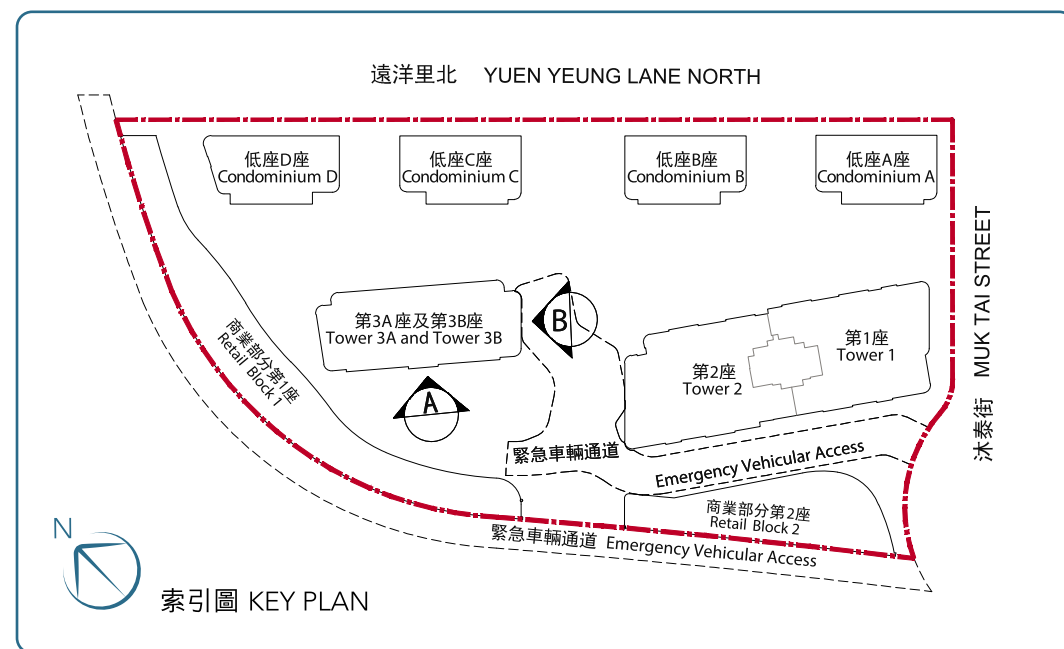
第3A座及第3B座 TOWER 3A & TOWER 3B

期數的認可人士已證明本圖所顯示的立面：

1. 以2021年5月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

Authorized Person for the Phase certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Phase as of 14th May 2021; and
2. are in general accordance with the outward appearance of the Phase.

