

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

在本頁上之備註和圖例適用於全部的「期數的住宅物業的樓面平面圖」的頁數。

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Phase".

備註：

1. 部分住宅物業的露台、工作平台、空調機平台、平台、天台或外牆上/附近或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝空調喉管及/或其他機電設備。
4. 部分住宅單位的空調機之室外機放置於指定的空調機平台或平台。該等空調機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes:

1. Common pipes exposed or enclosed in cladding may be located at / adjacent to the balcony, utility platform, air conditioning platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioners for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioners may create heat and / or noise.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

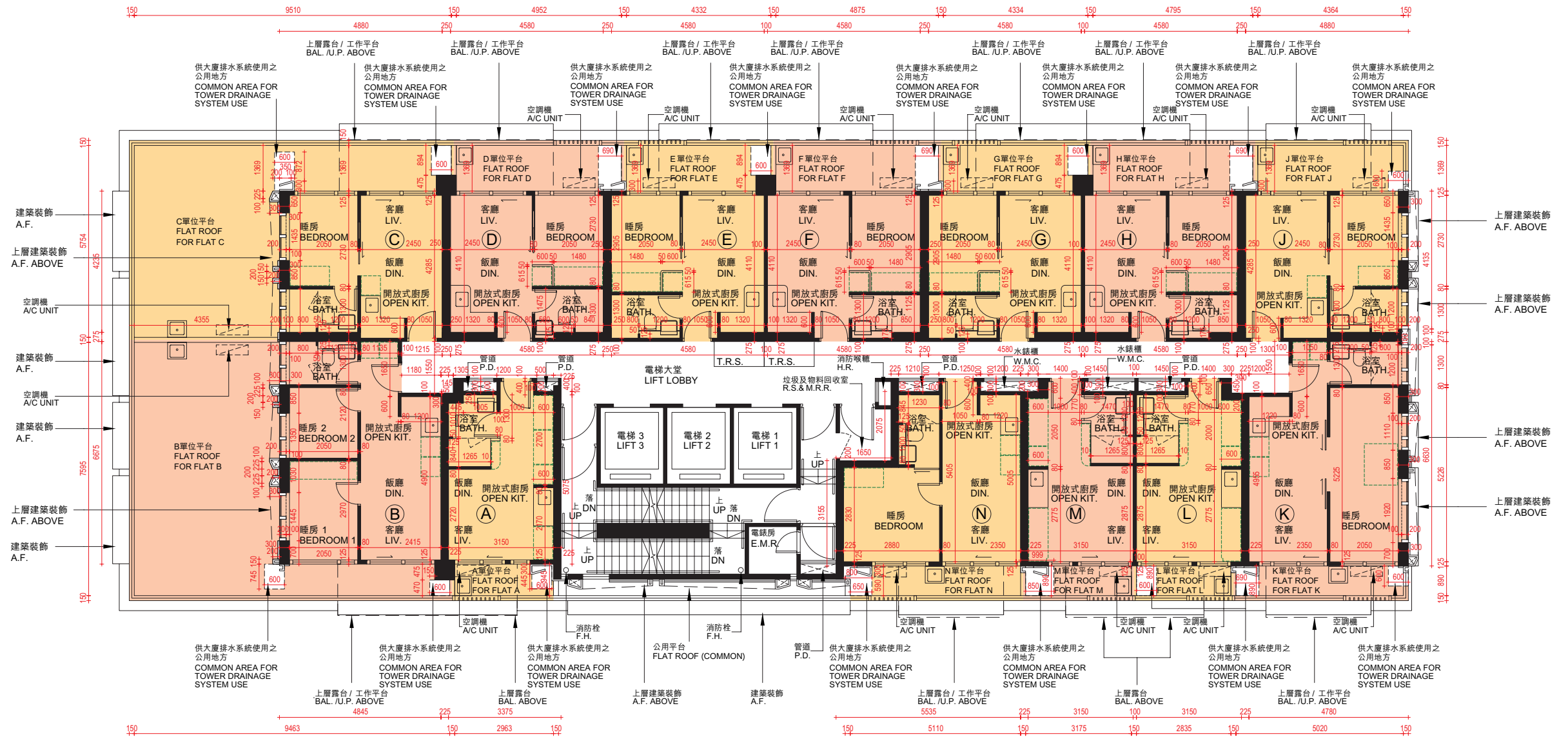
### 樓面平面圖之圖例

#### Legends of Floor Plans

A/C UNIT	= 空調機 Air Conditioning Unit
A/C PLATFORM	= 空調機平台 Air Conditioning Platform
A.F.	= 建築裝飾 Architectural Feature
A.F. ABOVE	= 上層建築裝飾 Architectural Feature Above
BATH.	= 浴室 Bathroom
BAL.	= 露台 Balcony
BAL. ABOVE	= 上層露台 Balcony Above
BAL./U.P.	= 露台/工作平台 Balcony/Utility Platform
BAL./U.P. ABOVE	= 上層露台/工作平台 Balcony/Utility Platform Above
COVER OF BAL. BELOW	= 下層露台頂蓋 Cover of Balcony Below
COVER OF BAL./U.P. BELOW	= 下層露台/工作平台頂蓋 Cover of Balcony/Utility Platform Below
DIN.	= 飯廳 Dining Room
DN	= 落 Down
E.M.R.	= 電錶房 Electrical Meter Room
F.H.	= 消防柱 Fire Hydrant
H.R.	= 消防喉轆 Hose Reel
LIV.	= 客廳 Living Room
M. BEDROOM	= 主人睡房 Master Bedroom
OPEN KIT.	= 開放式廚房 Open Kitchen
P.D.	= 管道 Pipe Duct
R.S.& M.R.R.	= 垃圾及物料回收室 Refuse Storage and Material Recovery Room
STORE	= 儲物室 Store Room
T.R.S.	= 臨時庇護處 Temporary Refuge Space
W.M.C.	= 水錶櫃 Water Meter Cabinet
	= 隨樓附送之嵌入式裝置 Built-in fittings provided in the flats

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

5樓  
5/F



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

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat												
		A	B	C	D	E	F	G	H	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	5樓 5/F	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
 The internal areas of residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第25頁為期數的住宅物業的樓面平面圖而設之備註和圖例。  
 Please refer to page 25 of this sales brochure for the notes and legends for the floor plans of residential properties in the Phase.

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

6樓、8樓、9樓、11樓、12樓、16樓、17樓、19樓、20樓、22樓、23樓及26樓  
6/F, 8/F, 9/F, 11/F, 12/F, 16/F, 17/F, 19/F, 20/F, 22/F, 23/F and 26/F



備註：平面圖所列數字為以毫米標示之建築結構尺寸。

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



# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat												
		A	B	C	D	E	F	G	H	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	6樓、8樓、9樓、 11樓、12樓、16樓、 17樓、19樓、20樓、 22樓及23樓	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3050, 3150, 3325	2975, 3050, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat												
		A	B	C	D	E	F	G	H	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	26樓 26/F	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3050, 3150, 3325	2975, 3050, 3325	3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	3050, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

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

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

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

7樓、10樓、15樓、18樓、21樓及25樓  
7/F, 10/F, 15/F, 18/F, 21/F and 25/F



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

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat												
		A	B	C	D	E	F	G	H	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	7樓、10樓、15樓、 18樓、21樓及25樓	160	160	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	7/F, 10/F, 15/F, 18/F, 21/F and 25/F	2975, 3050, 3150, 3325	2975, 3050, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

27樓  
27/F



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

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	E	F	G	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	27樓  27/F	160	160	160	160	160	160	160	160	160	160	160
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3050, 3150, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

