L'AQUATIQUE
逸璟·龍灣

SALES BROCHURE 售樓説明書

L'AQUATIQUE

逸璟·龍灣

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

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

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

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

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

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

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- whether individual owners have responsibility to maintain slopes.

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

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

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

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

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

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

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

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

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

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
March 2023

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

---

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 –

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

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

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

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

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

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
L'AQUATIQUE

Name of the street and the street number
108 Castle Peak Road, Tsing Lung Tau

Total number of storeys of each multi-unit building
Block 1: 16 storeys
Block 2: 16 storeys
The above number of storeys does not include Basement, Roof Floor and Upper Roof Floor.

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
Block 1: Basement, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 18/F, Roof Floor and Upper Roof Floor
Block 2: Basement, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 18/F, Roof Floor and Upper Roof Floor

Omitted floor numbers
4/F, 13/F & 14/F are omitted in Block 1 & 2

Refuge floor (if any) of each multi-unit building
NIL

發展項目名稱
逸璟・龍灣

街道名稱及門牌號數
青山公路青龍頭段108號

每幢多單位建築物的樓層的總數
第1座：16層
第2座：16層
上述樓層數目不包括地庫、天台及上層天台。

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座：地庫、地下、1樓至3樓、5樓至12樓、15樓至18樓、天台及上層天台
第2座：地庫、地下、1樓至3樓、5樓至12樓、15樓至18樓、天台及上層天台

被略去的樓層號數
第1及2座均不設4樓、13樓及14樓

每幢多單位建築物內的庇護層(如有的話)
不適用

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

Vendor
NAN HUA INTERNATIONAL ENGINEERING COMPANY LIMITED

賣方
NAN HUA INTERNATIONAL ENGINEERING COMPANY LIMITED

Holding companies of the vendor
五矿地产集团有限公司, 中冶置业集团有限公司, MCC Real Estate(HK) Limited

賣方的控權公司
五矿地产集团有限公司、中冶置业集团有限公司、中冶置業香港有限公司

Authorized person for the Development
Mr Victor Chan

發展項目的認可人士
陳麒仁先生

The firm or corporation of which an authorized person for the Development is aproprietor, director or employee in his or her professional capacity
LCK Architects Limited

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
林陳簡建築師有限公司

Building contractor for the Development
China Metallurgical Group Corporation

發展項目的承建商
中國冶金科工集團有限公司

The firm of solicitors acting for the owner in relation to the sale of the residential properties in the Development
WONG AND CHAN

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
黃新民律師行

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

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
上海商業銀行有限公司

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

已為發展項目的建造提供貸款的任何其他人
不適用

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

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	N/A
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	N/A
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	N/A
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	N/A
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	N/A
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	N/A
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	N/A
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	N/A
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, China Metallurgical Group Corporation, is an associate corporation of the Vendor and its holding companies.

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

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

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

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each block is 200 mm.
每幢建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Block Name 座號	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m) 每個住宅物業的幕牆的總面積（平方米）
1	1/F 1樓	A	1.510
		B	0.379
		C	0.362
		D1	1.305
		E	–
		F	–
		G	–
	2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	A	1.510
		B	0.379
		C	0.362
		D1	1.305
		E	–
		F	–
		G	–
	18/F 18樓	H1	4.945

Block Name 座號	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m) 每個住宅物業的幕牆的總面積（平方米）
2	1/F 1樓	A	1.510
		B	0.379
		C	0.362
		D2	1.175
		E	–
		F	–
		G	–
	2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	A	1.510
		B	0.379
		C	0.362
		D2	1.175
		E	–
		F	–
		G	–
	18/F 18樓	H2	4.815

The manager to be appointed under the deed of mutual covenant that has been executed

Savills Property Management Limited

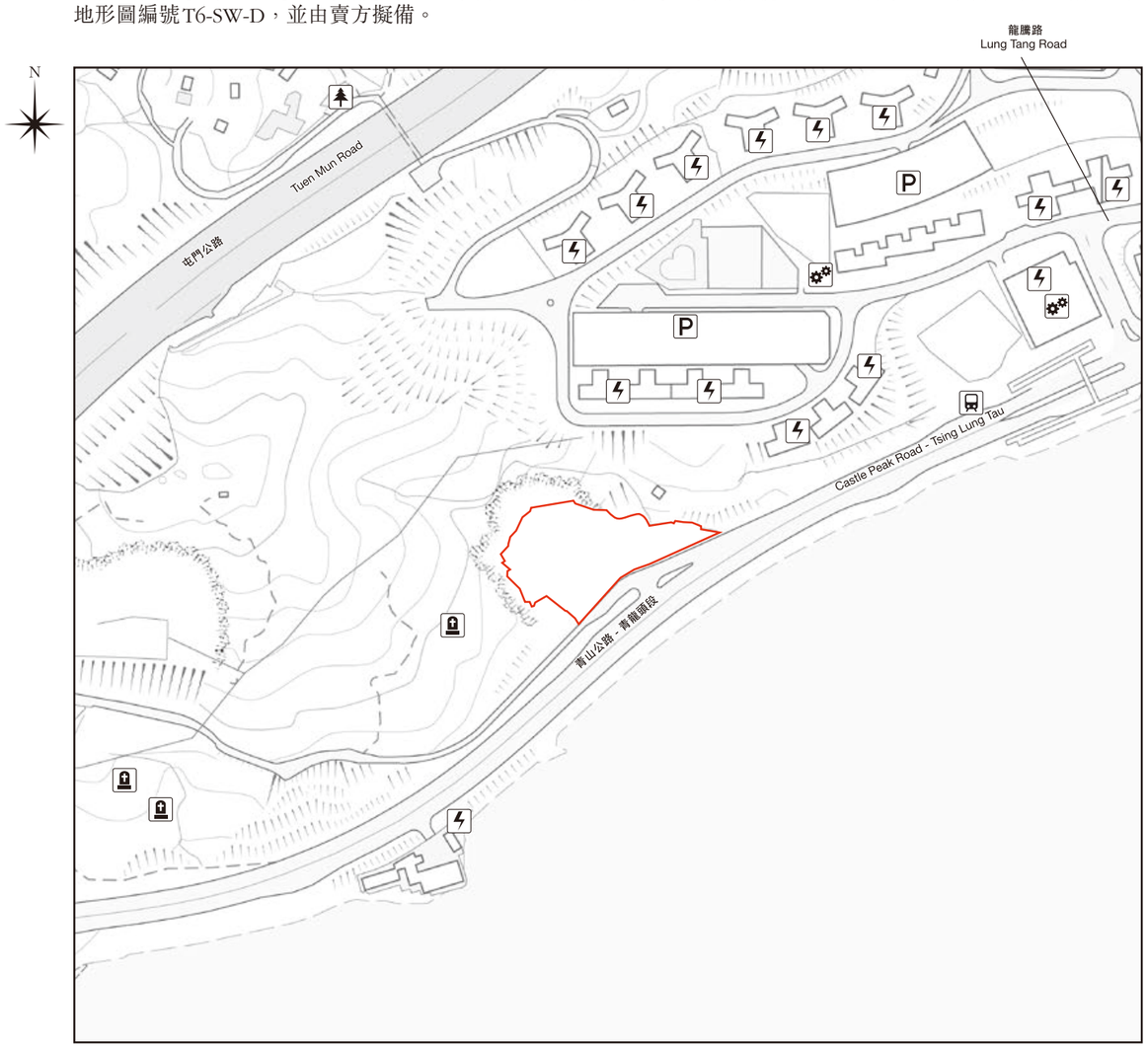
根據已簽立的公契，擬委任為發展項目的管理人

第一太平戴維斯物業管理有限公司

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

This Location Plan is prepared by the vendor with reference to the Digital Topographic Map No. T6-SE-C dated 27 September 2026 and T6-SW-D dated 27 September 2026 from Survey and Mapping Office of the Lands Department.

此位置圖是參考地政總署測繪處於2026年9月27日出版之數碼地形圖編號T6-SE-C及於2026年9月27日出版之數碼地形圖編號T6-SW-D，並由賣方擬備。



Location of the Development
發展項目的位置

Scale 比例：0 50 150 250M（米）

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

NOTATION 圖例		
ϟ	Power plant (including electricity sub-stations)	發電廠（包括電力分站）
P	Public carpark (including a lorry park)	公眾停車場（包括貨車停泊處）
⚙	Public utility installation	公用事業設施裝置
🌲	Public park	公園
⚱	Cemetery	墳場
🚌	Public transport terminal (including a rail station)	公共交通總站（包括鐵路車站）

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

附註：
1. 周邊地區及環境可能會作出修改而有所改變。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E213184C dated 28 November 2023.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E213184C，日期為2023年11月28日。

Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
香港特別行政區政府地政總署測繪處　版權所有，未經許可，不得複製。

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

附註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E262191C dated 14 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E262191C，日期為2025年9月14日。

Location of the Development
發展項目的位置

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

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

香港特別行政區政府地政總署測繪處　版權所有，未經許可，不得複製。

Notes:

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

附註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E262190C dated 14 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E262190C，日期為2025年9月14日。

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

Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
香港特別行政區政府地政總署測繪處　版權所有，未經許可，不得複製。

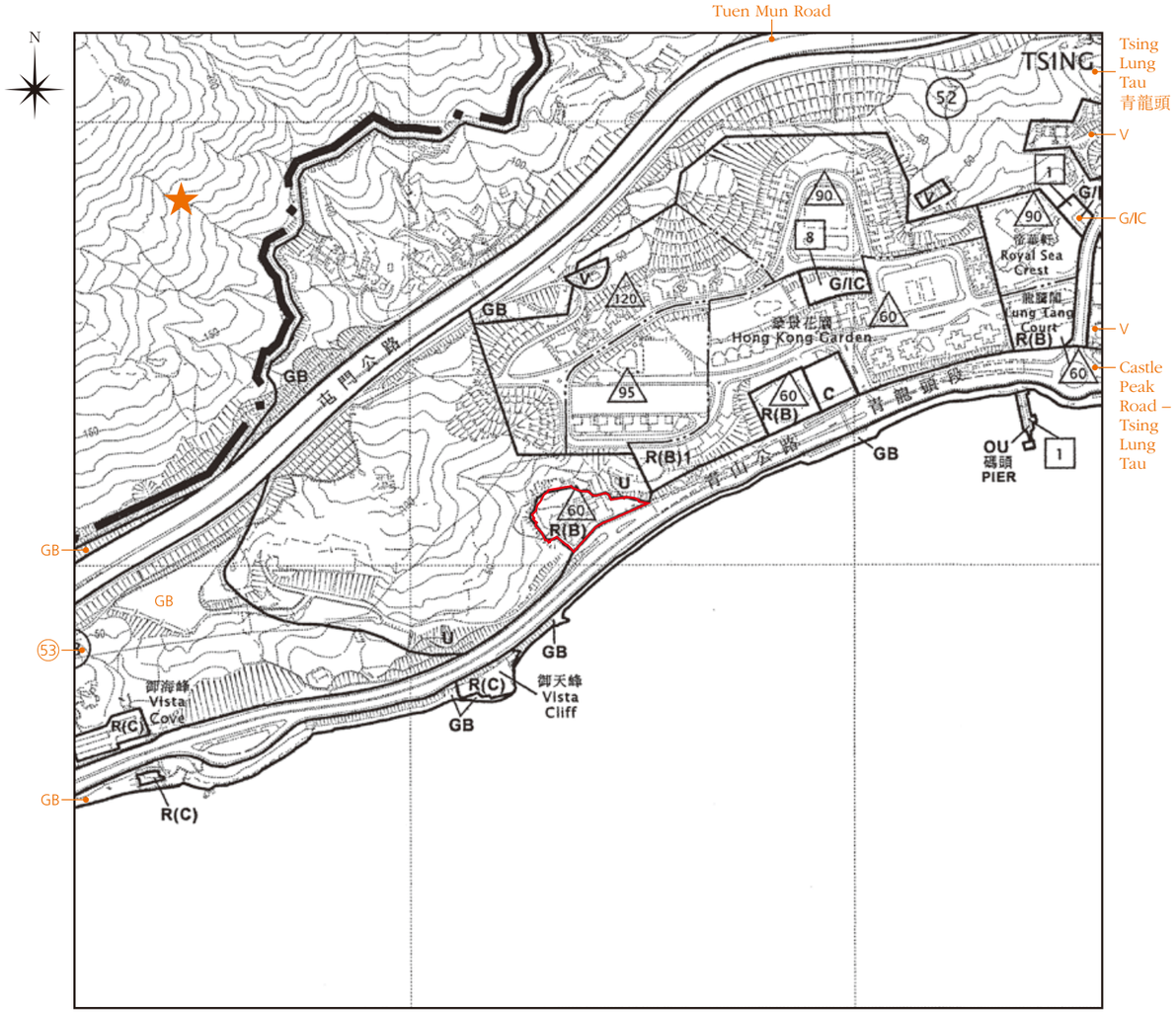
Notes:
1. The copies of the aerial photographs of the Development are available for free inspection at the sales office during opening hours.
2. The aerial photographs may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary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

附註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Extracted from part of the approved Tsuen Wan West Outline Zoning Plan, Plan No. S/TWW/21, gazetted on 24 November 2023, with adjustment where necessary.

摘錄自2023年11月24日刊憲之荃灣西分區計劃大綱核准圖，圖則編號為S/TWW/21，有須要處經修正處理。



Location of the Development
發展項目的位置

Scale 比例：0 100 200 300 400 500M（米）

The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

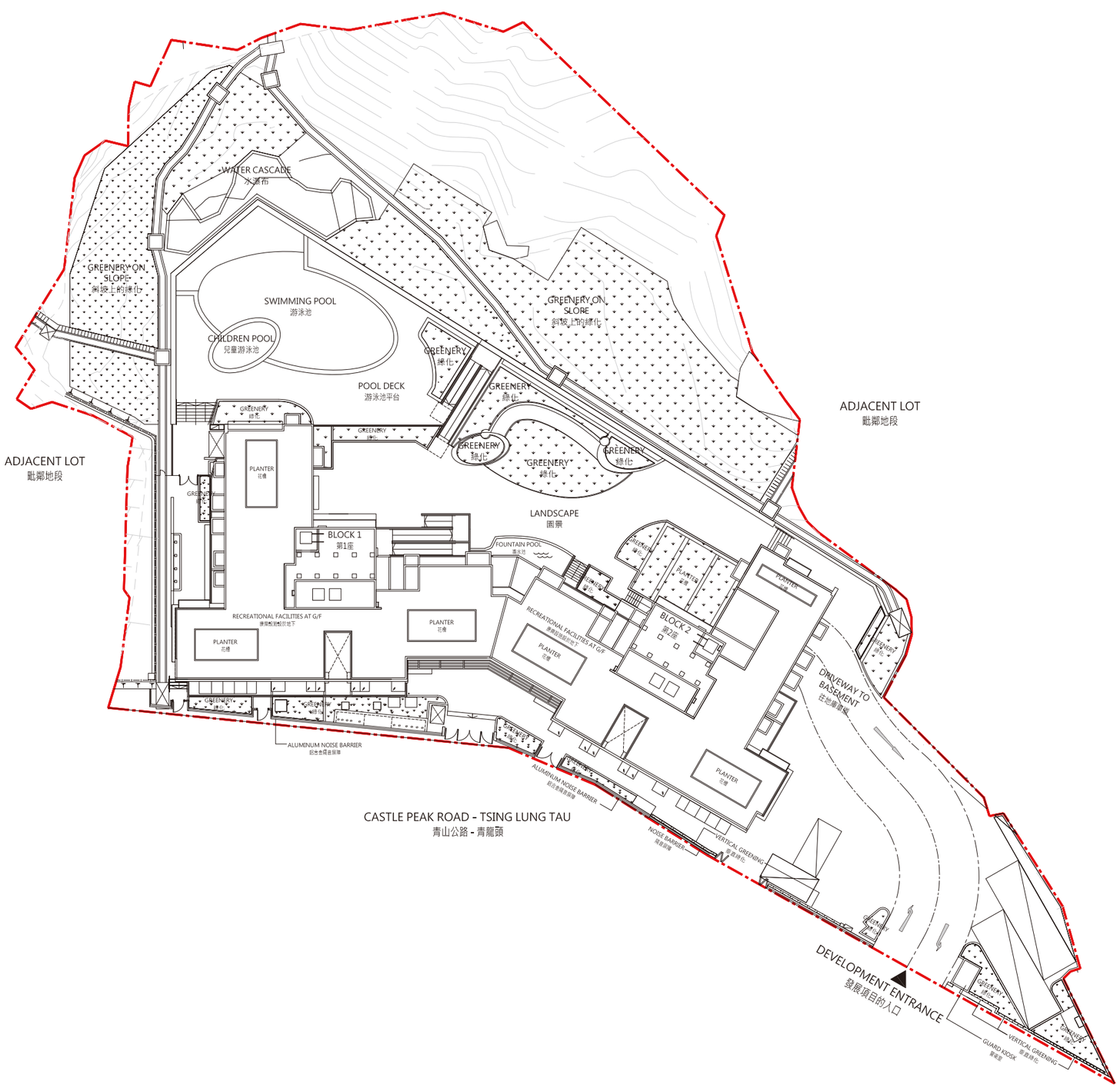
NOTATION 圖例		
Zones 地帶		
C	Commercial	商業
R(B)	Residential (Group B)	住宅（乙類）
R(C)	Residential (Group C)	住宅（丙類）
V	Village Type Development	鄉村式發展
G/IC	Government, Institution or Community	政府、機構或社區
OU	Other Specified Uses	其他指定用途
U	Undetermined	未決定用途
GB	Green Belt	綠化地帶
Communications 交通		
	Major Road and Junction	主要道路及路口
Miscellaneous 其他		
	Boundary of Planning Scheme	規劃範圍界線
50	Planning Area Number	規劃區編號
	Building Height Control Zone Boundary	建築物高度管制區界線
60	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度（在主水平基準上若干米）
3	Maximum Building Height (In Number of Storeys)	最高建築物高度（樓層數目）

★ This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

附註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

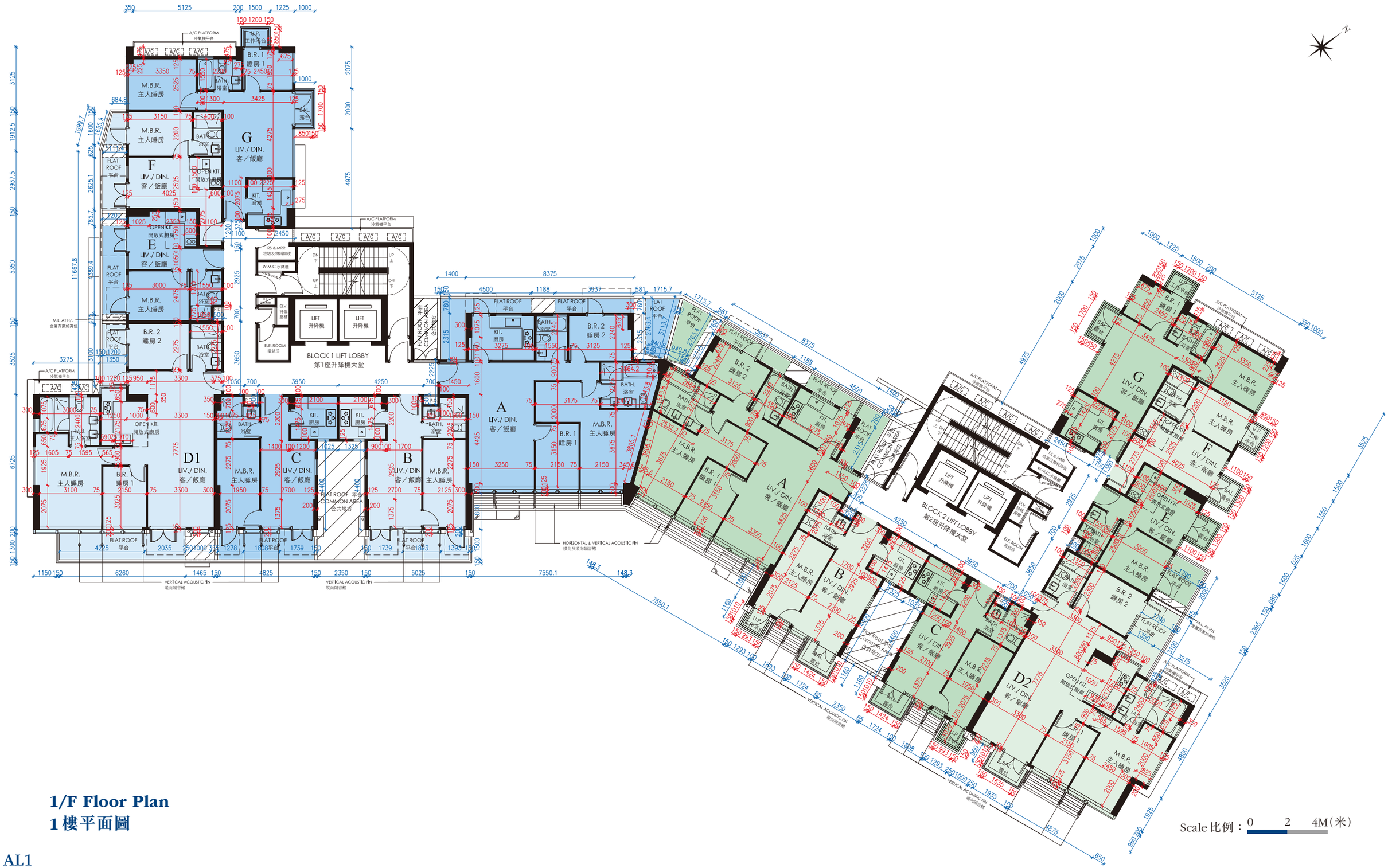


Development site boundary
發展項目邊界線

Scale 比例：0 5 10M(米)

AK

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



1/F Floor Plan
1樓平面圖

AL1

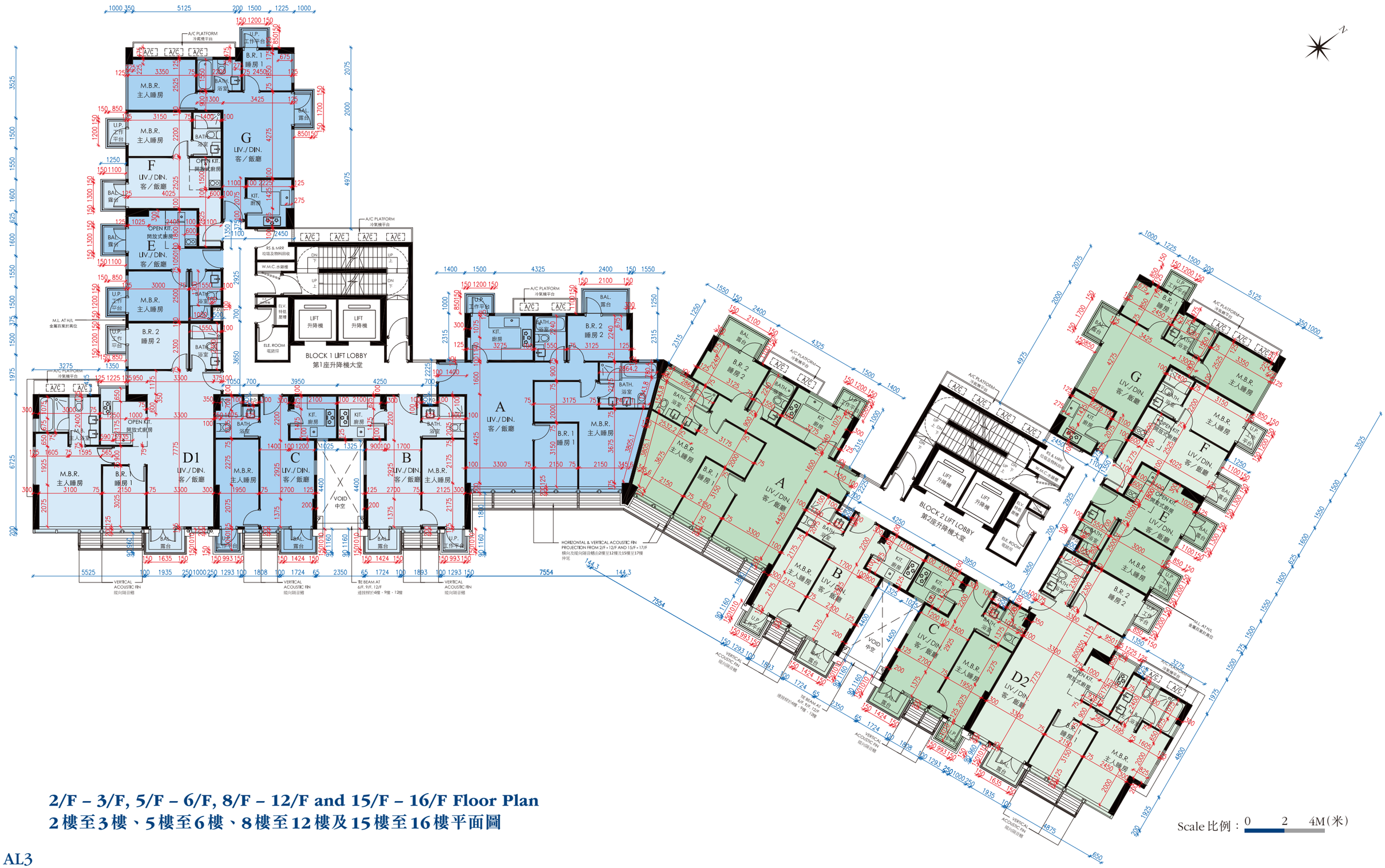
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Block 座數	Block 1 第1座							Block 2 第2座						
Floor 樓層	1/F 1樓							1/F 1樓						
Flat 單位	A	B	C	D1	E	F	G	A	B	C	D2	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	125 & 150	125	125	125, 150 & 200	125 & 150	125 & 150	125 & 150	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3100 & 3150	3100 & 3150	3100 & 3150	2850 & 3150	2850, 3100 & 3150	2675, 2700, 2950 & 3150	3100 & 3150	3100 & 3150	3100 & 3150	3150	2850 & 3150	2850, 3100 & 3150	2675, 2700, 2950 & 3150	3100 & 3150

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓説明書第AL9頁。

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



2/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 16/F Floor Plan
2樓至3樓、5樓至6樓、8樓至12樓及15樓至16樓平面圖

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

Block 座數	Block 1 第1座							Block 2 第2座						
Floor 樓層	2/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 16/F 2樓至3樓、5樓至6樓、8樓至12樓及15樓至16樓							2/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 16/F 2樓至3樓、5樓至6樓、8樓至12樓及15樓至16樓						
Flat 單位	A	B	C	D1	E	F	G	A	B	C	D2	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓説明書第AL9頁。