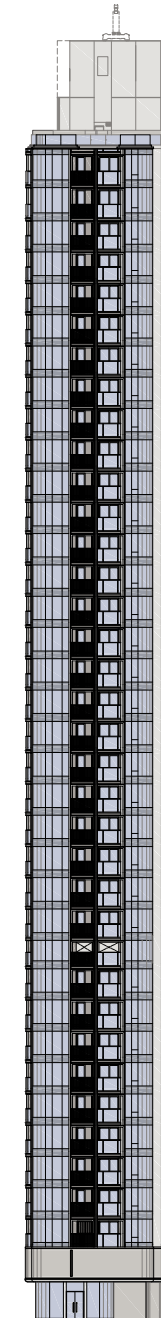


圖例 LEGEND

- 發展項目邊界線
Boundary of the Development



立面圖 A
ELEVATION PLAN A



立面圖 B
ELEVATION PLAN B

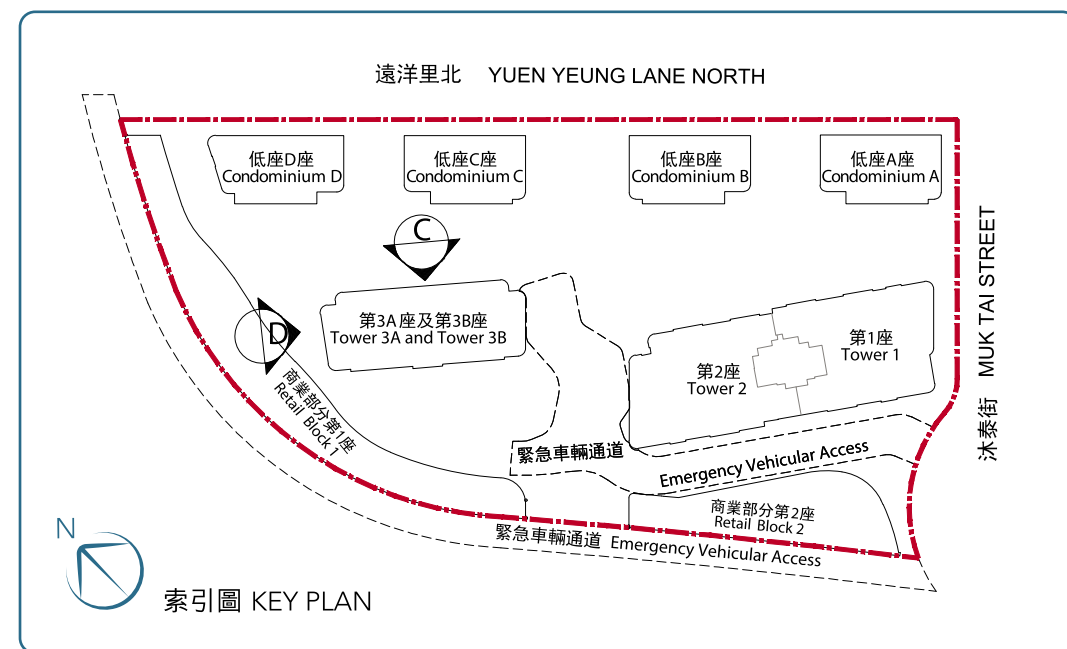
第3A座及第3B座 TOWER 3A & TOWER 3B

期數的認可人士已證明本圖所顯示的立面：

1. 以2021年5月14日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

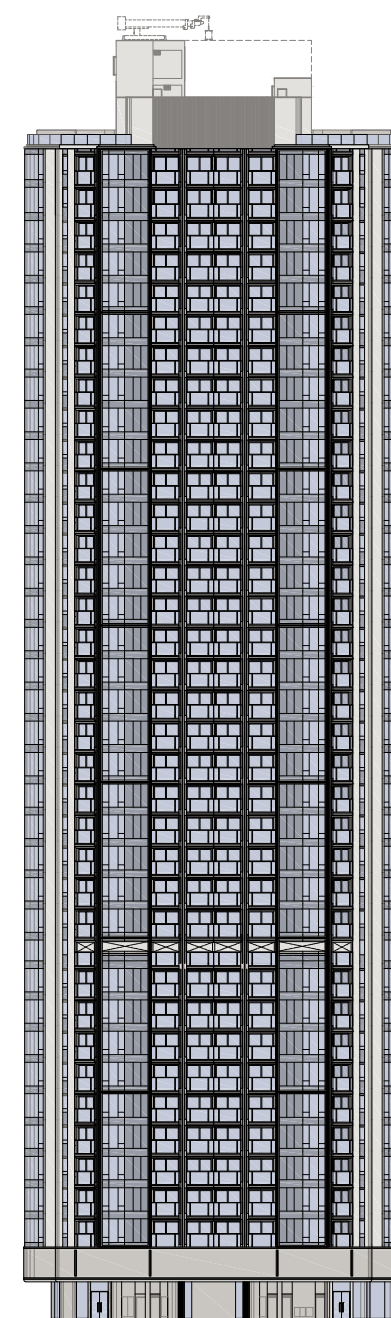
Authorized Person for the Phase certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Phase as of 14th May 2021; and
2. are in general accordance with the outward appearance of the Phase.



圖例 LEGEND

- 發展項目邊界線
Boundary of the Development



立面圖 C
ELEVATION PLAN C



立面圖 D
ELEVATION PLAN D

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

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

21 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
the latest draft of every deed of mutual covenant as in respect of the residential property at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

1. 外部裝修物料

		描述	
(a)	外牆	裝修物料的類型	鋁質飾板、鋁金屬百葉、玻璃幕牆、外牆漆、玻璃飾板、金屬裝飾及石材幕牆
(b)	窗	框的用料	鋁質氟碳噴塗窗框
		玻璃的用料	客廳 / 飯廳、睡房、睡房1、睡房2及主人睡房窗為雙層中空玻璃 浴室窗為有色鋼化磨沙玻璃（如適用）
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	i) 露台：裝有夾層玻璃欄河及金屬鋁框 地台：瓷磚及天然石 牆身：鋁質飾板 天花：鋁質假天花 ii) 陽台：不適用
		(ii) 是否有蓋	i) 露台：設有上蓋 ii) 陽台：不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		描述			
(a)	大堂		牆壁	地板	天花板
		地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃及金屬	天然石	石膏板假天花及木製燈槽表面髹上乳膠漆
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃、膠板飾面及金屬	天然石、瓷磚及金屬	石膏板假天花及木製燈槽表面髹上乳膠漆
(b)	內牆及天花板		牆壁	天花板	
		客廳的裝修物料的類型	乳膠漆	乳膠漆、石膏板假天花及木製燈槽表面髹上乳膠漆	
		飯廳的裝修物料的類型	乳膠漆	乳膠漆、石膏板假天花及木製燈槽表面髹上乳膠漆	
		睡房的裝修物料的類型	乳膠漆	乳膠漆	

2. 室內裝修物料

		描述			
(c)	內部地板		地板		牆腳線
		客廳的用料	以下之住宅單位鋪砌複合木地板，另通往露台的室內地台圍邊部分鋪砌天然石： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A及B單位		木腳線
			除上述住宅單位外之其他住宅單位則鋪砌瓷磚，另通往露台的室內地台圍邊部分鋪砌天然石		
		飯廳的用料	以下之住宅單位鋪砌複合木地板： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A及B單位		
			瓷磚(除上述住宅單位外)		
		睡房的用料	以下之住宅單位鋪砌複合木地板： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A及B單位		
			瓷磚(除上述住宅單位外)		
(d)	浴室		牆壁	地板	天花板
		(i) 裝修物料的類型	以下之住宅單位的浴室的外露牆身鋪砌天然石及玻璃飾面： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	以下之住宅單位的外露地板鋪砌天然石： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	以下之住宅單位的石膏板假天花表面髹上乳膠漆及鋪砌鋁質天花面板： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位之主人浴室
			以下之住宅單位的主人浴室的外露牆身鋪砌天然石： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位		
			外露之牆身鋪砌瓷磚及玻璃飾面(除上述住宅單位外)	外露之地板鋪砌瓷磚及天然石(除上述住宅單位外)	鋁質面板(除上述住宅單位外)
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		

2. 室內裝修物料

		描述				
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	以下之住宅單位的外露牆身鋪砌天然石及金屬飾面： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	以下之住宅單位的外露地板鋪砌複合木地板，另由大門至開放式廚房的位置鋪砌天然石： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A及B單位	石膏板假天花表面髹上乳膠漆	以下之住宅單位之灶台以天然石鋪砌： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位
			外露之牆身鋪砌瓷磚及金屬飾面 (除上述住宅單位外)	外露之地板鋪砌瓷磚(除上述住宅單位外)		人造石 (除上述住宅單位外)
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. 室內裝置

		描述			
(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門	木飾面	電子門鎖、隱藏式氣鼓、防盜眼及門擋
		睡房/睡房1/睡房2/主人睡房門	以下之住宅單位設鑽孔實心木掩門： 第3A座及第3B座 1樓C單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A、B及C單位	木飾面	金屬門框連橡膠墊、磁性門鎖、橡膠下垂式密封條及門檔
			以下之住宅單位設中空木趟門： 第3A座及第3B座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓D單位	木飾面及金屬	門鎖

3. 室內裝置

		描述			
(a)	門		用料	裝修物料	配件
		浴室門	以下之住宅單位設蜂窩芯木掩門： 第3A座及第3B座 1樓C、E及F單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A、B、C、E及F單位	木飾面及金屬	金屬門框連橡膠墊、 磁性門鎖及門檔
			以下之住宅單位設中空木趟門： 第3A座及第3B座 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓D單位	木飾面及金屬	門鎖
		主人浴室門	以下之住宅單位設金屬框玻璃掩門： 第3A座及第3B座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	玻璃	金屬門框連橡膠墊、 金屬拉手及門檔
		衣帽間門	以下之住宅單位設金屬框玻璃掩門： 第3A座及第3B座 1樓C單位 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A、B及C單位	玻璃	金屬門框連橡膠墊及金屬拉手
		儲物房門	以下之住宅單位設中空木掩門： 第3A座及第3B座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓B單位	膠板飾面及金屬	門鎖
		露台門	有色鋼化玻璃趟門	氟化碳塗層鋁框	門鎖
		工作平台門	有色鋼化磨沙玻璃趟門	氟化碳塗層鋁框	門鎖
		私人天台門	金屬掩門	氟化碳塗層	門鎖