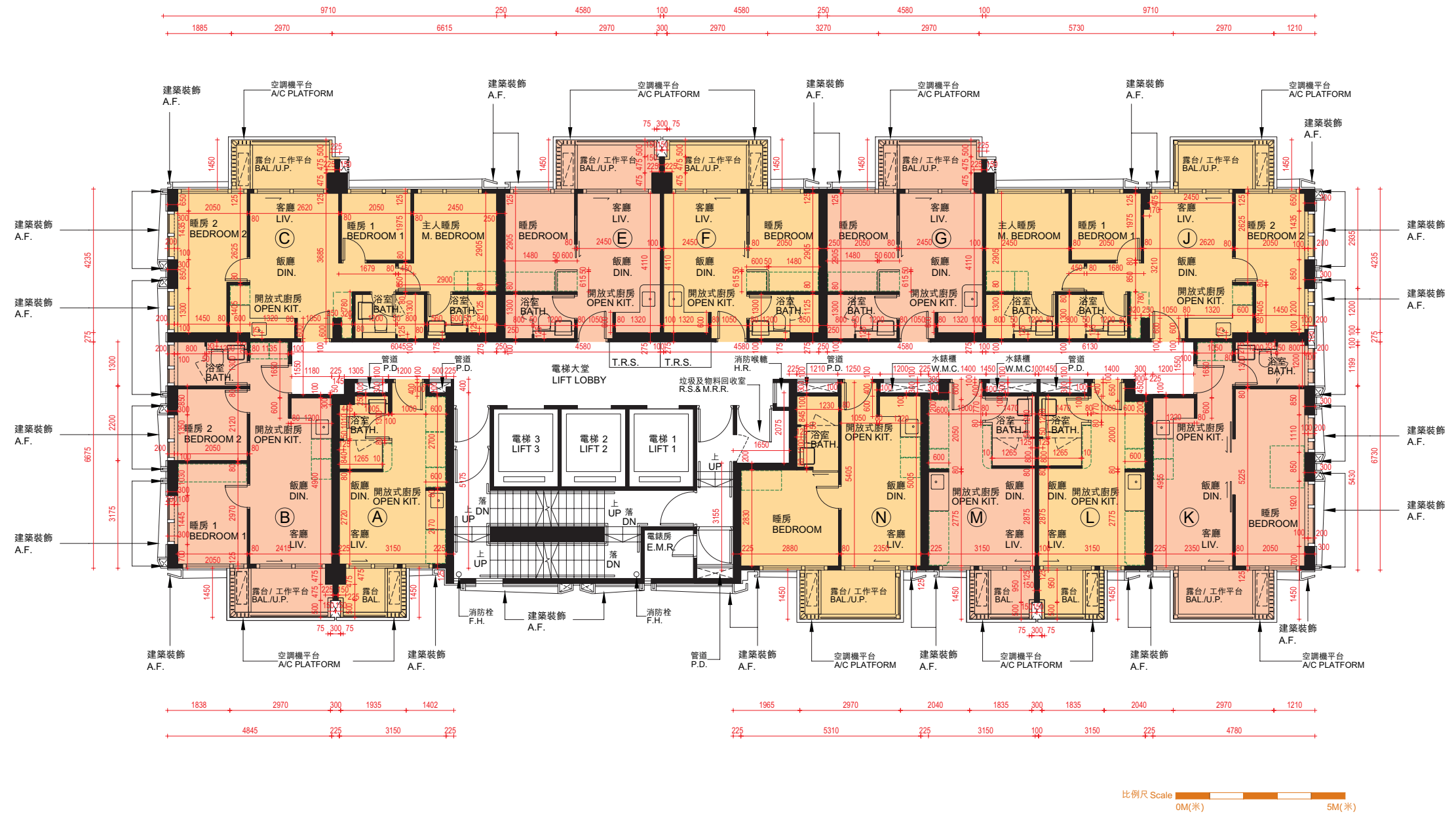
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

28樓  
28/F



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

# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	E	F	G	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	28樓  28/F	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175	160, 175
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2975, 3050, 3150, 3325	2975, 3050, 3325	2675, 2725, 2975, 3050, 3125, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2675, 2725, 2975, 3050, 3125, 3325	2975, 3050, 3325	2975, 3050, 3150, 3325	2975, 3050, 3150, 3325	2975, 3150, 3325

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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# 10 期數的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

29樓  
29/F



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

# 10 期數的住宅物業的樓面平面圖

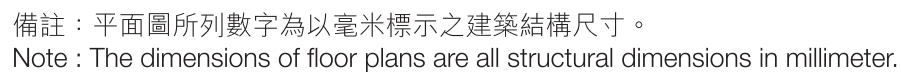
## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	E	F	G	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	29樓 29/F	160, 250	160, 250	250	160, 250	160, 250	160, 250	250	160, 250	160, 250	160, 250	160, 250
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

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





# 10 期數的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	E	F	G	J	K	L	M	N
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slab (excluding plaster)(mm)	天台 Roof	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
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# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓 5/F	A	18.658 (201) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	2.255 (24)	-	-	-	-	-	-
	B	31.624 (340) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	36.450 (392)	-	-	-	-	-	-
	C	22.323 (240) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	30.356 (327)	-	-	-	-	-	-
	D	21.926 (236) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.723 (62)	-	-	-	-	-	-
	E	21.588 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.073 (55)	-	-	-	-	-	-
	F	21.588 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.618 (60)	-	-	-	-	-	-
	G	21.588 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.077 (55)	-	-	-	-	-	-
	H	21.588 (232) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.514 (59)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓 5/F	J	22.137 (238) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	5.619 (60)	-	-	-	-	-	-
	K	31.234 (336) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	3.486 (38)	-	-	-	-	-	-
	L	17.864 (192) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	1.976 (21)	-	-	-	-	-	-
	M	17.885 (193) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	2.056 (22)	-	-	-	-	-	-
	N	26.614 (286) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	3.872 (42)	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及 陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓至 12樓、15樓 至23樓及 25樓至26樓  6/F - 12/F, 15/F - 23/F, and 25/F - 26/F	A	20.665 (222) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B	35.132 (378) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	25.831 (278) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	25.434 (274) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓至12樓、15樓至23樓及25樓至26樓 6/F - 12/F, 15/F - 23/F, and 25/F - 26/F	J	25.645 (276) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	34.742 (374) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	L	19.869 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	M	19.890 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	N	30.122 (324) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.



# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
27樓至28樓 27/F - 28/F	A	20.665 (222) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	B	35.132 (378) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	47.792 (514) 露台 Balcony: 2.043 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	25.131 (271) 露台 Balcony: 2.043 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
27樓至28樓 27/F - 28/F	J	47.232 (508) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	34.742 (374) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	L	19.869 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	M	19.890 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
	N	30.122 (324) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
29樓 29/F	A	20.665 (222) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	15.440 (166)	-	-	-
	B	35.303 (380) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	28.909 (311)	-	-	-
	C	40.208 (433) 露台 Balcony: 2.043 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	5.636 (61)	-	-	25.424 (274)	-	-	-
	E	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	25.096 (270) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	9.935 (107)	-	-	-
	G	25.131 (271) 露台 Balcony: 2.043 (22) 工作平台 Utility Platform: 1.500 (16)				-			19.070 (205)			

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 11 期數中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
29樓 29/F	J	39.780 (428) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	5.636 (61)	-	-	31.423 (338)	-	-	-
	K	34.885 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	29.644 (319)	-	-	-
	L	19.869 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	16.026 (173)	-	-	-
	M	19.890 (214) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	16.522 (178)	-	-	-
	N	30.122 (324) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)							28.219 (304)			

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：1. 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

2. 期數的住宅物業並無陽台。

Notes: 1. Areas in square metres as specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

2. There is no verandah in the residential properties of the Phase.

# 12 期數中的停車位的樓面平面圖

## FLOOR PLANS OF PARKING SPACES IN THE PHASE

不適用。

Not applicable.



# 13 臨時買賣合約的摘要

## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
  - (i) 該臨時買賣合約即告終止；及
  - (ii) 買方支付的臨時訂金即予沒收；及
  - (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
  - (i) that preliminary agreement for sale and purchase is terminated; and
  - (ii) the preliminary deposit paid by the purchaser is forfeited; and
  - (iii) the vendor (the owner) does not have any further claim against the purchaser for the failure.