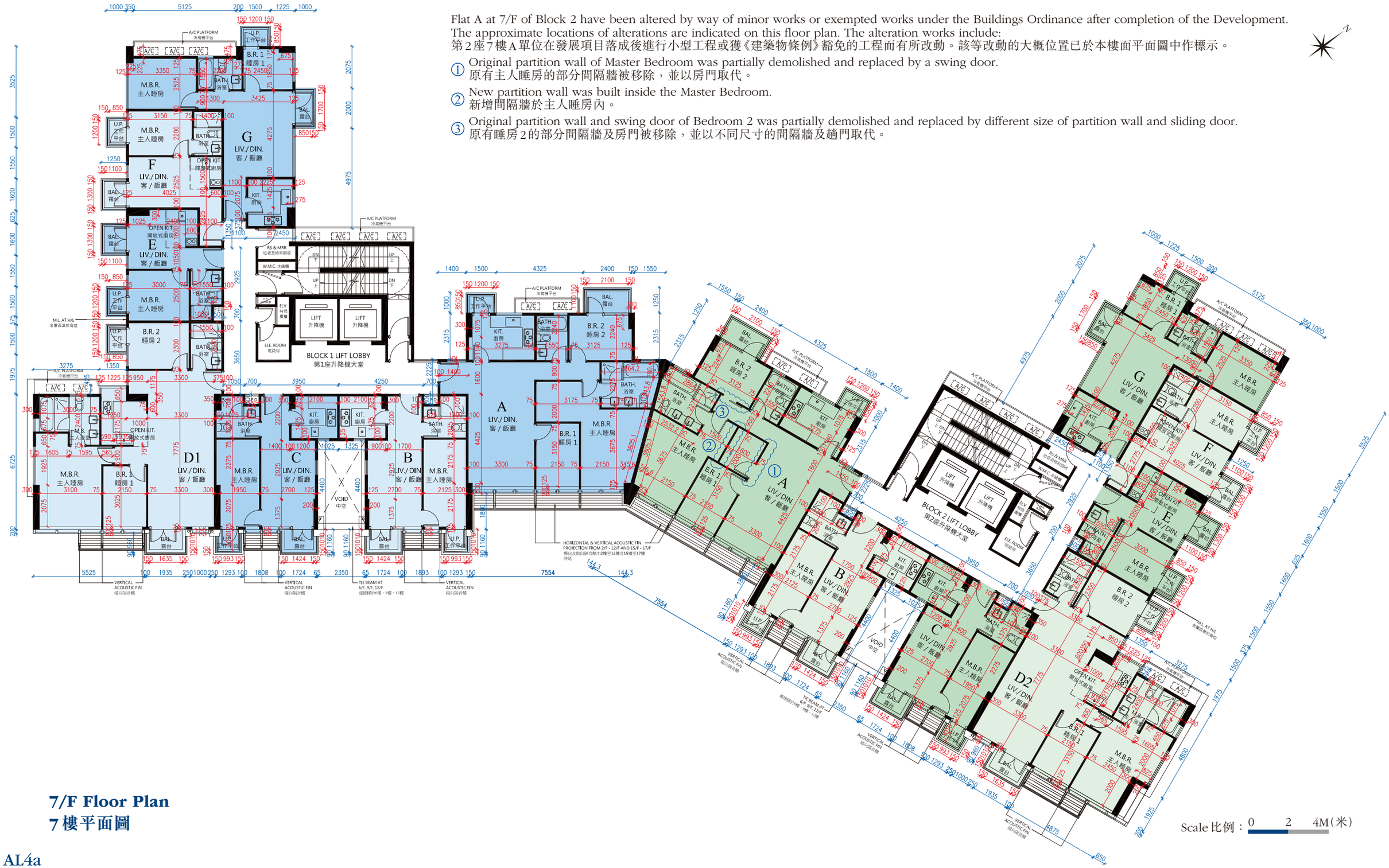
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Flat A at 7/F of Block 2 have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of alterations are indicated on this floor plan. The alteration works include:
第2座7樓A單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。

① Original partition wall of Master Bedroom was partially demolished and replaced by a swing door.
原有主人睡房的部分間隔牆被移除，並以房門取代。

② New partition wall was built inside the Master Bedroom.
新增間隔牆於主人睡房內。

③ Original partition wall and swing door of Bedroom 2 was partially demolished and replaced by different size of partition wall and sliding door.
原有睡房2的部分間隔牆及房門被移除，並以不同尺寸的間隔牆及趟門取代。



7/F Floor Plan
7樓平面圖

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

Block 座數	Block 1 第1座							Block 2 第2座						
Floor 樓層	7/F 7樓							7/F 7樓						
Flat 單位	A	B	C	D1	E	F	G	A	B	C	D2	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓説明書第AL9頁。

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

Flat A and Flat D1 at 17/F of Block 1 have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of alterations are indicated on this floor plan. The alteration works include:
第 1 座 17 樓 A 單位及 D1 單位在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示。

Alteration works for Flat A at 17/F of Block 1 include:
第 1 座 17 樓 A 單位的改動工程包括：

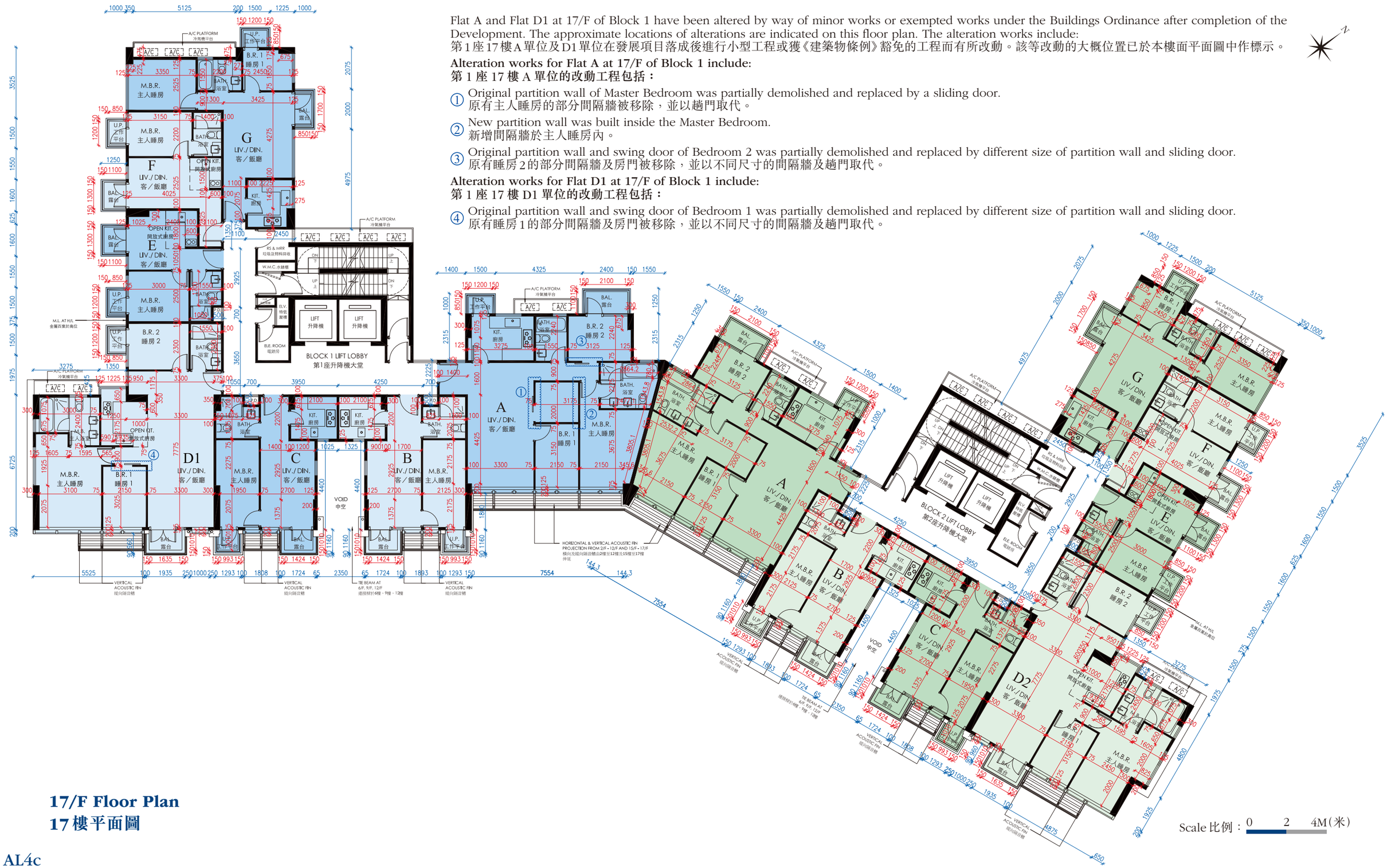
① Original partition wall of Master Bedroom was partially demolished and replaced by a sliding door.
原有主人睡房的部分間隔牆被移除，並以趟門取代。

② New partition wall was built inside the Master Bedroom.
新增間隔牆於主人睡房內。

③ Original partition wall and swing door of Bedroom 2 was partially demolished and replaced by different size of partition wall and sliding door.
原有睡房 2 的部分間隔牆及房門被移除，並以不同尺寸的間隔牆及趟門取代。

Alteration works for Flat D1 at 17/F of Block 1 include:
第 1 座 17 樓 D1 單位的改動工程包括：

④ Original partition wall and swing door of Bedroom 1 was partially demolished and replaced by different size of partition wall and sliding door.
原有睡房 1 的部分間隔牆及房門被移除，並以不同尺寸的間隔牆及趟門取代。



17/F Floor Plan
17 樓平面圖

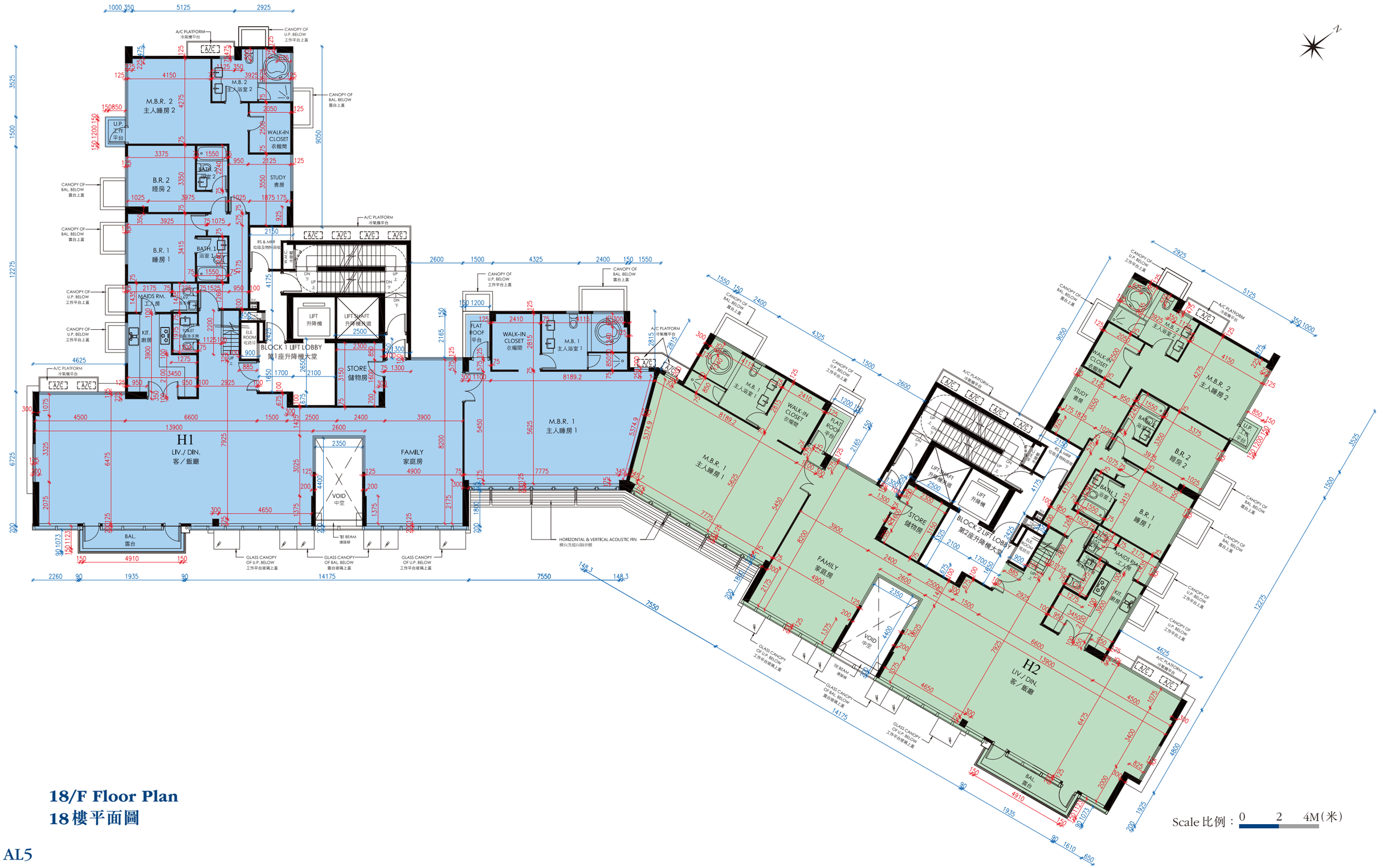
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Block 座數	Block 1 第1座							Block 2 第2座						
Floor 樓層	17/F 17樓							17/F 17樓						
Flat 單位	A	B	C	D1	E	F	G	A	B	C	D2	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150	125 & 150	125	125	125 & 150	125 & 150	125 & 150	125 & 150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	2900, 2950 & 3150	3150	3150	2900 & 3150	2900 & 3150	2900 & 3150	2900 & 3150	2900, 2950 & 3150	3150	3150	2900 & 3150	2900 & 3150	2900 & 3150	2900 & 3150

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓説明書第AL9頁。

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



18/F Floor Plan
18樓平面圖

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

Block 座數	Block 1 第1座	Block 2 第2座
Floor 樓層	18/F 18樓	18/F 18樓
Flat 單位	H1	H2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 200 & 300	150, 200 & 300
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	3500	3500

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

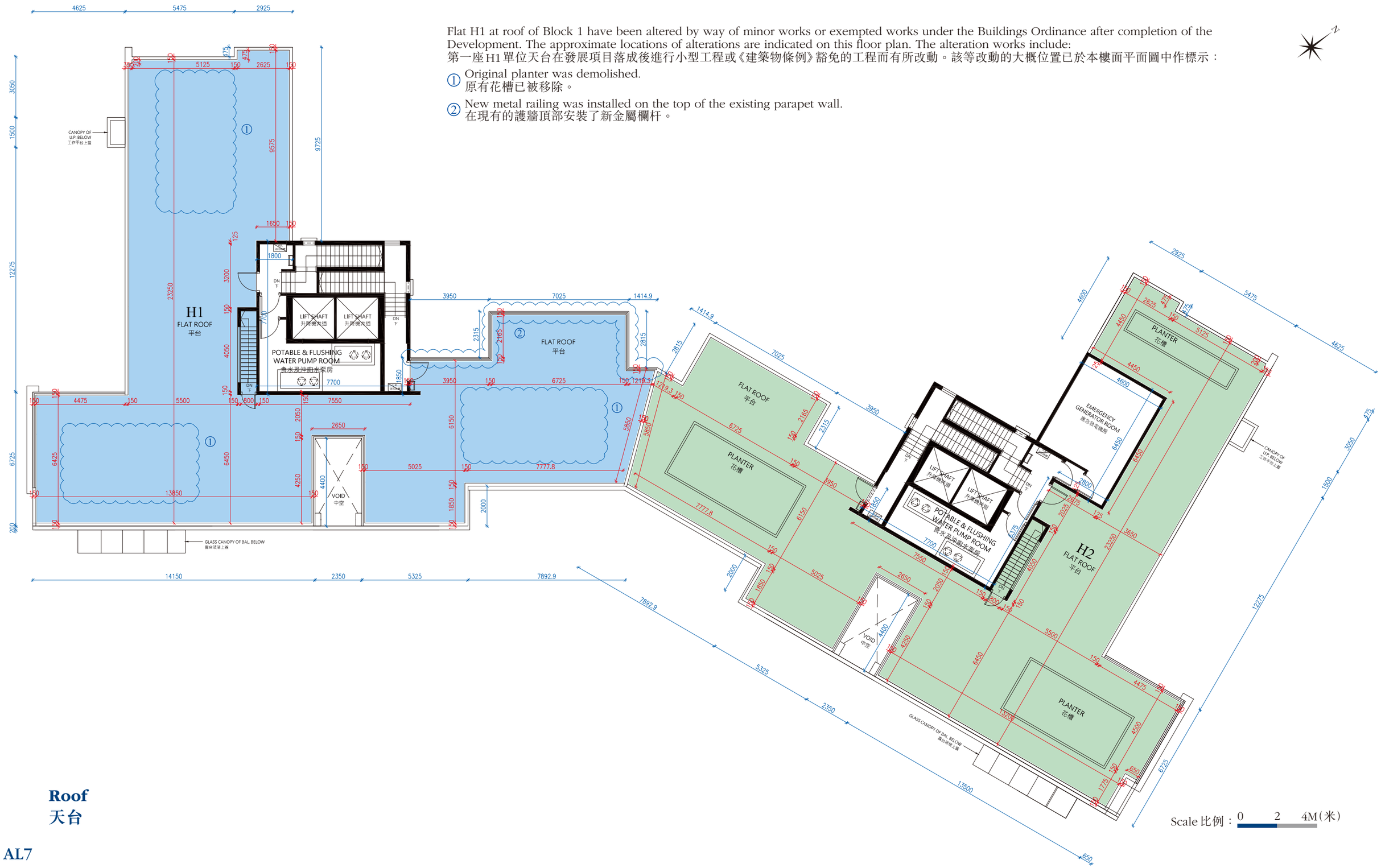
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL9頁。

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

Flat H1 at roof of Block 1 have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate locations of alterations are indicated on this floor plan. The alteration works include:
第一座H1單位天台在發展項目落成後進行小型工程或《建築物條例》豁免的工程而有所改動。該等改動的大概位置已於本樓面平面圖中作標示：

① Original planter was demolished.
原有花槽已被移除。

② New metal railing was installed on the top of the existing parapet wall.
在現有的護牆頂部安裝了新金屬欄杆。



Roof
天台

Scale 比例：0 2 4M(米)

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

Block 座數	Block 1 第1座	Block 2 第2座
Floor 樓層	Roof 天台	Roof 天台
Flat 單位	H1	H2
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	N/A 不適用	N/A 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)	N/A 不適用	N/A 不適用

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of structural walls on the upper floors.
3. Please refer to page AL9 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第AL9頁。

Legend 圖例

A/C = Air-conditioner 冷氣機

A/C PLATFORM = Air-conditioner Platform 冷氣機平台

BATH. = Bathroom 浴室

BAL. = Balcony 露台

BLOCK 1 LIFT LOBBY = Block 1 Lift Lobby 第1座升降機大堂

BLOCK 2 LIFT LOBBY = Block 2 Lift Lobby 第2座升降機大堂

B.R. = Bedroom 睡房

CANOPY OF BAL. BELOW = Canopy of Balcony Below 露台上蓋

CANOPY OF U.P. BELOW = Canopy of Utility Platform Below 工作平台上蓋

COMMON AREA = Common Area 公共地方

DIN. = Dining Room 飯廳

DN = Down 下

ELE. Room = Electrical Room 電錶房

ELV. = Extra-low Voltage Duct 特低壓電力槽

EMERGENCY GENERATOR ROOM = Emergency Generator Room 應急發電機房

FLAT ROOF = Flat Roof 平台

FAMILY = Family Room 家庭房

GLASS CANOPY OF BAL. BELOW = Glass Canopy of Balcony Below 露台玻璃上蓋

GLASS CANOPY OF U.P. BELOW = Glass Canopy of Utility Platform Below 工作平台玻璃上蓋

GUEST TOILET = Guest Toilet 訪客洗手間

H.R. = Hose Reel 消防喉轆

HORIZONTAL & VERTICAL ACOUSTIC FIN = Horizontal and Vertical Acoustic Fin 橫向及縱向隔音鰭

LAV. = Lavatory 洗手間

LIFT = Lift 升降機

LIFT SHAFT = Lift Shaft 升降機井道

LIV. = Living Room 客廳

KIT. = Kitchen 廚房

M.B. = Master Bathroom 主人浴室

M.B.R. = Master Bedroom 主人睡房

MAIDS RM. = Maid's Room 工人房

M.L. = Metal Louvre 金屬百葉

OPEN KIT. = Open Kitchen 開放式廚房

P.D. = Pipe Duct 管道槽

PLANTER = Planter 花槽

POTABLE & FLUSHING WATER PUMP ROOM = Potable and Flushing Water Pump Room 食水及沖廁水泵房

RS & MRR = Refuse Storage and Material Recovery Room 垃圾及物料回收房

STORE = Store Room 儲物室

STUDY = Study Room 書房

TIE BEAM = Tie Beam 連接樑

UP = Up 上

U.P. = Utility Platform 工作平台

VERTICAL ACOUSTIC FIN = Vertical Acoustic Fin 縱向隔音鰭

VOID = Void 中空

WALK-IN CLOSET = Walk-in Closet 衣帽間

W.M.C. = Water Meter Cabinet 水錶櫃

Notes:
1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only.
2. There may be architectural features and exposed pipes on external walls of some of the floors.
3. Common pipes exposed and/or enclosed in cladding are located at / adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
4. There are ceiling bulkheads and/or sunken slabs at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, study rooms, lavatories, maid rooms and/or kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services. There are exposed pipes / ductings for air-conditioning system and/or mechanical and electrical services within some store rooms.
5. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
6. Balconies and utility platforms are non-enclosed areas.

備註：
1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管道。
3. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或外牆裝飾板內藏之公用喉管。
4. 部份住宅單位之客廳、飯廳、睡房、走廊、浴室、儲物室、書房、洗手間、工人房及/或廚房設有假天花有跌級樓板及/或上層跌級樓板，內裝置冷氣喉管及/或其他機電設備。部份儲物室內設有冷氣及/或機電設備之外露喉管/管道。
5. 部份單位之天花高度將會因應上層單位之結構、建築設計及/或裝修設計上的需要而有差異。
6. 露台及工作平台為不可封閉的地方。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block 1 第1座	1/F 1樓	A	81.656 (879) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	11.794 (127)	–	–	–	–	–	–
		B	37.765 (407) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	6.499 (70)	–	–	–	–	–	–
		C	36.273 (390) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	6.236 (67)	–	–	–	–	–	–
		D1	80.644 (868) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	11.149 (120)	–	–	–	–	–	–
		E	24.289 (261) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	4.828 (52)	–	–	–	–	–	–
		F	26.108 (281) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	4.077 (44)	–	–	–	–	–	–
		G	48.454 (522) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block 1 第1座	2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	A	86.230 (928) Balcony 露台：3.00 (32) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	41.191 (443) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	39.869 (429) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		D1	84.294 (907) Balcony 露台：2.245 (24) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		E	27.866 (300) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		F	29.530 (318) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		G	48.454 (522) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	18/F 18樓	H1	358.293 (3857) Balcony 露台：6.00 (65) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	2.272 (24)	–	–	317.626 (3419)	–	–	–

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

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block 2 第2座	1/F 1樓	A	81.730 (880) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	11.794 (127)	–	–	–	–	–	–
		B	41.191 (443) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	39.869 (429) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		D2	81.413 (876) Balcony 露台：2.245 (24) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	5.215 (56)	–	–	–	–	–	–
		E	26.366 (284) Balcony 露台：2.00 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	3.295 (35)	–	–	–	–	–	–
		F	29.530 (318) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		G	48.454 (522) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

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

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Block 2 第2座	2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	A	86.230 (928) Balcony 露台：3.00 (32) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	41.191 (443) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	39.869 (429) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		D2	82.913 (892) Balcony 露台：2.245 (24) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		E	27.866 (300) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		F	29.530 (318) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		G	48.454 (522) Balcony 露台：2.00 (22) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	18/F 18樓	H2	356.912 (3842) Balcony 露台：6.00 (65) Utility Platform 工作平台：1.50 (16) Verandah 陽台：–	–	–	–	2.272 (24)	–	–	289.579 (3117)	–	–	–

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

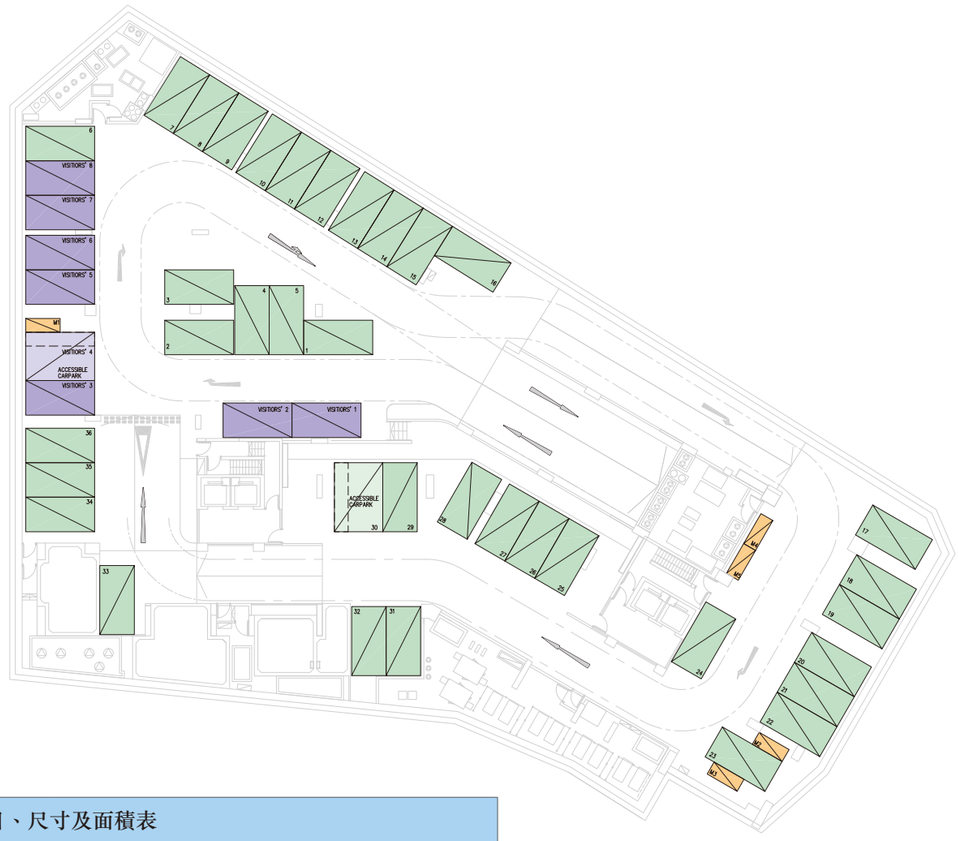
Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot.

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

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

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

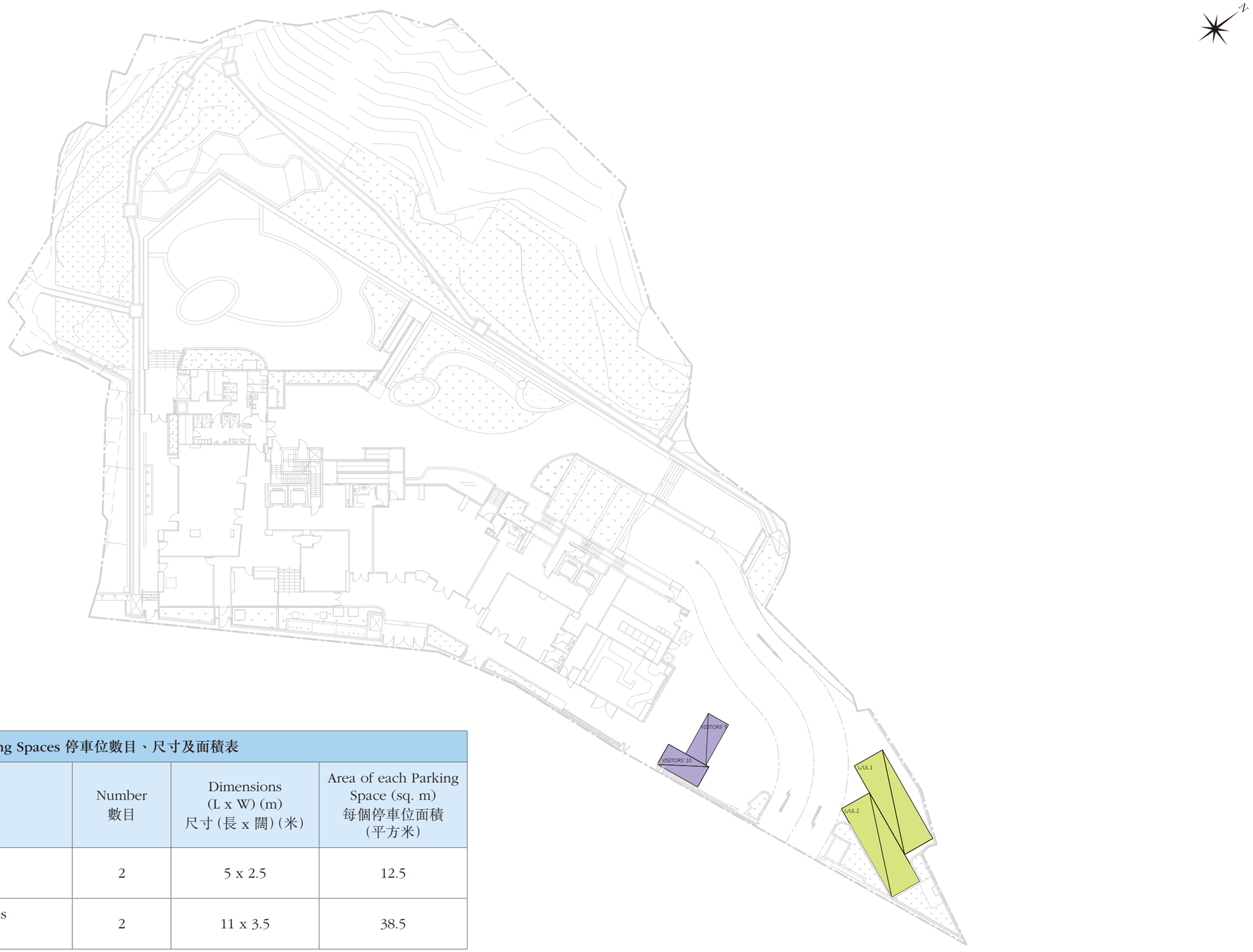
Basement Floor Plan
地庫平面圖



Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積表			
Type of Parking Space 停車位類別	Number 數目	Dimensions (L x W) (m) 尺寸 (長 x 闊) (米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Residential Parking Spaces 住宅停車位	35	5 x 2.5	12.5
Residential Parking Spaces for Disabled Persons 暢通易達住宅停車位	1	5 x 3.5	17.5
Visitors' Parking Spaces 訪客停車位	7	5 x 2.5	12.5
Visitors' Parking Spaces for Disabled Persons 暢通易達訪客停車位	1	5 x 3.5	17.5
Motor Cycle Parking Spaces 電單車停車位	5	2.4 x 1	2.4

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

G/F Floor Plan
地下平面圖



Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積表			
Type of Parking Space 停車位類別	Number 數目	Dimensions (L x W) (m) 尺寸 (長 x 闊) (米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Visitors' Parking Spaces 訪客停車位	2	5 x 2.5	12.5
Loading and Unloading Spaces 上落貨停車位	2	11 x 3.5	38.5

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

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

1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. The common parts of the Development

1. "Building Maintenance Unit(s)" means the tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of management, vertical passenger hoist(s) and building maintenance equipment erected, placed and/or installed on the external walls and/or the Upper Roof and/or the parapet walls of the Upper Roof as may be determined by the Manager for the purpose of servicing, cleansing, enhancing, maintaining, repairing, renovating, decorating, improving and/or replacing any part of any exterior of the Building.