3. 室內裝置

		描述			
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	以下之住宅單位的浴室櫃檯面以天然石鋪砌： 第3A座及第3B座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位之浴室及主人浴室
					人造石(除上述住宅單位外)
				洗手盆櫃	木製櫃配木飾面、膠板飾面及金屬
			潔具	櫃	木製櫃配木飾面、膠板飾面及金屬
				廁紙架	鍍鉻
				洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷(第3A座及第3B座所有A單位之主人浴室除外) 鋼釉(只適用於第3A座及第3B座所有A單位之主人浴室)
				座廁	搪瓷
				淋浴間	強化玻璃
			設備	設備之品牌及型號，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	隔熱絕緣保護之銅喉
		(iii) 沐浴設施的類型及用料(包括花灑或浴缸，(如適用的話))	花灑	花灑水龍頭及花灑套裝	鍍鉻
			浴缸	以下之住宅單位的浴室設浴缸水龍頭及浴缸： 第3A座及第3B座 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓B單位之浴室及A單位之主人浴室	鍍鉻及鋼釉
		(iv) 浴缸大小(如適用的話)		長1500 x 闊700 x 高410毫米	

3. 室內裝置

		描述			
(c)	廚房		用料		
		(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
			用料	裝修物料	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	焗漆、膠板飾面及金屬（以下住宅單位除外）	
				以下之住宅單位的廚櫃為玻璃飾面、膠板飾面及金屬： <u>第3A座及第3B座</u> 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A單位	
				以下之住宅單位的廚櫃為焗漆、玻璃飾面、膠板飾面及金屬： <u>第3A座及第3B座</u> 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓E及F單位	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			其他裝置	不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭	
			其他設備	設備之品牌及型號，請參閱「設備說明表」	
(d)	睡房		類型	用料	
		裝置的類型及用料(包括嵌入式衣櫃)	嵌入式衣櫃	以下之住宅單位設衣櫃： <u>第3A座及第3B座</u> 1樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓C單位之睡房 2樓至3樓、5樓至10樓、12樓、15樓至23樓、25樓至33樓、35樓至40樓A及B單位之主人睡房	塑合板配三聚氰胺飾面
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目			

3. 室內裝置

		描述		
(g)	電力裝置	(i) 供電附件（包括安全裝置）	供電附件	提供電掣及插座之面板
			安全裝置	單相電力並裝妥微型斷路器配電箱(第3A座及第3B座所有A單位除外) 三相電力並裝妥微型斷路器配電箱(只適用於第3A座及第3B座所有A單位)
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(h)	氣體供應	類型	煤氣	
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置位置及數量說明表」	
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	設有洗衣機來水及去水接駁喉位	
(j)	供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉	
		(ii) 水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露 ²	
		(iii) 有否熱水供應	所有廚房及浴室供應熱水	

備註：

1. 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。外露的導管可能會被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能會被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

4. 雜項

		描述					
(a)	升降機			住宅升降機			
		(i) 品牌名稱及產品型號	品牌名稱	迅達			
			產品型號	5500MMR			
		(ii) 升降機的數目及到達的樓層	升降機的數目	4			
			到達的樓層	大廈名稱	升降機編號	產品型號	升降機到達的樓層
				第3A座及第3B座	L10	5500MMR	地庫2樓至40樓(4樓、11樓、13樓、14樓、24樓及34樓除外)
					L11		
L12							
	L9			地庫2樓至天台(4樓、11樓、13樓、14樓、24樓及34樓除外)			
(b)	信箱	用料	金屬				
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾				
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾房及地庫1樓設有中央垃圾房				
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶		
		(i) 位置	每層之公共水錶櫃	每層之公共電錶房	所有住宅單位的露台的假天花內		
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立		

5. 保安設施

	描述	
保安系統及設備	入口通道控制及保安系統	所有住宅大樓之地下住宅入口大堂設有門禁系統(使用八達通、藍芽或二維碼)連視像對講機
	閉路電視	閉路電視設於地下住宅入口大堂、所有升降機內及公用空間，並直接連接地下接待處及地庫1樓之管理處
嵌入式裝備的細節	各住宅單位均設有視像對講機，並直接連接地下住宅入口大堂之視像對講機系統	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

賣方承諾如該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。

1. Exterior Finishes

		Description	
(a)	External wall	Type of finishes	Aluminium cladding, aluminium louvres, curtain wall, external texture paint, glass cladding, metal feature and stone cladding
(b)	Window	Material of frame	Aluminium window frames finished with fluorocarbon coating
		Material of glass	Insulated Glass Unit (IGU) for windows of living room / dining room, bedroom, bedroom 1, bedroom 2 and master bedroom Ceramic frit tinted tempered glass for windows of bathroom (if applicable)
(c)	Bay window	Material	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Not applicable
(e)	Verandah or balcony	(i) Type of finishes	i) Balcony: Installed with laminated glass balustrade and aluminium metal frame Floor: Homogeneous tiles and natural stone Wall: Aluminium cladding Ceiling: Aluminium false ceiling system ii) Verandah: Not applicable
		(ii) Whether it is covered	i) Balcony: Covered ii) Verandah: Not applicable
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

		Description			
(a)	Lobby		Wall	Floor	Ceiling
		G/F residential entrance lobby finishes	Natural stone, glass and metal for the exposed surface	Natural stone	Gypsum board false ceiling and wooden light trough with emulsion paint
		Lift lobby finishes for residential floors	Natural stone, glass, plastic laminate and metal for the exposed surface	Natural stone, ceramic tiles and metal	Gypsum board false ceiling and wooden light trough with emulsion paint
(b)	Internal wall and ceiling		Wall	Ceiling	
		Living room finishes	Emulsion paint	Emulsion paint, gypsum board false ceiling and wooden light trough with emulsion paint	
		Dining room finishes	Emulsion paint	Emulsion paint, gypsum board false ceiling and wooden light trough with emulsion paint	
		Bedroom finishes	Emulsion paint	Emulsion paint	
(c)	Internal floor		Floor		Skirting
		Material for living room	Engineered timber flooring and natural stone border along inside edge of floor in front of door opening to balcony for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A and B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F		Timber skirting
			Ceramic tile flooring and natural stone border along inside edge of floor in front of door opening to balcony (except the above residential units)		
		Material for dining room	Engineered timber flooring for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A and B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F		
			Ceramic tiles (except the above residential units)		
		Material for bedroom	Engineered timber flooring for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A and B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F		
			Ceramic tiles (except the above residential units)		