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. 發展項目的公用部分

#### (I) 公契

1. **「公用地方」** 統指屋苑公用地方、期數公用地方、屋苑住宅公用地方、期數住宅公用地方，及副公契所指定的其他公用地方（包括但不限於，如任何期數的商業發展項目或第一期停車場的單位個別出售，有關的副公契內所定義的該期數的商業發展項目公用地方（如有），或第一期停車場公用地方（如有）），每類公用地方在適用的情況下包括在《建築物管理條例》第2條所列「公用部分」的定義所包含的適當及有關公用部分。
2. **「公用地方與設施」** 統指公用地方及公用設施。
3. **「公用設施」** 統指屋苑公用設施、期數公用設施、屋苑住宅公用設施、期數住宅公用設施，及副公契所指定的其他公用設施（包括但不限於，如任何期數的商業發展項目或第一期停車場的單位個別出售，有關的副公契內所定義的該期數的商業發展項目公用設施（如有），或第一期停車場公用設施（如有））。
4. **「屋苑公用地方」** 指擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑部分（如有），受公契的條款所約束及所有現存的權利及通行權所規限，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等部分，當中包括但不限於斜坡及護土牆（如有），及該等於有關的副公契內所指定為此其後期數部分（如有）。惟倘若情況適當，如(i)《建築物管理條例》第2條所列「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑公用地方一部分。
5. **「屋苑公用地方與設施」** 統指屋苑公用地方及屋苑公用設施（如有）。
6. **「屋苑公用設施」** 指所有擬供屋苑整體共用及共享而並非只供任何個別單位或其任何部分使用及享用的屋苑設施（如有），受公契的條款所約束，每位擁有人及佔用人可與所有其他屋苑的擁有人及佔用人共用該等設施，當中包括但不限於該等於有關的副公契內所指定為此其後期數裝置及設施（如有）。
7. **「屋苑住宅公用地方」** 指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的屋苑部分，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等部分，包括但不限於康樂設施、第一期屋苑住宅公用地方，及該等於有關的副公契內所指定為此其後期數部分。惟倘若情況適當，如(i)《建築物管理條例》第2條所列「公用部分」的定義之(a)段所包含的任何屋苑部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列「公用部分」的定義之(b)段的任何部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成屋苑住宅公用地方一部分。
8. **「第一期屋苑住宅公用地方」** 指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的第一期部分，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用

人共用該等部分，當中包括但不限於：-

- (a) 在附於公契的圖則上以綠色顯示（僅作識別之用）而非構成第一期內的屋苑公用地方（如有）、第一期公用地方、第一期住宅公用地方、第一期商業發展項目或第一期停車場一部分，位於3樓及以下的第一期外牆部分，以及在附於公契的圖則上以綠色加黑點顯示（僅作識別之用）第一期外牆部分的綠化範圍部分；
- (b) 所有在附於公契的圖則上以綠色顯示（僅作識別之用）的第一期地方，以及在附於公契的圖則上以綠色加黑點顯示（僅作識別之用）位於第一期的綠化範圍部分；
- (c) 位於第一期的康樂設施；及
- (d) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑住宅公用地方的額外第一期地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列「公用部分」的定義之(a)段所包含的任何第一期部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列「公用部分」的定義之(b)段的第一期部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期屋苑住宅公用地方一部分。

9. **「屋苑住宅公用地方與設施」** 統指屋苑住宅公用地方及屋苑住宅公用設施。

10. **「第一期屋苑住宅公用地方與設施」** 統指第一期屋苑住宅公用地方及第一期屋苑住宅公用設施。

11. **「屋苑住宅公用設施」** 指所有擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的屋苑設施，受公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等設施，當中包括但不限於第一期屋苑住宅公用設施、所有設於屋苑住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝於屋苑住宅公用地方的閉路電視及其他設施及設備、位於康樂設施的運動及康樂設施、及專屬住宅發展項目整體而並非只屬任何個別期數的住宅發展項目的所有機電裝置及設備，以及該等於有關的副公契內所指定為此其後期數裝置及設施。

12. **「第一期屋苑住宅公用設施」** 指位處於第一期的屋苑住宅公用設施。

13. **「期數公用地方」** 指擬供個別期數整體而並非只供任何該個別期數的個別單位公用及共享的屋苑部分，受公契的條款所約束，每位該個別期數單位的擁有人及佔用人可專有地與該個別期數單位的其他擁有人及佔用人共用該等部分，當中包括但不限於第一期公用地方及該等於有關的副公契內所指定為此其後期數部分。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成期數公用地方一部分。

14. **「期數公用地方與設施」** 統指期數公用地方及期數公用設施。

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## SUMMARY OF DEED OF MUTUAL COVENANT

15. **「期數公用設施」**指提供個別期數整體而並非只供任何該個別期數的個別單位公用及共享的屋苑設施，受公契的條款所約束，每位該個別期數的單位的擁有人及佔用人可專有地與所有該個別期數的單位的其他擁有人及佔用人共用該等設施，當中包括但不限於第一期公用設施、公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在該個別期數的期數公用地方的閉路電視及其他設施及設備、該個別期數機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為該個別期數提供電力的所有有關連設施及輔助電力裝置、設備和設施、及該等於有關的副公契內所指定為此之裝置及設施。

16. **「期數住宅公用地方」**指提供個別期數的住宅發展項目整體而並非只供任何該個別期數的個別住宅單位公用及共享的屋苑部分，受公契的條款所約束，每位該個別期數內的住宅單位的擁有人及佔用人可專有地與該個別期數內的住宅單位的其他擁有人及佔用人共用該等部分，當中包括但不限於第一期住宅公用地方及該等於有關的副公契內所指定為此之其後期數部分。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成期數住宅公用地方一部分。

17. **「期數住宅公用地方與設施」**統指期數住宅公用地方及期數住宅公用設施。

18. **「期數住宅公用設施」**指提供個別期數的住宅發展項目整體而並非只供任何該個別期數內的個別住宅單位公用及共享的屋苑設施，受公契的條款所約束，每位個別期數內的住宅單位的擁有人及佔用人可專有地與所有該個別期數內的住宅單位的其他擁有人及佔用人共用該等設施，當中包括但不限於第一期住宅公用設施、所有設於該個別期數的期數住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝在該個別期數的期數住宅公用地方的閉路電視及其他設施及設備，以及所有專有地提供予該個別期數的住宅發展項目的所有機械和電力裝置及設備，及該等於有關的副公契內所指定為此之裝置及設施。

19. **「第一期公用地方」**指提供第一期整體而並非只供任何個別單位或其任何部分公用及共享的第一期部分，受公契的條款所約束及所有現存的權利及通行權所規限，每位第一期的擁有人及佔用人可專有地與所有其他第一期的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成第一期內的屋苑公用地方（如有）、第一期住宅發展項目、第一期商業發展項目或第一期停車場一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 在第一期內提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (c) 在附於公契的圖則上以黃色顯示（僅作識別之用）而非構成第一期內的屋苑公用地方（如有）、第一期住宅發展項目、第一期商業發展項目或第一期停車場一部分的該等第一期外牆部分（包括在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色）；
- (d) 所有在附於公契的圖則上以黃色顯示（僅作識別之用）的該等第一期部分，以及在附於公契的圖則上以黃色加黑點顯示（僅作識別之用）位於第一期的綠化範圍部分；
- (e) 位於第一期地下、1樓、第一層地庫及第二層地庫的排水渠、表面溝道、沙井或進出口蓋下供第一期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井；及

(f) 由首位擁有人按照公契的條款在任何時候指定用作第一期公用地方的額外第一期地方。惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第一期部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第一期部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期公用地方一部分。

20. **「第一期公用地方與設施」**統指第一期公用地方及第一期公用設施。

21. **「第一期公用設施」**指提供第一期整體而並非只供其任何個別單位或其任何部分公用及共享的第一期設施，受公契的條款所約束，每位第一期的擁有人及佔用人可專有地與所有其他第一期的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道（特別是位於第一期地下、1樓、第一層地庫及第二層地庫的排水渠、表面溝道、沙井或進出口蓋下供第一期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井）、電纜、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在第一期公用地方的閉路電視及其他設施及設備、第一期的機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為第一期提供電力的所有有關連設施及輔助電力裝置、設備和設施、及由首位擁有人按照公契的條款在任何時候指定用作第一期公用設施的額外裝置及設施。