2. "Car Park Common Areas" means such areas for the common use and benefit of the Car Park Unit(s) but which the right to use or enjoy does not belong to any one or more owners of the Car Park Unit(s) to the exclusion of the other and which are (insofar as the same are capable of being identified on plan) shown coloured yellow on the plan(s) annexed to the Deed of Mutual Covenant in respect of the building(s) in the Development (the "DMC"); and such areas as shall from time to time be designated as common areas by the owner(s) of the Car Park Unit(s) in accordance with the provisions of the DMC and/or any Sub-Deed of Mutual Covenant or any documents of similar nature made pursuant to the DMC for the common use and benefit of the owner(s) of the Car Park Unit(s) only.

3. "Car Park Common Facilities" means all those facilities equipment machines apparatus and installations which are for the common use and benefit of the owner(s) of the Car Park Unit(s) only and shall include (but not limited to) charging facilities for electric vehicle (inclusive of main switchboards, distribution boards, electrical wiring and socket outlets).

4. "Common Areas" means all the Estate Common Areas, the Car Park Common Areas and the Residential Common Areas.

5. "Estate Common Areas" means such areas as shall from time to time be designated as common areas by the Vendor in accordance with the provisions of the DMC for the common use and benefit of the owners of the Building which areas include but are not limited to all those areas and spaces in the Building whether covered, open or enclosed of which the right to the use or enjoyment thereof does not belong to any one or more owners to the exclusion of the other owners (save and except the Residential Common Areas and the Car Park Common Areas) and shall include (but not limited to) Visitors' Parking Spaces (i.e. spaces for the parking of motor vehicles belonging to the bona fide guests, visitors or invitees of the residents of the Building in accordance with Special Condition No. (21)(a)(iii) of the Government Grant), two Parking Spaces for the Disabled Persons (i.e. spaces for the parking of motor vehicles by disabled persons in accordance with Special Condition No. (21)(b) of the Government Grant), Loading and Unloading Spaces (i.e. spaces for the loading and unloading of goods vehicles in accordance with Special Condition No. (22) of the Government Grant), telecommunication and broadcasting equipment room, canopies, architectural features (other than those forming part of a Unit), Slope, Greenery Areas on Slope, open passages, entrances, walkways, ramps, landings, refuse storage and material recovery chambers, voids, transformer room, fire control room, emergency generator room, switch room, fan room for basement ventilation, corridors, main entrance, lift lobby on the Basement Floor of the Building, management office, management committee office (if any), staircases leading from the Basement Floor to the Ground floor, signage areas, Guard Kiosk on G/F, telecommunications and broadcasting services Room, Sprinkler Pump Room for Block 1, Block 2, Basement & G/F, Sprinkler Water Tank for Block 2, Basement & G/F, F.S. Water Pump Room for Block 1, Block 2, Basement & G/F, F.S. Water Tank for Block 2, Basement & G/F and other spaces or areas containing Estate Common Facilities for the common use and benefit of the owners, occupiers and/or licensees of the Building and the bona fide visitors thereof and which are (insofar as the same are capable of being identified on plan) shown coloured Pink on the plan(s) annexed to the DMC EXCLUDING such areas within the Building as shall form part of a Unit and EXCLUDING the exclusive right to the use occupation and enjoyment of which belongs or is capable of being assigned to an owner but INCLUDING such parts and/or areas of the Land or the Building as may at any time be designated as Estate Common Areas by the Vendor in accordance with the provisions of the DMC.

6. "Estate Common Facilities" means all those facilities equipment machines apparatus and installations for the common use and benefit of the owners (save and except the Residential Common Facilities and the Car Park Common Facilities) of the Building but which no owner has the exclusive right to use or enjoy and shall include (but not limited to) transformer, control panels, valves, meters, signages, pumps, emergency generator, sewers (including any sewer, drain or pipe constructed by the Vendor on or beneath Government land serving the Building or any part thereof), drains (including any road drainage systems passing through the Land), sprinkler inlets, fire services inlets, drains, watercourses, ducts, pipes, gutters, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Building, wires and cables, public lighting systems, lift, doors, ducts, water tanks and water supply planters mains, cat-ladder, sprinkler system, fans, public address system, communal television antennae, satellite disk, radio aerials, cable television antennae, other telecommunications antennae, and other electrical equipment for the common use and benefit of the Building and mechanical and sanitary installations, refuse disposal equipment, fire prevention and fighting equipment and apparatus, security systems and apparatus, 4-metre high (from the ground) noise barrier of the Noise Mitigation Measures erected on the Ground Floor of the Development as more particularly set out and specifically referred to as Item 8 in the Seventh Schedule to the DMC and denoted in Clause (3) of the Eighth Schedule to the DMC for reduction of noise impact due to road traffic noise and noise insulation and any other systems, services, devices, fittings and facilities provided or installed which are for the general service of the Building shown coloured Pink on the plan(s) annexed to the DMC.

7. "Noise Mitigation Measures" means all or any of the noise mitigation measures approved by the Director of Lands and the Director of Environmental Protection forming part(s) of the Estate Common Facilities, the Residential Common Facilities and/or the Residential Units and provided within the Development and any subsequent amendments thereto (if any) approved by the Director of Lands and the Director of Environmental Protection pursuant to Special Condition No. (39) of the Government Grant and which are marked "NOISE MITGIATION MEASURES" on the plan(s) annexed to the DMC.

8. "Residential Common Areas" means such areas of the Residential Premises for the common use and benefit of the owners and occupiers of the Residential Units but which the right to use or enjoy does not belong to any one or more owners of the Residential Units to the exclusion of the other and which are (insofar as the same are capable of being identified on plan) shown coloured Green on the plan(s) annexed to the DMC; and such areas as shall from time to time be designated as common areas by the owner(s) of the Residential Units in accordance with the provisions of the DMC and/or any Sub-Deed of Mutual Covenant or any documents of similar nature made pursuant to the DMC for the common use and benefit of the owner(s) of the Residential Units only and shall include (but not limited to), external wall, canopies, architectural features, swimming pool, pool deck, ancillary male and female changing rooms, accessible unisex toilet, female lavatory 1 & 2, male lavatory 1 & 2, gymnasium, function room, Owners' Corporation Office, mini theater, children's play room, Common Roof, open passages, entrances, walkways, ramps, landings, transfer slabs, voids, mail boxes, electrical room, electrical low voltage room, water meter cabinet, refuse storage and material room, corridors, main entrance, lift lobbies (save and except the lift lobby on the Basement Floor of the Building), lift pit, lift shaft, lift, staircases (including the staircase leading from the Ground Floor to the Upper Roof Floor, fire service tank(s), pipe ducts/service ducts, signage areas, gas control room, sewage treatment plant room, areas for the maintenance of drainage works (including flat roofs respectively on 1/F between Flat B and Flat C of Block 1, on 1/F between Flat B and Flat C of Block 2, on 1/F adjacent to Flats A, B, C, D1, E, F of Block 1 and on 1/F adjacent to Flat A of Block 2), Stores, Guard rooms and Lavatories for management staff and Owners' Corporation, Pool Filtration Plant Room, R.C. Surge Tank, Sprinkler Water Tank for Block 1, Potable & Flushing Pump Room, Membrane Biological Reactor Tank, Sauna, Landscaped Roof, Greenery Areas, fountain pool, garden on G/F, water feature on G/F, any other structure or floor space referred to in Special Condition No. (45)(b)(i) if so required by the Director of Lands (if any), the area or areas landscaped in accordance with Special Condition No. (12)(e) of the Government Grant and other spaces or areas containing the Residential Common Facilities and in particular the Recreational Areas with the Recreational Facilities (including but not limited to the Exempted Facilities provided under Special Condition No. (10)(c)(i) of the Government Grant) thereon for the common use and benefit of the owners, occupiers and/or licensees of the Residential Unit(s) and the bona fide visitors thereof.

9. "Residential Common Facilities" means all those facilities equipment machines apparatus and installations which are for the common use and benefit of the owners and occupiers of the Residential Units but which the right to use or enjoy does not belong to any one or more owners of the Residential Unit(s) to the exclusion of the other and shall include but not limited to the Recreational Facilities, control panels, valves, meters, signages, pumps, sewers (including any sewer, drain or pipe constructed by the Vendor on or beneath Government land serving the Building or any part thereof), drains (including any road drainage systems passing through the Land), drains, ducts, pipes, gutters, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Building, wires and cables, public lighting systems, the Building Maintenance Unit(s), vertical acoustic louvres and horizontal acoustic louvres of the Noise Mitigation Measures as more particularly set out and respectively referred to as Items 6 and 7 in the Seventh Schedule to the DMC and denoted in Clause (2) of the Eighth Schedule to the DMC for reduction of noise impact due to road traffic noise, lift, doors, ducts, caretaker's counter, water tanks and water supply planters mains, mail boxes, cat-ladder, sprinkler system, fans, public address system, communal television antennae, satellite disk, radio aerials, cable television antennae, other telecommunications antennae, and other electrical equipment for the common use and benefit of the Building and mechanical and sanitary installations, refuse disposal equipment, fire prevention and fighting equipment and apparatus, security systems and apparatus and any other systems, services, devices, fittings and facilities provided or installed which are for the general service of the Building.

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

Block 1		
Floor	Unit	No. of Equal Undivided Shares per Unit
1/F	A	1,615
	B	754
	C	724
	D1	1,598
	E	491
	F	526
	G	903
2/F – 3/F	A	1,609
	B	750
	C	724
	D1	1,589
	E	491
	F	525
	G	903
5/F – 17/F*	A	1,609
	B	750
	C	724
	D1	1,589
	E	491
	F	525
	G	903
18/F	H1	7,245

Block 2		
Floor	Unit	No. of Equal Undivided Shares per Unit
1/F	A	1,616
	B	750
	C	724
	D2	1,567
	E	492
	F	525
	G	903
2/F – 3/F	A	1,609
	B	750
	C	724
	D2	1,564
	E	491
	F	525
	G	903
5/F – 17/F*	A	1,609
	B	750
	C	724
	D2	1,564
	E	491
	F	525
	G	903
18/F	H2	7,192

Note*:
There is no 4th Floor, 13th Floor and 14th Floor in the designation of floor level of each Building.

C. The terms of years for which the manager of the Development is appointed

The Manager shall be appointed for a term of 2 years from the date of the DMC and to be continued thereafter until terminated by either the Manager or the Owners Committee in accordance with the terms of the DMC.

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

1. The amount of the monthly or other contribution payable by each owner to the annual budget shall be specified by the Manager from time to time by notice in writing and shall be determined and/or apportioned between the Owners in the manner hereinafter appearing (in respect of which the Manager shall keep separate management accounts and budgets):

   (i) As regards any portion of the costs expenses and outgoings for the management and maintenance of the Land and the Building as aforesaid as shall in the opinion of the Manager (whose decision shall be conclusive for all purposes subject to consultation with the Owners' Committee (if formed) except for the first annual budget as provided in clause 13(a) of the DMC) be expended for the benefit of all owners or is referable to the Land and the Building as a whole (including but without prejudice to the generality of the foregoing the Estate Common Areas and Estate Common Facilities, the Government rent payable in respect of the Land and the Building, the amounts expended or incurred in fulfillment of the obligations

under the Government Grant, the remuneration of the Manager, the insurance premia of the Land and the Building) such portion shall be paid and contributed by all the owners by reference to the Management Shares allocated to the part(s) of the Building (particulars whereof are set out in the Sixth Schedule to the DMC).

(ii) As regards any portion of the said costs expenses and outgoings as shall in the opinion of the Manager (whose decision shall be conclusive for all purposes subject to consultation with the Owners' Committee except for the first annual budget as provided in clause 13(a) of the DMC) be specifically referable to or is being expended for the Residential Premises, the Residential Common Areas, the Residential Common Facilities or such part(s) of the Building solely for the benefit of the owner(s) of the Residential Premises, the full amount shall be paid by the owner(s) of the Residential Premises in the proportions of their Management Shares.

(iii) As regards any portion of the said costs expenses and outgoings as shall in the opinion of the Manager (whose decision shall be conclusive for all purposes subject to consultation with the Owners' Committee except for the first annual budget as provided in clause 13(a) of the DMC) be specifically referable to or is being expended for a particular Unit, and no owner of any other Unit shall receive any material benefit therefrom, the full amount shall be paid by the owner of that particular Unit.

2. The Owner (including the Registered Owner) of any Unit(s) of the Land and the Building shall be personally liable to make monthly contribution and other contributions from time to time for the costs, expenses and outgoings incurred in relation to the management and maintenance of the Land and the Building ("the Management Expenses") to the Manager whether or not his Unit(s) is vacant or occupied and whether or not the Unit(s) has been let or leased to a tenant or is occupied by the owner himself or any other person, provided always that no owner may be called upon to pay more than his fair share, having regard to the number of the management shares allocated under the Sixth Schedule of the DMC.

3. Each Owner shall pay in full a due proportion of the Management Expenses whether or not his Unit is occupied. The Registered Owner shall pay all the Management Expenses for the Units unsold Provided that no Management Expenses shall be payable in respect of those Undivided Shares allocated to such part of the Building, the construction of which has not been completed, except to the extent that such uncompleted part benefits from the provisions of the DMC as to management and maintenance Provided that the Manager or the Owners' Corporation shall not be liable to pay the Management Expenses in respect of the common areas undivided shares held by them pursuant to the DMC.

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

(i) Each owner (with the exception of the Vendor but not its assigns) shall at the time of completion of the assignment in respect of the purchase of any part of the Land and the Building and/or prior to being given possession of the part(s) of the Land and the Building owned by him:

I. pay to the Manager a management deposit (hereinafter referred to as "the Management Deposit") in respect of his Unit equivalent to three months' Management Expenses for the time being payable in respect of the Unit held by such Owner as security against his liabilities under the DMC and the Management Deposit shall be placed in a specially designated Bank Account the title of which shall refer to the Management Deposit of the Building Provided Always that no Owner may refuse to pay any money payable by him under the DMC or any part thereof by claiming any set off against the Management Deposit Provided Further that in the case of change of ownership of any Unit, the Management Deposit in respect of such Unit shall be transferred to the account of the new Owner and the previous Owner shall have no claim for any refund;

II. pay to the Manager two months' Management Expenses in respect of his Unit as payment in advance of the Management Expenses;

III. pay to the Manager two months' Management Expenses in respect of his Unit as his initial contribution to the Special Fund; and

IV. pay to the Manager one month's Management Expenses in respect of his Unit as debris removal fee.

Provided that the funds and fees referred to in sub-clauses III and IV above shall be non-refundable and non-transferable in the case of change of ownership of any Unit Provided Further that any debris removal fee not used for debris removal shall be paid into and credited into the Management Fund.

(ii) The Registered Owner shall pay the Management Deposit, the initial contribution to the Special Fund and the debris removal fee if it remains the Owner of those Undivided Shares allocated to the Units in that part of the Building the construction of which has been completed and which remain unsold 3 months after execution of the DMC. In the event the Vendor shall assign such Units or each of them to new Owners, the Management Deposit paid hereunder shall be transferred to the account of the new Owners of such Units or each of them. All outgoings including Management Expenses and Government Rents in respect of all Units held by the Vendor up to and inclusive of the date of the relevant assignment(s) of the relevant Unit(s) or each of them shall be paid by the Vendor.

(iii) Regarding additional contribution to Special Fund, each owner shall from time to time pay to the Manager such additional or further periodic contribution(s) to the Special Fund upon receipt of a notice from the Manager specifying the amount and time for payment duly determined by a resolution of the owners at an owners' meeting convened under the DMC.

F. The area in the Development retained by the vendor for the vendor's own use

Not applicable.

Notes:

(i) Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

(ii) For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 發展項目的公用部分

1. 「建築維護系統」指因應管理人認為需要而構築、放置及/或安裝於外牆及/或天台及/或天台的護欄牆的履帶伸縮臂式吊船及/或任何吊臂、吊艇臂、其他維護設備或裝置、垂直載客升降機及建築維護設備，其用於該樓宇之任何外圍部分的維護、清潔、修繕、保養、維修、裝修、裝飾、改善及/或更替。

2. 「停車場公共地方」指於發展項目內的樓宇的大廈公契（公契）附件圖則內的黃色部分，為停車場車位的共同使用及受益的地方，但享用該地方的權利不專有屬於任何一個或多個停車場車位業主（只要其為可於圖則上色別），以及不時由停車場車位業主根據公契及/或任何建基於公契而訂立的分契或相似性質的文件指明為給予停車場車位業主共同使用及受益之公共地方的範圍。

3. 「停車場公共設施」指給予停車場車位業主共同使用及受益的所有設施、設備、機器、儀器及裝置，包括但不限於電動汽車充電設備（包括主電板、配電板、電線及電插座）。

4. 「公共地方」指所有屋苑公共地方、停車場公共地方及住宅公共地方。

5. 「屋苑公共地方」指賣方根據公契條款不時指明為供該樓宇的業主共同使用及受益的公共地方的範圍，包括但不限於該樓宇內不論是否有上蓋的、露天的或有包圍的，其使用或享有權利並不屬於任何一名或多名業主排除其他業主而獨家擁有的所有地方（除住宅公共地方及停車場公共地方），並包括（但不限於）訪客停車位（即根據政府批地文件特別批地條款第(21)(a)(iii)條中訂明，供該樓宇住客的真正的賓客、訪客或受邀進入者用以停泊其等擁有的汽車的車位）、兩個殘疾人士停車位（即根據政府批地文件特別批地條款第(21)(b)條中訂明，供殘疾人士停泊汽車的車位）、上落客貨地方（即根據政府批地文件特別批地條款第(22)條中訂明，供上落客貨的地方）、通信及廣播設備房、簷篷、建築裝飾（構成單位部分的裝飾除外）、斜坡、斜坡上的綠化地方、開放通道、入口、走道、斜路、樓梯平台、垃圾儲存及物料回收房、中空、變壓器房、消防控制室、緊急發電機房、電掣房、地庫通風機房、走廊、主入口、該樓宇地庫樓層的電梯大堂、管理辦公室、管理委員會辦公室（如有）、連接地庫樓層至地下樓層的樓梯、標誌區、地下樓層的警衛亭、通訊及廣播服務室、第1座、第2座、地庫及地下樓層的灑水水泵房、第2座、地庫及地下樓層的灑水水箱、第1座、第2座、地庫及地下樓層的消防水泵房、第2座、地庫及地下樓層的消防水箱及於公契附錄圖則內以粉紅色顯示包含供該樓宇的業主、佔用者及/或特許持有人及其等的真正賓客公共使用及受益的屋苑公共設施的其他地方或範圍（只要其為可於圖則上色別），但不包括該樓宇內構成一個單位的部分之範圍及屬於一個業主或可被轉讓的使用、佔用及享用的獨有權利，但包括該土地或該樓宇內被賣方於任何時候根據公契條款指定為屋苑公共地方的該等部分及/或範圍。

6. 「屋苑公共設施」指供該屋苑業主共同使用並受益（住宅公共設施及停車場公共設施除外），但任何業主均對其不擁有獨家專有使用或享有權的所有設施、設備、機器、儀器及裝置，包括但不限於變壓器、控制儀錶版、閥門、儀錶、標誌牌、水泵、緊急發電機、污水管（包括由賣方於該樓宇或其任何部分的政府土地上或之下建造的任何污水管、排水渠或水管）、排水渠（包括任何經過該土地的道路排水系統）、灑水器插入點、消防服務進入點、排水渠、水道、管道、喉管、雨水槽、電掣及其他可讓淡水或鹹水、廢料、氣體、電源及其他服務通過以供該樓宇使用的設施，不論有管或無管、電線及電纜、公共照明系統、升降機、門、管道、水箱及花槽供水總喉、爬梯、花灑系統、風機、公共廣播系統、公用電視天線、衛星電視接收系統、收音機天線、有線電視天線、其他電信天線及其他為該樓宇的公共享用及利益而設的電子器材、機械及衛生裝置、垃圾處理設備、防火及滅火系統及儀器、保安系統及儀器、噪音減免措施中4米高（從地面）並構築於該發展項目地下樓層的隔音屏障，其具體於公契附表七中列明並指明為項目8及於公契附表八第(3)條中所表明，其為用於減低因道路交通噪音而造成的噪音影響及噪音阻隔以及任何其他為公契夾附之圖則中粉紅色部分所顯示該樓宇的一般服務而提供或裝置的系統、服務、設備、配件及設施。

7. 「噪音減免措施」指所有或任何由地政總署署長及環境保護署署長按政府批地文件特別條款第39條批核並於該發展項目中提供並構成屋苑公共設施、住宅公共設施及/或發展項目內的住宅單位之部分的噪音減免措施，及隨後由地政總署署長及環境保護署署長批核的任何修改（如有），該等噪音減免措施於公契內夾附的圖則中標示為「噪音減免措施」。

8. 「住宅公共地方」指公契附錄圖則以綠色所顯示，並供住宅單位業主及佔用者共同使用及受益，但其使用及享用權並不專有屬於任何一名或多名住宅單位業主（只要其可於圖則上色別）的住宅地方內的範圍；而該等範圍可不時被住宅單位業主根據公契及/或任何分契或任何相似性質的公契附屬文件之條款指明只為住宅單位業主公共使用及受益的公共地方，包括（但不限於）外牆、簷篷、建築裝飾、游泳池、泳池甲板、附屬男女更衣室，男女均可使用的無障礙洗手間、女洗手間1及2、男洗手間1及2、健身室、活動室、業主立案法團辦公室、迷你影院、兒童遊戲室、公共天台、開放通道、入口、行人道、斜路、樓梯平台、轉換層樓板、中空、郵箱、電氣室、低壓電氣室、水錶櫃、垃圾儲存及物料回收房、走廊、主入口、升降機大堂（大廈地庫樓層升降機大堂除外）、升降機井底坑、升降機槽、升降機、樓梯（包括連接由地下樓層到天台樓層的樓梯）、消防服務水箱、管道槽/運作管槽、標誌區、煤氣控制室、廢料處理機房、維持排污工程的地方（包括第1座1樓B及C單位之間的平台、第2座1樓B及C單位之間的平台、第1座1樓A、B、C、D1、E及F單位毗鄰的平台及第2座1樓A單位毗鄰的平台）、儲物室、警衛室及管理職員及業主立案法團洗手間、游泳池的濾水器機房、石屎調壓箱、第1座灑水系統水箱、食水及沖廁水泵房、薄膜生物程序水箱、桑拿室、園景平台、綠化地方、噴水池、地下樓層花園、地下樓層流水裝飾、在地政署署長要求下根據特別批地條款第(45)(b)(i)次條所指的任何其他構築物或地面空位（如有）、供住宅單位的業主、佔用人及/或特許持有人及其真正賓客共同使用及受益並根據政府批地文件特別批地條款第(12)(e)次條的美化地方及其他包含住宅公共設施，特別含有康樂設施的康樂地方（包括但不限於政府批地文件特別批地條款第(10)(c)(i)次條訂明的豁免設施）之空位或地方。

9. 「住宅公共設施」指供住宅單位的業主及佔用者共同使用並受益，但任何住宅單位業主均對其不擁有獨家專有使用或享有權的所有設施、設備、機器、儀器及裝置，包括但不限於康樂設施、控制儀錶版、閥門、儀錶、標誌牌、水泵、污水管（包括由賣方於該樓宇或其任何部分的政府土地上或之下建造的任何污水管、排水渠或水管）、排水渠（包括任何經過該土地的道路排水系統）、排水渠、管道、喉管、雨水槽、電掣及其他可讓淡水或鹹水、廢料、氣體、電源及其他服務通過以供該樓宇使用的設施，不論有管或無管、電線及電纜、公共照明系統、建築維護系統、噪音減免措施中的縱向隔音鰭及橫向隔音鰭垂直音響天窗及水平音響天窗，其於公契附表七中列明並分別指明為項目6及項目7及於公契附表八第(2)條中所表明，其為用於減低因道路交通噪音而造成的噪音影響，升降機、門、管道、管理員櫃檯、水箱及花槽供水總喉、信箱、爬梯、花灑系統、風機、公共廣播系統、公用電視天線、衛星電視接收系統、收音機天線、有線電視天線、其他電信天線及其他為該樓宇的公共享用及利益而設的電子器材、機械及衛生裝置、垃圾處理設備、防火及滅火系統及儀器、保安系統及儀器以及任何其他為該樓宇的一般服務而提供或裝置的系統、服務、設備、配件及設施。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

第1座		
樓層	單位	每個單位的同等不分割份數
1樓	A	1,615
	B	754
	C	724
	D1	1,598
	E	491
	F	526
	G	903
2樓至3樓	A	1,609
	B	750
	C	724
	D1	1,589
	E	491
	F	525
	G	903
5樓至17樓*	A	1,609
	B	750
	C	724
	D1	1,589
	E	491
	F	525
	G	903
18樓	H1	7,245

第2座		
樓層	單位	每個單位的不分割份數
1樓	A	1,616
	B	750
	C	724
	D2	1,567
	E	492
	F	525
	G	903
2樓至3樓	A	1,609
	B	750
	C	724
	D2	1,564
	E	491
	F	525
	G	903
5樓至17樓*	A	1,609
	B	750
	C	724
	D2	1,564
	E	491
	F	525
	G	903
18樓	H2	7,192

備註*：每座樓宇不設4樓、13樓及14樓。

C. 發展項目的管理人的委任期

管理人的任期為由公契簽訂日期起計兩年，並於期滿後繼續委任，直至管理人或業主委員會根據公契條款通知終止其委任為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

1. 「建築維護系管理人應不時以書面通知訂明各業主就年度預算金額所需繳付的每月開支或其他開支，並由業主之間以本文以下方式作決定及/或分攤（管理人應把管理賬戶及預算賬戶分開）：

   (i) 有關管理人可認為（除了第一年的年度預算於公契第13(a)條約定外，管理人經徵詢業主委員會（如有）的意見後的決定為不可推翻的）應為所有業主的利益而動用或把管理該土地及該樓宇所需的費用、支出及開支的任何部分轉至該土地及該樓宇（在不影響前述一般性下，包括屋苑公共地方、屋苑公共設施、就該土地及該樓宇需繳付的政府地租、為履行政府批地文件約定的責任而產生的支出、管理人的薪酬及為該土地及樓宇購買保險的保險費），該部分費用、支出及開支應按該樓宇相關部分所佔的管理份數（其細節於本公契的附表六訂明）由所有業主支付。

   (ii) 倘若管理人認為（除了第一年的年度預算於公契第13(a)條約定外，管理人經徵詢業主委員會（如有）的意見後的決定為不可推翻的）上述費用、支出及開支的任何部分應為住宅單位業主的利益被明確地轉至或用於住宅單位、住宅公共地方、住宅公共設施或該樓宇的該等部分，該等金額全數由住宅單位的業主按照其等佔有管理份數的比例負責支付。

   (iii) 倘若管理人認為（除了第一年的年度預算於公契第13(a)條約定外，管理人經徵詢業主委員會（如有）的意見後的決定為不可推翻的）上述費用、支出及開支的任何部分應被明確地轉至或用於任何指定單位，而沒有任何其他單位的業主將從而受益，該等金額全數由該指定單位的業主負責支付。

2. 該土地及該樓宇任何單位的業主（包括註冊業主）須個人負上向管理人繳付有關管理及保養該土地及屋苑的支出而承付的供款及不時的其他供款、費用及支出款項的責任（「管理開支」），不論其單位空置或被佔用、被出租予租戶或由業主或其他人士佔用，但業主不得被要求繳付多於按公共契約附表六分配的管理份數其應負責的份額。

3. 不論其單位是否被佔用，每位業主須全數繳付管理開支的適當份額。註冊業主須為尚未售出的單位繳付所有管理開支，但就該等分配予該樓宇尚未完成建築的部分的不分割份數（除非該未完成部分的管理及保養受益於公共契約的條款），則無需繳付管理開支。管理人或業主立案法團無需就按公共契約持有的公共地方不分割份數繳付管理開支負責。

E. 計算管理費按金的基準

(i) 每位業主（除賣方但不包括其受讓人）均需於就購買該土地及該屋苑的轉讓完成時及/或取得該土地及該樓宇內其擁有的部分之佔用之前：

   I. 向管理人就其擁有的單位支付相等於三個月的管理開支的管理費按金（以下簡稱「管理費按金」），作為其於公契項下的責任履約金，而管理費按金須被存放於命名為該樓宇的管理費按金的指定銀行賬戶。任何業主不得以主張與管理費按金的任何抵銷而拒絕支付其須按公契支付的任何款項或其任何部分。倘若任何單位發生業權變更，相關單位的管理費按金須被轉讓予新業主的賬戶，而前業主將不能作出任何退款要求。

   II. 向管理人就其單位支付兩個月的管理開支，作為預繳管理開支；

   III. 向管理人就其單位支付兩個月的管理開支，作為其對特別基金的首次供款。

   IV. 向管理人就其單位支付一個月的管理開支，作為清理廢料的費用；

   倘若單位擁有權有所變更，上述第III次款和第IV次款所指的基金和費用不設退款或轉讓，而未有用作清理廢料的清理廢料的費用將被存入管理基金。

(ii) 如該註冊業主為被配發予該已完成興建的樓宇內之該等單位的該等不分割份數的擁有人，而該等單位於公契簽訂日的3個月後尚未獲出售，該註冊業主需支付管理費按金、特別基金的首次供款及清理廢料的費用。倘若賣方把該等單位或各個單位轉讓予新擁有人，按照本條已支付的管理費按金將被轉予該等單位或各個單位的新擁有人的賬戶。賣方需就其持有的所有單位支付所有截至並包括該等單位或各個單位獲轉讓之日的支出，包括管理開支及政府地租。

(iii) 有關對特別基金的額外供款，當收茲管理人的通知，訂明按根據公契召開的業主會議通過之決議而正式決定的繳付金額及繳付時間，每個業主需不時向管理人就特別基金支付該等額外的定期供款。

F. 賣方在發展項目中保留作自用的範圍

不適用

備註：

(i) 除在本售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞將等同於公契內該用詞的含義。

(ii) 如需詳細資料，請在開放時間內於售樓處免費查閱本公契。整本公契是可根據要求提供參閱。

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

The Development is situated on the Tsing Lung Tau Lot No. 70 ("the Lot").