2. Interior Finishes

		Description				
(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Natural stone and glass for the exposed surface of the bathroom for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Natural stone for the exposed surface of the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Gypsum board false ceiling with emulsion paint and aluminium panel for the following residential units: <u>Tower 3A and Tower 3B</u> Master bathroom of Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	
			Natural stone for the exposed surface of the master bathroom for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F			
			Ceramic tiles and glass for the exposed surface (except the above residential units)	Ceramic tiles and natural stone for the exposed surface (except the above residential units)	Aluminium panel (except the above residential units)	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	(i) Type of finishes	Natural stone and metal for the exposed surface of the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Engineered timber flooring for the exposed surface and natural stone from the main entrance door to the open kitchen area of the following residential units: <u>Tower 3A and Tower 3B</u> Flats A and B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Gypsum board false ceiling with emulsion paint	Natural stone for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F
			Ceramic tiles and metal for the exposed surface (except the above residential units)	Ceramic tiles for the exposed surface (except the above residential units)		Reconstituted stone (except the above residential units)
				(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling	

3. Interior Fittings

		Description			
(a)	Doors		Material	Finishes	Accessories
		Main entrance door	Fire rated solid core timber swing door	Wood veneer	Digital lockset, concealed door closer, eye viewer and door stopper
		Bedroom / Bedroom 1 / Bedroom 2 / Master bedroom door	Perforated solid core timber swing door for the following residential units: <u>Tower 3A and Tower 3B</u> Flat C of 1/F Flats A, B and C of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer	Metal door frame with rubber gasket, magnetic lockset, rubber drop-seal and door stopper
			Hollow core timber sliding door for the following residential units: <u>Tower 3A and Tower 3B</u> Flats D of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Lockset
		Bathroom door	Honeycomb core timber swing door for the following residential units: <u>Tower 3A and Tower 3B</u> Flats C, E and F of 1/F Flats A, B, C, E and F of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Metal door frame with rubber gasket, magnetic lockset and door stopper
			Hollow core timber sliding door for the following residential units: <u>Tower 3A and Tower 3B</u> Flats D of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Wood veneer and metal	Lockset
		Master bathroom door	Metal framed glass swing door for the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Glass	Metal door frame with rubber gasket, metal handle and door stopper
		Walk-in closet door	Metal framed glass swing door for the following residential units: <u>Tower 3A and Tower 3B</u> Flat C of 1/F Flats A, B and C of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Glass	Metal door frame with rubber gasket and metal handle
		Store room door	Hollow core timber swing door for the following residential units: <u>Tower 3A and Tower 3B</u> Flats B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Plastic laminate and metal	Lockset
		Balcony door	Tinted tempered glass sliding door	Fluorocarbon coated aluminium frame	Lockset
		Utility platform door	Ceramic frit tinted tempered glass sliding door	Fluorocarbon coated aluminium frame	Lockset
		Private roof door	Metal swing door	Fluorocarbon coated	Lockset

3. Interior Fittings

		Description			
(b)	Bathroom		Fittings and Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone for the countertop of bathroom cabinet for the following residential units: Tower 3A and Tower 3B Bathroom and master bathroom of Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F
					Reconstituted stone (except the above residential units)
				Basin cabinet	Timber cabinet with wood veneer, plastic laminate and metal
			Bathroom fittings	Cabinet	Timber cabinet with wood veneer, plastic laminate and metal
				Paper holder	Chrome plated
				Wash basin mixer	Chrome plated
				Wash basin	Vitreous china (except the master bathroom of all Flats A of Tower 3A and Tower 3B) Steel enamel (for the master bathroom of all Flats A of Tower 3A and Tower 3B)
				Water closet	Vitreous china
				Shower compartment	Tempered glass
			Appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system	Cold water supply		Copper water pipes
			Hot Water supply		Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Bath mixer and bathtub of the following residential units: Tower 3A and Tower 3B Bathroom of Flats B and master bathroom of Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Chrome plated and steel enamel
		(iv) Size of bath tub, if applicable	L1500 x W700 x H410 mm		

3. Interior Fittings

		Description			
(c)	Kitchen		Material		
		(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Material and finishes of kitchen cabinet	Timber carbinet with timber door panel	Lacquer paint, plastic laminate and metal (except the following residential units)	
				Glass panel, plastic laminate and metal for the kitchen cabinet of the following residential units: <u>Tower 3A and Tower 3B</u> Flats A of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	
				Lacquer paint, glass panel, plastic laminate and metal for the kitchen cabinet of the following residential units: <u>Tower 3A and Tower 3B</u> Flats E and F of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen	
			Other fittings	Stainless steel sink and chrome plated sink mixer	
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
(d)	Bedroom	Types and material of fittings (including built-in wardrobe)		Type	Material
			Built-in wardrobe	Wardrobe of the following residential units: <u>Tower 3A and Tower 3B</u> Bedroom of Flats C of 1/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F Master bedroom of Flats A and B of 2/F - 3/F, 5/F - 10/F, 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 40/F	Particle board with melamine surface finish
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		

3. Interior Fittings

		Description		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board (except all Flats A of Tower 3A and Tower 3B) Three phases electricity supply with miniature circuit breaker distribution board (for all Flats A of Tower 3A and Tower 3B)
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas water heater.	
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
		Design	Drain point and water point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed ²	
		(iii) Whether hot water is available	All kitchens and bathrooms are supplied with hot water	

Notes : 1. Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

2. Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. Miscellaneous

		Description					
(a)	Lifts			Residential Lift			
		(i) Brand name and model number	Brand Name	Schindler			
			Model Number	5500MMR			
		(ii) Number and floors served by them	Number of lifts	4			
			Floor served by the lifts	Block Name	Lift Number	Model Number	Floors Served
				Tower 3A and Tower 3B	L10	5500MMR	B2/F to 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)
					L11		
					L12		
L9	B2/F to Roof (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)						
(b)	Letter box	Material	Metal				
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners				
		(ii) Location of refuse room	Refuse room is provided in the common area of each residential floor and refuse collection chamber is located on B1/F				
(d)	Water meter, electricity meter and gas meter		Water meter		Electricity meter		Gas meter
		(i) Location	Common water meter cabinet on each floor		Common electrical meter room on each floor		Inside the false ceiling at the balcony of all residential units
		(ii) Whether they are separate or communal meters for residential properties	Separate meter		Separate meter		Separate meter

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.

