



UNI Residence

SALES BROCHURE 售樓說明書



	頁 Page
一手住宅物業買家須知 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES	1
1 發展項目的資料 INFORMATION ON THE DEVELOPMENT	9
2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT	10
3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT	11
4 發展項目的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT	12
5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT	12
6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT	13
7 發展項目的鳥瞰照片 AERIAL PHOTOGRAPH OF THE DEVELOPMENT	14
8 關乎發展項目的分區計劃大綱圖 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT	15
9 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT	16
10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	17
11 發展項目中的住宅物業的面積 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	30
12 發展項目中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT	33
13 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE	35
14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT	36
15 批地文件的摘要 SUMMARY OF LAND GRANT	39
16 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES	53

	頁 Page
17 對買方的警告 WARNING TO PURCHASERS	57
18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT	58
19 立面圖 ELEVATION PLAN	61
20 發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT	63
21 閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT	63
22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES	64
23 服務協議 SERVICE AGREEMENTS	81
24 地稅 GOVERNMENT RENT	81
25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER	81
26 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD	81
27 斜坡維修 MAINTENANCE OF SLOPES	82
28 修訂 MODIFICATION	84
29 賣方就發展項目指定的互聯網網站的網址 ADDRESS OF THE WEBSITE DESIGNATED BY VENDOR FOR DEVELOPMENT	84
30 有關資料 RELEVANT INFORMATION	85
31 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING	86
32 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 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING PRE-SALE CONSENT	90

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

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](http://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<sup>1</sup>。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。

<sup>1</sup> 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。

### 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 and 內部尺寸<sup>2</sup>。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；

- 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。



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

- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及

- 小業主是否須要負責維修斜坡。

### 6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

### 8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

### 11. 委託地產代理

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

- 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](http://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。

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

## 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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」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

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。

- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

- 工人罷工或封閉工地；

- 暴動或內亂；

- 不可抗力或天災；

- 火警或其他賣方所不能控制的意外；

- 戰爭；或

- 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

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

- 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

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

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](http://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<sup>1</sup> 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<sup>2</sup>. 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.

---

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.



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

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

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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

### 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](http://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<sup>3</sup> 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

---

<sup>3</sup> 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.

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



# 1 發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目名稱

UNI Residence

街道名稱及門牌號數

顯和里7號

(此臨時門牌號數有待發展項目建成時確認)

樓層的總數

29層

(不包括地庫、轉力層、天台、上層天台1、上層天台2及頂層天台)

發展項目的經批准的建築圖則所規定的樓層號數

地庫、地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、9樓、10樓、11樓、12樓、15樓、16樓、17樓、18樓、19樓、20樓、21樓、22樓、23樓、25樓、26樓、27樓、28樓、29樓、30樓、31樓、32樓、天台、上層天台1、上層天台2、頂層天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

設於天台

本發展項目屬未落成發展項目

(a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2026年9月30日。

(b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

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

備註：「關鍵日期」指該批地文件的條件就發展項目而獲符合的日期。

Name of the Development

UNI Residence

Name of the street and the street number

7 Hin Wo Lane

(This provisional street number is subject to confirmation when the Development is completed)

Total number of storeys

29 storeys

(excluding basement, transfer plate, roof, upper roof 1, upper roof 2 and top roof)

Floor numbering as provided in the approved building plans for the Development

Basement floor, G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, roof, upper roof 1, upper roof 2, top roof

Omitted floor numbers

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

Refuge floor

Located on Roof

This Development is an uncompleted development

(a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 September 2026.