B. The term of years under the lease

The lease term of the Lot granted under New Grant No. 21722 ("the Land Grant") is 50 years commencing from 19th December 2013.

C. The user restrictions applicable to the land

1. Special Condition No. (7) of the Land Grant provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

2. Special Condition No. (46) provides that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

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

The Green Area referred to under Item E of Summary of Land Grant shall be re-delivered to the Government and in any event be deemed to have been re-delivered to the Government by the Grantee upon the issue of the Certificate of Compliance dated 9th September 2020.

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

Formation of the Green Area

1. Special Condition No. (2) provides that:

(a) The Grantee shall:

(i) Within 72 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director of Lands ("the Director"), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director: (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (hereinafter referred to as "the Green Area"); and (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area.

(ii) within 72 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee 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 Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee'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 Grantee in respect of any such loss, damage, nuisance or disturbance.

Possession of the Green Area

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

Restriction on use of the Green Area

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

Access to the Green Area for inspection

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

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

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

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

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

Landscaping

5. Special Condition No. (12) provides that:

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirement stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 20% of the area of the Lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the Lot.

(iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, net, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) of the Land Grant.

Drains and Channels

6. Special Condition No. (35)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

Sewerage Treatment Works and Disposal Facilities

7. Special Condition No. (36)(a) provides that the Grantee accepts and acknowledges that there are no Government sewers in the vicinity available for connection to the Lot as at the date of the Land Grant. The Grantee shall at his own expense construct and provide within the Lot sewerage treatment works and disposal facilities (hereinafter referred to as "the Sewerage Treatment Works and Disposal Facilities") at such locations, with such materials and to such standards in all respects to the satisfaction of the Director. The Grantee shall thereafter at his own expense operate, maintain and repair the Sewerage Treatment Works and Disposal Facilities to the satisfaction of the Director.

Noise Barriers

8. Special Condition No. (39)(f) & (39)(f)(i) provide that in the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land (hereinafter referred to as "the Noise Barrier"), among others, the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation.

Green Hatched Black Area

9. Special Condition No. (42) provides that:

(a) The Grantee shall within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director) at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the areas shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter collectively referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies to the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

(c) Except as provided in Special Condition No. (43) of the Land Grant, no ground investigation shall be carried out on any Government land outside the Green Hatched Black Area without the prior written consent of the Director.

Natural Terrain

10. Special Condition No. (43) provides that:

(a) The Grantee hereby acknowledges that the Lot may be affected by landslip hazards including boulder falls due to natural terrain of the area shown coloured green cross-hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Cross-Hatched Black Area"). The Grantee shall within 24 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation (hereinafter referred to as "the Geotechnical Investigation") within the Lot and the Green Cross-Hatched Black Area for such hazards. Except as provided in Special Condition No. (42) of the Land Grant, no ground investigation shall be carried out on any Government land outside the Green Cross-Hatched Black Area without the prior written consent of the Director.

(b) On completion of the Geotechnical Investigation, the Grantee shall within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director carry out any necessary mitigation and stabilization works within the Lot as the Director in his absolute discretion shall require (hereinafter referred to as "the Mitigation and Stabilization Works") so as to protect any building or buildings or structure or structures erected or to be erected on the Lot or any part thereof and any residents therein and their bona fide guests, visitors and invitees from landslip hazards including boulder falls arising from the Green Cross-Hatched Black Area. The Grantee shall register at his own expense in the Land Registry against the Lot a record plan accepted by the Director indicating the location and the scope of the Mitigation and Stabilization Works.

(c) Where it is deemed necessary by the Government or the Grantee or both to carry out mitigation and stabilization works within any Government land outside the Lot including the Green Cross-Hatched Black Area (which Government land including the Green Cross-Hatched Black Area are hereinafter collectively referred to as "the Outside Area" and which mitigation and stabilization works within the Outside Area are hereinafter referred to as "the Mitigation and Stabilization Outside Works"), the Grantee shall, upon receipt of the Director's written approval to or request for the Mitigation and Stabilization Outside Works, within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director) at his own expense carry out and complete the Mitigation and Stabilization Outside Works in all respects to the satisfaction of the Director. The Grantee shall register at his own expense in the Land Registry against the Lot a record plan accepted by the Director indicating the location and scope of the Mitigation and stabilization Outside Works.

(d) The Grantee shall at all time during the term of the Land Grant, maintain at his own expense the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director to ensure the continuing functioning of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works. In addition to any rights or remedies the Government may have against the Grantee for breach of the Grantee's obligations to maintain the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside works as provided in the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out such maintenance works as the Director shall in his absolute discretion deem fit. If the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the Grantee shall on demand repay the Government the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and binding on the Grantee.

(e) The Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant legislation.

(f) For the purpose of carrying out the Geotechnical Investigation, the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works and the inspection and maintenance of the Mitigation and Stabilization Works and the Mitigation and Stabilization Outside Works, the Grantee shall have the right of ingress or egress to and from the Outside Area subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(g) In the event that as a result of or arising out of the Geotechnical Investigation, the Mitigation and Stabilization Works or the Mitigation and Stabilization Outside Works, any damage is done to any Government land including the Outside Area or any land outside the Lot, the Grantee shall make good such damage at his own expense and in all respects to the satisfaction of the Director.

(h) The Grantee hereby indemnifies and shall keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs and demands whatsoever including but not limited to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to the provisions of this Special Condition or the omission, neglect or default by the Grantee to carry out any such works or the non-fulfilment or non-observance of the Grantee's obligations under this Special Condition or any landslip hazards including boulder falls from the Green Cross-Hatched Black Area.

(i) The Grantee hereby acknowledges that as the date of the Land Grant, there are some electricity cables erected on, over or within the Green Cross-Hatched Black Area (hereinafter referred to as "the Electricity Cables") and the Grantee shall not remove or interfere with the Electricity Cables. The Grantee shall throughout the term of the Land Grant permit CLP Power Hong Kong Limited or the officers duly authorized by them the right to pass and repass on foot on, along, over by and through the Existing Footway with or without tools, equipment or machinery at no cost as the CLP Power Hong Kong Limited may require for the purpose of inspection and carrying out any works in relation to the maintenance, repairing and replacement of the Electricity Cables within the Green Cross-Hatched Black Area.

(j) The Grantee hereby acknowledges that as at the date of the Land Grant, there may be some graves, shrines, "Pak Kungs" or "Kam Taps" (hereinafter collectively referred to as "the Graves") existing on the Green Cross-Hatched Black Area and undertakes not to interfere with or remove or permit or suffer to be interfered with or removed the Graves without the prior written approval of the Director. The Grantee shall throughout the term of the Land Grant allow all members of the public, at all times and for all lawful purposes without payment of any nature whatsoever to pass and repass on foot on, along, over by and through the Existing Footway as necessary for the purpose of gaining access to and from the Graves.

(k) The Government will accept no responsibility or liability for any loss, damages, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Electricity Cables and the Graves and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Electricity Cables and the Graves.

(l) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (j) of this Special Condition neither the Grantee intends to dedicate nor the Government consent to any dedication of the Existing Footway to the public for the right of passage.

(m) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (j) 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 Grantee 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.

F. The lease conditions that are onerous to a purchaser

Anchor Maintenance

1. Special Condition No. (32) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

Spoil or Debris

2. Special Condition No. (33) provides 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 Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee 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 Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

Damage to Services

3. Special Condition No. (34) provides that:

(a) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (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 or the Green Area or the Green Hatched Black Area as defined in Special Condition No. (42) of the Land Grant or the Green Cross-Hatched Black Area as defined in Special Condition No. (43) of the Land Grant or any combination of them or any part or parts thereof (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area or the Green Hatched Black Area or the Green Cross-Hatched Black Area or any combination of them or any part or parts thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Green Area or the Green Hatched Black Area or the Green Cross-Hatched Black Area or any combination of them or any part or parts thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(b) The Grantee acknowledges the presence of a electricity pole and two telephone poles as shown and marked "E•" and "T•" respectively on the plan annexed to the Land Grant with ancillary cables and structures pertaining to the electricity pole and telephone poles or such other relocated electricity pole or telephone poles with ancillary facilities on, over, above, under, below or within the Lot (hereinafter collectively referred to as "Utility Facilities"). The Government or its duly authorized officers will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person by reason of the presence, removal or relocation of the Utility Facilities and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, removal or relocation of the Utility Facilities or any part thereof or any damage to the Utility Facilities or any part thereof caused by the Grantee or other activities carried out upon the Lot by the Grantee, his servants, workmen and contractors.

(c) Without prejudice to sub-clause (a) of this Special Condition, if relocation of the Utility Facilities or any part thereof is required by the Grantee, the proposed relocation shall first be approved by the Director and the utility company of which the relevant Utility Facilities belongs (hereinafter referred to as "the Utility Company") and subject to such terms and conditions as may be approved by the Director. The cost of relocating the relevant Utility Facilities shall be borne by the Grantee and the boundary and area of the relevant Utility Facilities shall be revised to the satisfaction of the Director in accordance with the said relocation. In the event of such relocation, the Grantee shall indemnify and keep indemnified the Government from and against all claims, actions, charges or damages whatsoever arising out of or incidental thereto.

(d) There are reserved unto the Government, the Utility Company, its or their officers, agents, contractors, workmen or other duly authorized personnel the following rights:

(i) the right to place and retain the existing Utility Facilities on, over, above, under, below or within the Lot;

(ii) the right to operate, inspect, maintain, repair, renew, remove or relocate the Utility Facilities or any part thereof and to carry out any works required for the said purposes; and

(iii) the right of unrestricted ingress, egress and regress to and from the Lot or any part thereof at all times with or without tools, equipment, plant, machinery or motor vehicles for the purpose of exercising the rights conferred under this sub-clause (d).

(e) The Government and its officers, agents, contractors, workmen and other duly authorized personnel shall have no liability whatsoever to the Grantee or any other person in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (d) of this Special Condition, and no claim whatsoever shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

Sewerage Impact Assessment

4. Special Condition No. (37)(b) provides that the Grantee shall at his own expense implement the recommendations in the approved Sewerage Impact Assessment in all respects to the satisfaction of the Director and the Director of Environmental Protection and within such time limit as may be stipulated by them.

Drainage Impact Assessment

5. Special Condition No. (38)(b) provides that the Grantee shall at his own expense implement the recommendations in the approved Drainage Impact Assessment in all respects to the satisfaction of the Director and the Director of Drainage Services and within such time limit as may be stipulated by them.

Noise Impact Assessment

6. Special Condition No. (39)(b) provides that the Grantee shall at his own expense and within such time limits as shall be stipulated by the Director and the Director of Environmental Protection carry out and implement the Noise Mitigation Measures as proposed in the Noise Impact Assessment and approved by the Director and the Director of Environmental Protection (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director and the Director of Environmental Protection.

7. Special Condition No. (39)(d) provides that the Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (39) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of such cost, damage or loss.

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

SUMMARY OF LAND GRANT
批地文件的摘要

A. 發展項目所位於土地的地段編號

發展項目位於青龍頭地段第70號「該地段」。

B. 有關租契規定的年期

根據新批地條件第21722號「該批地文件」,「該地段」的批租年期為2013年12月19日起計50年。

C. 適用於該土地的用途限制

1. 「該批地文件」「特別批地條款」第7條訂明「該地段」或其任何部分或現已或將會建於該處的任何建築物或任何建築物部分，除作私人住宅用途外，不可作任何其他用途。

2. 根據「特別批地條款」第46條規定，不得於「該地段」豎立或建造墳墓或骨灰龕，亦不得於「該地段」安葬或存放任何人類骸骨或動物骸骨，無論是否安葬或存放在陶罐、骨灰龕或其他器皿。

D. 按規定須興建並提供予政府或供公眾使用的設施

於批地文件的摘要E項目下提及之「綠色範圍」應再重新交付予政府，並在任何情況下亦應被視為在發出2020年9月9日之滿意紙時，已再重新交付予政府。

E. 有關承批人在所批土地內外鋪設、塑造或作環境美化的任何範圍、或興建或維持任何構築物或設施的責任

<u>「綠色範圍」的構建</u>

1. 「特別批地條款」第2條訂明：

(a)「承批人」必須：

(i) 在「該批地文件」訂立日起七十二(72)個曆月內或地政總署署長「署長」批准之其他延長期限，自費以「署長」批准的物料、標準、水平、定線和設計進行下列工程，以全面令「署長」滿意：(I) 鋪設及塑造在「該批地文件」所夾附圖則以綠色顯示的日後興建公共道路範圍(以下簡稱「綠色範圍」)；及(II) 提供和興建「署長」自行酌情為需要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)，以致可在「綠色範圍」興建建築物及供車輛和行人往來。

(ii) 在「該批地文件」訂立日起七十二(72)個曆月內或「署長」批准之其他延長期限，自費以「署長」滿意的方式在「綠色範圍」表面整飭、興建路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通燈、街道設施及道路標記；及

(iii) 自費維持「綠色範圍」和「構築物」及在該處興建、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通燈、街道設施、道路標記及機器，以令「署長」滿意，直至按照「該批地文件」「特別批地條款」第3條交還「綠色範圍」的佔管權為止。

(b) 如「承批人」不在本「特別批地條款」(a)次條指定期限內履行該條所載的責任，「政府」可執行必要工程，費用則由「承批人」承擔。「承批人」需在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承批人」約束。

(c) 倘因「承批人」履行「特別批地條款」(a)次條所訂責任或「政府」行使本「特別批地條款」(b)次條等所訂權利而導致或引致「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「署長」一概毋須就此承擔任何責任。「承批人」不得就此向「政府」索償。

<u>綠色範圍的管有權</u>

2. 僅為了「承批人」進行在「該批地文件」「特別批地條款」第(2)條列明所需的工程，「承批人」於「該批地文件」之日獲授予綠色範圍的管有權。「承批人」須應政府要求交還綠色範圍給政府，並在任何情況下，綠色範圍將在署長的發信之日被視作已交還予政府，而該信件表明其信納該等「特別批地條款」已遵從。「承批人」在其管有綠色範圍期間的所有合理時間內，須准許所有政府車輛及公共車輛及行人自由進出及經過綠色範圍，並確保該通行權不會受到按「該批地文件」「特別批地條款」第(2)條或其他規定下進行的工程之干涉或阻礙。

<u>綠色範圍用途的限制</u>

3. 未經署長的預先書面同意，「承批人」不得使用綠色範圍作儲物用途或搭建任何臨時構築物或作任何用途而並非為了進行在「該批地文件」「特別批地條款」第(2)條指定之工程。

<u>進入綠色範圍作檢查</u>

4. (a)「承批人」須在其管有綠色範圍期間的所有合理時間內：

(i) 准許政府或其正式授權人員進出及經過該地段及綠色範圍，以檢查、查核及監督為符合在「該批地文件」「特別批地條款」第(2)(a)條而展開的任何工程、及進行、檢查、查核及監督在「該批地文件」「特別批地條款」第(2)(b)條下指明的工程及署長可能認為需要在綠色範圍進行的任何其他工程；

(ii) 准許政府或其正式授權人員及相關獲政府授權的公用事業公司進出及經過該地段及綠色範圍，猶如政府一樣，或相關公用事業公司可在綠色範圍或任何毗鄰土地上或下或內進行其需要之工程，包括但不限於鋪設及在其後保養所有擬為該地段或任何相鄰或毗鄰土地或物業提供電話、電力、氣體(如有)及其他服務的喉管、電線、管道、電纜管道及其他傳輸及附屬設備。「承批人」須全面配合政府或其正式授權人員及相關獲政府正式授權的公用事業公司所有與上述將在綠色範圍內展開的工程有關之事項；及

(iii) 准許水務署人員及獲其授權的人士，猶如水務署人員或該獲授權的人士在可能需要的情況下一樣，進出及經過該地段及綠色範圍，進行任何有關運作、保養、維修更換及改動在綠色範圍內任何其他的水務設施的工程。

(b) 政府及其獲正式授權人員或任何根據本「特別批地條款」第(a)次條獲正式授權之人士或公用事業公司對其行使權利所產生或附帶造成「承批人」或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。

<u>環境美化</u>

5. 「特別批地條款」第(12)條訂明：

(a)「承批人」須自費提交一份按本「特別批地條款」(b)次條規定在該地段內提供美化環境工程並標示其位置、配置及布局的美化環境藍圖給「署長」審批。

(b) (i) 「該地段」中不少於20%的範圍須種植樹木、灌木及其他植物。

(ii) 本「特別批地條款」第(b)(i)次條提及的20%中不少於50%須在「署長」自行酌情決定的位置及水平提供(以下簡稱「綠化範圍」)，以便行人可看見或進入「該地段」的任何人士可接近「綠化範圍」。

(iii)「署長」對「承批人」建議的美化環境工程屬於本「特別批地條款」第(b)(i)次條提及的20%之決定是最終的並約束「承批人」。

(iv)「署長」可自行酌情接受「承批人」建議用其他非種植裝飾代替種植樹木、灌木或其他植物。

(c)「承批人」須按已批准的美化環境工程藍圖則自費美化「該地段」，以令「署長」滿意。未經「署長」的預先書面批准，不得對已批准美化環境工程藍圖則進行修改、改變、更改、修訂或取替。

(d)「承批人」須在其後自費保持與保養美化工程處於安全、整潔、井然及衛生狀態，以在一切方面令「署長」滿意。

(e) 按本「特別批地條款」美化的範圍須指定為並構成「該批地文件」「特別批地條款」第(18)(a)(v)條提及的公用地方。

<u>水渠及渠道</u>

6. 「特別批地條款」第(35)(a)條訂明「承批人」須自費建造與保養「署長」認為有須要的水渠及渠道(不論是否位於「該地段」範圍內或政府土地上)，以將落在或流經「該地段」上的一切暴雨或雨水到最接近的水道、集水井、渠道或政府雨水渠，以令「署長」滿意。「承批人」須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府作出彌償。

<u>污水處理及處置設施</u>

7. 「特別批地條款」第(36)(a)次條訂明「承批人」接受並確認於「該批地文件」的訂立日，於毗鄰位置沒有可連接「該地段」的任何「政府」污水渠。「承批人」須自費以「署長」批准的物料及標準在「該地段」內「署長」指明的位置進行興建及提供污水處理及處置設施(以下簡稱「該污水處理及處置設施」)，以在一切方面令「署長」滿意。「承批人」須於其後自費運作、維持及維修「該污水處理及處置設施」，以令「署長」滿意。

隔音屏障

8. 「特別批地條款」第(39)(f)及(39)(f)(i)次條訂明倘若獲審批的噪音緩解措施其中包涵於「該地段」上興建或建築可延伸至「該地段」邊界以外以及任何毗連政府土地之上的隔音屏障(以下簡稱「隔音屏障」)，「承批人」須按「建築事務監督」審批的圖則並以於各方面符合《建築物條例》、任何其附屬規例及任何修訂法例的準則自費設計、興建及建築「隔音屏障」。

綠色加黑斜線範圍

9. 「特別批地條款」第42條訂明：

(a) 「承批人」須在「該批地文件」訂立日起七十二(72)個曆月內(或「署長」批准之其他延長期限)自費進行與完成在「該批地文件」附錄的圖則上用綠色加黑斜線範圍(以下簡稱「綠色加黑斜線範圍」)的岩土勘測和斜坡護理，防止山泥傾瀉、減輕及修補工程，使「署長」滿意，並在「該批地文件」同意批租的所有時間內自費保養「綠色加黑斜線範圍」，包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，使署長滿意。倘若在「該批地文件」批租期的任何時間內「綠色加黑斜線範圍」內發生任何山泥傾瀉、地陷或塌方，「承批人」須自費修復與彌補該地方連同「署長」認為(「署長」的意見是最終的及約束「承批人」)受到影響的任何毗鄰或毗連區域。「承批人」須對上述山泥傾瀉、地陷或塌方產生的一切索償、司法程序、費用、損害及賠償及各種開支彌償政府、它的代理人及承建商。「承批人」須確保在任何時候不能對「綠色加黑斜線範圍」進行非法挖掘或堆填。如事前獲「署長」書面批准，「承批人」可架設圍欄或其他屏障防止非法挖掘或堆填。除「署長」具有對違反「該批地文件」的任何其他權利或補償權外，「署長」可在任何時候經書面通知要求「承批人」進行上述岩土勘測、斜坡護理、防止山泥傾瀉、減輕及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果「承批人」不理會或未能在指定時期遵守該通知，使「署長」滿意，在該日期期滿後，「署長」可展開與進行要求的工程，「承批人」須在要求時償還因此產生的費用給「政府」。

(b) 即使「特別批地條款」(a)次條規定，本「特別批地條款」規定「承批人」對「綠色加黑斜線範圍」或其中部分的權利與責任完全由「政府」發給「承批人」的通知內決定。「承批人」不能就上述決定造成的任何損失、損害或干擾向「政府」、「署長」或他們正式授權的官員要求索償。但是上述決定不影響「政府」對先前違反、不遵守或不履行本「特別批地條款」第(a)次條規定的任何權利及補償權。

(c) 除「該批地文件」「特別批地條款」第43條訂明外，未經「署長」的書面同意，不得在「綠色加黑斜線範圍」外的任何政府土地進行任何岩土勘測。

天然地形

10. 「特別批地條款」第43條訂明：

(a) 「承批人」確認因應「該批地文件」所夾附的圖則上以綠色加黑交叉斜線範圍顯示的範圍(以下簡稱「綠色加黑交叉斜線範圍」)的天然地形，「該地段」可能受到包括礫石下墜的山泥傾瀉危險所影響。「承批人」須在「該批地文件」訂立日起二十四(24)個曆月內(或「署長」批准之其他延長期限)，以令「署長」全面滿意的方式自費於「該地段」及「綠色加黑交叉斜線範圍」內就該等危害進行並完成岩土工程勘測(以下簡稱「岩土工程勘測」)。除「該批地文件」「特別批地條款」第42條另有規定外，沒有「署長」事先書面同意，不得於「綠色加黑交叉斜線範圍」外的任何政府土地進行土地勘測。

(b) 在「岩土工程勘測」完成時，「承批人」須在「該批地文件」訂立日起七十二(72)個曆月內(或「署長」批准之其他延長期限)，以令「署長」全面滿意的方式自費進行「署長」以其絕對酌情權要求的任何所需緩解及鞏固工程(以下簡稱「緩解和鞏固工程」)，以保障已興建或將興建建於「該地段」或其任何部分的任何建築物或構築物和其住客、其真正的賓客、訪客和受邀進入者免受於「綠色加黑交叉斜線範圍」發生的山泥傾瀉，包括巨石下墜的危害。「承批人」須自費到土地註冊處就「該土地」註冊獲「署長」審批的圖則，表明「緩解和鞏固工程」的位置及涵蓋範圍。

(c) 當「政府」或「承批人」或他們兩者認為有需要於「該地段」外的任何政府土地，包括「綠色加黑交叉斜線範圍」內(包括「綠色加黑交叉斜線範圍」的政府土地以下統稱「外圍地方」，而於「外圍地方」內的緩解及鞏固工程以下簡稱「外圍緩解和鞏固工程」)進行緩解及鞏固工程，「承批人」須於收到「署長」對「外圍緩解和鞏固工程」的書面批准或要求時，並在「該批地文件」訂立日起七十二(72)個曆月內(或「署長」批准之其他延長期限)，自費進行及完成「外圍緩解和鞏固工程」，以令「署長」全面滿意。「承批人」須自費到土地註冊處就「該土地」註冊獲「署長」審批的圖則，表明「外圍緩解和鞏固工程」的位置及涵蓋範圍。

(d) 「承批人」在「該批地文件」同意批租的所有時間內，須自費保養「緩解和鞏固工程」及「外圍緩解和鞏固工程」處於良好和修繕妥當的狀態，以確保「緩解和鞏固工程」及「外圍緩解和鞏固工程」能繼續發揮其作用，並令「署長」全面滿意。如「承批人」違反責任，沒有按「該批地文件」規定而保養「緩解和鞏固工程」及「外圍緩解和鞏固工程」，除「政府」可針對「承批人」而具有的權利和補償權外，「署長」有權以書面通知要求「承批人」進行「署長」以其絕對酌情權認為適當的保養工作。如「承批人」忽略或沒有在通知書訂明的限期內或在緊急要求情況下遵行有關要求並令「署長」滿意，「署長」可隨即執行及進行其認為所需的保養工作，「承批人」須按要求向「政府」償還該等工作的費用，以及任何行政費、專業費用及開支。「署長」對該等工作的費用連同行政費、專業費用及開支的決定是最終的並約束「承批人」。

(e) 「岩土工程勘測」、「緩解及鞏固工程」或「外圍緩解及鞏固工程」須於各方面符合《建築物條例》、任何其附屬規例、修訂法例及其他相關法例。

(f) 「承批人」應有權利按「署長」自行酌情附加的條款及條件進出「外圍地方」，以進行「岩土工程勘測」、「緩解和鞏固工程」及「外圍緩解和鞏固工程」，以及視察及維修「緩解和鞏固工程」及「外圍緩解和鞏固工程」。

(g) 倘若因「岩土工程勘測」、該等「緩解及鞏固工程」或「外圍緩解及鞏固工程」導致或引起任何包括外在範圍或任何處於「該地段」外的政府土地造成任何損害，「承批人」須自費進行修葺致使「署長」在各方面滿意。

(h) 「承批人」須就一切訴訟、司法程序、責任、申索、費用和索求(包括但不限於任何因根據本「特別批地條款」的條文進行或曾經進行的任何工程，或因「承批人」遺漏、忽略、或未能進行任何該等工程、或因「承批人」不履行或不遵守本「特別批地條款」所載的責任、或因「綠色加黑交叉斜線範圍」的包括礫石下墜的任何山泥傾瀉危險，直接或間接引起或附帶的任何財務損失或人身傷亡)對「政府」作出彌償或確保其獲得彌償。