5. Security Facilities

	Description	
Security system and equipment	Access control and security system	Access control system (using Octopus card, Bluetooth or QR code) with video intercom is installed at G/F residential entrance lobby of all residential towers
	CCTV	CCTV system is provided at G/F residential entrance lobby, all lifts and common areas, connecting directly to the caretaker's counter on G/F and management office on B1/F
Details of built-in provisions	Video door phone in each residential unit is connected to the visitor panel at G/F residential entrance lobby	
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	

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.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第3A座及3B座 Tower 3A and Tower 3B									
					1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
C	D	E	F	A	B	C	D	E	F					
(a)	客廳 / 飯廳 Living Room / Dining Room	高效能冷暖水源分體機(室內機) High efficiency dual water source air-conditioner (indoor unit)	大金 Dakin	FXSP56BA	√	√	√	√	-	√	√	√	√	√
				FXSP71BA	-	-	-	-	√	-	-	-	-	-
(b)	睡房# Bedroom#			FXSP36BA	√	√	-	-	-	-	√	√	-	-
(c)	睡房1 Bedroom 1			FXAQ25AVM	-	-	-	-	√	√	-	-	-	-
(d)	睡房2 Bedroom 2			FXAQ25AVM	-	-	-	-	√	-	-	-	-	-
(e)	主人睡房^ Master Bedroom^			FXSP56BA	-	-	-	-	√	-	-	-	-	-
(f)	主人睡房* Master Bedroom*			FXSP36BA	-	-	-	-	-	√	-	-	-	-
(g)	儲物房 Store Room			FXAQ25AVM	-	-	-	-	-	√	-	-	-	-
(h)	公用冷氣機房 Common Air-conditioning Plant Room	高效能冷暖水源分體機(主機) High efficiency dual water source air-conditioner (main unit)		RWXYQ3AAV	-	-	√	√	-	-	-	-	√	√
				RWXYQ4AAV	√	√	-	-	-	-	√	√	-	-
				RWXYQ6AAV	-	-	-	-	-	√	-	-	-	-
				RWXYQ8BY1C	-	-	-	-	√	-	-	-	-	-

賣方承諾如該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。
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.

備註：# 第3A座及第3B座1樓至40樓（4樓、11樓、13樓、14樓、24樓及34樓除外）C及D單位睡房之高效能冷暖水源分體機(室內機)設於浴室內。
^ 第3A座及第3B座2樓至40樓（4樓、11樓、13樓、14樓、24樓及34樓除外）A單位主人睡房之高效能冷暖水源分體機(室內機)設於主人浴室內。
* 第3A座及第3B座2樓至40樓（4樓、11樓、13樓、14樓、24樓及34樓除外）B單位主人睡房 2之高效能冷暖水源分體機(室內機)設於走廊。

Notes: # The high efficiency dual water source air-conditioner (indoor unit) for bedroom of Flats C and D, 1/F - 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F) of Tower 3A and Tower 3B is located at the bathroom.
^ The high efficiency dual water source air-conditioner (indoor unit) for master bedroom of Flats A, 2/F - 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F) of Tower 3A and Tower 3B is located at the Master Bathroom.
* The high efficiency dual water source air-conditioner (indoor unit) for master bedroom 2 of Flats B, 2/F - 40/F (except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F) of Tower 3A and Tower 3B is located at the corridor.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第3A座及3B座 Tower 3A and Tower 3B									
					1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
					C	D	E	F	A	B	C	D	E	F
(a)	客廳 / 飯廳 Living Room / Dining Room	嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI24LV20HK	-	√	√	√	-	-	-	√	√	√
			Miele	KFNS 37232 iD	-	-	-	-	-	√	-	-	-	-
		嵌入式微波爐 Built-in microwave oven	Miele	M 2234 SC	-	√	√	√	-	-	-	√	√	√
(b)	開放式廚房 Open Kitchen	炒鑊氣體煮食爐 Wok-burner gas hob	Miele	CS 1018 G	-	-	-	-	√	-	-	-	-	-
		雙頭氣體煮食爐 2-burner gas hob	Miele	CS 1013-1	√	√	-	-	√	√	√	√	-	-
		電磁爐 Induction hob	Miele	CS 1212-1 I	-	-	√	√	-	-	-	-	√	√
		抽油煙機 Cooker hood	Miele	DA 3466 HP	√	√	√	√	√	√	√	√	√	√
		嵌入式雪櫃 Built-in fridge	西門子 Siemens	KI24LV20HK	√	-	-	-	-	-	√	-	-	-
			Miele	KFNS 37232 iD	-	-	-	-	√	-	-	-	-	-
		嵌入式微波爐 Built-in microwave oven	Miele	M 2234 SC	√	-	-	-	-	√	√	-	-	-
		嵌入式蒸焗爐 Built-in steam combination oven	Miele	DGC 7640	-	-	-	-	√	-	-	-	-	-
		洗衣乾衣機 Washer dryer	西門子 Siemens	WK14D321HK	√	√	√	√	√	√	√	√	√	√
		嵌入式酒櫃 Built-in wine conditioning unit	Gorenje	WCIU2090A1	-	-	-	-	√	-	-	-	-	-

賣方承諾如該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。
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.

6. 設備說明表 Appliances Schedule

位置 Location		設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第3A座及3B座 Tower 3A and Tower 3B									
					1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
					C	D	E	F	A	B	C	D	E	F
(c)	浴室 Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	√	√	√	√	√	√	√	√	√	√
		天花暗藏式抽氣扇 Ceiling type ventilation fan	奧斯博 Ostberg	LPK 125 A1	-	√	√	√	√	√	-	√	√	√
(d)	主人浴室 Master Bathroom	浴室寶 Thermo ventilator	樂聲 Panasonic	FV-30BG3H	-	-	-	-	√	-	-	-	-	-
		煤氣熱水爐 Gas water heater	TGC	TRJW222TFQL	-	-	-	-	√	-	-	-	-	-
(e)	衣帽間 Walk-in Closet	空氣淨化系統 Air cleaning system	LEMA	Not applicable	√	-	-	-	√	√	√	-	-	-
		護膚品雪櫃 Cosmetic cooler	Biszet	B7	-	-	-	-	√	√	-	-	-	-
		保險箱 Safety box	Dometic	MDT 400X	√	-	-	-	√	√	√	-	-	-
(f)	露台 Balcony	煤氣熱水爐 Gas water heater	TGC	RBOX16QR / RBOX16QL	√	√	√	√	√	√	√	√	√	√

賣方承諾如該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。
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.