22. **「第一期住宅公用地方」**指提供第一期住宅發展項目整體而並非只供任何個別第一期內的住宅單位公用及共享的第一期部分，受公契的條款所約束，每位第一期內的住宅單位的擁有人及佔用人可專有地與所有其他第一期內的住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 在附於公契的圖則上以粉紅色顯示（僅作識別之用）而非構成第一期內的屋苑公用地方（如有）、第一期公用地方、第一期屋苑住宅公用地方、第一期商業發展項目或第一期停車場，位於3樓及以下的該等第一期外牆部分；
- (b) 不構成第一期內的屋苑公用地方（如有）、第一期公用地方、第一期屋苑住宅公用地方或第一期內的住宅單位，位於3樓以上的該等第一期外牆部分，當中包括但不限於：-
  - (1) 在其上的建築鰭片及特色；
  - (2) 在其上的遮陽裝置；
  - (3) 第一期的玻璃幕牆結構，包括但不限於豎框及面版（但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個第一期內的住宅單位的該等玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關第一期內的住宅單位的部分）。為免生疑問，任何構成第一期玻璃幕牆結構一部分而非完全包圍一個第一期內的住宅單位，反而伸延跨越兩個或以上第一期內的住宅單位的玻璃嵌板則構成第一期住宅公用地方一部分；及
  - (4) 位於主天台、高層天台1及高層天台2的第一期外牆，該等樓層在附於公契的圖則上以粉紅色顯示（僅作識別之用）；

但不包括構成相關住宅單位的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；

(c) 管理員、看守員及管理公司職員的辦公室及/或櫃台（如有）；



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- (d) 所有在附於公契的圖則上以粉紅色顯示（僅作識別之用）的該等第一期部分；及
- (e) 由首位擁有人按照公契的條款在任何時候指定用作第一期住宅公用地方的額外第一期地方。

惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第一期部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第一期部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第一期住宅公用地方一部分。

23. 「第一期住宅公用地方與設施」統指第一期住宅公用地方及第一期住宅公用設施。

24. 「第一期住宅公用設施」指擬供第一期住宅發展項目整體而並非只供任何個別的第一期內的住宅單位公用及共享的第一期設施，受公契的條款所約束，每位第一期內的住宅單位的擁有人及佔用人可專有地與所有第一期內的住宅單位的其他擁有人及佔用人共用該等設施，當中包括但不限於所有設於第一期住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝在第一期住宅公用地方的閉路電視及其他設施及設備，以及所有專有地提供予第一期住宅發展項目的所有機械和電力裝置及設備，及由首位擁有人按照公契的條款在任何時候指定用作第一期住宅公用設施的額外裝置及設施。

### (II) 第二期副公契

1. 「第二期屋苑住宅公用地方」指擬供住宅發展項目整體共用及共享而並非只供任何個別住宅單位或任何個別期數的住宅發展項目使用及享用的第二期部分，受公契及副公契的條款所約束，每位所有期數內的住宅單位的擁有人及佔用人可與所有其他所有期數內的住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 在附於副公契的圖則上以綠色顯示（僅作識別之用）而非構成第二期內的屋苑公用地方（如有）、第二期公用地方、第二期住宅公用地方或第二期商業發展項目一部分，位於3樓及以下的第二期外牆部分，以及在附於副公契的圖則上以綠色加黑點顯示（僅作識別之用）第二期外牆部分的綠化範圍部分；
- (b) 所有在附於副公契的圖則上以綠色顯示（僅作識別之用）的第二期地方，以及在附於副公契的圖則上以綠色加黑點顯示（僅作識別之用）位於第二期的綠化範圍部分；
- (c) 位於第二期的康樂設施；及
- (d) 由首位擁有人按照公契的條款可能在任何時候指定為屋苑住宅公用地方的額外第二期地方。

惟倘若情況適當，如(i)《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的任何第二期部分或(ii)《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第二期部分也應被上文提供之條款所涵蓋，該等部分將被視作已被包括為及構成第二期住宅公用地方一部分。

2. 「第二期屋苑住宅公用地方與設施」統指第二期屋苑住宅公用地方及第二期屋苑住宅公用設施。

3. 「第二期屋苑住宅公用設施」指位處於第二期的屋苑住宅公用設施。

4. 「第二期公用地方」指擬供第二期整體而並非只供任何個別單位或其任何部分公用及共享的第二期部分，受公契及副公契的條款所約束及所有現存的權利及通行權所規限，每位第二期的擁有人及佔用人可專有地與所有其他第二期的擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成第二期內的屋苑公用地方（如有）、第二期住宅發展項目或第二期商業發展項目一部分的該等地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 在第二期內提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (c) 在附於副公契的圖則上以黃色顯示（僅作識別之用）而非構成第二期內的屋苑公用地方（如有）、第二期住宅發展項目或第二期商業發展項目一部分的該等第二期外牆部分（包括在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色）；
- (d) 所有在附於副公契的圖則上以黃色顯示（僅作識別之用）的該等第二期部分，以及在附於副公契的圖則上以黃色加黑點顯示（僅作識別之用）位於第二期的綠化範圍部分；
- (e) 位於第二期地下、1樓及第一層地庫的排水渠、表面溝道、沙井或進出口蓋下供第二期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井；及
- (f) 由首位擁有人按照公契和副公契的條款在任何時候指定用作第二期公用地方的額外第二期地方。

惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第二期部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第二期部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第二期公用地方一部分。

5. 「第二期公用地方與設施」統指第二期公用地方及第二期公用設施。

6. 「第二期公用設施」指擬供第二期整體而並非只供其任何個別單位或其任何部分公用及共享的第二期設施，受公契及副公契的條款所約束，每位第二期的擁有人及佔用人可專有地與所有其他第二期的擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道（特別是位於第二期地下、1樓及第一層地庫的排水渠、表面溝道、沙井或進出口蓋下供第二期整體而並非只供其任何個別單位或其任何部分所用的溝槽、管道溝槽、污水管、排水渠、喉管、導管及沙井）、電纜、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、電線、導管、總沖廁水管、總食水管，基於保安理由而安裝在第二期公用地方的閉路電視及其他設施及設備、第二期的機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為第二期提供電力的所有關連設施及輔助電力裝置、設備和設施、及由首位擁有人按照公契和副公契的條款在任何時候指定用作第二期公用設施的額外裝置及設施。

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## SUMMARY OF DEED OF MUTUAL COVENANT

7. 「第二期住宅公用地方」指擬供第二期住宅發展項目整體而並非只供任何個別第二期內的住宅單位公用及共享的第二期部分，受公契及副公契的條款所約束，每位第二期內的住宅單位的擁有人及佔用人可專有地與所有其他第二期內的住宅單位的擁有人及佔用人共用該等部分，當中包括但不限於：-

- 在附於副公契的圖則上以粉紅色顯示（僅作識別之用）而非構成第二期內的屋苑公用地方（如有）、第二期公用地方、第二期屋苑住宅公用地方及第二期商業發展項目，位於3樓及以下的該等第二期外牆部分；
- 不構成第二期內的屋苑公用地方（如有）、第二期公用地方、第二期屋苑住宅公用地方或第二期內的住宅單位，位於3樓以上的該等第二期外牆部分，當中包括但不限於：-
  - 在其上的建築鰭片及特色；
  - 在其上的遮陽裝置；
  - 第二期的玻璃幕牆結構，包括但不限於豎框及面版（但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個第二期內的住宅單位的該等玻璃嵌板，而上述可開啟部分及玻璃嵌板則構成有關第二期內的住宅單位的部分）。為免生疑問，任何構成第二期玻璃幕牆結構一部分而非完全包圍一個第二期內的住宅單位，反而伸延跨越兩個或以上第二期內的住宅單位的玻璃嵌板則構成第二期住宅公用地方一部分；及
  - 位於主天台、高層天台1及高層天台2的第二期外牆，該等樓層在附於副公契的圖則上顯示（僅作識別之用）；
 但不包括構成相關住宅單位的露台、工作平台、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
- 管理員、看守員及管理公司職員的辦公室及/或櫃台（如有）；
- 所有在附於副公契的圖則上以粉紅色顯示（僅作識別之用）的該等第二期部分；及
- 由首位擁有人按照公契和副公契的條款在任何時候指定用作第二期住宅公用地方的額外第二期地方。

惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的第二期部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的第二期部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成第二期住宅公用地方一部分。

8. 「第二期住宅公用地方與設施」統指第二期住宅公用地方及第二期住宅公用設施。

9. 「第二期住宅公用設施」指擬供第二期住宅發展項目整體而並非只供任何個別的第二期內的住宅單位公用及共享的第二期設施，受公契及副公契的條款所約束，每位第二期內的住宅單位的擁有人及佔用人可專有地與所有第二期內的住宅單位的其他擁有人及佔用人共用該等設施，當中包括但不限於所有設於第二期住宅公用地方指定的升降機、電線、電纜、導管、喉管、管道（包括但不限於便溺污水及廢水處置和雨水管）、排水渠、基於保安理由而安裝在第二期住宅公用地方的閉路電視及其他設施及設備，以及所有專有地提供予第二期住宅發展項目的所有機械和電力裝置及設備，及由首位擁有人按照公契及副公契的條款在任何時候指定用作第二期住宅公用設施的額外裝置及設施。

### B. 分配予期數中的每個住宅物業的不分割份數的數目

	第二期						
樓層* \ 室	A	B	C	D	E	F	G
5/F	188	352	253	224	220	220	220
6/F - 26/F	206	351	258	254	250	250	250
27/F - 28/F	206	351	477		250	250	251
29/F	221	381	432		250	259	270

	第二期					
樓層* \ 室	H	J	K	L	M	N
5/F	220	226	315	179	180	269
6/F - 26/F	250	256	347	198	198	301
27/F - 28/F		472	347	198	198	301
29/F		433	377	214	214	329

發展項目之不分割份數總數為290,000。

\*不設4樓、13樓、14樓及24樓。

### C. 發展項目的管理人的委任年期

管理人首屆任期由公契日期起計兩年，其後繼續留任至其委任按公契的條文終止為止。

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個在已落成的期數內的住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案（由屋苑住宅管理預算案及期數住宅管理預算案組成）其應繳的年度開支份額的十二份之一的管理費，以分擔屋苑的管理費（包括管理人費用）。該應繳的份額比例為：(i)就屋苑住宅管理預算案而言，應與分配給其住宅單位的管理份數佔分配給已落成的期數內的所有住宅單位的總管理份數的比例相同；及(ii)就期數住宅管理預算案而言，應與分配給其住宅單位的管理份數佔分配給在同一期數內的所有住宅單位的總管理份數的比例相同。

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### E. 計算管理費按金的基準

管理費按金的金額相等於擁有人就其住宅單位按首個住宅管理預算案釐定而須繳交的三個月管理費。

### F. 擁有人在期數中保留作自用的範圍（如有）

不適用。

備註：1.詳情請參考公契最新擬稿及發展項目第二期副公契最新擬稿。公契最新擬稿及發展項目第二期副公契最新擬稿已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

2.除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內及發展項目第二期副公契內的意思相同。



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. The common parts of the development

#### (I) Principal Deed of Mutual Covenant

1. **“Common Areas”** means collectively the Estate Common Areas, the Phase Common Areas, the Estate Residential Common Areas, the Phase Residential Common Areas and other common areas to be designated as such in the Sub-Deed(s) (including but not limited to, in the event Units in the Commercial Development of any Phase or the Phase 1 Car Park are disposed of individually, such Commercial Development common areas in that Phase (if any) or Phase 1 Car Park common areas (if any) as shall be defined in the relevant Sub-Deed(s)), each of which Common Areas shall, where applicable, include those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the BMO.
2. **“Common Areas and Facilities”** means collectively the Common Areas and the Common Facilities.
3. **“Common Facilities”** means collectively the Estate Common Facilities, the Phase Common Facilities, the Estate Residential Common Facilities, the Phase Residential Common Facilities and other common facilities to be designated as such in the Sub-Deed(s) (including but not limited to, in the event Units in the Commercial Development of any Phase or the Phase 1 Car Park are disposed of individually, such Commercial Development common facilities in that Phase (if any) or Phase 1 Car Park common facilities (if any) as shall be defined in the relevant Sub-Deed(s)).
4. **“Estate Common Areas”** means those parts of the Estate (if any) intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to the Slopes and Retaining Walls (if any) and such areas (if any) in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.
5. **“Estate Common Areas and Facilities”** means collectively the Estate Common Areas and the Estate Common Facilities, if any.
6. **“Estate Common Facilities”** means all those facilities of the Estate (if any) intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said facilities include but not limited to such devices and facilities (if any) in the Subsequent

Phases to be designated as such in the relevant Sub-Deed(s).

7. **“Estate Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases and includes but not limited to the Recreational Facilities, the Estate Residential Common Areas In Phase 1 and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas.
8. **“Estate Residential Common Areas In Phase 1”** means all those areas of Phase 1 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases which said parts include but not limited to:-
  - (a) those parts of the external walls of Phase 1 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Phase 1 Residential Common Areas, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to the Deed of Mutual Covenant;
  - (b) all those areas of Phase 1 which are for the purpose of identification only shown and coloured green on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to the Deed of Mutual Covenant;
  - (c) the Recreational Facilities in Phase 1; and
  - (d) such additional areas of Phase 1 as may at any time be designated as the Estate Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas In Phase 1.

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## SUMMARY OF DEED OF MUTUAL COVENANT

9. **“Estate Residential Common Areas and Facilities”** means collectively the Estate Residential Common Areas and the Estate Residential Common Facilities.
10. **“Estate Residential Common Areas and Facilities In Phase 1”** means collectively the Estate Residential Common Areas In Phase 1 and the Estate Residential Common Facilities In Phase 1.
11. **“Estate Residential Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Unit in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases and includes but not limited to the Estate Residential Common Facilities In Phase 1, all lifts designated in the Estate Residential Common Areas, wires, cables, ducts, pipes, pipe works (including but not limited to the soil and wastewater disposal and stormwater pipes), drains, CCTV and other facilities and equipment installed in the Estate Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Development as a whole and not just the Residential Development of any particular Phase, and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
12. **“Estate Residential Common Facilities In Phase 1”** means the Estate Residential Common Facilities located in Phase 1.
13. **“Phase Common Areas”** means those parts of the Estate intended for the common use and benefit of a particular Phase as a whole and not just any particular Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Units in that particular Phase in common with all other Owners and Occupiers of the Units in that particular Phase exclusively and includes but not limited to the Phase 1 Common Areas and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase Common Areas.
14. **“Phase Common Areas and Facilities”** means collectively the Phase Common Areas and the Phase Common Facilities.
15. **“Phase Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of a particular Phase as a whole and not just any particular Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Units in that particular Phase in common with all other Owners and Occupiers of the Units in that particular Phase exclusively and includes but not limited to the Phase 1 Common Facilities, the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase Common Areas of that particular Phase for security purposes, plant and machinery and other like installations, facilities or services of that particular Phase, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to that particular Phase, and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
16. **“Phase Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of the Residential Development of a particular Phase as a whole and not just any particular Residential Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in that particular Phase in common with all other Owners and Occupiers of the Residential Units in that particular Phase exclusively and includes but not limited to the Phase 1 Residential Common Areas and such areas in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s) PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase Residential Common Areas.
17. **“Phase Residential Common Areas and Facilities”** means collectively the Phase Residential Common Areas and the Phase Residential Common Facilities.
18. **“Phase Residential Common Facilities”** means all those facilities of the Estate intended for the common use and benefit of the Residential Development of a particular Phase as a whole and not just any particular Residential Unit in that particular Phase and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in a particular Phase in common with all other Owners and Occupiers of the Residential Units in that particular Phase exclusively and includes but not limited to the Phase 1 Residential Common Facilities, all lifts designated in the Phase Residential Common Areas of that particular Phase, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase Residential Common Areas of that particular Phase for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of that particular Phase and such devices and facilities in the Subsequent Phases to be designated as such in the relevant Sub-Deed(s).
19. **“Phase 1 Common Areas”** means those parts of Phase 1 intended for the common use and benefit of Phase 1 as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights



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and rights of way, to be used by each Owner and Occupier of Phase 1 in common with all other Owners and Occupiers of Phase 1 exclusively which said parts include but not limited to:-

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Estate Common Areas in Phase 1 (if any), the Residential Development of Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park;
- (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in Phase 1;
- (c) those parts of the external walls of Phase 1 (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Estate Common Areas in Phase 1 (if any), the Residential Development of Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
- (d) all those areas of Phase 1 which are for the purpose of identification only shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant and such parts of the Greenery Areas in Phase 1 which are for the purpose of identification only shown and coloured yellow dotted black on the plan annexed to the Deed of Mutual Covenant;
- (e) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 and basement level 2 of Phase 1 and serving Phase 1 as a whole and not just any particular Unit or any particular part thereof; and
- (f) such additional areas of Phase 1 as may at any time be designated as the Phase 1 Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 1 Common Areas.

**20. “Phase 1 Common Areas and Facilities”** means collectively the Phase 1 Common Areas and the Phase 1 Common Facilities.

**21. “Phase 1 Common Facilities”** means all those facilities of Phase 1 intended for the common use and benefit of Phase 1 as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of Phase 1 in common with all other Owners and Occupiers of Phase 1 exclusively and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 and basement level 2 of Phase 1 serving Phase 1 as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase 1 Common Areas for security purposes, plant and machinery and other like installations, facilities

or services of Phase 1, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to Phase 1, and such additional devices and facilities of Phase 1 as may at any time be designated as Phase 1 Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

**22. “Phase 1 Residential Common Areas”** means all those areas of Phase 1 intended for the common use and benefit of the Residential Development of Phase 1 as a whole and not just any particular Residential Unit in Phase 1 and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in Phase 1 in common with all other Owners and Occupiers of the Residential Units in Phase 1 exclusively which said parts include but not limited to:-

- (a) those parts of the external walls of Phase 1 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Estate Residential Common Areas In Phase 1, the Phase 1 Commercial Development or the Phase 1 Car Park, and which are for the purpose of identification only shown and coloured pink on the plans annexed to the Deed of Mutual Covenant;
- (b) those parts of the external walls of Phase 1 above the 3rd floor not forming part of the Estate Common Areas in Phase 1 (if any), the Phase 1 Common Areas, the Estate Residential Common Areas In Phase 1 or the Residential Units in Phase 1 including but not limited to:-
  - (1) the architecture fins and features thereon;
  - (2) the sunshade devices thereon;
  - (3) the curtain wall structures of Phase 1 including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in Phase 1, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 1). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of Phase 1 that does not wholly enclose a Residential Unit in Phase 1 but extends across two or more Residential Units in Phase 1 shall form part of the Phase 1 Residential Common Areas; and
  - (4) the external walls of Phase 1 at the main roof, upper roof 1 and upper roof 2 levels, which levels are for the purpose of identification only shown and coloured pink on the plan annexed to the Deed of Mutual Covenant;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;

- (c) office and/or counter for caretakers, watchmen and management staff (if any);
- (d) all those areas of Phase 1 which are for the purpose of identification only shown and coloured pink on the plans annexed to the Deed of Mutual Covenant; and
- (e) such additional areas of Phase 1 as may at any time be designated as the Phase 1 Residential Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 1 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set

# 14 公契的摘要

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out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 1 Residential Common Areas.

**23. "Phase 1 Residential Common Areas and Facilities"** means collectively the Phase 1 Residential Common Areas and the Phase 1 Residential Common Facilities.

**24. "Phase 1 Residential Common Facilities"** means all those facilities of Phase 1 intended for the common use and benefit of the Residential Development of Phase 1 as a whole and not just any particular Residential Unit in Phase 1 and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in Phase 1 in common with all other Owners and Occupiers of the Residential Units in Phase 1 exclusively and includes but not limited to all lifts designated in the Phase 1 Residential Common Areas, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase 1 Residential Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of Phase 1, and such additional devices and facilities of Phase 1 as may at any time be designated as the Phase 1 Residential Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

### (II) Sub-Deed of Mutual Covenant in respect of Phase 2

**1. "Estate Residential Common Areas In Phase 2"** means all those areas of Phase 2 intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or the Residential Development of any particular Phase and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units in all Phases which said parts include but not limited to:-

- (a) those parts of the external walls of Phase 2 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Phase 2 Residential Common Areas or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured green on the plans annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to this Sub-Deed;
- (b) all those areas of Phase 2 which are for the purpose of identification only shown and coloured green on the plans annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured green dotted black on the plans annexed to this Sub-Deed;
- (c) the Recreational Facilities in Phase 2; and
- (d) such additional areas of Phase 2 as may at any time be designated as the Estate Residential Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Residential Common Areas In Phase 2.

**2. "Estate Residential Common Areas and Facilities In Phase 2"** means collectively the Estate Residential Common Areas In Phase 2 and the Estate Residential Common Facilities In Phase 2.

**3. "Estate Residential Common Facilities In Phase 2"** means the Estate Residential Common Facilities located in Phase 2.

**4. "Phase 2 Common Areas"** means those parts of Phase 2 intended for the common use and benefit of Phase 2 as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Principal Deed and this Sub-Deed and all subsisting rights and rights of way, to be used by each Owner and Occupier of Phase 2 in common with all other Owners and Occupiers of Phase 2 exclusively which said parts include but not limited to:-

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Estate Common Areas in Phase 2 (if any), the Residential Development of Phase 2 or the Phase 2 Commercial Development;
- (b) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities in Phase 2;
- (c) those parts of the external walls of Phase 2 (including the curtain walls and canopies thereof, architecture fins and features thereon) not forming part of the Estate Common Areas in Phase 2 (if any), the Residential Development of Phase 2 or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured yellow on the plans annexed to this Sub-Deed;
- (d) all those areas of Phase 2 which are for the purpose of identification only shown and coloured yellow on the plans annexed to this Sub-Deed and such parts of the Greenery Areas in Phase 2 which are for the purpose of identification only shown and coloured yellow dotted black on the plan annexed to this Sub-Deed;
- (e) the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 of Phase 2 and serving Phase 2 as a whole and not just any particular Unit or any particular part thereof; and
- (f) such additional areas of Phase 2 as may at any time be designated as the Phase 2 Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,



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PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 2 Common Areas.

5. **"Phase 2 Common Areas and Facilities"** means collectively the Phase 2 Common Areas and the Phase 2 Common Facilities.

6. **"Phase 2 Common Facilities"** means all those facilities of Phase 2 intended for the common use and benefit of Phase 2 as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of Phase 2 in common with all other Owners and Occupiers of Phase 2 exclusively and includes but not limited to the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, services trenches, sewers, drains, pipes, ducts and manholes underneath the drain, surface channel, manhole or access covers on the ground floor, 1st floor, basement level 1 of Phase 2 serving Phase 2 as a whole and not just any particular Unit or any particular part thereof), cables, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Phase 2 Common Areas for security purposes, plant and machinery and other like installations, facilities or services of Phase 2, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to Phase 2, and such additional devices and facilities of Phase 2 as may at any time be designated as Phase 2 Common Facilities by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed.