(i) 「承批人」確認於「該批地文件」的訂立日，「綠色加黑交叉斜線範圍」之上或之內建有若干電纜(以下簡稱「該等電纜」)。「承批人」不得移除或干擾「該等電纜」。「承批人」在「該批地文件」同意批租的所有時間內須容許中華電力有限公司或其授權人員，不論是否備有帶工具、設備或機器，以步行的方式自由及免費地經過、上落及通過「現有行人通道」，作視察及對位於「綠色加黑交叉斜線範圍」內的「該等電纜」進行任何保養、維修及更換工程的用途。

(j) 「承批人」確認於「該批地文件」的訂立日，「綠色加黑交叉斜線範圍」上現存若干墳墓、神社、「伯公」或「金塔」(以下統稱「該等墳墓」)，並承諾如非事前獲得「署長」書面批准，不得干擾或移除或准許、容許他人干擾或移除「該等墳墓」。「承批人」在「該批地文件」同意批租的所有時間內須容許所有公眾人士以步行的方式自由及免費地經過、上落及通過「現有行人通道」，作所有合法用途，用以來回「該等墳墓」。

(k) 「政府」不必對因存有「該等電纜」及「該等墳墓」而引起令「承批人」蒙受的任何損失、損毀、滋擾或騷擾負上任何責任。「承批人」須就因存有「該等電纜」及「該等墳墓」而直接或間接引起的一切責任、申索、費用、索求、訴訟或其他司法程序對「政府」作出彌償或確保其獲得彌償。

(l) 茲現明確協議、聲明及訂明，「承批人」承擔本「特別批地條款」第(j)次條指定的責任，概不代表「承批人」擬撥供或「政府」同意其撥供「現有行人通道」供公眾通行。

(m) 現明確協議及聲明，任何人士均不可鑒於本「特別批地條款」第(j)次條訂明「承批人」承擔的責任而預期或索償任何特許權，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，「承批人」現明確豁免任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之特許權的申索或相關權利。

F. 對購買人造成負擔的租契條件

保養地樁

1. 「特別批地條款」第32條規定，如果在開發或重新開發「該地段」或其中任何部分時已安裝預應力地樁，「承批人」須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使「署長」滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給「署長」。如果「承批人」不理會或未能進行上述檢驗工程，「署長」可立即執行與進行上述檢驗工程。「承批人」須在要求時歸還「政府」因此產生的費用。

廢土方或石方

2. 「特別批地條款」第33條規定：

(a) 倘若從「該地段」或開發地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、前濱、海牀、污水渠、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，「承批人」須自費清理該等「廢料」並修復對政府物業造成的損壞。「承批人」須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求彌償「政府」。

(b) 即使本「特別批地條款」第(a)次條規定，「署長」可以(但沒有責任)應「承批人」要求清理上述廢料和修復對政府物業造成的損壞。「承批人」須在要求時支付因此產生的費用。

損壞服務

3. 「特別批地條款」第34條規定：

(a) 「承批人」須在任何時候、特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對「該地段」或其中任何部分或「該批地文件」「特別批地條款」第42條所釋義的「綠色範圍」或「綠色加黑斜線範圍」或「該批地文件」「特別批地條款」第43條所釋義的「綠色加黑交叉斜線範圍」或任何組合或其中任何部分或它們全部由之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞、干擾或阻塞。「承批人」在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現時位置及水平，並提交處理任何服務一切方面的書面建議給「署長」，供他審批，但必須在取得「署長」對上述「工程」及建議作出的書面批准後才能進行該等工程。「承批人」須履行「署長」對「服務」的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。「承批人」必須自費在一切方面維修、彌補及修復以任何方式進行上述「工程」對「該地段」或「綠色範圍」或「綠色加黑斜線範圍」或「綠色加黑交叉斜線範圍」或任何組合或其中任何部分或任何「服務」造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠、排水渠或總水喉須由「署長」負責修復，除非他另作選擇，「承批人」須在要求時向「政府」支付該等工程的費用)，使「署長」滿意。如果「承批人」未能對「該地段」或「綠色範圍」或「綠色加黑斜線範圍」或「綠色加黑交叉斜線範圍」或任何組合或其中任何部分或任何「服務」進行上述必要的改道、重鋪、維修、彌補及修復工程、使「署長」滿意，「署長」可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，「承批人」須在要求時向「政府」支付該等工程的費用。

(b) 「承批人」確認於「該地段」之上、之下或之內現存有於「該批地文件」所夾附之圖則上分別顯示及標示為「E•」及「T•」的一支電線桿及兩支電話桿，連同附屬於電線桿及電話桿的附屬電纜及構築物或其他重置的電線桿或電話桿連同附屬設施(以下統稱「公用事業設施」)。「政府」或其正式授權人員不必對因存有、移除或重置「公用事業設施」而引起對「承批人」或任何人蒙受的任何損失、損毀、滋擾或騷擾負上任何責任。「承批人」須就因存有、移除或重置「公共事業設施」或其任何部分、因「承批人」引起、或因「承批人」或其員工、工人及承包商對該地段進行其他工作而令「公共事業設施」或其任何部分造成損害產生直接或間接引起的一切責任、申索、索求、訴訟或其他司法程序對「政府」作出彌償或確保其獲得彌償。

(c) 在本「特別批地條款」(a)次條不被影響的情況下，如「承批人」需要重置「公用事業設施」或其任何部分，該重置建議須事先得到「署長」及該等「公用事業設施」所屬的公用事業設施公司(以下簡稱「公用事業設施公司」)批准，並受「署長」批准的條款及條件所限制。「承批人」須承擔重置相關「公用事業設施」的費用，並按上述重置修訂相關「公用事業設施」的邊界及範圍，以令「署長」滿意。倘若進行該重置，「承批人」須對因而導致的一切索償、訴訟、費用及損失向「政府」作出彌償及確保其獲得彌償。

(d) 「政府」、「公用事業設施公司」、他們的人員、代理人、承包商、工人或其他獲得上述人士正式授權的人士均獲保留以下權利：

(i) 於「該地段」之上、之下或之內放置及存置現存「公用事業設施」的權利；

(ii) 運作、視察、保養、維修、翻新、移除或重置「公用事業設施」或其任何部分，以及就上述事項而需進行的任何工作的權利；及

(iii) 在任何時間不受限制地進出及返回「該地段」或其任何部分，不論是否備有工具、設備、裝置、機器或汽車的權利，以行使本(d)次條賦予的權利。

(e) 倘因「承批人」或任何其他人士因行使本「特別批地條款」(d)次條賦予的權利而蒙受任何損失、損毀、滋擾或騷擾，「政府」、其人員、代理人、承包商、工人以及他們授權的其他人士不必對「承批人」負上任何責任。「承批人」不得就此向「政府」或上述其等人士提出索償。

排污影響評估

4. 「特別批地條款」第(37)(b)次條規定，「承批人」須自費在指定限期內進行「排污影響評估」內所載並獲審批之建議，以令「署長」及「環境保護署署長」在各方面滿意。

排水影響評估

5. 「特別批地條款」第(38)(b)次條規定，「承批人」須自費在指定限期內進行「排水影響評估」內所載並獲審批之建議，以令「署長」及「渠務署署長」在各方面滿意。

噪音影響評估

6. 「特別批地條款」第(39)(b)次條規定，「承批人」須自費在「署長」及「環境保護署署長」指定的限期內施工並進行「噪音影響評估」內所載並獲「署長」及「環境保護署署長」審批之「減低噪音方案」(以下簡稱「經審批之減低噪音方案」)，以令「署長」及「環境保護署署長」在各方面滿意。

7. 特別批地條款第(39)(d)條訂明如因承批人履行特別批地條款第(39)條或其他訂明的責任而引起或招致的任何費用、損害或損失，政府及其人員一概不承擔任何責任、義務或法律責任。承批人不得就此等費用、損害或損失向政府或其人員提出索償。

備註：
本節所載的「承批人」指「該批地文件」訂明的買方，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬法團則包括其承繼人及受讓人。

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

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

The Green Area referred to under Item E of Summary of Land Grant shall be re-delivered to the Government and in any event be deemed to have been re-delivered to the Government by the Government by the Grantee upon the issue of the Certificate of Compliance dated 9th September 2020.

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

Not applicable.

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

Not applicable.

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或公眾使用的設施

於批地文件的摘要E項目下提及之「綠色範圍」應再重新交付予政府，並在任何情況下亦應被視為在發出2020年9月9日之滿意紙時，已再重新交付予政府。

B. 根據批地文件須由發展項目中的住宅物業的擁有人出資管理、營運或維修以作公眾使用的設施

不適用。

C. 根據批地文件規定須由發展項目住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地

不適用。

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

不適用。

WARNING TO PURCHASERS
對買方的警告

a. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

b. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

c. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,

(i) that firm may not be able to protect the purchaser's interests; and

(ii) the purchaser may have to instruct a separate firm of solicitors.

d. In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

b. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –

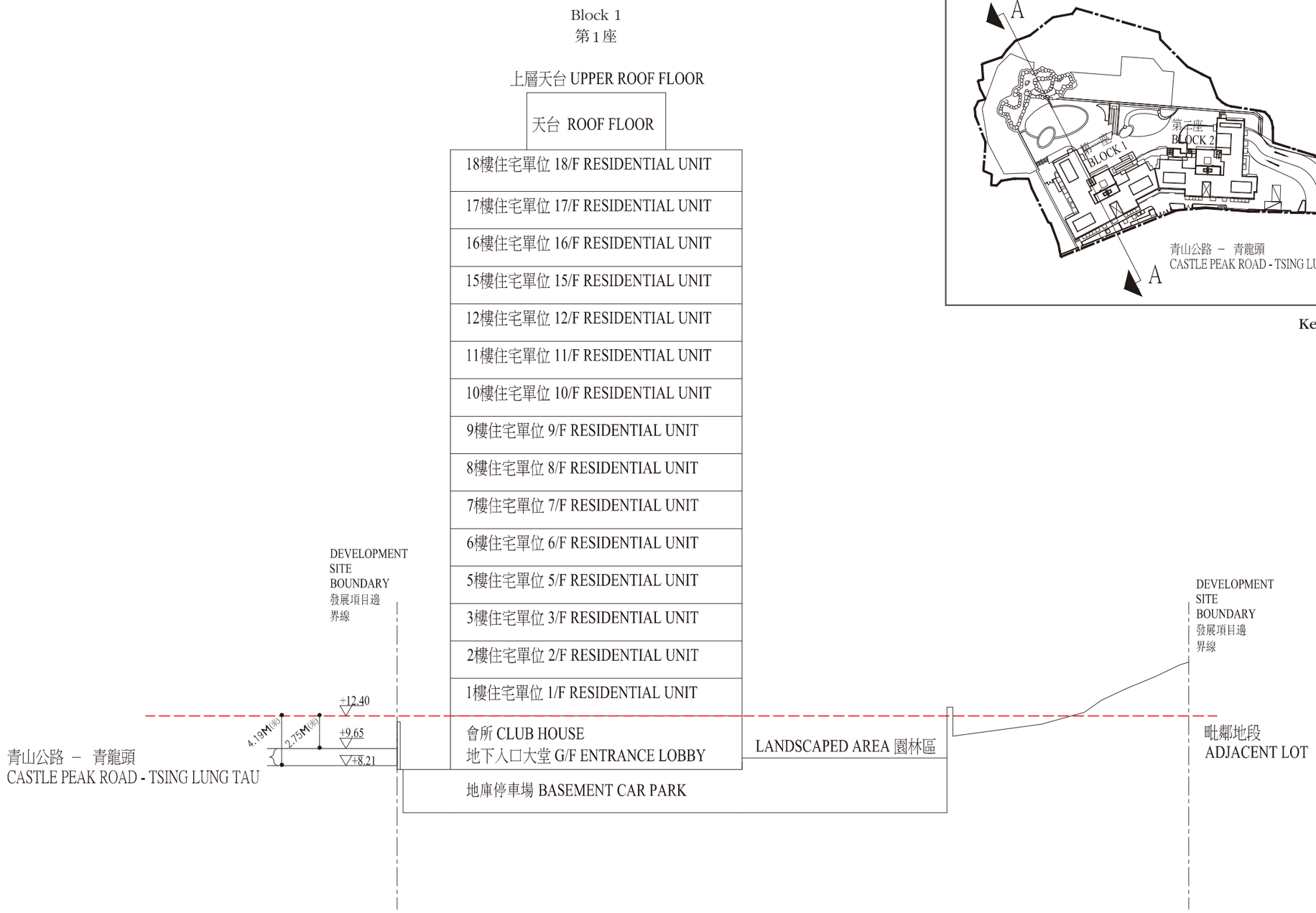
(i) 該律師事務所可能不能夠保障買方的利益；及

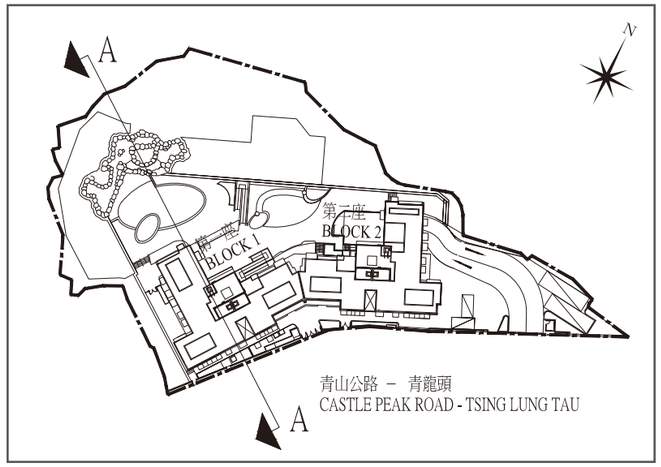
(ii) 買方可能要聘用一間獨立的律師事務所。

d. 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

Cross-section Plan A-A
橫截面圖 A-A





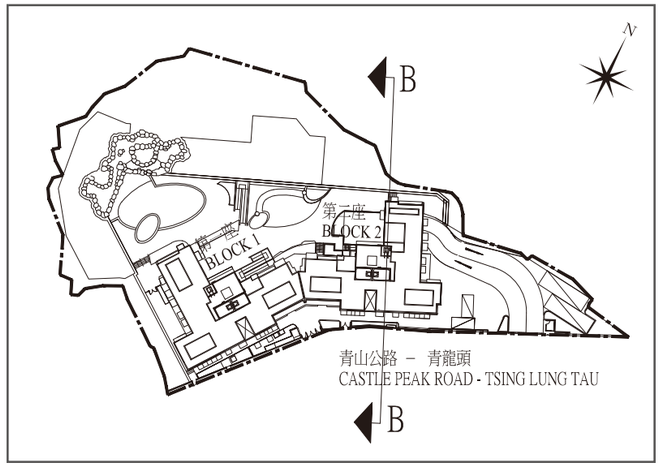
Key Plan 索引圖

Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

The Part of Castle Peak Road – Tsing Lung Tau adjacent to the building is 8.21 metres to 9.65 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段青山公路 – 青龍頭為香港主水平基準以上8.21米至9.65米。

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

Cross-section Plan B-B
橫截面圖 B-B



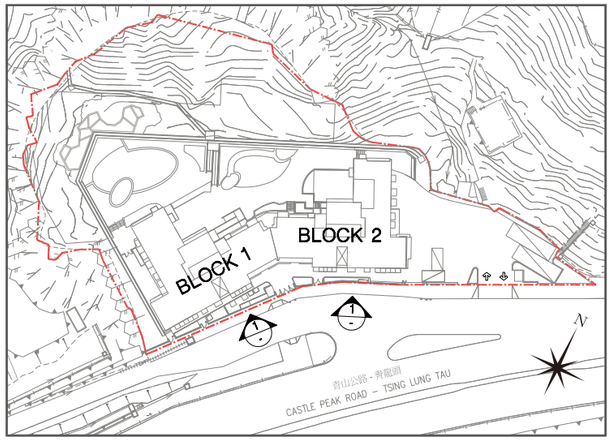
Key Plan 索引圖

Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

The Part of Castle Peak Road – Tsing Lung Tau adjacent to the building is 7.34 metres to 8.21 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段青山公路 – 青龍頭為香港主水平基準以上7.34米至8.21米。

ELEVATION PLAN
立面圖

Elevation Plan 1
立面圖 1



Key Plan 索引圖

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

(a) are prepared on the basis of the approved building plans for the Development as of 9 February 2018; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

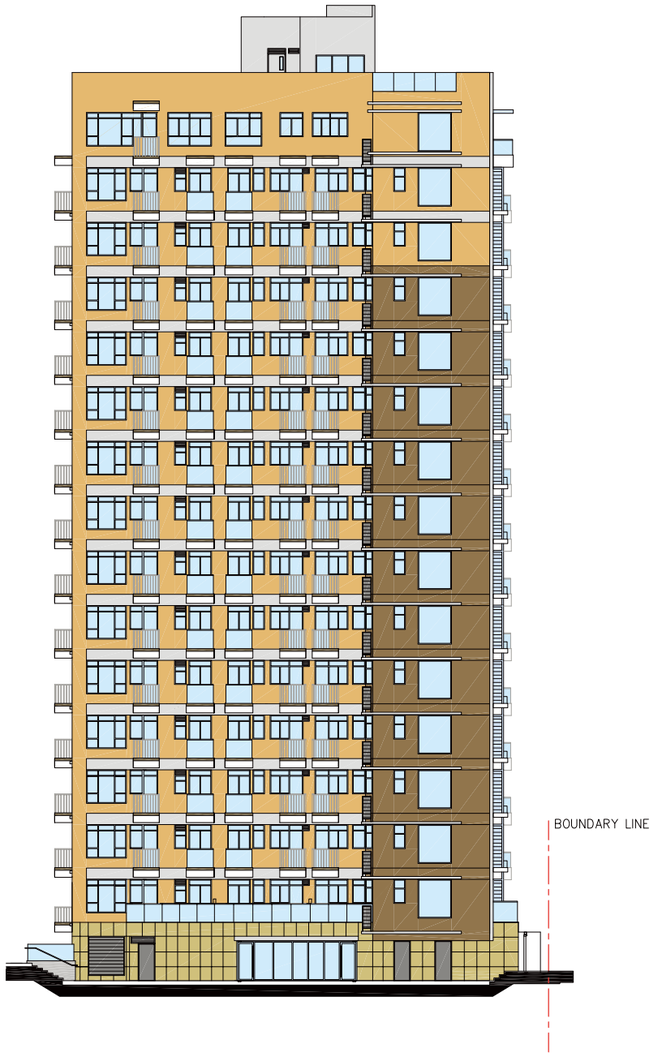
(a) 以2018年2月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

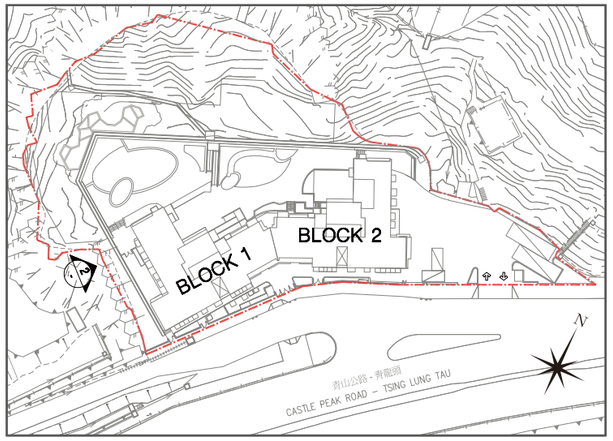
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Elevation Plan 2
立面圖 2

Block 1
第 1 座





Key Plan 索引圖

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

(a) are prepared on the basis of the approved building plans for the Development as of 9 February 2018; and

(b) are in general accordance with the outward appearance of the Development.

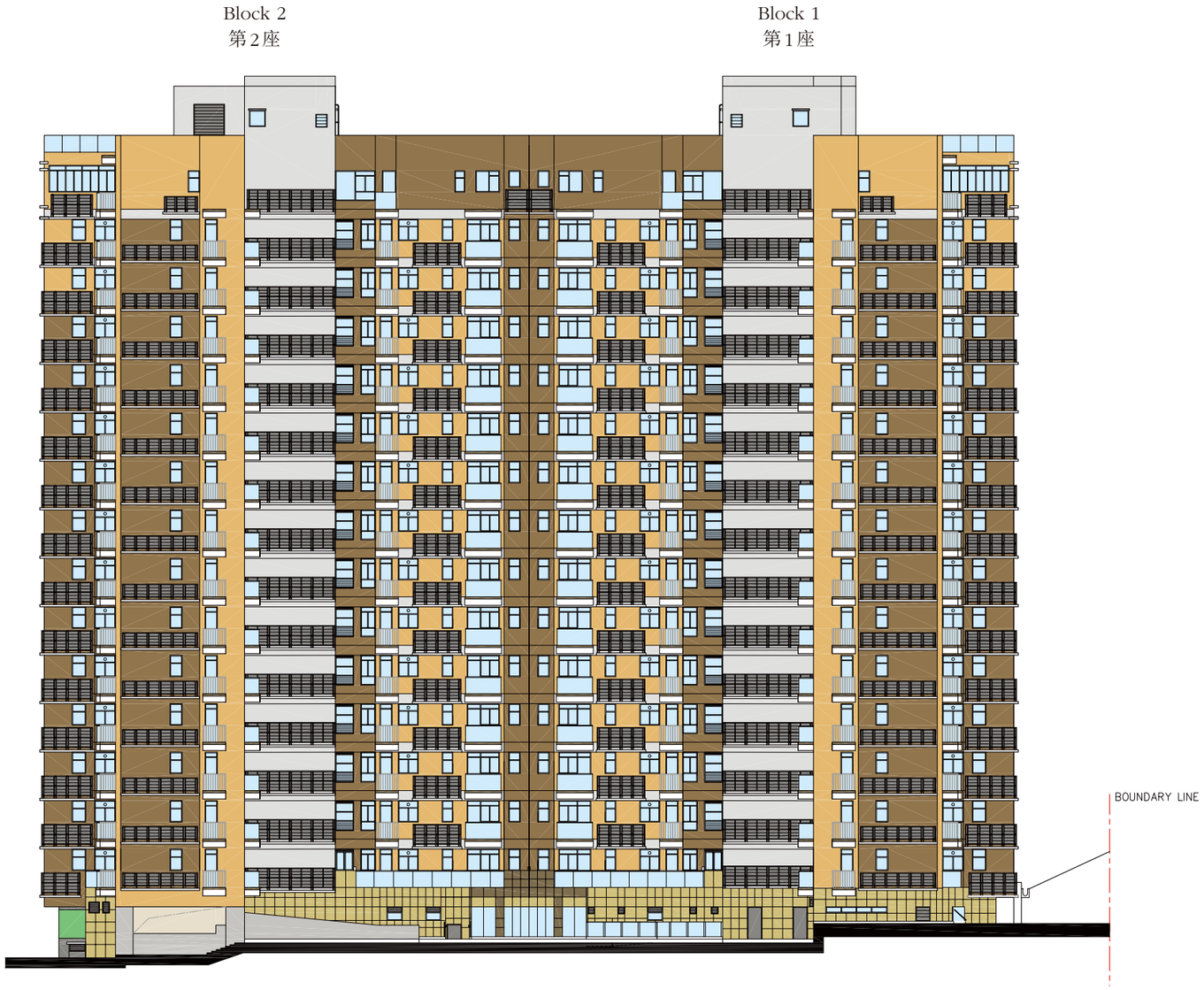
發展項目的認可人士證明本圖顯示的立面：

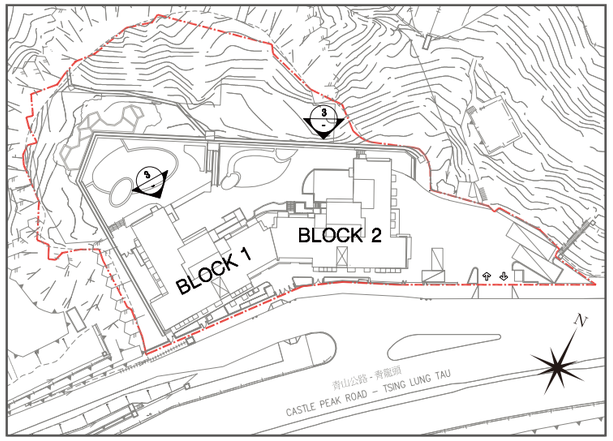
(a) 以 2018 年 2 月 9 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

Elevation Plan 3
立面圖3





Key Plan 索引圖

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

(a) are prepared on the basis of the approved building plans for the Development as of 9 February 2018; and

(b) are in general accordance with the outward appearance of the Development.

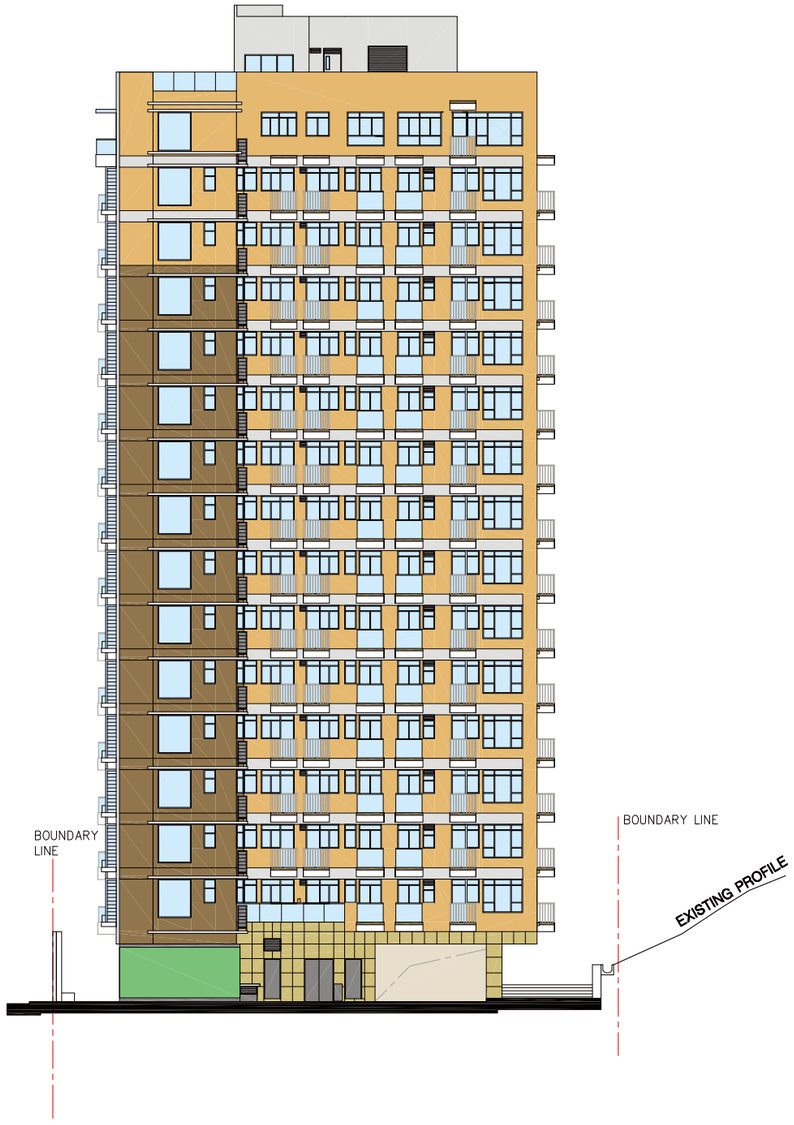
發展項目的認可人士證明本圖顯示的立面：

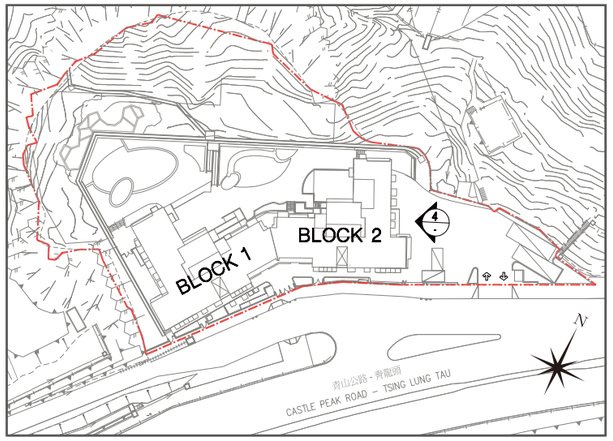
(a) 以2018年2月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

Elevation Plan 4
立面圖 4

Block 2
第 2 座





Key Plan 索引圖

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

(a) are prepared on the basis of the approved building plans for the Development as of 9 February 2018; and

(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

(a) 以 2018 年 2 月 9 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

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

		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq. ft. 平方呎	5,847	4,388	10,235
	sq. m 平方米	543.245	407.65	950.895
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	–	–	–
	sq. m 平方米	–	–	–
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	–	9,616	9,616
	sq. m 平方米	–	893.34	893.34

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to nearest square foot.