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

(c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

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

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

賣方 Champion Estate (HK) Limited	Vendor Champion Estate (HK) Limited
賣方之控權公司 Champion Estate Holdings Limited	Holding companies of the Vendor Champion Estate Holdings Limited
發展項目的認可人士 吳國輝先生	Authorized Person for the Development Mr. Ng Kwok Fai
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團 梁黃顧建築師(香港)事務所有限公司	The firm or corporation of which an authorized person for the Development is proprietor, director or employee in his or her professional capacity LWK & Partners (HK) Limited
發展項目的承建商 偉工建築有限公司	Building contractor for the Development Wecon Construction & Engineering Limited
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 國浩律師(香港)事務所	The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Grandall Zimmern Law Firm
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 交通銀行股份有限公司香港分行	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development Bank of Communications Co., Ltd. Hong Kong Branch
已為發展項目的建造提供貸款的任何其他人 萬科控股(香港)有限公司及永泰地產(香港)有限公司	Any other person who has made a loan for the construction of the Development Vanke Holdings (Hong Kong) Company Limited and Wing Tai Properties (Hong Kong) Limited

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

(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	否 No

(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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； 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;	不適用 Not Applicable
(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； 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;	否 No
(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。 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.	否 No

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。  
該幢建築物的非結構的預製外牆的厚度範圍為150毫米。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
The range of thickness of the non-structural prefabricated external walls of each block is 150mm.

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

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)
2樓 2/F	A	-
	B	-
	D	-
	E	-
	F	-
	G	0.510
	H	0.326
	J	-
3樓、 5樓至12樓、 15樓至23樓、 25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	G	0.510
	H	0.326
	J	-
32樓 32/F	A	-
	B	-
	E	-
	F	-
	G	0.510
	H	0.326
	J	-

備註：不設4樓、13樓、14樓及24樓。  
Note: There are no designations of 4th, 13th, 14th and 24th floors.

發展項目將會有構成圍封牆的一部分的幕牆。  
該幢建築物的幕牆的厚度範圍為200毫米。

There will be curtain walls forming part of the enclosing walls of the Development.  
The range of thickness of the curtain walls of the building is 200mm.

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

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
2樓 2/F	A	0.949
	B	0.541
	D	1.281
	E	0.398
	F	0.893
	G	0.337
	H	0.149
	J	0.698
3樓、 5樓至12樓、 15樓至23樓、 25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F	A	0.45
	B	1.246
	C	0.659
	D	0.725
	E	0.398
	F	0.893
	G	0.337
	H	0.358
	J	0.698
32樓 32/F	A	2.022
	B	1.766
	E	0.398
	F	0.893
	G	0.337
	H	0.358
	J	0.698