7. **"Phase 2 Residential Common Areas"** means all those areas of Phase 2 intended for the common use and benefit of the Residential Development of Phase 2 as a whole and not just any particular Residential Unit in Phase 2 and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in Phase 2 in common with all other Owners and Occupiers of the Residential Units in Phase 2 exclusively which said parts include but not limited to:-

- (a) those parts of the external walls of Phase 2 at and below the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Estate Residential Common Areas In Phase 2 or the Phase 2 Commercial Development, and which are for the purpose of identification only shown and coloured pink on the plans annexed to this Sub-Deed;
- (b) those parts of the external walls of Phase 2 above the 3rd floor not forming part of the Estate Common Areas in Phase 2 (if any), the Phase 2 Common Areas, the Estate Residential Common Areas In Phase 2 or the Residential Units in Phase 2 including but not limited to:-
  - (1) the architecture fins and features thereon;
  - (2) the sunshade devices thereon;

- (3) the curtain wall structures of Phase 2 including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit in Phase 2, which said openable parts and glass panels shall form parts of the relevant Residential Units in Phase 2). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of Phase 2 that does not wholly enclose a Residential Unit in Phase 2 but extends across two or more Residential Units in Phase 2 shall form part of the Phase 2 Residential Common Areas; and
- (4) the external walls of Phase 2 at the main roof 1, upper roof and upper roof 2 levels, which levels are for the purpose of identification only and coloured pink on the plan annexed to this Sub-Deed;

BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, private roofs or private flat roofs which form parts of the relevant Residential Units;

- (c) office and/or counter for caretakers, watchmen and management staff (if any);
- (d) all those areas of Phase 2 which are for the purpose of identification only shown and coloured pink on the plans annexed to this Sub-Deed; and
- (e) such additional areas of Phase 2 as may at any time be designated as the Phase 2 Residential Common Areas by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed,

PROVIDED THAT, where appropriate, if (i) any parts of Phase 2 covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Phase 2 Residential Common Areas.

8. **"Phase 2 Residential Common Areas and Facilities"** means collectively the Phase 2 Residential Common Areas and the Phase 2 Residential Common Facilities.

9. **"Phase 2 Residential Common Facilities"** means all those facilities of Phase 2 intended for the common use and benefit of the Residential Development of Phase 2 as a whole and not just any particular Residential Unit in Phase 2 and which are, subject to the provisions of the Principal Deed and this Sub-Deed, to be used by each Owner and Occupier of the Residential Units in Phase 2 in common with all other Owners and Occupiers of the Residential Units in Phase 2 exclusively and includes but not limited to all lifts designated in the Phase 2 Residential Common Areas, wires, cables, ducts, pipes, pipework (including but not limited to the soil and wastewater disposal and stormwater pipe), drains, CCTV and other facilities and equipment installed in the Phase 2 Residential Common Areas for security purposes, and all mechanical and electrical installations and equipment exclusively for the Residential Development of Phase 2, and such additional devices and facilities of Phase 2 as may at any time be designated as the Phase 2 Residential Common Facilities by the First Owner in accordance with the provisions of the Principal Deed and this Sub-Deed.

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## B. The number of undivided shares assigned to each residential property in the Phase

		Phase 2					
Flat Floor*	A	B	C	D	E	F	G
5/F	188	352	253	224	220	220	220
6/F - 26/F	206	351	258	254	250	250	250
27/F - 28/F	206	351	477		250	250	251
29/F	221	381	432		250	259	270

		Phase 2					
Floor*	Flat	H	J	K	L	M	N
5/F		220	226	315	179	180	269
6/F - 26/F		250	256	347	198	198	301
27/F - 28/F			472	347	198	198	301
29/F			433	377	214	214	329

The total number of Undivided Shares of the Development is 290,000.

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

## C. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and such appointment is to be continued thereafter until terminated in accordance with the provisions thereof.

## D. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit in the Completed Phases shall contribute towards the Management Charges (including the Manager's Fee) of the Estate by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget (comprising the Estate Residential Management Budget and the Phase Residential Management Budget) which due proportion

shall be: (i) in so far as the Estate Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all Residential Units in the Completed Phases; and (ii) in so far as the Phase Residential Management Budget is concerned, the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the same Phase of his Residential Unit.

## E. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' contribution towards the Management Charges payable by the Owner in respect of his Residential Unit based on the first Residential Management Budget.

## F. The area (if any) in the Phase retained by the vendor for its own use

Not applicable.

Notes: 1. For full details, please refer to the latest draft Deed of Mutual Covenant and the latest draft Sub-Deed of Mutual Covenant of Phase 2 of the Development which are free for inspection during opening hours at the sales office. A copy of each of the latest draft Deed of Mutual Covenant and the latest draft Sub-Deed of Mutual Covenant of Phase 2 of the Development is available upon request and payment of the necessary photocopying charges.

2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant of Phase 2 of the Development.



# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 期數位處於紅磡海旁地段第1號A分段第2小分段A段、紅磡海旁地段第1號A分段第2小分段B段、紅磡海旁地段第1號A分段第2小分段C段、紅磡海旁地段第1號A分段第2小分段D段、紅磡海旁地段第1號A分段第2小分段E段、紅磡海旁地段第1號A分段第2小分段F段、紅磡海旁地段第1號A分段第2小分段餘段(下統稱「第一地段」)、紅磡海旁地段第1號A分段第3小分段A段、紅磡海旁地段第1號A分段第3小分段B段、紅磡海旁地段第1號A分段第3小分段C段、紅磡海旁地段第1號A分段第3小分段D段、紅磡海旁地段第1號A分段第3小分段E段、紅磡海旁地段第1號A分段第3小分段F段、紅磡海旁地段第1號A分段第3小分段G段、紅磡海旁地段第1號A分段第3小分段H段、紅磡海旁地段第1號A分段第3小分段I段、紅磡海旁地段第1號A分段第3小分段餘段(下統稱「第二地段」)、紅磡海旁地段第1號A分段第4小分段A段餘段、紅磡海旁地段第1號A分段第4小分段B段餘段、紅磡海旁地段第1號A分段第4小分段餘段及紅磡海旁地段第1號A分段第7小分段餘段(下統稱「第三地段」)。

第一地段、第二地段及第三地段下統稱「該等地段」。

2. 該等地段是根據一份日期為1915年11月16日有關紅磡海旁地段第1號的政府租契持有，批租年期為999年，由1887年3月21日開始生效(下稱「政府租契」)。

3. 政府租契包括，除其他以外，以下條款:-

a) 「如非事先獲得香港殖民地港督或就此獲正式授權的其他人以書面表示陛下、其世襲繼承人、繼承人或受讓人已給予許可，所述公司、其繼承人或受讓人或任何其他一或多人在批租的持續期內，不得及不會利用該處所或其任何部分經營或從事屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、淘糞、垃圾清理的行業或業務，或任何其他發出惡臭或令人厭惡的行業或業務」；

b) 「所述公司、其繼承人及受讓人在此後所有時候及不時在有需要或情況要求時，必須及將會自費妥善及充分地修葺、維持、支持、保養、鋪設、清洗、洗滌、清潔、清空、修改及保存現時或此後任何時候位於在此表明批租的該片或該幅土地上之宅院或物業單位及所有其他豎設物及建築物，以及所有屬於並且以任何形式附屬於或關連該處的牆壁、土堤、路塹、樹籬、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以令陛下、其世襲繼承人、繼承人或受讓人的測量師滿意(現為工務司司長)」；

c) 「所述公司、其繼承人及受讓人於批租年期內，必須及將會不時按需要承擔、支付及允許以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改在此表明批租的處所或其任何部分所需的、或於其內的、或屬於該處所並且與其他鄰近或毗鄰處所共用的所有或任何道路、行人道、渠道、圍欄及共用牆、排氣管、私家或公共污水渠及排水渠。有關的付款比例由陛下、其世襲繼承人、繼承人或受讓人的測量師釐定及確定，並且可當作欠繳地租的性質追討」；