備註：
以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 關於指明住它物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

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

1. Exterior Finishes		
Item		Description
(a)	External wall	Finished with natural stone cladding, curtain wall, low-e insulated tinted glass, acoustics aluminium louvres, glass wall, tempered glass, ceramic tiles, aluminium cladding, glass cladding, aluminium louvre, metal grille, metal balustrade, glass balustrade and paint.
(b)	Window	Aluminium window frames with fluorocarbon coating fitted with low-e insulated tinted glass for living/dining room, bedrooms and family room (if any). Aluminium window frames with fluorocarbon coating fitted with tinted glass for kitchen and maid room. Aluminium window frames with fluorocarbon coating fitted with obscured glass for bathroom and master bathroom (if window is provided).
(c)	Bay window	Not provided.
(d)	Planter	Planter on roof are finished with clay brick.
(e)	Verandah or Balcony	Balcony is finished with glass balustrade with stainless steel capping. Wall is finished with ceramic tiles, aluminium cladding and aluminium acoustics louvres. Floor is finished with natural stone. Ceiling is finished with external paint and acoustics aluminium louvres, except Flat A, E, F and G with external paint only, except balconies on 17/F Flat B and 18/F are covered with glass canopies and acoustics aluminium louvres. Balconies are covered. There is no verandah.
(f)	Drying facilities for clothing	Not provided.

2. Interior Finishes		
Item		Description
(a)	Lobby	**Residential Entrance Lobbies on G/F** Wall: finished with natural stone, mirror panel, stainless steel and timber veneer panel up to the false ceiling. Floor: finished with natural stone. Ceiling: finished with gypsum plaster board false ceiling with emulsion paint on exposed surface and timber veneer panel. **Typical Lift Lobby on 1/F to 17/F of Block (4/F, 13/F & 14/F are omitted)** Wall: finished with natural stone, mirror panel, stainless steel and plastic laminate panel up to the false ceiling. Floor: finished with natural stone. Ceiling: finished with gypsum plaster board false ceiling with emulsion paint on exposed surface.

2. Interior Finishes		
Item		Description
(a)	Lobby	**Lift Lobby on 18/F of Block 1** Wall: finished with natural stone, sintered stone, stainless steel, timber feature and plastic laminate panel up to the false ceiling. Floor: finished with natural stone. Ceiling: finished with gypsum plaster board false ceiling with emulsion paint on exposed surface. **Lift Lobby on 18/F of Block 2** Wall: finished with emulsion paint on plastering where exposed. Floor: finished with cement sand screed and without skirting. Ceiling: finished with emulsion paint on plastering where exposed.
(b)	Internal wall and ceiling	**Living room, Dining Room and Bedroom** Wall: finished with emulsion paint on plastering and some areas finished with aluminum cladding where exposed. Except following spaces: **Living Room, Dining Room and Bedroom 1 at Flat A and Flat D1 on 17/F of Block 1 and Flat A and Flat D2 on 7/F of Block 2** Wall: finished with emulsion paint on plastering and some areas finished with aluminum cladding, vinyl wallpapering where exposed. Ceiling: finished with emulsion paint on plastering where exposed, apply to all space except the followings spaces are finished with acoustic ceiling panel where exposed. **Block 1** Flat B on 2/F and 3/F – Living Room, Dining Room and Master Bedroom Flat C on 2/F, 3/F and 5/F – Living Room, Dining Room and Master Bedroom Flat D1 on 1/F to 3/F, 5/F and 6/F – Living Room, Dining Room, Master Bedroom and Bedroom 1 **Block 2** Flat B on 2/F, 3/F and 5/F – Living Room, Dining Room and Master Bedroom Flat C on 1/F to 3/F and 5/F – Living Room, Dining Room and Master Bedroom Flat D2 on 1/F to 3/F, 5/F and 6/F – Living Room, Dining Room, Master Bedroom and Bedroom 1 Some areas finished with gypsum plaster board false ceiling and bulkhead with emulsion paint, except the bulkhead located at Living and Dining Room of Flat G on 17/F of Block 1 and Flat G on 7/F of Block 2. Plywood bulkhead with wooden sub-frame and finished with timber veneer to be provided at Living and Dining Room of Flat G on 17/F of Block 1 and Flat G on 7/F of Block 2.

2. Interior Finishes		
Item		Description
(c)	Internal floor	**Living room, Dining Room and Bedroom** Finished with engineered timber flooring with timber skirting. Except following units: **Flat H1 of Block 1** **Living room, Dining Room, Family Room and Bedrooms** Finished with ceramic tiles with timber skirting. **Flat H2 of Block 2** Internal floor are with bare finish.
(d)	Bathroom	**Master Bathroom and Bathroom** Wall: finished with ceramic tiles where exposed and run up to the false ceiling. No finishes to be provided above false ceiling. Floor: finished with natural stones where exposed. Ceiling: false ceiling finished with aluminum panel. Except following units: **Flat H1 of Block 1** **Master Bathroom 1, 2 and Bathroom 1, 2** Wall: finished with ceramic tiles where exposed and run up to the false ceiling. No finishes to be provided above false ceiling. Floor: finished with ceramic tiles where exposed. Ceiling: finished with gypsum plaster board false ceiling with emulsion paint on exposed surface. **Flat H2 of Block 2** Wall, floor and ceiling are with bare finish.
(e)	Kitchen	Wall: finished with stainless steel panel and ceramic tile and run up to false ceiling where exposed. No finishes to be provided above false ceiling. Floor: finished with ceramic tiles where exposed. Ceiling: false ceiling finished with aluminum panel. Cooking bench: artificial stone. Except following units: **Flat E and Flat F of Block 1 and Block 2** Wall: finished with stainless steel panel and ceramic tile and run up to false ceiling where exposed. No finishes to be provided above false ceiling. Floor: finished with ceramic tiles where exposed. Ceiling: gypsum plaster board false ceiling with emulsion paint where exposed. Cooking bench: artificial stone. **Flat H1 of Block 1** Wall: finished with ceramic tiles where exposed and run up to false ceiling. No finishes to be provided above false ceiling. Floor: finished with ceramic tiles where exposed. Ceiling: finished with gypsum plaster board false ceiling with emulsion paint where exposed. Cooking bench: artificial stone. **Flat H2 of Block 2** Wall, floor and ceiling are with bare finish.

3. Interior Fittings		
Item		Description
(a)	Door	**Main Entrance Door** Solid core fire rated timber door finished with timber veneer. Fitted with lockset, concealed door closer, eyeviewer. Except following units: **Main entrance door of Flat H1 of Block 1** Solid core fire rated timber door with timber veneer, stainless steel panel, fitted with lockset and concealed door closer. **Main entrance door of Flat H2 of Block 2** Solid core fire rated timber door with timber veneer, fitted with lockset, concealed door closer. **Master Bedroom Door, Bedroom Door, Maid's Room Door and Store Room Door** Hollow timber door finished with timber veneer, fitted with lockset. Except followings doors: **Door for Bedroom 1 in Flat A on 17/F of Block 1 and Bedroom 1 in Flat A on 7/F of Block 2** Hollow timber door finished with timber veneer, fitted with lockset and concealed door closer. **Door for Bedroom 1 in Flat G on 17/F of Block 1 and Bedroom 1 in Flat G on 7/F of Block 2** Hollow timber door finished with timber veneer and vinyl wallpapering, fitted with lockset and concealed door closer. **Bathroom Door** Hollow timber door finished with timber veneer, fitted with lockset. **Kitchen Door (if any)** Solid core fire rated timber door finished with timber veneer, fitted with fire rated glass panel, lockset and door closer. **Lavatory Door and Guest Toilet Door** Hollow timber door finished with timber veneer, fitted with lockset. **Balcony Door, Utility Platform Door, Flat Roof Door** Aluminium frame door fitted with insulated tinted glass and provided with lockset (except Utility Platform door of Flat A). Aluminium frame door fitted with single pane glass and lockset are provided for Utility Platform door of Flat A. **Back Door leading to Stair** Solid core fire rated timber door finished with timber veneer, fitted with fire rated glass panel and door closer.
(b)	Bathroom	Timber vanity counter finished with metal frame and timber veneer and fitted with natural stone countertop. Timber mirror cabinet finished with timber veneer and metal. Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated water mixer, chrome plated toilet paper holder, chrome plated towel hanging rack and chrome plated towel hanging hook are provided for following units: Flats A, B, C, E, F and G of Block 1 and Block 2 Flat D1 of Block 1 Flat D2 of Block 2.

3. Interior Fittings		
Item		Description
(b)	Bathroom	Timber vanity counter finished with timber veneer and fitted with natural stone countertop, wall mounted mirror with metal frame, vitreous china water closet, vitreous china wash basin with chrome plated water mixer, chrome plated toilet paper holder, chrome plated towel hanging rack are provided for Flat H1 of Block 1. Shower cubicle (if any) with tempered glass partition, tempered glass door and chrome plated shower set (except for Flat H1 of Block 1 and Flat H2 of Block 2). Shower cubicle with tempered glass partition in metal frame, tempered glass door are provided for Flat H1 of Block 1. Ventilation system is provided for bathrooms of each flat. For the following unit, enamelled cast iron bathtub in size of 1500mm(L) x 700mm(W) x 430mm(D) with chrome plated bathtub mixer and chrome plated shower set provided for bathrooms: Flat A and Flat G of Block 1 and Block 2 Flat D1 of Block 1 (For Master Bathroom only) Flat D2 of Block 2 (For Master Bathroom only) For the following unit, vitreous china water closet, vitreous china wash basin with chrome plated water mixer are provided for Master Bathroom 1, Master Bathroom 2, Bathroom 1, Bathroom 2, Guest Toilet and Lavatory; enamelled cast iron bathtub in size of 1400mm(L) x 700mm(W) x 400mm(D) with chrome plated bathtub mixer provided for Bathroom 1 and Bathroom 2; Flat H1 of Block 1 Flat H2 of Block 2 Fiber jacuzzi bathtub in size of 1350mm(L) x 1350mm(W) x 580mm(D) with chrome plated bathtub mixer provided for Master Bathroom 1 of Flat H1 of Block 1, Fiber jacuzzi bathtub in size of 1200mm(L) x 1200mm(W) x 580mm(D) with chrome plated bathtub mixer provided for Master Bathroom 2 of Flat H1 of Block 1. Fiber round bathtub in size of 1000mm(diameter)x 550mm(D) with chrome plated bathtub mixer provided for Master Bathroom 1 and Master Bathroom 2 of Flat H2 of Block 2. Chrome plated shower set are provided for Master Bathroom 1 and Master Bathroom 2 shower area for Flat H1 of Block 1 and Flat H2 of Block 2. See "3.(j) Water Supply" below for type and material of water supply system. For appliances provision, brand name and model number of appliances, please refer to "Appliances Schedule".
(c)	Kitchen	Timber kitchen cabinets finished with plastic laminate, glass finish door panel, kitchen countertop fitted with artificial stone, stainless steel sink and chrome plated sink mixer (except for Flat H1 of Block 1 and Flat H2 of Block 2). Timber kitchen cabinets finished with plastic laminate and powder coating, kitchen countertop fitted with artificial stone, granite composite sink and chrome plated sink mixer are provided for Flat H1 of Block 1 Vitreous china wash basin with chrome plated water mixer are provided for Flat H2 of Block 2 Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head are provided. For the location and number of smoke detector and sprinkler head, please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property".

3. Interior Fittings		
Item		Description
(c)	Kitchen	See "3.(j) Water Supply" below for type and material of water supply system. For appliances provision, brand name and model number of appliances, please refer to "Appliances Schedule".
(d)	Bedroom	Not provided.
(e)	Telephone	Telephone connection points are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".
(f)	Aerials	TV/FM outlets for local TV/FM programs are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".
(g)	Electrical installations	a. Single phase electricity supply with miniature circuit breaker distribution board for following units: Flats E, F and G of Block 1 and Block 2 b. Three phase electricity supply with miniature circuit breaker distribution board for following units: Flats A, B and C of Block 1 and Block 2 Flat D1 of Block 1 Flat D2 of Block 2 Flat H1 on 18/F of Block 1 Flat H2 on 18/F of Block 2 Conduits are partly concealed and partly exposed*. For location and number of sockets and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property". *Note: Other than those parts of the conduits conceals within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h)	Gas supply	Towngas supply pipes are installed in kitchen and connected to gas cooking hob and gas water heater for following units: Flat A, Flat B, Flat C and Flat G of Block 1 and Block 2 Flat D1 of Block 1 Flat D2 of Block 2 Towngas supply pipes are installed and connected to gas water heater for following unit: Flat E and Flat F of Block 1 and Block 2 Towngas supply pipes are installed in kitchen and connected to gas water heater, gas connection point provided in kitchen for following units: Flat H1 of Block 1 Flat H2 of Block 2
(i)	Washing Machine connection point	Washing Machine connection point is located in the kitchen. Water point and drain point are provided for washer dryer. For the locations please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property".

3. Interior Fittings		
Item		Description
(j)	Water supply	Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system. Hot water supply to bathroom and kitchen of every units is provided by gas water heater. Water pipes are partly concealed and partly exposed*. *Note: Other than those parts of the water pipes conceals within concrete, the rest of them are exposed. Some of the water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible, except for the water pipes of Flat H1 of Block 1 and Flat H2 of Block 2.

4. Miscellaneous		
Item		Description
(a)	Lifts	2 no.of Mitsubishi (model no.: Mitsubishi Elenessa MRL Lift) lift serves Basement, G/F, 1/F to 18/F (4/F, 13/F & 14/F are omitted). 2 no.of Mitsubishi (model no.: Mitsubishi Elenessa MRL Lift) lift serves Basement, G/F, 1/F to 17/F (4/F, 13/F & 14/F are omitted).
(b)	Letter box	Stainless steel letter box.
(c)	Refuse collection	Refuse will be collected by cleaners from Refuse Storage and Material Recovery Room on each residential floor and centralized at Refuse Storage and Material Recovery Chamber on G/F for removal by refuse vehicle.
(d)	Water meter, electricity meter and gas meter	Separate water meter for each flat is provided at Water Meter Cabinet on residential floor. Separate electricity meter for each flat is provided at Electricity Meter Room or Electricity Meter Cabinet on residential floor. Separate gas meter is provided for each flat.

5. Security Facilities	
Item	Description
Security System and Equipment	CCTV cameras are provided at main entrance lobby, block lift lobbies, lift cars, carpark entrance, carpark and clubhouse, and connect to the caretaker's office. Visitor intercom panel with smart card reader for access control are provided at main entrance lobby on G/F, and connect to door phone of each flat. Door phone of each flat is provided on the wall next to main entrance door.

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.

1. 外部裝修物料		
細項		描述
(a)	外牆	鋪砌天然石材面板、幕牆、中空雙層環保有色玻璃、降噪音鋁百葉、玻璃牆、強化玻璃、瓷磚、鋁面板、玻璃面板、鋁百葉、金屬格柵、金屬圍欄、玻璃圍欄及油漆。
(b)	窗	客廳/飯廳、睡房及家庭室（如有）選用氟化碳噴塗層鋁質窗框配中空雙層環保玻璃。 廚房及工人房選用氟化碳噴塗層鋁質窗框配有色玻璃。 浴室及主人浴室（如有窗）選用氟化碳噴塗層鋁質窗框配磨砂玻璃。
(c)	窗台	沒有提供。
(d)	花槽	天台之花槽以黏土磚鋪砌。
(e)	陽台或露台	露台裝置玻璃欄杆鑲配不銹鋼扶手。牆身鋪砌瓷磚、鋁面板及鋁質降噪音百葉。地台鋪砌天然石材。天花髹外用油漆及降噪音鋁百葉，除於A單位，E單位，F單位及G單位天花髹外用油漆，除於17樓B單位及18樓之露台以玻璃簷篷及降噪音鋁百葉覆蓋。 露台有蓋。 沒有陽台。
(f)	乾衣設施	沒有提供。

2. 室內裝修物料		
細項		描述
(a)	大堂	**地下住宅入口大堂** 牆壁：鋪砌天然石材、鏡板、不銹鋼及木皮飾面板至假天花。 地板：鋪砌天然石材。 天花板：石膏板假天花外露位置髹乳膠漆及木皮飾面板 。 **1樓至17樓大廈升降機大堂（不設4樓、13樓及14樓）** 牆壁：牆身鋪砌天然石材、鏡面板、不銹鋼、膠板至假天花。 地板：鋪設天然石。 天花板：石膏板假天花外露位置髹乳膠漆。 **第1座18樓升降機大堂** 牆壁：鋪砌天然石材、燒結石、不鏽鋼、木製及木皮飾面至假天花。 地板：鋪設天然石。 天花板：石膏板假天花外露位置髹乳膠漆。 **第2座18樓升降機大堂** 牆壁：外露位置批盪後髹乳膠漆。 地板：地台為水泥砂漿找平無裝飾面，並無踢腳線。 天花板：外露位置批盪後髹乳膠漆。

2. 室內裝修物料		
細項		描述
(b)	內牆及天花板	**客廳、飯廳及睡房** 牆壁：外露位置批盪後髹乳膠漆及部分位置裝設鋁面板。 除以下位置： **第1座17樓A單位、D1單位及第2座7樓A單位、D2單位客廳、飯廳及睡房1** 牆壁：外露位置批盪後髹乳膠漆及部分位置裝設鋁面板，塑料牆紙。 天花板：除以下空間外露位置裝設隔音天花板外，其他空間外露位置批盪後髹乳膠漆。 **第1座** 2樓及3樓B 單位 - 客廳、飯廳及主人睡房 2樓，3樓及5樓C單位 – 客廳、飯廳及主人睡房 1樓至3樓，5樓及6樓D1單位 – 客廳、飯廳、主人睡房及睡房1 **第2座** 2樓，3樓及5樓B單位 – 客廳、飯廳及主人睡房 1樓至3樓及5樓C單位– 客廳、飯廳及主人睡房 1樓至3樓，5樓及6樓D2單位 – 客廳、飯廳、主人睡房及睡房1 部份地方設有髹乳膠漆之石膏板假天花及假陣，除第1座17樓G單位及第2座7樓G單位客廳及飯廳位置的假陣外。第1座17樓G單位及第2座7樓G單位客廳及飯廳位置的假陣以木板配有木底框及設有木皮飾面。
(c)	內部地板	**客廳、飯廳及睡房** 鋪砌複合木地板及木腳線。 除以下單位： **第1座H1單位** **客廳、飯廳、家庭廳及各睡房** 鋪砌瓷磚及木腳線。 **第2座H2單位** 內部地板為無裝飾面。

2. 室內裝修物料		
細項		描述
(d)	浴室	**主人浴室及浴室** 牆壁：外露位置鋪砌瓷磚至假天花。假天花以上沒有飾面提供。 地板：外露位置鋪砌天然石。 天花板：假天花以鋁板鋪砌。 除以下單位： **第1座H1單位** **主人睡房1、2及睡房1、2** 牆壁：外露位置鋪砌瓷磚至假天花。假天花以上沒有飾面提供。 地板：外露位置鋪砌瓷磚。 天花板：石膏板假天花及外露位置髹乳膠漆 。 **第2座H2單位** 牆壁、地板及天花板為無裝飾面。
(e)	廚房	牆壁：外露位置鋪砌不銹鋼板及瓷磚至假天花。假天花以上沒有飾面提供。 地板：外露位置鋪砌瓷磚。 天花板：假天花以鋁板鋪砌。 灶台物料：人造石材。 除以下單位： **第1座及第2座的E單位及F單位** 牆壁：外露位置鋪砌不銹鋼板及瓷磚至假天花。假天花以上沒有飾面提供。 地板：外露位置鋪砌瓷磚。 天花板：石膏板假天花及外露位置髹乳膠漆 。 灶台物料：人造石材。 **第1座H1單位** 牆壁：外露位置鋪砌瓷磚至假天花。假天花以上沒有飾面提供。 地板：外露位置鋪砌瓷磚。 天花板：石膏板假天花及外露位置髹乳膠漆 。 灶台物料：人造石材。 **第2座H2單位** 牆壁、地板及天花板為無裝飾面。

3. 室內裝置		
細項		描述
(a)	門	**入口大門** 木面實心防火木門。裝設門鎖、暗氣鼓、防盜眼。 除以下單位： **第1座H1單位** 入口大門為實心防火木門配以木皮及不鏽鋼板飾面。裝設門鎖、暗氣鼓。 **第2座H2單位** 入口大門為木面實心防火木門。裝設門鎖、暗氣鼓。 **主人睡房門、睡房門、工人房門及儲物房門** 木面空心木門，裝設門鎖。 除以下房門： **第1座17樓A單位睡房1房門** 房門為木面空心木門，裝設門鎖及暗氣鼓。 **第1座17樓G單位睡房1房門** 房門為空心木門配以木皮飾面及塑料牆紙，裝設門鎖及暗氣鼓。 **浴室門** 木面空心木門，裝設門鎖。 **廚房門（如有）** 木面實心防火木門配以防火玻璃，裝設門鎖及氣鼓。 **洗手間門及訪客洗手間門** 木面空心木門，裝設門鎖。 **露台門、工作平台門及平台門** 安裝鋁門鑲配中空雙層玻璃及裝設門鎖（除A單位的工作平台門）。 A單位的工作平台門為安裝鋁門鑲配單片玻璃及裝設門鎖。 **通往樓梯之後門** 木面實心防火門配以防火玻璃及氣鼓。

3. 室內裝置		
細項		描述
(b)	浴室	木皮飾面木櫃配金屬框，及天然石材檯面。木製鏡櫃配木皮飾面及金屬飾面。裝置及設備包括搪瓷坐廁、搪瓷洗面盆配鍍鉻水龍頭、鍍鉻廁紙架、鍍鉻毛巾架及鍍鉻毛巾掛勾裝設於以下單位： 第1座及第2座A、B、C、E、F及G單位 第1座D1單位 第2座D2單位。 第1座H1單位裝設木皮飾面木櫃及天然石材檯面、金屬鏡框掛牆鏡、搪瓷坐廁、搪瓷洗面盆配鍍鉻水龍頭、鍍鉻廁紙架及鍍鉻毛巾架。 淋浴間（如有）設強化玻璃間隔、強化玻璃門及鍍鉻淋浴花灑套裝（除第1座H1單位及第2座H2單位）。 第1座H1單位淋浴間設金屬框架強化玻璃間隔、強化玻璃門及鍍鉻淋浴花灑套裝 所有單位浴室裝有通風系統。 以下單位之浴室裝設1500毫米（長）x 700毫米（寬）x 430毫米（高）搪瓷鑄鐵浴缸配鍍鉻浴缸水龍頭及鍍鉻花灑套裝： 第1座及第2座A單位及G單位 第1座D1單位（只於主人浴室） 第2座D2單位（只於主人浴室） 以下單位之主人浴室1、主人浴室2、浴室1、浴室2、訪客洗手間及洗手間裝設搪瓷坐廁、搪瓷洗面盆配鍍鉻水龍頭； 浴室1及浴室2裝設1400毫米（長）x 700毫米（寬）x 400毫米（高）搪瓷鑄鐵浴缸配鍍鉻浴缸水龍頭； 第1座H1單位 第2座H2單位 第1座H1單位主人浴室1裝設1350毫米（長）x 1350毫米（寬）x 580米（高）纖維按摩浴缸配鍍鉻浴缸水龍頭，第1座H1單位主人浴室2裝設1200毫米（長）x 1200毫米（寬）x 580米（高）纖維按摩浴缸配鍍鉻浴缸水龍頭。 第2座18樓H2單位主人浴室1及主人浴室2裝設1000毫米（直徑）x 550米（高）圓形纖維浴缸配鍍鉻浴缸水龍頭。 第1座H1單位及第2座H2單位主人浴室1及主人浴室2的淋浴間裝設鍍鉻花灑套裝。 供水系統的類型及用料見下文「3.(j) 供水」一欄。 所供應之設備及有關設備之品牌名稱及產品型號，見下文「設備說明表」。

3. 室內裝置		
細項		描述
(c)	廚房	膠板飾面木製廚櫃及玻璃飾面門板、人造石材檯面、不銹鋼洗滌盆及鍍鉻水龍頭(除第1座H1單位及第2座H2單位)。 第1座H1單位裝設膠板、粉末塗料飾面木製廚櫃、人造石材檯面、花崗石人造洗滌盆及鍍鉻水龍頭。 第2座之H2單位廚房裝設搪瓷洗滌盆配鍍鉻水龍頭。 在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭，有關煙霧探測器及消防花灑頭的位置及數目，見下文「住宅單位機電裝置數量説明」。 供水系統的類型及用料見下文「3.(j) 供水」一欄。 所供應之設備及有關設備之品牌名稱及產品型號，見下文「設備説明」。
(d)	睡房	沒有室內配件提供。
(e)	電話	裝設有電話插座。 有關接駁點的位置及數目，見下文「住宅單位機電裝置數量説明」。
(f)	天線	裝設有可接收本地電視/電台節目的電視/收音機接收插座。 有關接駁點的位置及數目，見下文「住宅單位機電裝置數量説明」。
(g)	電力裝置	a. 以下單位提供單相電力並裝妥微型斷路器配電箱： 第1座及第2座之E單位、F單位及G單位 b. 以下單位提供三相電力並裝妥微型斷路器配電箱： 第1座及第2座之A單位、B單位及C單位 第1座之D1單位 第2座之D2單位 第1座18樓H1單位 第2座18樓H2單位 導管是部分隱藏及部分外露*。 有關電插座及空調機接駁點的數目及位置，見下文「住宅單位機電裝置數量説明」。 *註釋：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。外露的導管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h)	氣體供應	以下單位之廚房裝有煤氣喉並接駁至煤氣煮食爐及煤氣熱水爐： 第1座及第2座之A單位、B單位、C單位及G單位 第1座之D1單位 第2座之D2單位 以下單位裝有煤氣喉並接駁至煤氣熱水爐： 第1座及第2座之E單位及F單位 以下單位之廚房裝有煤氣喉並接駁煤氣熱水爐，煤氣裝置接駁點設於廚房內： 第1座之H1單位及第2座之H2單位

3. 室內裝置		
細項		描述
(i)	洗衣機接駁點	洗衣機接駁點設於廚房。洗衣乾衣機均配備來去水接駁點。位置請參考「住宅單位機電裝置數量説明」。
(j)	供水	冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉管。 所有單位之廚房及浴室的熱水由煤氣熱水爐供應。 水管是部分隱藏及部分外露*。 *註釋：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。除第1座之H1單位及第2座之H2單位的水管外，其他單位的外露的水管大部分以假天花，假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

4. 雜項		
細項		描述
(a)	升降機	設有2部「三菱」升降機(產品型號：Mitsubishi Elenessa MRL Lift)到達地庫、地下、1樓至18樓(不設4樓、13樓及14樓)。 設有2部「三菱」升降機(產品型號：Mitsubishi Elenessa MRL Lift)到達地庫、地下、1樓至17樓(不設4樓、13樓及14樓)。
(b)	信箱	不銹鋼信箱。
(c)	垃圾收集	垃圾會由清潔工人於每層住宅樓層之垃圾及物料回收室收集及運送至地下之垃圾及物料回收房中央垃圾收集處理，由垃圾車運走。
(d)	水錶、電錶及氣體錶	每戶之獨立水錶設於大廈住宅樓層之水錶櫃。 每戶之獨立電錶設於大廈住宅樓層之電錶房/電錶櫃。 每戶設有獨立煤氣錶。

5. 保安設施	
細項	描述
保安系統及設備	入口大堂、大廈升降機大堂、升降機內、停車場入口、停車場及會所均設有閉路電視，並連接管理處。 訪客對講機及智能卡出入保安系統設於地下主入口大堂，並連接每戶之對講機。每戶之對講機設於入口大門旁的牆壁上。

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。

Appliances Schedule 設備説明									
Block 1 第1座			1/F – 3/F, 5/F – 12/F and 15/F – 16/F 1樓至3樓、5樓至12樓及15樓至16樓						
			A	B	C	D1	E	F	G
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號						
Living Room & Dining Room 客廳及飯廳	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P100VKM-E	PKFY-P50VHM-E	PKFY-P50VHM-E	PKFY-P100VKM-E	MSZ-GE42VA	MSZ-GE42VA	MSZ-GE50VA
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE42VA	MUZ-GE42VA	MUZ-GE50VA
Master Bedroom 主人睡房	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E / PKFY-P50VHM-E	PKFY-P25VBM-E	PKFY-P25VBM-E	PKFY-P32VHM-E	MSZ-GE25VA	MSZ-GE25VA	MSZ-GE25VA
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE25VA	MUZ-GE25VA	MUZ-GE25VA