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
								C	D	E	F	A	B
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1
(b)	客廳 / 飯廳 Living Room / Dining Room	視像對講機 Video door phone		1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	-	1	1	1	1	-	-	1	1
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	-	1	1	1	1	-	-	1	1
			適用於煤氣熱水爐 For gas water heater	1	-	-	-	-	-	1	-	-	-
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone outlet		1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre outlet		1	1	1	1	1	1	1	1	1	1
		13A 單位插座 13A single socket outlet	設於假陣內適用於智能家居或網路設備 Inside bulkhead, for home automation or internet services	2	2	2	2	2	2	2	2	2	2
			適用於雪櫃 For fridge	-	1	1	1	-	1	-	1	1	1
			適用於微波爐 For microwave oven	-	1	1	1	-	-	-	1	1	1
		13A 雙位插座 13A twin socket outlet		2	2	2	2	3	2	2	2	2	2
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)		1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	1	-	-	-	-	-
			適用於天花暗藏燈 For cove lighting	1	1	1	1	1	1	1	1	1	1
			適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	2	1	1	1	1
			適用於廚櫃燈 For kitchen cabinet light	1	1	1	1	1	1	1	1	1	1

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
								C	D	E	F	A	B
(b)	客廳 / 飯廳 Living Room / Dining Room	總電掣箱 Minature circuit breaker distribution board		1	-	-	-	-	-	1	-	-	-
		燈掣 Lighting switch		6	6	7	7	9	10	6	6	7	7
(c)	開放式廚房 Open Kitchen	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1
			適用於洗衣乾衣機、雪櫃、煤氣煮食爐、抽油煙機及酒櫃 For washer dryer, fridge, gas hob, cooker hood and wine conditioning unit	-	-	-	-	6	-	-	-	-	-
			適用於洗衣乾衣機、微波爐、煤氣煮食爐及抽油煙機 For washer dryer, microwave oven, gas hob and cooker hood	-	-	-	-	-	4	-	-	-	-
		13A 單位插座 13A single socket outlet	適用於洗衣乾衣機、微波爐、雪櫃、煤氣煮食爐及抽油煙機 For washer dryer, microwave oven, fridge, gas hob and cooker hood	5	-	-	-	-	-	5	-	-	-
			適用於洗衣乾衣機、煤氣煮食爐及抽油煙機 For washer dryer, gas hob and cooker hood	-	3	-	-	-	-	-	3	-	-
			適用於洗衣乾衣機及抽油煙機 For washer dryer and cooker hood	-	-	2	2	-	-	-	-	2	2
		13A 雙位插座 13A twin socket outlet	一般用途 For general use	1	1	1	1	1	1	1	1	1	1
		來水及去水位 Water and drain points	適用於洗衣乾衣機 For washer dryer	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Minature circuit breaker distribution board		-	1	1	1	1	-	-	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	-	1	1	1	2	-	-	1	1	1
		雙極開關掣及接線座 Double pole switch and connection unit	適用於電磁爐 For induction hob	-	-	1	1	-	-	-	-	1	1
		雙極接線座 Double pole connection unit	適用於蒸焗爐 For steam combination oven	-	-	-	-	1	-	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
								C	D	E	F	A	B
(d)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	1	1	-	-	-	-	1	1	-	-
			適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	-	-	-	-	-	1	-	-
		電視 / 電台天線插座 TV / FM outlet		1	1	-	-	-	-	1	1	-	-
		網路插座 Internet outlet		1	1	-	-	-	-	1	1	-	-
		13A 雙位插座 13A twin socket outlet		1	1	-	-	-	-	1	1	-	-
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)		1	1	-	-	-	-	1	1	-	-
		燈掣 Lighting switch		4	3	-	-	-	-	4	3	-	-
(e)	睡房 1 Bedroom 1	電視 / 電台天線插座 TV / FM outlet		-	-	-	-	1	1	-	-	-	-
		網路插座 Internet outlet		-	-	-	-	1	1	-	-	-	-
		13A 單位插座 13A single socket outlet		-	-	-	-	1	1	-	-	-	-
		13A 雙位插座 13A twin socket outlet		-	-	-	-	1	1	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	1	1	-	-	-	-
			預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	1	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	1	1	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
								C	D	E	F	A	B
(f)	睡房 2 Bedroom 2	電視 / 電台天線插座 TV / FM outlet		-	-	-	-	1	-	-	-	-	-
		網路插座 Internet outlet		-	-	-	-	1	-	-	-	-	-
		13A 單位插座 13A single socket outlet		-	-	-	-	1	-	-	-	-	-
		13A 雙位插座 13A twin socket outlet		-	-	-	-	1	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	1	-	-	-	-	-
			預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	1	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	2	-	-	-	-	-
(g)	主人睡房 Master Bedroom	電視 / 電台天線插座 TV / FM outlet		-	-	-	-	1	1	-	-	-	-
		網路插座 Internet outlet		-	-	-	-	1	1	-	-	-	-
		13A 單位插座 13A single socket outlet		-	-	-	-	-	1	-	-	-	-
		13A 雙位插座 13A twin socket outlet		-	-	-	-	1	1	-	-	-	-
		13A 雙位插座(附有USB插頭) 13A twin socket outlet (with USB port)		-	-	-	-	1	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於浴室寶 For thermo ventilator	-	-	-	-	1	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	2	-	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	5	4	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於層板暗藏燈 For shelf board concealed lighting	-	-	-	-	-	1	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
				C	D	E	F	A	B	C	D	E	F
(h)	衣帽間 Walk-in Closet	13A 單位插座 13A single socket outlet	設於假陣內，適用於空氣淨化系統 Inside bulkhead and for air cleaning system	1	-	-	-	1	1	1	-	-	-
			適用於護膚品雪櫃 For cosmetic cooler	-	-	-	-	1	1	-	-	-	-
				1	-	-	-	1	1	1	-	-	-
		熔斷器的接線座 Fused connection unit	適用於衣帽間之櫃燈 For walk-in closet cabinet light	1	-	-	-	1	1	1	-	-	-
(i)	浴室 Bathroom	接線座 Connection unit	適用於浴室寶 For thermo ventilator	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused connection unit	適用於天花暗藏式抽氣扇 For ceiling type ventilation fan	-	1	1	1	1	1	-	1	1	1
			適用於鏡櫃燈 For mirror cabinet light	1	1	1	1	1	1	1	1	1	1
			適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	-	-	-	-	1	1	-	-
			適用於私人天台之牆燈 (只適用於40樓之住宅單位) For wall light of private roof (for residential units on 40/F only)	-	-	-	-	-	1	1	1	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		1	1	1	1	1	1	1	1	1	1
		13A 單位插座(附有USB插頭) 13A single socket outlet (with USB port)		1	1	1	1	1	1	1	1	1	1