d) 「陛下、其世襲繼承人、繼承人及受讓人保留所有政府就其為香港殖民地的道路、公共建築或其他公共目的所需，在該處所之內、之下或之上的礦產、礦物及石礦、及所有現時或其後於在批租的持續期內於在該處所或其任何部分之下或之上的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；陛下、其世襲繼承人、繼承人及受讓人、其代理人、傭人及工人有權於在批租的持續期內於日間合理時間內自由進出及穿越在此表明批租的處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他機器及其他必需之事物，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對所述公司、其繼承人或受讓人造成盡可能少的損害；陛下、其世襲繼承人、繼承人及受讓人亦有全權於該處所內、穿過、或於其之下加置及接駁所有及任何公共或公用排污渠、排水渠或水道」；

e) 「陛下、其世襲繼承人、繼承人或受讓人有合法權利透過其測量師或獲指派代表彼等的其他人在該批租年期內，每年兩次或多次在日間所有合理時間進入在此表明批租的處所從而視察、搜查及查看其狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正之處，將會發出或在該處所或其任何部分留下書面通知或警告，要求所述公司、其繼承人或受讓人在其後三個曆月內進行維修及修正。所述公司、其繼承人或受讓人須於按照上文所述發出或留下每項通知或警告後三個曆月內進行維修及修正」；及

f) 「如果為了改善所述香港殖民地或任何其他公共目的所需，陛下、其世襲繼承人、繼承人及受讓人擁有全權收回、進入及再佔管在此表明批租的處所或其任何部分，向所述公司、其繼承人及受讓人給予三個公曆月的通知後，並根據陛下、其世襲繼承人、繼承人或受讓人的測量師公平和客觀地對該土地及其上建築物作出估值，向所述公司、其繼承人或受讓人作出充分和合理的賠償。本項權利一旦行使，本文件所訂的年期及設定的產業權須分別予以終止、終結及無效」。

4. 儘管上文第3(a)段有所限制，根據一份日期為2020年11月4日，並在土地註冊處以註冊摘要編號21010800500018註冊的厭惡性行業牌照(就第一地段而言)、一份日期為2020年11月2日，並在土地註冊處以註冊摘要編號21032601830016註冊的厭惡性行業牌照(就第二地段而言)及一份日期為2020年11月4日，並在土地註冊處以註冊摘要編號21032501520017註冊的厭惡性行業牌照(就第三地段而言)，該等地段的註冊擁有人、其各自的遺囑執行人、遺產管理人及受讓人，如是公司，其各自的繼承人及受讓人，獲准於該等地段之內或之上經營或從事製糖、油料(加油站除外)、售肉、食物供應及旅館的行業或業務，惟須受該牌照施加的條件所規限。

備註：

- 詳情請參考政府租契。政府租契全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
- 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在有關政府租契內的意思相同。

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

1. The Phase is situated on Section A of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 2 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No.1 (collectively “the 1st Lot”), Section A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section B of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section C of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section D of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section E of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section F of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section G of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section H of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, Section I of Sub-section 3 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 3 of Section A of Hung Hom Marine Lot No.1 (collectively “the 2nd Lot”), The Remaining Portion of Section A of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Section B of Sub-section 4 of Section A of Hung Hom Marine Lot No.1, The Remaining Portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1 and The Remaining Portion of Sub-section 7 of Section A of Hung Hom Marine Lot No.1 (collectively “the 3rd Lot”).

The 1st Lot, the 2nd Lot and the 3rd Lot are collectively referred to as “the Lots”.

2. The Lots are held under the Government lease of Hung Hom Marine Lot No.1 dated 16th November 1915 (“the Government Lease”) for a term of 999 years commencing on 21st March 1887.
3. The Government Lease contains, inter alia, the following provisions:-
  - a) “that the said Company their Successors or Assigns, or any other person or persons, shall not nor will, during the continuance of this demise, use, exercise or follow, in or upon the said premises or any part thereof, the trade or business of a Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Nightman, Scavenger, or any other noisome or offensive trade or business whatever, without the previous licence of His said Majesty, His Heirs, Successors, or Assigns, signified in writing by the Governor of the said Colony of Hongkong, or other person duly authorized in that behalf”;
  - b) “that the said Company their Successors and Assigns, shall and will, from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the

same in by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works)”;

- c) “that the said Company their Successors and Assigns shall and will during the term hereby granted, as often as need shall require, bear, pay, and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns, and shall be recoverable in the nature of rent in arrear”;
- d) “except and reserved unto His said Majesty, His Heirs, Successors and Assigns, all Mines, Minerals, and Quarries of Stone in, under and upon the said premises, and all such Earth, Soil, Marl, Clay, Chalk, Brick-earth, Gravel, Sand, Stone and Stones, and other Earths or Materials, which now are or hereafter during the continuance of this demise, shall be under or upon the said premises, or any part or parts thereof, as His said Majesty, His Heirs, Successors and Assigns may require for the Roads, Public Buildings, or other Public Purposes of the said Colony of Hongkong; with fully liberty of Ingress, Egress and Regress, to and for His said Majesty, His Heirs, Successors and Assigns, His and their Agents, servants and workmen, at reasonable times in the day during the continuance of this demise, with or without horses, carts, carriages and all other necessary things into, upon, from and out of all or any part or parts of the premises hereby expressed to be demised, to view, dig for, convert, and carry away, the said excepted Minerals, Stone, Earths and other things respectively, or any part or parts thereof respectively, thereby doing as little damage as possible to the said Company their Successors or Assigns; and also save and except full power to His said Majesty, His Heirs, Successors and Assigns, to make and conduct in, through and under the said premises, all and any public or common sewers, drains or watercourses”;
- e) “that it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns by His or their Surveyor, or other persons deputed to act for Him or them twice or oftener in every year during the said term, at all reasonable times in the day, to enter and come into and upon the said premises hereby expressed to be demised, to view, search and see the condition of the same, and of all decays, defects and wants of reparation and amendment, which upon every such view or views shall be found, to give or leave notice or warning in writing, at or upon the said premises, or some part thereof, unto or for the said Company their Successors or Assigns, to repair and amend the same within Three Calendar Months then next following, within which said time or space of Three Calendar Months, after every such notice or warning shall be so given, or left as aforesaid, the said Company their Successors or Assigns will repair and amend the same accordingly”; and

# 15 批地文件的摘要

## SUMMARY OF LAND GRANT

- f) “His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purpose whatsoever, Three Calendar Months’ notice being given to the said Company their Successors and Assigns of its being so required, and a full and fair Compensation for the said Land and the Buildings thereon, being paid to the said Company their Successors or Assigns, at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void”.
4. Notwithstanding the above restrictions at paragraph 3(a) above, an Offensive Trade Licence dated 4th November 2020 and registered in the Land Registry by Memorial No. 21010800500018 (for the 1st Lot), an Offensive Trade Licence dated 2nd November 2020 and registered in the Land Registry by Memorial No. 21032601830016 (for the 2nd Lot) and an Offensive Trade Licence dated 4th November 2020 and registered in the Land Registry by Memorial No. 21032501520017 (for the 3rd Lot) were granted allowing the registered owners of the Lots, their respective executors, administrators and assigns, and in the case of corporations their respective successors and assigns, to carry out the trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper, in or upon the Lots subject to the conditions imposed therein.

### Notes:

1. For full details, please refer to the Government Lease. Full script of the Government Lease is available for free inspection upon request at the sales office during open hours and copies of the Government Lease 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.



# 16 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- 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  
不適用。
- B. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施  
不適用。
- C. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小  
不適用。
- D. 期數所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分  
不適用。
- E. 在切實可行的範圍內顯示上述該等設施、休憩用地及土地中的該等部分的位置；及以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示該等設施、休憩用地及土地中的該等部分的圖則  
不適用。
- F. 公眾之使用權  
不適用。
- G. 批地文件、撥出私人地方供公眾使用的契據及指明住宅物業的每一公契中關於上述該等設施、休憩用地及土地中的該等部分的條文  
不適用。

- A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use  
Not applicable.
- B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase  
Not applicable.
- 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 Phase  
Not applicable.
- D. Any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)  
Not applicable.
- E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so; and that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication (as the case may be)  
Not applicable.
- F. General public's right to use  
Not applicable.
- G. Provisions of the land grant and deed of dedication, and of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land mentioned above  
Not applicable.