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 1 第1座			17/F 17樓							18/F 18樓
			A	B	C	D1	E	F	G	H1
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Living Room & Dining Room 客廳及飯廳	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P100VKM-E / PKFY-P25VBM-E	PKFY-P50VHM-E	PKFY-P50VHM-E	PKFY-P100VKM-E	MSZ-GE42VA	MSZ-GE42VA	MSZ-GE50VA	PKFY-P63VKM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE42VA	MUZ-GE42VA	MUZ-GE50VA	PUMY-P125YKM
Master Bedroom / Master Bedroom 1 主人睡房/主人睡房1	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P50VHM-E	PKFY-P25VBM-E	PKFY-P25VBM-E	PKFY-P32VHM-E	MSZ-GE25VA	MSZ-GE25VA	MSZ-GE25VA	PKFY-P63VKM-E MSZ-GE25VA (Walk-in closet) （衣帽間）
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE25VA	MUZ-GE25VA	MUZ-GE25VA	PUMY-P125YKM MUZ-GE25VA (Walk-in closet) （衣帽間）
Master Bedroom 2 主人睡房2	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P63VKM-E MSZ-GE25VA (Walk-in closet) （衣帽間）
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM MUZ-GE25VA (Walk-in closet) （衣帽間）

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 1 第1座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D1	E	F	G	H1
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Bedroom 1 睡房1	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E	/	/	PKFY-P25VBM-E	/	/	MSZ-GE25VA	PKFY-P40VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	/	/	PUMY-P112YKM	/	/	MUZ-GE25VA	PUMY-P112YKM
Bedroom 2 睡房2	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E	/	/	PKFY-P25VBM-E	/	/	/	PKFY-P40VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	/	/	PUMY-P112YKM	/	/	/	PUMY-P112YKM
Maid Room 工人房	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P25VBM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 1 第1座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D1	E	F	G	H1
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Study Room 書房	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P32VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM
Family Room 家庭廳	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P50VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P112YKM

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明									
Block 1 第1座			1/F – 3/F, 5/F – 12/F and 15/F – 16/F 1樓至3樓、5樓至12樓及15樓至16樓						
			A	B	C	D1	E	F	G
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號						
Kitchen 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B
	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	–	–	ER326BB90X ER326AB92X
	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	–	–	–	–	EH375FBB1E	EH375FBB1E	–
	Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW160TFQL
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK
	Microwave Oven 微波焗爐	Siemens 西門子	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK
	Wine Cellar 酒櫃	Gorenje	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU209BCX
	Exhaust Fan 抽氣扇	KDK	20WHC08	20WHC08	20WHC08	20WHC08	–	–	20WHC08

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 1 第1座			17/F 17樓							18/F 18樓
			A	B	C	D1	E	F	G	H1
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Kitchen 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	–
		Miele	–	–	–	–	–	–	–	DA 6698 W
	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	–	–	ER326BB90X ER326AB92X	–
		Miele	–	–	–	–	–	–	–	CS 1018 G CS 1013-1
	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	–	–	–	–	EH375FBB1E	EH375FBB1E	–	–
		Rasonic 樂信牌	–	–	–	–	–	–	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	–
		Miele	–	–	–	–	–	–	–	K 2801 Vi F 2411 Vi
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	–
	Microwave Oven 微波焗爐	Siemens 西門子	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	–
		Miele	–	–	–	–	–	–	–	M 7244 TC
	Oven 焗爐	Miele	–	–	–	–	–	–	–	H 7860 BP
	Wine Cellar 酒櫃	Gorenje	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU209BCX	–
		Vinvautz	–	–	–	–	–	–	VZ12BHK	–
		Miele	–	–	–	–	–	–	–	KWT 2611 Vi
	Exhaust Fan 抽氣扇	KDK	20WHC08	20WHC08	20WHC08	20WHC08	–	–	20WHC08	–
Master Bathroom 1 主人浴室1	Gas Water Heater 煤氣熱水爐	TGC	/	/	/	/	/	/	/	TSTW220TFQL
Master Bathroom 2 主人浴室2	Gas Water Heater 煤氣熱水爐	TGC	/	/	/	/	/	/	/	TSTW220TFQL

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明										
Block 1 第1座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D1	E	F	G	H1
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Bathroom 浴室	Thermo Ventilator 浴室寶	KDK	23BWAH	40BEBH	40BEBH	40BEBH	40BEBH	40BEBH	23BWAH	/
Master Bathroom / Master Bathroom 1 主人浴室/ 主人浴室1	Thermo Ventilator 浴室寶	KDK	23BWAH	/	/	23BWAH	/	/	/	23BWAH
Master Bathroom 2 主人浴室2	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	23BWAH
Bathroom 1 浴室1	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	–
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	–
Guest Toilet 訪客洗手間	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	–
Maids Room 工人房洗手間	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	–

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 2 第2座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D2	E	F	G	H2
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Living Room & Dining Room 客廳及飯廳	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P100VKM-E	PKFY-P50VHM-E	PKFY-P50VHM-E	PKFY-P100VKM-E	MSZ-GE42VA	MSZ-GE42VA	MSZ-GE50VA	PKFY-P63VKM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE42VA	MUZ-GE42VA	MUZ-GE50VA	PUMY-P125YKM
Master Bedroom / Master Bedroom 1 主人睡房/主人睡房1	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E / PKFY-P50VHM-E	PKFY-P25VBM-E	PKFY-P25VBM-E	PKFY-P32VHM-E	MSZ-GE25VA	MSZ-GE25VA	MSZ-GE25VA	PKFY-P63VKM-E MSZ-GE25VA (Walk-in closet) （衣帽間）
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	PUMY-P112YKM	MUZ-GE25VA	MUZ-GE25VA	MUZ-GE25VA	PUMY-P125YKM MUZ-GE25VA (Walk-in closet) （衣帽間）
Master Bedroom 2 主人睡房2	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P63VKM-E MSZ-GE25VA (Walk-in closet) （衣帽間）
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM MUZ-GE25VA (Walk-in closet) （衣帽間）

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 2 第2座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D2	E	F	G	H2
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Bedroom 1 睡房1	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E	/	/	PKFY-P25VBM-E	/	/	MSZ-GE25VA	PKFY-P40VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	/	/	PUMY-P112YKM	/	/	MUZ-GE25VA	PUMY-P112YKM
Bedroom 2 睡房2	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	PKFY-P25VBM-E	/	/	PKFY-P25VBM-E	/	/	/	PKFY-P40VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）		PUMY-P112YKM	/	/	PUMY-P112YKM	/	/	/	PUMY-P112YKM
Maid Room 工人房	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P25VBM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 2 第2座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D2	E	F	G	H2
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Study Room 書房	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P32VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P125YKM
Family Room 家庭廳	Split Type Air-conditioner (Indoor Unit) 分體式冷氣機（室內機）	Mitsubishi Electric 三菱電機	/	/	/	/	/	/	/	PKFY-P50VHM-E
	Split Type Air-conditioner (Outdoor Unit) 分體式冷氣機（室外機）									PUMY-P112YKM

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 2 第2座			1/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至6樓、8樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D2	E	F	G	H2
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Kitchen 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	–
	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	–	–	ER326BB90X ER326AB92X	–
	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	–	–	–	–	EH375FBB1E	EH375FBB1E	–	–
		Rasonic 樂信牌	–	–	–	–	–	–	–	RIC-GS21E
	Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	–
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	–
	Microwave Oven 微波焗爐	Siemens 西門子	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	–
	Wine Cellar 酒櫃	Gorenje	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU209BCX	–
	Exhaust Fan 抽氣扇	KDK	20WHC08	20WHC08	20WHC08	20WHC08	–	–	20WHC08	–
Master Bathroom 1 主人浴室1	Gas Water Heater 煤氣熱水爐	TGC	/	/	/	/	/	/	/	TSTW220TFQL
Master Bathroom 2 主人浴室2	Gas Water Heater 煤氣熱水爐	TGC	/	/	/	/	/	/	/	TSTW220TFQL

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明

Block 2 第2座			7/F 7樓						
			A	B	C	D2	E	F	G
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號						
Kitchen 廚房	Cooker Hood 抽油煙機	Siemens 西門子	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B	LC91BE542B
	Gas Cooking Hob 煤氣煮食爐	Siemens 西門子	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	ER326BB90X ER326AB92X	–	–	ER326BB90X ER326AB92X
	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	–	–	–	–	EH375FBB1E	EH375FBB1E	–
		Rasonic 樂信牌	–	–	–	–	–	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW220TFQL	TSTW160TFQL	TSTW160TFQL	TSTW160TFQL
	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K	KI24LV20HK	KI24LV20HK	KI86NAF31K
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK	WK14D321HK
	Microwave Oven 微波焗爐	Siemens 西門子	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK	HF15M564HK
	Wine Cellar 酒櫃	Gorenje	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU309BCX	XWCIU209BCX	XWCIU209BCX	XWCIU209BCX
		Vinvautz	–	–	–	–	–	–	VZ12BHK
	Exhaust Fan 抽氣扇	KDK	20WHC08	20WHC08	20WHC08	20WHC08	–	–	20WHC08

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Appliances Schedule 設備説明										
Block 2 第2座			1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
			A	B	C	D2	E	F	G	H2
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號							Model Number 產品型號
Bathroom 浴室	Thermo Ventilator 浴室寶	KDK	23BWAH	40BEBH	40BEBH	40BEBH	40BEBH	40BEBH	23BWAH	/
Master Bathroom / Master Bathroom 1 主人浴室/ 主人浴室1	Thermo Ventilator 浴室寶	KDK	23BWAH	/	/	23BWAH	/	/	/	23BWAH
Master Bathroom 2 主人浴室2	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	23BWAH
Bathroom 1 浴室1	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	40BEBH
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	40BEBH
Guest Toilet 訪客洗手間	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	40BEBH
Maids Room 工人房洗手間	Thermo Ventilator 浴室寶	KDK	/	/	/	/	/	/	/	40BEBH

Notes:
1. The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
2. 上表內之「–」代表「不提供」。
3. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明								
Block 1 第1座		1/F – 3/F, 5/F – 12/F and 15/F – 16/F 1樓至3樓、5樓至12樓及15樓至16樓						
Location 位置	Appliances 設備	A	B	C	D1	E	F	G
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Blank Plate 預留接駁位	2	2	2	2	2	2	2
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	3	2	2	2
	13A Single Socket Outlet 13A單位電插座	3	2	2	2	2	2	2
	Connection Point for A/C Unit 冷氣機接駁點	1	1	1	1	1	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	3	1	1	–	–	–	–
	Video Door Phone 視像對講機	1	1	1	1	1	1	1
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Blank Plate 預留接駁位	2	2	2	2	2	2	2
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	2	2	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	3	2	2	4	4	4	4
	Connection Point for A/C Unit 冷氣機接駁點	2	1	1	1	1	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	1	1	1	–	–	–

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 1 第1座		17/F 17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D1	E	F	G	H1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	TV/FM Outlet 電視/電台天線插座	1	2	2	1	2	2	1	1
	Blank Plate 預留接駁位	1	2	2	3	2	2	1	–
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	2	2	4	2	2	4	4
	13A Single Socket Outlet 13A單位電插座	5	2	2	8	2	2	5	–
	Connection Point for A/C Unit 冷氣機接駁點	2	1	1	1	1	1	1	4
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	3	1	1	–	–	–	–	–
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1
Master Bedroom / Master Bedroom 1 主人睡房/ 主人睡房1	TV/FM Outlet 電視/電台天線插座	–	2	2	1	2	2	1	1
	Blank Plate 預留接駁位	–	2	2	–	2	2	–	–
	Telephone Outlet 電話接駁位	–	1	1	–	1	1	–	–
	13A Twin Socket Outlet 13A雙位電插座	1	2	2	3	1	1	2	2
	13A Single Socket Outlet 13A單位電插座	4	2	2	2	4	4	2	1
	Connection Point for A/C Unit 冷氣機接駁點	1	1	1	1	1	1	1	3
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	1	1	1	–	–	–	7
Walk-in Closet for Master Bedroom 1 主人睡房1衣帽間	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量説明								
Block 1 第1座		1/F – 3/F, 5/F – 12/F and 15/F – 16/F 1樓至3樓、5樓至12樓及15樓至16樓						
Location 位置	Appliances 設備	A	B	C	D1	E	F	G
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	/	/	1	/	/	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	1
	Telephone Outlet 電話接駁位	1	/	/	1	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	1	/	/	1
	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	/	/	2	/	/	–
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	1	/	/	1	/	/	/
	Blank Plate 預留接駁位	1	/	/	1	/	/	/
	Telephone Outlet 電話接駁位	1	/	/	1	/	/	/
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	1	/	/	/
	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	/
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	/

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 1 第1座		17/F 17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D1	E	F	G	H1
Master Bedroom 2 主人睡房2	TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	1
	Blank Plate 預留接駁位	/	/	/	/	/	/	/	–
	Telephone Outlet 電話接駁位	/	/	/	/	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	2
	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	–
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
Walk-in Closet for Master Bedroom 2 主人睡房2衣帽間	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	/	/	–	/	/	1	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	–	–
	Telephone Outlet 電話接駁位	–	/	/	–	/	/	–	1
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	–	/	/	1	2
	13A Single Socket Outlet 13A單位電插座	3	/	/	5	/	/	1	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	/	/	2	/	/	–	–
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	–	/	/	1	/	/	/	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	/	–
	Telephone Outlet 電話接駁位	–	/	/	–	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	–	/	/	1	/	/	/	2
	13A Single Socket Outlet 13A單位電插座	3	/	/	1	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	/	1
Study Room 書房	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	2
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量説明									
Block 1 第1座		1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D1	E	F	G	H1
Family Room 家庭廳	TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	1
	Telephone Outlet 電話接駁位	/	/	/	/	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	3
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	2
Maid Room 工人房	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
	Water Point For Washing Machine 來水位供洗衣機	/	/	/	/	/	/	/	1
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	/
	Fused Spur Unit 菲士接線座	1	1	1	1	2	2	1	/
	Connection Unit 接駁位	1	1	1	1	1	1	1	/
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	/
Master Bathroom / Master Bathroom 1 主人浴室/ 主人浴室1	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	/	1
	Fused Spur Unit 菲士接線座	1	/	/	1	/	/	/	2
	Connection Unit 接駁位	1	/	/	1	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	/	/	1	/	/	/	1
Master Bathroom 2 主人浴室2	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1
Bathroom 1 浴室1	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 1 第1座		1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D1	E	F	G	H1
Bathroom 2 浴室2	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1
Guest Toilet 訪客洗手間	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
Lavatory 洗手間	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	1
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	–	1	1	–	2	1	1	4
	13A Single Socket Outlet 13A單位電插座	6	4	4	6	4	5	4	7
	Fused Spur Unit 菲士接線座	5	5	5	6	2	2	5	5
	Connection Unit 接駁位	–	–	–	–	1	1	–	–
	Door Bell 門鐘	1	1	1	1	1	1	1	–
	Drain Point For Washing Machine 去水位供洗衣機	1	1	1	1	1	1	1	1
	Water Point For Washing Machine 來水位供洗衣機	1	1	1	1	1	1	1	–
	Smoke Detector 煙霧探測器	–	–	–	1	1	1	–	–
	Sprinkler Head 消防花灑頭	–	–	–	1	1	1	–	–
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	1
Flat Roof at Roof Floor for 18/F Unit 18樓單位的天台平台	13A Twin Waterproof Outdoor Switched Socket 13A 雙位戶外防水電插座連開關掣	/	/	/	/	/	/	/	4

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 2 第2座		1/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至6樓、8樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D2	E	F	G	H2
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	1
	Blank Plate 預留接駁位	2	2	2	2	2	2	2	–
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	3	2	2	2	4
	13A Single Socket Outlet 13A單位電插座	3	2	2	2	2	2	2	–
	Connection Point for A/C Unit 冷氣機接駁點	1	1	1	1	1	1	1	4
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	3	1	1	–	–	–	–	–
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1
Master Bedroom / Master Bedroom 1 主人睡房/ 主人睡房1	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	1
	Blank Plate 預留接駁位	2	2	2	2	2	2	2	–
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1	–
	13A Twin Socket Outlet 13A雙位電插座	1	2	2	1	1	1	1	2
	13A Single Socket Outlet 13A單位電插座	3	2	2	4	4	4	4	1
	Connection Point for A/C Unit 冷氣機接駁點	2	1	1	1	1	1	1	3
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	1	1	1	–	–	–	7
Walk-in Closet for Master Bedroom 1 主人睡房1衣帽間	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明								
Block 2 第2座		7/F 7樓						
Location 位置	Appliances 設備	A	B	C	D2	E	F	G
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	TV/FM Outlet 電視/電台天線插座	1	2	2	1	2	2	1
	Blank Plate 預留接駁位	1	2	2	1	2	2	1
	Telephone Outlet 電話接駁位	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	4	2	2	4	2	2	4
	13A Single Socket Outlet 13A單位電插座	5	2	2	5	2	2	5
	Connection Point for A/C Unit 冷氣機接駁點	2	1	1	1	1	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	3	1	1	–	–	–	–
	Video Door Phone 視像對講機	1	1	1	1	1	1	1
Master Bedroom / Master Bedroom 1 主人睡房/ 主人睡房1	TV/FM Outlet 電視/電台天線插座	1	2	2	1	2	2	1
	Blank Plate 預留接駁位	1	2	2	1	2	2	1
	Telephone Outlet 電話接駁位	–	1	1	–	1	1	–
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	3	1	1	2
	13A Single Socket Outlet 13A單位電插座	1	2	2	2	4	4	2
	Connection Point for A/C Unit 冷氣機接駁點	1	1	1	1	1	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	1	1	1	–	–	–

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 2 第2座		1/F – 3/F, 5/F – 6/F, 8/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至6樓、8樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D2	E	F	G	H2
Master Bedroom 2 主人睡房2	TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	1
	Blank Plate 預留接駁位	/	/	/	/	/	/	/	–
	Telephone Outlet 電話接駁位	/	/	/	/	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	2
	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	–
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
Walk-in Closet for Master Bedroom 2 主人睡房2衣帽間	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	/	/	1	/	/	1	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	1	–
	Telephone Outlet 電話接駁位	1	/	/	1	/	/	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	1	/	/	1	2
	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	1	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	1	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	/	/	2	/	/	–	–
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	1	/	/	1	/	/	/	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	/	–
	Telephone Outlet 電話接駁位	1	/	/	1	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	1	/	/	/	2
	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	/	1
Study Room 書房	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	2
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明								
Block 2 第2座		7/F 7樓						
Location 位置	Appliances 設備	A	B	C	D2	E	F	G
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	1	/	/	–	/	/	1
	Blank Plate 預留接駁位	1	/	/	1	/	/	1
	Telephone Outlet 電話接駁位	–	/	/	–	/	/	–
	13A Twin Socket Outlet 13A雙位電插座	1	/	/	–	/	/	1
	13A Single Socket Outlet 13A單位電插座	3	/	/	5	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	1
	Double Pole Switch for Electric Window Opener 電動開窗器雙極開關掣	2	/	/	2	/	/	–
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	–	/	/	1	/	/	/
	Blank Plate 預留接駁位	1	/	/	1	/	/	/
	Telephone Outlet 電話接駁位	–	/	/	–	/	/	/
	13A Twin Socket Outlet 13A雙位電插座	–	/	/	1	/	/	/
	13A Single Socket Outlet 13A單位電插座	3	/	/	1	/	/	/
	Connection Point for A/C Unit 冷氣機接駁點	1	/	/	1	/	/	/

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 2 第2座		1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D2	E	F	G	H2
Family Room 家庭廳	TV/FM Outlet 電視/電台天線插座	/	/	/	/	/	/	/	1
	Telephone Outlet 電話接駁位	/	/	/	/	/	/	/	1
	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	3
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	2
Maid Room 工人房	13A Twin Socket Outlet 13A雙位電插座	/	/	/	/	/	/	/	1
	Connection Point for A/C Unit 冷氣機接駁點	/	/	/	/	/	/	/	1
Bathroom 浴室	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	/
	Fused Spur Unit 菲士接線座	1	1	1	1	2	2	1	/
	Connection Unit 接駁位	1	1	1	1	1	1	1	/
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	/
Master Bathroom / Master Bathroom 1 主人浴室/ 主人浴室1	13A Single Socket Outlet 13A單位電插座	1	/	/	1	/	/	/	1
	Fused Spur Unit 菲士接線座	1	/	/	1	/	/	/	2
	Connection Unit 接駁位	1	/	/	1	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	/	/	1	/	/	/	1
Master Bathroom 2 主人浴室2	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1
Bathroom 1 浴室1	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明									
Block 2 第2座		1/F – 3/F, 5/F – 12/F and 15/F – 17/F 1樓至3樓、5樓至12樓及15樓至17樓							18/F 18樓
Location 位置	Appliances 設備	A	B	C	D2	E	F	G	H2
Bathroom 2 浴室2	13A Single Socket Outlet 13A單位電插座	/	/	/	/	/	/	/	1
	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	/	/	/	/	/	/	/	1
Guest Toilet 訪客洗手間	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	2
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
Lavatory 洗手間	Fused Spur Unit 菲士接線座	/	/	/	/	/	/	/	1
	Connection Unit 接駁位	/	/	/	/	/	/	/	1
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	–	1	1	–	2	1	1	8
	13A Single Socket Outlet 13A單位電插座	6	4	4	6	4	5	4	–
	Fused Spur Unit 菲士接線座	5	5	5	6	2	2	5	5
	Connection Unit 接駁位	–	–	–	–	1	1	–	–
	Door Bell 門鐘	1	1	1	1	1	1	1	–
	Drain Point For Washing Machine 去水位供洗衣機	1	1	1	1	1	1	1	1
	Water Point For Washing Machine 來水位供洗衣機	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器	–	–	–	1	1	1	–	–
	Sprinkler Head 消防花灑頭	–	–	–	1	1	1	–	–
	Temperature Remote Control for Towngas Water Heater 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	1
Flat Roof at Roof Floor for 18/F Unit 18樓單位的天台平台	13A Twin Waterproof Outdoor Switched Socket 13A 雙位戶外防水電插座連開關掣	/	/	/	/	/	/	/	4

Notes:
1. The symbol "–" as shown in the above table denotes "Not provided".
2. The symbol "/" as shown in the above table denotes "Not Applicable".

備註：
1. 上表內之「–」代表「不提供」。
2. 上表內之「/」代表「不適用」。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地税

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

指明住宅物業擁有人有法津責任繳付該指明住宅物業直至該指明住宅物業買賣完成日（包括該日）為止之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

Remarks:
1. The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Development.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.

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

備註：
1. 買方事實上須向發展項目的管理人支付水、電力及氣體的按金。
2. 買方事實上須向發展項目的管理人支付清理廢料的費用。

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

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

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

MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

(a) Terms of the requirement:

(i) Special Condition No. (30) 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 Grantee under the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under the Land Grant.

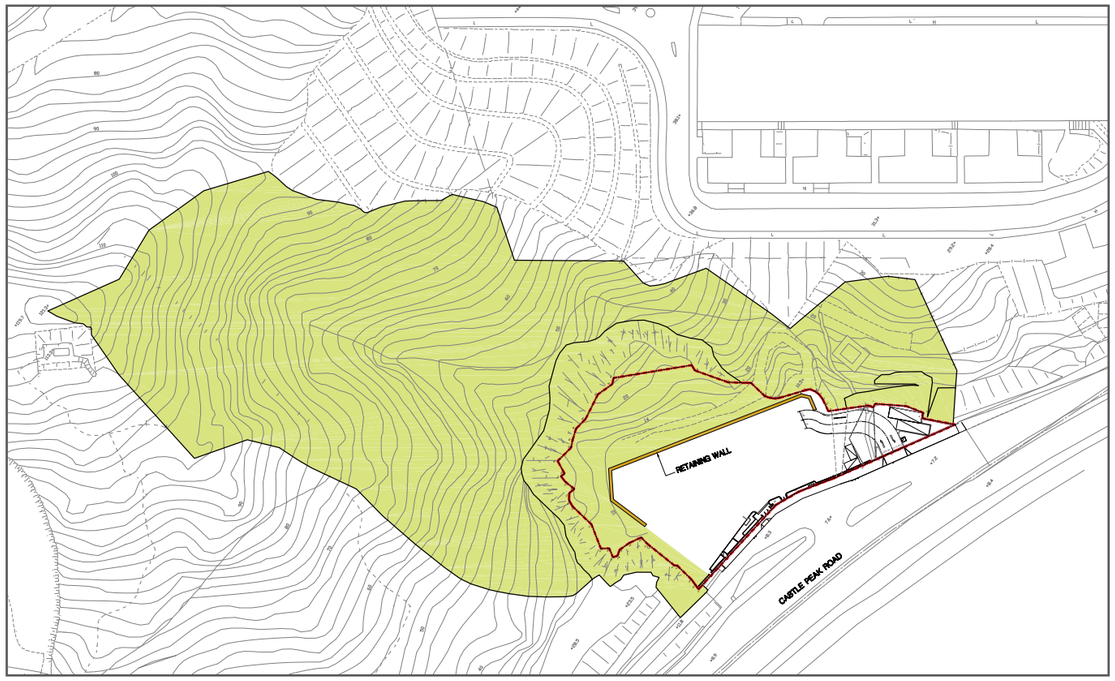
(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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

2. Each of the owners of the Development is obliged to contribute towards the costs of the maintenance works.

3. The plan below shows the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated.



Legend Development site boundary | Slope | Retaining Wall

4. Clause 25 of the DMC provides that:

(a) The owners shall at their own expense maintain and carry out all works in respect of any slopes, slope treatment works, retaining walls or other structures within or outside the Land or the Building as required by the Relevant Authority and/or the Government Grant and/or in accordance with the "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the maintenance manual prepared in accordance with the Geoguide 5 for the slope structures ("the Slope Maintenance Manual"). A plan (if any) showing such areas for identification purposes is annexed to the DMC.

(b) The Manager or the Owner's Corporation shall have full authority from all owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of any of such slopes, retaining walls or other structures in compliance with the Government Grant and in particular in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the Relevant Authority regarding the maintenance of slopes, retaining walls and related structures.

(c) The Manager shall have full power to collect from all owners of all costs lawfully incurred or to be incurred in carrying out the necessary aforesaid maintenance and repair works provided always that the Manager shall not be personally liable for carrying out any requirements of the Relevant Authority and/or the Government Grant aforesaid in the preceding sub-clauses of this clause which shall remain the responsibility of the owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all owners. For the avoidance of doubt, the costs of the required works shall form part of the Management Expenses and shall be payable by and recoverable from the owners accordingly.