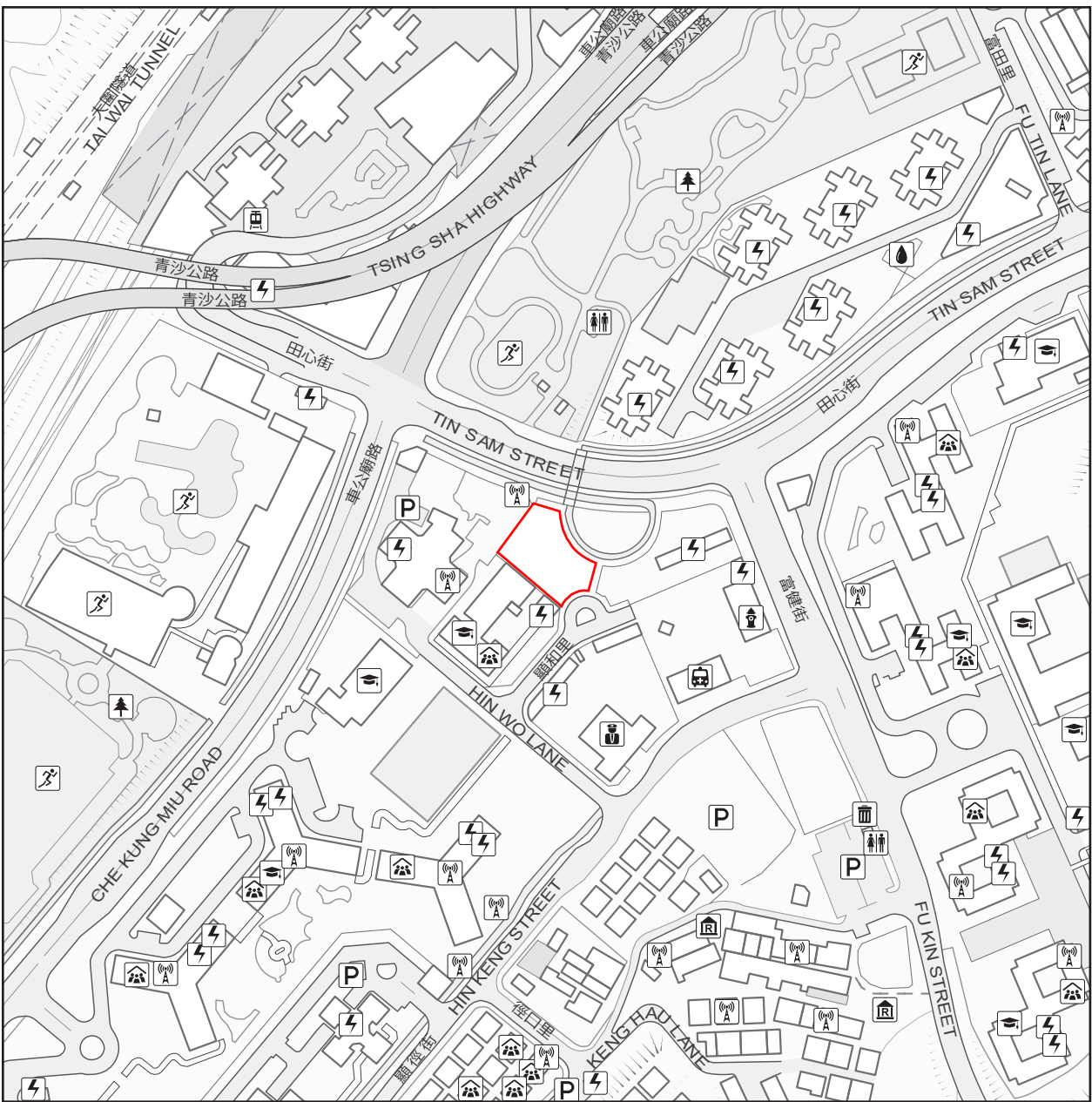
5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

發展項目的公契及管理協議的最新擬稿未有提供發展項目的管理人的名稱，而賣方擬在簽立公契及管理協議時委任UNI Residence Property Management Limited為發展項目的管理人。

The latest draft of the Deed of Mutual Covenant and Management Agreement of the Development does not provide the name of the manager of the Development and the Vendor intends to appoint UNI Residence Property Management Limited as the manager of the Development upon execution of the Deed of Mutual Covenant and Management Agreement.



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



發展項目的位置  
Location of the Development

比例 0米/M  
Scale

250米/M

圖例 Notation

- 鐵路車廠  
Railway Depot
- 油庫  
Oil Depot
- 發電廠(包括電力分站)  
Power Plant (including Electricity Sub-stations)
- 消防局  
Fire Station
- 救護車站  
Ambulance Depot
- 垃圾收集站  
Refuse Collection Point
- 警署  
Police Station
- 公眾停車場(包括貨車停泊處)  
Public Carpark (including Lorry Park)
- 公廁  
Public Convenience
- 公用事業設施裝置  
Public Utility Installation
- 宗教場所(包括教堂、廟宇及祠堂)  
Religious Institution (including Church, Temple and Tsz Tong)
- 學校(包括幼稚園)  
School (including Kindergarten)
- 社會福利設施(包括老人中心及弱智人士護理院)  
Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施(包括運動場及游泳池)  
Sports Facilities (including Sports Ground and Swimming Pool)
- 公園  
Public Park

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。  
The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年4月12日出版之數碼地形圖，圖幅編號T7-SW-D，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T7-SW-D dated 12 April 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