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
				C	D	E	F	A	B	C	D	E	F
(j)	主人浴室 Master Bathroom	接線座 Connection unit	適用於浴室寶 For thermo ventilator	-	-	-	-	1	-	-	-	-	-
			適用於鏡櫃燈 For mirror cabinet light	-	-	-	-	1	-	-	-	-	-
			適用於煤氣熱水爐 For gas water heater	-	-	-	-	1	-	-	-	-	-
			適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	1	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	預留電動窗簾接駁點 Provision for electric curtain's connection point	-	-	-	-	1	-	-	-	-	-
			適用於工作平台之牆燈 For wall light of utility platform	-	-	-	-	1	-	-	-	-	-
			適用於私人天台之牆燈 (只適用於40樓之住宅單位) For wall light of private roof (for residential units on 40/F only)	-	-	-	-	1	-	-	-	-	-
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	-	-	-	-	1	-	-	-	-	-
		煤氣熱水爐遙控器 Gas water heater remote control		-	-	-	-	1	-	-	-	-	-
(k)	儲物房 Store Room	13A 單位插座(附有USB插頭) 13A single socket outlet (with USB port)		-	-	-	-	1	-	-	-	-	-
		熔斷器的接線座 Fused connection unit	適用於冷氣機之室內機 For air-conditioner indoor unit	-	-	-	-	-	1	-	-	-	-
		13A 單位插座 13A single socket outlet		-	-	-	-	-	1	-	-	-	-
		燈掣 Lighting switch		-	-	-	-	-	1	-	-	-	-
		總電掣箱 Minature circuit breaker distribution board		-	-	-	-	-	1	-	-	-	-
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	-	-	-	-	-	1	-	-	-	-

7. 住宅單位機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units

位置 Location		描述 Description		第3A座及3B座 Tower 3A and Tower 3B									
				1樓 1/F				2樓至40樓 (4樓、11樓、13樓、14樓、24樓及34樓除外) 2/F - 40/F (Except 4/F, 11/F, 13/F, 14/F, 24/F and 34/F)					
								C	D	E	F	A	B
(l)	露台 Balcony	熔斷器的接線座 Fused connection unit	適用於牆燈 For wall light	1	1	1	1	1	1	1	1	1	1
			適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
(m)	公用冷氣機房 Common Air-conditioning Plant Room	雙極開關掣 Double pole switch	適用於冷氣機之主機 For air-conditioner main unit	1	1	1	1	-	1	1	1	1	1
		四極開關掣 Four pole switch		-	-	-	-	1	-	-	-	-	-
(n)	私人天台 (只適用於40樓之住宅單位) Private Roof (for residential units on 40/F only)	13A 單位防水插座 13A single waterproof socket outlet		-	-	-	-	1	1	1	1	-	-
		來水及去水位 Water and drain points	適用於洗手盆 For sink	-	-	-	-	1	1	1	1	-	-
		燈掣 Lighting switch		-	-	-	-	2	2	2	2	-	-

23 服務協議 SERVICE AGREEMENTS

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。

賣方已與 Towngas Telecommunications Fixed Network Limited 簽訂協議，以向期數的住宅單位免費提供家居寬頻及無線上網服務，服務期由住宅單位擁有人啟用該服務起計24個曆月(而不管各擁有人的啟用日期，免費家居寬頻及無線上網服務將於首個住宅單位交付日期的第48個曆月後終止)。儘管如此，各擁有人可自行向任何服務供應商申請家居寬頻及無線上網服務。

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.

The Vendor has signed an agreement with Towngas Telecommunications Fixed Network Limited to provide free home broadband and Wi-Fi services to the residential units in the Phase for 24 calendar months from the date of activation of services by the owner of the residential unit (in which the period of free home broadband and Wi-Fi services would end after the 48th calendar month from the date of the first handover of residential unit regardless of the date of activation by individual owner). Nonetheless, subscription of home broadband and Wi-Fi services to any other service providers shall be subject to individual owner's discretion.

24 地稅

GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

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

25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

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

Note : The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.

26 欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，凡售出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。

As provided in the agreement for sale and purchase, 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, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27 斜坡維修

MAINTENANCE OF SLOPES

不適用。

Not applicable.

28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

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。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	
2.1(#)	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	140.414
2.2(#)	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	582.114
2.3(#)	非強制性或非必要機房，例如空調機房、風櫃房等	308.359
根據聯合作業備考第1及第2號提供的環保設施		面積（平方米）
3.(#)	露台	447.546
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.(#)	非結構預製外牆	28.696
9.(#)	工作平台	52.502
10.	隔音屏障	不適用

備註：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。

適意設施		面積（平方米）
11.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	32.285
12.	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	不適用
13.(#)	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障 / 有蓋人行道、花棚	不適用
15.(#)	擴大升降機井道	194.385
16.	煙囪管道	不適用
17.	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	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	302.363
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		面積（平方米）
23.(#)	庇護層，包括庇護層兼空中花園	353.936
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	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	243.190
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		面積（平方米）
30.	額外總樓面面積	不適用

有關建築物的環境評估



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有關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：

第 I 部分						
提供中央空調	是					
提供具能源效益的設施	是					
擬安裝的具能源效益的設施	(1) 設計建築物方向以減少太陽熱能吸收 (2) 高能源效益的空調系統 (3) 降低窗牆比例					
第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量 <small>(註腳1)</small>						
發展項目類型	位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇每年能源消耗量 <small>(註腳2)</small>		擬興建樓宇每年能源消耗量	
			電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
住用發展項目(不包括酒店)	中央屋宇裝備裝置 <small>(註腳3)</small>	26,850	167.15	0.02	142.35	0.01
非住用發展項目(包括酒店) <small>(註腳4)</small>	平台(中央屋宇裝備裝置)	2,300	363.48	不適用	331.74	不適用

註腳：1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣 / 石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

(a) “每年能源消耗量”與新建樓宇BEAM Plus 標準(現行版本)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。

2. “基線樓宇”與新建樓宇BEAM Plus 標準(現行版本)第4 節及附錄8 中的“基準建築物模型(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

4. 平台一般指發展項目的最低部分(通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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			
裝置類型		電力裝置	是
照明裝置	是	升降機及自動梯的裝置	是
空調裝置	是	以總能源為本的方法	不適用

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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.(#)	Carpark and loading / unloading area excluding public transport terminus	Not applicable
2.	Plant rooms and similar services	
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.	140.414
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.	582.114
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	308.359
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.(#)	Balcony	447.546
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.(#)	Non-structural prefabricated external wall	28.696
9.(#)	Utility platform	52.502
10.	Noise barrier	Not applicable

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.