MAINTENANCE OF SLOPES
斜坡維修

1. 「該批地文件」規定發展項目內住宅物業的業主須自費保養斜坡的費用。

(a) 相關規定的條款：

(i) 「該批地文件」特別批地條款的第(30)條規定：

(a) 如果任何土地需要或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經「署長」預先書面同意，亦不論是在「該土地」內或任何政府土地內，旨在塑造、平整或開發「該地段」或其中任何部分或「承批人」按「該批地文件」需要進行的任何其他工程或作任何其他用途，「承批人」須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐「該地段」和任何或毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。「承批人」須在「該批地文件」授予的租期期間自費保養「該土地」、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使「署長」滿意。

(b) 本「特別批地條款」第(a)次條不能影響「該批地文件」賦予「政府」的權利。

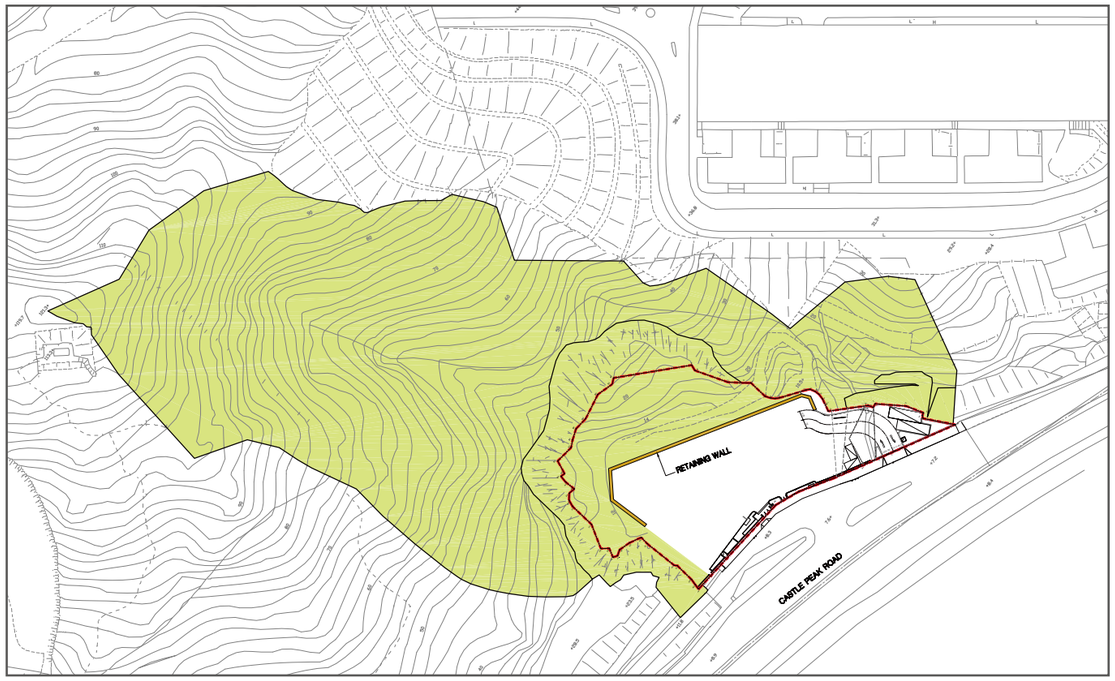
(c) 倘若因為任何塑造、平整、開發或「承批人」進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自「該地段」任何土地或任何毗鄰或毗連政府土地或出租土地，「承批人」須自費進行修復或彌補，使「署長」滿意並對上述塌方、山泥傾瀉或地陷造成「政府」、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了「該批地文件」規定對違反該規約的任何其他權利或濟助外，「署長」有權發出書面通知要求「承批人」進行、修建及保養「該土地」、斜坡處理工程、護土牆或其他支撐物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果「承批人」不理會或未能在通知指定的時期內執行該通知要求，使「署長」滿意，「署長」可立即執行與進行任何必要工程。「承批人」須在要求時歸還「政府」因此產生的費用連同任何行政費、專業費用及開支。

備註：
本節所載的「承批人」指「該批地文件」訂明的買方，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬法團則包括其承繼人及受讓人。

2. 發展項目每個業主有責任分擔上述保養工程的費用。

3. 以下圖則顯示在發展項目所位於的土地內外已興建或將被興建的斜坡及護土牆或相關構築物。



圖例　發展項目邊界線　斜坡　護土牆

4. 公契第25條訂明：

(a) 業主須自費並根據相關部門及/或「該批地文件」及/或按土力工程處印發的「岩土指南第五冊 – 斜坡維修指南」(以不時的修訂為準)及根據「岩土指南第五冊」制定的斜坡結構維修手冊(「斜坡維修手冊」)維持並進行所有位於「該土地」內外的斜坡、斜坡處理工程、護土牆或其他構築物的工程。公契內夾附顯示該等地方的圖則(如有)，僅供識別。

(b) 管理人或業主立案法團具有所有業主完全授權聘請適當及合資格人士按「該批地文件」，並特別按「斜坡維修手冊」及相關部門不時對保養斜坡、護土牆及有關構築物發出的所有指南視察、保持及保養任何斜坡、護土牆或其他構築物處於修繕妥當的狀態及進行任何必要的工程。

(c) 管理人具有絕對權力向所有業主收納進行前述保養與維修工程所合法支出或將支出的一切費用。倘管理人盡力後仍未能向上述所有業主收取工程所需之全部費用，管理人毋須就執行本條前述的次條所訂明主管政府部門及/或「該批地文件」的要求承擔個人責任，履行其等要求的責任將由各業主承擔。為清晰起見，進行工程的費用構成管理開支的一部分，由業主支付，並相應地可向業主收回。

MODIFICATION
修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

A. Noise Mitigation Measures

1. Noise Impact Assessment

   Noise impact assessment has been carried out by the Vendor as required under Special Condition No. (39)(a) of the Land Grant.

2. Noise Impact Assessment Report

   A noise impact assessment report has been approved by the Director of Environmental Protection on August 2018 ("the NIAR") under Special Condition No. (39)(a) of the Land Grant. The NIAR will be available in the sales office for inspection by prospective purchasers free of charge. Photocopy of the NIAR will be available on payment of photocopying charges.

3. Noise Mitigation Measures

   In accordance with the NIAR, certain mitigation measures will be constructed or installed in the Development. The said noise mitigation measures are listed in "Schedule of Noise Mitigation Measures" below and are more particularly described in the NIAR.

   Schedule of Noise Mitigation Measures

   (1) Noise Mitigation Measures forming part(s) of the Residential Units, for details location, please refer to "Noise Impact Assessment Report" at sales office:

Block	Flat	Floor[1]	Noise Mitigation Measures
Block 1	A	1/F – 17/F	Special designed window at LIV./DIN., M.B.R. & B.R.1
	B, C	1/F	Special designed window at LIV./DIN. & M.B.R. Special designed flat roof at LIV./DIN. & M.B.R. Maintenance window at LIV./DIN.
	B	2/F – 3/F	Special designed window at LIV./DIN. & M.B.R. Ceiling with sound absorption material at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	B	5/F – 17/F	Special designed window at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	C	2/F – 5/F	Special designed window at LIV./DIN. & M.B.R. Ceiling with sound absorption material at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	C	6/F – 17/F	Special designed window at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
Block 1	D1	1/F	Special designed window at M.B.R. & B.R.1 Ceiling with sound absorption material at LIV./DIN., M.B.R. & B.R.1 Special designed flat roof at LIV./DIN., M.B.R. & B.R.1 Fixed glazing at LIV./DIN. & M.B.R.
	D1	2/F – 6/F	Special designed window at M.B.R. & B.R.1 Ceiling with sound absorption material at LIV./DIN., M.B.R. & B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & M.B.R.
	D1	7/F – 17/F	Special designed window at M.B.R. & B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & M.B.R.
	H1	18/F	Special designed window at M.B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & FAMILY Maintenance window at LIV./DIN. & FAMILY
Block 2	A	1/F – 17/F	Special designed window at LIV./DIN., M.B.R. & B.R.1
	B	1/F	Special designed window at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	B	2/F – 5/F	Special designed window at LIV./DIN. & M.B.R. Ceiling with sound absorption material at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	B	6/F – 17/F	Special designed window at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	C	1/F – 5/F	Special designed window at LIV./DIN. & M.B.R. Ceiling with sound absorption material at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.
	C	6/F – 17/F	Special designed window at LIV./DIN. & M.B.R. Special designed balcony at LIV./DIN. Maintenance window at LIV./DIN.

Block	Flat	Floor[1]	Noise Mitigation Measures
Block 2	D2	1/F – 6/F	Special designed window at M.B.R. & B.R.1 Ceiling with sound absorption material at LIV./DIN., M.B.R. & B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & M.B.R.
	D2	7/F – 17/F	Special designed window at M.B.R. & B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & M.B.R.
	H2	18/F	Special designed window at M.B.R.1 Special designed balcony at LIV./DIN. Fixed glazing at LIV./DIN. & FAMILY Maintenance window at LIV./DIN. & FAMILY

(2) Allocation and Location of Noise Mitigation Measures forming part(s) of the Residential Common Facilities which are outside the Residential Units and near the following:

Block	Flat	Floor[1]	Location of Noise Mitigation Measures
Block 1	A	1/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at LIV./DIN., M.B.R. & B.R.1
	B, C	1/F	Vertical acoustic louvre at LIV./DIN. & M.B.R.
	B, C	2/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at LIV./DIN. & M.B.R.
	D1	1/F	Vertical acoustic louvre at M.B.R. & B.R.1
	D1	2/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at M.B.R. & B.R.1
	H1	18/F	Vertical acoustic louvre and horizontal acoustic louvre at M.B.R.1
Block 2	A	1/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at LIV./DIN., M.B.R. & B.R.1
	B, C	1/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at LIV./DIN. & M.B.R.
	D2	1/F – 17/F	Vertical acoustic louvre and horizontal acoustic louvre at M.B.R. & B.R.1
	H2	18/F	Vertical acoustic louvre and horizontal acoustic louvre at M.B.R.1

(3) Allocation and Location of Noise Mitigation Measures forming part(s) of the Estate Common Facilities:

Floor[1]	Location of Noise Mitigation Measures
G/F	4-metre high (from the ground) noise barrier along the boundary (point AF to run-in) – near Castle Peak Road

Abbreviation:

LIV./DIN.	Living/Dining Room
M.B.R.	Master Bedroom
M.B.R.1	Master Bedroom 1
B.R.1	Bedroom 1
Family	Family Room

Remarks:
[1] There is no 4th Floor, 13th Floor and 14th Floor in the designation of floor level of each Building.

4. Clause 32 of the Deed of Mutual Covenant stipulates that:

   a. The Owners of any Residential Unit with any Noise Mitigation Measures forming part(s) of their particular Residential Unit exclusively shall at their own respective costs and expenses, inspect, clean, maintain, repair and/or replace such Noise Mitigation Measures in good repair and substantial condition without affecting the Noise Mitigation Measures forming part(s) of the Estate Common Facilities and/or the Residential Common Facilities and if any repair or replacement of such Noise Mitigation Measures are required, the design(s), specifications and use of materials thereof shall comply with the design(s) and specifications approved by the Director and the Director of Environmental Protection pursuant to Special Condition No. (39) of the Government Grant and shall also be subject to such guidelines and/or specifications and/or prescribed design(s) as may be adopted or issued by the Manager from time to time.

   b. In addition to the aforesaid, all Owners shall observe and comply with all Ordinances, by-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by any Government authorities from time to time in relation to the use, inspection, cleansing, maintenance, repair, replacement and/or operation of the Noise Mitigation Measures and no Owners shall do or permit any act or thing to be done which may in any way damage or affect the Noise Mitigation Measures.

   c. The Registered Owner shall deposit a full copy of the approved Noise Mitigation Measures in the management office within one month of the date of the Deed of Mutual Covenant for inspection by all Owners free of charge and for the owners taking copies thereof at their own expenses and on payment of a reasonable charge. All charges received shall be paid and credited to the Special Fund.

5. Clause 27 of the Second Schedule to the Deed of Mutual Covenant stipulates that:

   No owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the Estate Common Areas or the Residential Common Areas which in any way interferes with or affects or which is likely to interfere with or affect the operation of the Noise Mitigation Measures forming part(s) of the Estate Common Facilities and/or the Residential Common Facilities at any time. In respect of the Noise Mitigation Measures forming part(s) of the Residential Units, no owner shall alter, interfere with or remove, or permit or to be suffered to be altered, interfered with or removed any part(s) of the Noise Mitigation Measures forming part(s) of his Residential Unit save as provided in Clause 32 of the Deed of Mutual Covenant.

6. Clause 9 of the Third Schedule to the Deed of Mutual Covenant stipulates that:

   For the purpose of maintaining, repairing and keeping in good working order the Noise Mitigation Measures which are for the common use of the occupants, the Manager shall have the right to enter upon or into any part of the land on which the Development is constructed and the Building.

B. Operation of the Building Maintenance Unit(s)

1. Under Clause 1 of Part B of the First Schedule to the Deed of Mutual Covenant and Clause 9 of the Third Schedule to the Deed of Mutual Covenant, the Manager shall have the right to access the area (with or without agents, surveyors, workmen and others) for operating the Building Maintenance Unit(s) for the purpose of carrying out all such works in the Land and the Building as it may from time to time see fit.

2. Clause 26 of the Second Schedule to the Deed of Mutual Covenant stipulates that:

   No owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the utility platform, balcony and/or the Flat Roof forming part(s) of his Residential Unit or the Upper Roof and/or the parapet walls of the Flat Roof which in any way interferes with or affects or which is likely to interfere with or affect the operation of the Building Maintenance Unit(s) at any time in the course of the management and/or the maintenance of the Building.

A. 噪音減免措施

1. 噪音影響評估

   根據批地文件特別批地條款第(39)(a)次條的要求，賣方已進行噪音影響評估。

2. 噪音影響評估報告

   根據批地文件特別批地條款第(39)(a)次條，環境保護署署長於2018年8月批准一份噪音影響評估報告(「噪音影響評估報告」)。噪音影響評估報告存放在售樓處供準買家免費查閱，並可在繳付費用後取得噪音影響評估報告影印本。

3. 噪音減免措施

   根據噪音影響評估報告，發展項目內將興建或安裝若干噪音減免措施。該等噪音減免措施已於以下噪音減免措施附表列出，其詳情已於噪音影響評估報告說明。

   噪音減免措施附表

   (1) 構成住宅單位部分之噪音減免措施，詳細位置請參閱放置於售樓處之「噪音影響評估報告」。

座數	單位	樓層[1]	噪音減免措施
1座	A	1樓 – 17樓	特別設計的窗戶設於客廳/飯廳、主人睡房及睡房1
	B, C	1樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的平台設於客廳/飯廳及主人睡房 維修窗口設於客廳/飯廳
	B	2樓 – 3樓	特別設計的窗戶設於客廳/飯廳及主人睡房 附有吸音材料的天花板設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	B	5樓 – 17樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	C	2樓 – 5樓	特別設計的窗戶設於客廳/飯廳及主人睡房 附有吸音材料的天花板設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	C	6樓 – 17樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
1座	D1	1樓	特別設計的窗戶設於客廳/飯廳及睡房1 附有吸音材料的天花板設於客廳/飯廳、主人睡房及睡房1 特別設計的平台設於客廳/飯廳、主人睡房及睡房1 固定玻璃設於客廳/飯廳及主人睡房
	D1	2樓 – 6樓	特別設計的窗戶設於客廳/飯廳及睡房1 附有吸音材料的天花板設於客廳/飯廳、主人睡房及睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及主人睡房
	D1	7樓 – 17樓	特別設計的窗戶設於客廳/飯廳及睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及主人睡房
	H1	18樓	特別設計的窗戶設於主人睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及家庭廳 維修窗口設於客廳/飯廳及家庭廳
2座	A	1樓 – 17樓	特別設計的窗戶設於客廳/飯廳、主人睡房及睡房1
	B	1樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	B	2樓 – 5樓	特別設計的窗戶設於客廳/飯廳及主人睡房 附有吸音材料的天花板設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	B	6樓 – 17樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	C	1樓 – 5樓	特別設計的窗戶設於客廳/飯廳及主人睡房 附有吸音材料的天花板設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳
	C	6樓 – 17樓	特別設計的窗戶設於客廳/飯廳及主人睡房 特別設計的露台設於客廳/飯廳 維修窗口設於客廳/飯廳

座數	單位	樓層[1]	噪音減免措施
2座	D2	1樓 – 6樓	特別設計的窗戶設於客廳/飯廳及睡房1 附有吸音材料的天花板設於客廳/飯廳、主人睡房及睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及主人睡房
	D2	7樓 – 17樓	特別設計的窗戶設於主人睡房及睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及主人睡房
	H2	18樓	特別設計的窗戶設於主人睡房1 特別設計的露台設於客廳/飯廳 固定玻璃設於客廳/飯廳及家庭廳 維修窗口設於客廳/飯廳及家庭廳

(2) 構成住宅公共設施而位於住宅單位外及以下位置附近之噪音減免措施的分佈及位置：

座數	單位	樓層[1]	噪音減免措施的位置
1座	A	1樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於客廳/飯廳、主人睡房及睡房1
	B, C	1樓	縱向隔音鰭設於客廳/飯廳及主人睡房
	B, C	2樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於客廳/飯廳及主人睡房
	D1	1樓	縱向隔音鰭設於主人睡房及睡房1
	D1	2樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於主人睡房及睡房1
	H1	18樓	縱向隔音鰭及橫向隔音鰭設於主人睡房1
2座	A	1樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於客廳/飯廳、主人睡房及睡房1
	B, C	1樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於客廳/飯廳及主人睡房
	D2	1樓 – 17樓	縱向隔音鰭及橫向隔音鰭設於主人睡房及睡房1
	H2	18樓	縱向隔音鰭及橫向隔音鰭設於主人睡房1

(3) 構成屋苑公共設施部分之噪音減免措施的分佈及位置：

樓層[1]	噪音減免措施的位置
地下	沿邊界（從AF點至入口通道）之4米高（從地面）的隔音屏障 – 設於青山公路附近

附註：
[1] 每座樓宇均不設4樓、13樓及14樓。

4. 公契第32條規定：

a. 所有其住宅單位擁有獨家專有地歸屬於該等住宅單位的噪音減免措施之業主，必須自費並在不影響構成屋苑公共設施及/或住宅公共設施部分之噪音減免措施的前提下檢查、清潔、保持、維修及/或更換該噪音減免措施，以維持其良好維修及狀態。如需要維修或更換上述噪音減免措施，其設計、規格及材料需符合由地政總署署長及環境保護署署長按批地文件特別批地條款第(39)條批准的設計及規格，並須遵從管理人不時採用或發出的指引及/或規格及/或訂明的設計。

b. 除上文所述外，所有業主須遵從及遵守香港特別行政區的所有相關法例、附例及法規，以及任何政府當局不時就有關噪音減免措施的使用、檢查、清潔、保養、維修、更替及/或運作發出的指引及指示，業主不得作出或允許他人作出任何可能以任何方式損害或影響噪音減免措施的行為或事情。

c. 註冊業主須於公契簽立日期後的一個月內把經審批的「噪音減免措施」的整本副本存放於管理處，以供所有業主免費查閱及於繳付合理的費用後索取複印本。所有收取的費用必須存放於特別基金。

5. 公契附表二第27條規定：

任何業主不得做出或容許他的租戶、佔用者或被許可人作出任何行為、行動、事情或事項或放置任何物品於屋苑公共地方或住宅公共地方，以致於任何時候以任何方式干涉或影響或可能干涉或影響構成屋苑公共設施及/或住宅公共設施部分之噪音減免措施的運作。至於構成住宅單位部分之噪音減免措施，除公契第32條另有訂明外，業主不得改動、干涉或移除或容許他人改動、干涉或移除構成他的住宅單位部分之噪音減免措施的任何部分。

6. 公契附表三第9條規定：

為保養、維修及保持供佔有人共同使用之噪音減免措施的良好運作狀態，管理人有權進入發展項目建築於上之土地的任何部分及樓宇。

B. 建築維護系統的操作

1. 根據公契附表一乙部第1條及附表三第9條，管理人有權進入有關地方（不論是否連同管理人的代理、測量師、工人及其他人員）操作建築維護系統，以於該土地及樓宇進行所有其不時認為合適之工程。

2. 公契附表二第26條規定：

任何業主不得做出或容許他的租戶、佔用者或被許可人作出任何行為、行動、事情或事項或放置任何物品於構成其住宅單位之部分的工作平台、露台及/或平台或天台及/或平台的護欄牆，以致於進行管理及/或保養樓宇的任何時候以任何方式干涉或影響或可能干涉或影響建築維護系統的運作。

WEBSITE ADDRESS
互聯網網址

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

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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.

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	Carpark and loading/unloading area excluding public transport terminus	1,799.051
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.	134.079
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.	532.510
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	–
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	249.307
4.	Wider common corridor and lift lobby	225.12
5.	Communal sky garden	–
6.	Acoustic fin	–
7.	Wing wall, wind catcher and funnel	–
8.	Non-structural prefabricated external wall	–
9.	Utility platform	162.75
10.	Noise barrier	–
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	34.921
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	543.245
13.	Covered landscaped and play area	–

		Area (m^2)
Amenity Features		
14.	Horizontal screen/covered walkway and trellis	–
15.	Larger lift shaft	–
16.	Chimney shaft	–
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	–
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	26.139
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	–
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	–
21.	Void in duplex domestic flat and house	–
22.	Sunshade and reflector	–
23. (#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	–
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	–
Other Exempted Items		
25. (#)	Refuge floor including refuge floor cum sky garden	–
26.	Covered area under large projecting/ overhanging feature	–
27.	Public transport terminus	–
28. (#)	Party structure and common staircase	–
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	95.574
30.	Public passage	–
31.	Covered set back area	–
Bonus GFA		
32.	Bonus GFA	–
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	–

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.

Environment Assessment of the Building

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

FINAL RATING
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: PAU0017/17

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

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

Part I	
Provision of Central Air Conditioning	*~~YES~~ / NO
Provision of Energy Efficient Features	*YES / ~~NO~~
Energy Efficient Features proposed:	1. N/A 2. N/A

Part II: The predicted annual energy use of the proposed building/part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m^2/annum	Town Gas/LPG unit/m^2/annum	Electricity kWh/m^2/annum	Town Gas/LPG unit/m^2/annum
Area served by central building services installation (Note3)	4,345	900	Not Applicable	765	Not Applicable

Part III: The following installation(s) is/are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach		✓	

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

Please (✓) where appropriate

*Delete as appropriate

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1. (#)	停車場及上落客貨地方(公共交通總站除外)	1,799.051
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》(《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	134.079
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	532.510
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	–
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	249.307
4.	加闊的公用走廊及升降機大堂	225.12
5.	公用空中花園	–
6.	隔聲鰭	–
7.	翼牆、捕風器及風斗	–
8.	非結構預製外牆	–
9.	工作平台	162.75
10.	隔音屏障	–
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	34.921
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	543.245
13.	有蓋園景區及遊樂場地	–
14.	橫向屏障/有蓋人行道及花棚	–
15.	擴大升降機槽	–
16.	煙囪管道	–
17.	停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	–

		面積(平方米)
適意設施		
18. (#)	強制性設施或必要機房所需的管槽及氣槽	26.139
19.	非強制性設施或非必要機房所需的管槽及氣槽	–
20.	環保系統及設施所需的機房、管槽及氣槽	–
21.	複式住宅單位及洋房的中空空間	–
22.	遮陽篷及反光罩	–
23. (#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	–
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	–
其他項目		
25. (#)	庇護層，包括庇護層兼空中花園	–
26.	大型伸出/外懸設施下的有蓋地方	–
27.	公共交通總站	–
28. (#)	共用構築物及公用樓梯	–
29. (#)	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	95.574
30.	公眾通道	–
31.	有蓋的後移部分	–
額外總樓面面積		
32.	額外總樓面面積	–
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	–

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。

建築物的環境評估

綠色建築認證

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

最終評級
不予評級

HKGBC 香港綠色建築議會

申請編號: PAU0017/17

發展項目的公用部分的預計能量表現或消耗

- 於印製售樓說明書前呈交予建築事務監督發展項目的公用部份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~~/否
提供具能效益的設施	*是/~~否~~
擬安裝的具能源效益的設施：–	1. 不適用 2. 不適用

第II部分：擬興建樓宇/部分樓宇預計每年能消耗量(註腳1)					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳2)每年能源消耗量		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
有使用中央屋宇裝備裝置(註腳3)的部分	4,345	900	不適用	765	不適用

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

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)中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2.「基準樓宇」與新建樓宇BEAM Plus標準(現行版本)中的「基準建築物模式(零分標準)」具有相同涵義。
3.「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

請在適當方格內填上(✓)號

*刪除不適用者

This is a blank page.
此乃空白頁。

DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this sales brochure: 6 November 2018

本售樓説明書印製日期：2018年11月6日

POSSIBLE FUTURE CHANGES
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
16 November 2018 2018年11月16日	AX1, AX2, AX3, AX5, AX6, AX10, AX15, AX17, AX18, AX19, AX20, AX22	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
15 February 2019 2019年2月15日	AC	Updated Information on the development. 更新發展項目的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AK	Updated the layout plan of the development. 更新發展項目的布局圖。
	AN1, AN2	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AT1, AT2	Updated the cross-section plan of building in the development. 更新發展項目中的建築物的橫截面圖。
	AX1, AX3, AX4, AX5, AX6	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
14 May 2019 2019年5月14日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AX4, AX17, AX18, AX19, AX20, AX21, AX22	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
18 September 2020 2020年9月18日	AC	Updated Information on the development. 更新發展項目的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AK	Deleted the estimated date of completion of the uncompleted buildings and facilities as provided by the authorized person for the development. 刪除發展項目的認可人士提供的未落成建築物或設施的預計落成日期。
	AL5	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AN1	Updated the floor plans of parking spaces in the development. 更新發展項目中的停車位的樓面平面圖。
	AV/AW	Updated the section "Information on common facilities in the development. 更新「發展項目中的公用設施的資料」一節。
	AX1, AX2, AX4, AX5, AX11, AX16	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
	BE1, BE2, BE3, BE4	Updated the section "Relevant Information". 更新「有關資料」一節。
	BG1, BG3	Updated the section "Information in application for concession on gross floor area of building". 更新「申請建築物總樓面面積寬免的資料」一節。
	BH	Deleted the section "Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent". 刪除「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」一節。
8 October 2020 2020年10月8日	AG	Updated Information on property management. 更新物業管理的資料。
	AV/AW	Updated the section "Information on common facilities in the development. 更新「發展項目中的公用設施的資料」一節。
27 November 2020 2020年11月27日	AQ1, AQ6	Updated the section "Summary of land grant". 更新「批地文件的摘要」一節。
	AR/AS	Updated the section "Information on public facilities and public open spaces". 更新「公共設施及公眾休憩用地的資料」一節。
26 February 2021 2021年2月26日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AX3, AX4, AX6	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
3 March 2021 2021年3月3日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
2 June 2021 2021年6月2日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
10 June 2021 2021年6月10日	AL5	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AX1, AX2, AX3, AX4, AX5, AX6, AX10, AX15, AX17, AX18, AX19, AX20, AX21, AX22	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
9 September 2021 2021年9月9日	AB1, AB2, AB3, AB4, AB5, AB6	Updated the notes to purchasers of first-hand residential properties. 更新一手住宅物業買家須知。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AX7, AX10, AX11, AX12, AX15, AX16	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
	BG2, BG4	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
26 October 2021 2021年10月26日	AL3, AL4, AL4a, AL4b, AL9	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AX1, AX2, AX3, AX4, AX5, AX6, AX7, AX7a, AX10, AX10a, AX12, AX15, AX17, AX17a, AX18, AX18a, AX19, AX20, AX21, AX22, AX23, AX24	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
8 December 2021 2021年12月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AL1, AL3, AL4a, AL5, AL7	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
7 March 2022 2022年3月7日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AX3, AX5, AX6, AX10a, AX15	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
6 June 2022 2022年6月6日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
2 August 2022 2022年8月2日	AX3, AX5	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
23 September 2022 2022年9月23日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AL7	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AX1, AX2, AX3, AX4, AX5, AX5a, AX6, AX10a, AX11, AX19, AX20, AX24	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
18 October 2022 2022年10月18日	AL7	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
17 January 2023 2023年1月17日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI1	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
	AL3, AL4, AL4a, AL4b	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
	AL4c, AL4d	Revised the pages number. 修訂頁數。
	AX1, AX2, AX3, AX4, AX5, AX5a, AX15, AX15a, AX21, AX21a, AX22, AX22a	Revised some of the information in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的部分資料。
14 April 2023 2023年4月14日	AB3, AB6	Updated the notes to purchasers of first-hand residential properties. 更新一手住宅物業買家須知。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI, AI1	Updated the aerial photographs of the development on page AI and removed the aerial photograph of the development on page AI1. 更新於AI頁的發展項目的鳥瞰照片，並刪除於AI1頁的發展項目的鳥瞰照片。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
12 July 2023 2023年7月12日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AJ	Updated the outline zoning plan relating to the development. 更新關乎發展項目的分區計劃大綱圖。
10 October 2023 2023年10月10日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
	BG1, BG2, BG3, BG4	Updated the information in application for concession on gross floor area of building. 更新申請建築物總樓面面積寬免的資料。
9 January 2024 2024年1月9日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
	AJ	Updated the outline zoning plan relating to the development. 更新關乎發展項目的分區計劃大綱圖。
8 April 2024 2024年4月8日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
5 July 2024 2024年7月5日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
2 August 2024 2024年8月2日	AL4a	Updated floor plans of residential properties in the development. 更新發展項目的住宅物業的樓面平面圖。
1 November 2024 2024年11月1日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
	AI	Updated the aerial photograph of the development. 更新發展項目的鳥瞰照片。
23 January 2025 2025年1月23日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
22 April 2025 2025年4月22日	AI1, AI2	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
22 July 2025 2025年7月22日	AI1, AI2	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視/修改日期	Page Number 頁次	Revision Made 所作修改
20 October 2025 2025年10月20日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
19 January 2026 2026年1月19日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
17 April 2026 2026年4月17日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
21 April 2026 2026年4月21日	AI1, AI2	Updated the aerial photographs of the development. 更新發展項目的鳥瞰照片。
21 July 2026 2026年7月21日	AD	Updated information on vendor and others involved in the development. 更新賣方及有參與發展項目的其他人的資料。
	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。
21 October 2026 2026年10月21日	AH	Updated the location plan of the development. 更新發展項目的所在位置圖。