Amenity Features		Area (m ²)
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	32.285
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	Not applicable
13.(#)	Covered landscaped and play area	Not applicable
14.	Horizontal screens/covered walkways, trellis	Not applicable
15.(#)	Larger lift shaft	194.385
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	302.363
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not applicable
Other Exempted Items		Area (m ²)
23.(#)	Refuge floor including refuge floor cum sky garden	353.936
24.(#)	Other projections	Not applicable
25.	Public transport terminus	Not applicable
26.(#)	Party structure and common staircase	Not applicable
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	243.190
28.(#)	Public passage	Not applicable
29.	Covered set back area	Not applicable
Bonus GFA		Area (m ²)
30.	Bonus GFA	Not applicable

The Environmental Assessment of the Building



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 brochure:

Part I						
Provision of Central Air Conditioning	Yes					
Provision of Energy Efficient Features	Yes					
Energy Efficient Features proposed	(1) Design building orientation for reducing solar heat gain (2) Select more energy-efficient air-conditioning units (3) Reduce the window-to-wall ratio					
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			Electricity kWh / m² / annum	Town Gas / LPG unit / m² / annum	Electricity kWh / m² / annum	Town Gas / LPG unit / m² / annum
Domestic Development (excluding Hotel)	Central building services installation ^(Note 3)	26,850	167.15	0.02	142.35	0.01
Non-domestic Development (including Hotel) ^(Note 4)	Podium(s) (central building services installation)	2,300	363.48	Not applicable	331.74	Not applicable

Notes: 1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where: –
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not Applicable

1. 建築裝飾

部份住宅單位外設有建築裝飾。此等建築裝飾可能對部份單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 喉管

發展項目部分住宅單位的私人平台及/或露台及/或工作平台及/或私人花園及/或私人天台的外牆或毗鄰住宅單位的私人平台及/或露台及/或工作平台及/或私人花園及/或私人天台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

3. 大廈保養系統操作

在管理人安排為發展項目的外牆及公用地方與設施進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船或類似裝置(不論其裝置是永久或臨時)可能會安裝及/或停泊在住宅單位的平台及/或天台上，並在住宅單位的平台、天台及/或花園上空操作，以及在住宅單位的窗外及露台及/或工作平台外操作。

根據公契，管理人有權進入建有露台、工作平台、花園、平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料)操作大廈保養系統。

4. 燈飾

發展項目部分住宅單位及商業發展項目的外牆及/或建築裝飾裝置外牆裝飾燈，該等裝飾燈可能不時開啟。毗連發展項目游泳池的會所玻璃外牆上，在高度達至5米裝置泛光燈，以供游泳池照明。

外牆裝飾燈及泛光燈的照明可能對發展項目住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

5. 避雷針

在發展項目第1座、第3A座及第3B座的最高天台層提供及裝置各一支避雷針，其高度達香港主水平基準以上約147.20米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

6. 水冷式空調機（亦稱為高效能冷暖水源分體機）

根據公契，除安裝於空調機室內管理人就每個住宅單位指定位置的水冷式空調機(亦稱為高效能冷暖水源分體機)，不得安裝獨立室外空調機(不論是窗口式或分體式空調機)。每個住宅單位擁有人需自費聘請或僱用合資格技師或根據製造商指引批准人士以保持及保養僅服務其住宅單位的水冷式空調機(亦稱為高效能冷暖水源分體機)及輔助喉管及裝置於修繕良好的狀態。

7. 附近的其他地段

賣方的有聯繫公司(「聯繫公司」)已購入及正在發展發展項目附近的地段，即新九龍內地段第6562號(「毗鄰地段」)。

初步擬建於毗鄰地段上的一座樓高31層大樓及四座樓高5層公寓的建築圖則已於2020年11月3日獲屋宇署批准。該等建築圖則可能會作出修改，而在毗鄰地段的建築物的設計及布局亦可能改變。賣方及聯繫公司並不就毗鄰地段任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。聯繫公司明確保留所有與毗鄰地段有關的權利，包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

1. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Pipes

Some pipes are located on the external walls at or adjacent to the private flat roofs and/or balconies and/or utility platforms and/or private gardens and/or private roofs of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the development.

3. Operation of Building Maintenance System

During the regular and specially arranged inspection, cleaning, maintenance and/or repairing of the external walls and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or rested on the flat roof(s) and/or roof(s) and operated in air space directly above the flat roof(s), roof(s) and/or garden(s) as well as outside the windows and the balcony(ies) and/or utility platform(s) of the residential units.

Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting balcony(ies), utility platform(s), garden(s), flat roof(s) and/or roof(s) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system.

4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential units and the Commercial Accommodation of the development and may be turned on from time to time. Floodlights are installed at the external glass wall of the clubhouse adjoining the swimming pool of the development reaching a height of about 5 metres for lighting of the swimming pool.

The illumination of the facade lighting and the floodlights may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

5. Lightning Poles

One lightning pole reaching a height of approximately 147.20 m.P.D. provided and installed at each of the top roof floor of Tower 1, Tower 3A and Tower 3B of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

Note: "m.P.D." means metre above the Hong Kong Principal Datum.

6. Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units)

Under the Deed of Mutual Covenant, no individual air-conditioning outdoor units (irrespective of whether window type or split-type air conditioning units) shall be installed other than the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) at such location(s) in the A/C Rooms as may be designated by the Manager for each residential unit. Every owner of the residential unit shall at his own cost and expense engage or employ qualified technicians or approved persons pursuant to the manufacturer's guidelines so as to keep and maintain the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) and the ancillary pipes and equipment serving exclusively his residential unit in good repair and condition.

7. Other Lot Nearby

An associate corporation of the Vendor ("Associate Corporation") has acquired and is in the course of developing New Kowloon Inland Lot No.6562 ("Adjacent Lot") near the development.

The general building plans of a 31-storey tower and four 5-storey mansions preliminarily intended to be constructed on the Adjacent Lot were approved by the Buildings Department on 3 November 2020. The general building plans are subject to amendments and the design and layout of the building(s) on the Adjacent Lot may be subject to change. The Vendor and the Associate Corporation give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of the Adjacent Lot. The Associate Corporation expressly reserves all rights in respect of the Adjacent Lot including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

31 按地政總署署長於預售樓花同意書要求列出的一些資料

SOME INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER THE PRESALE CONSENT

1. 買方須與賣方於正式買賣合約協議須同意，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立轉讓契之前，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，或轉讓該住宅物業，或轉移該住宅物業的正式買賣合約的權益。
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總售價百份之五的款項。同時買方亦須額外付予賣方或付賣方(視屬何情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
3. 賣方將會支付或已經支付(視屬何情況而定)由批地文件之日期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獲得一份有關完成興建期數所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase ("ASP") 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 specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit 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 ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP 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 ASP.
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 ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.

賣方就期數指定的互聯網網站的網址：
The address of the website designated by the vendor for the Phase :
www.thehenley.com.hk

期數及其周邊地區日後可能出現改變。
There may be future changes to the Phase and the surrounding areas.

本售樓說明書印製日期：2021年7月30日。 Date of printing of this Sales Brochure : 30th July 2021

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