備註：

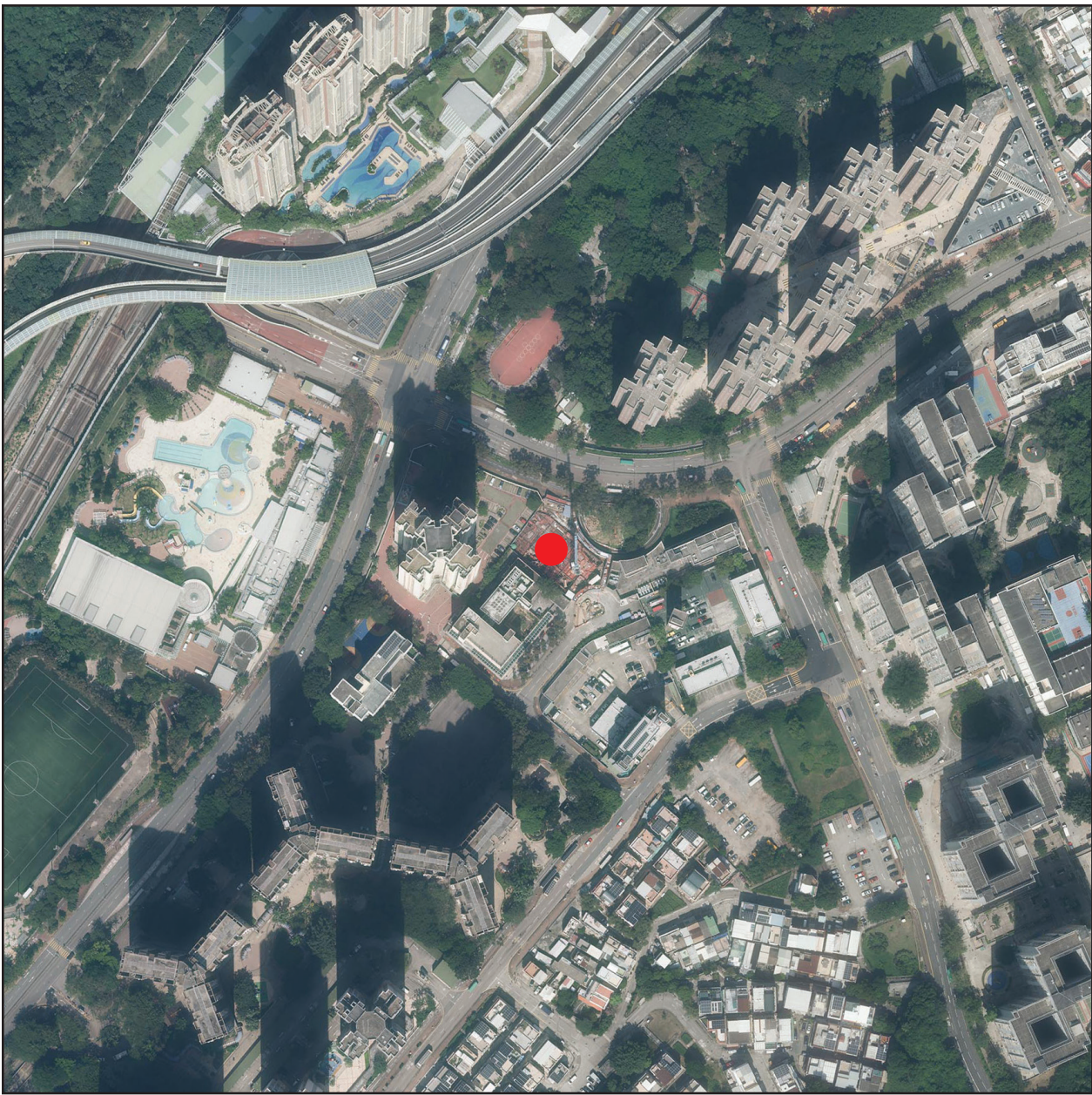
- 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

- 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.
- The plan 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.



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



● 發展項目的位置  
Location of the Development

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E233193C，飛行日期：2024年10月22日。  
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. E233193C, date of flight: 22 October 2024.

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

鳥瞰照片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。  
The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：

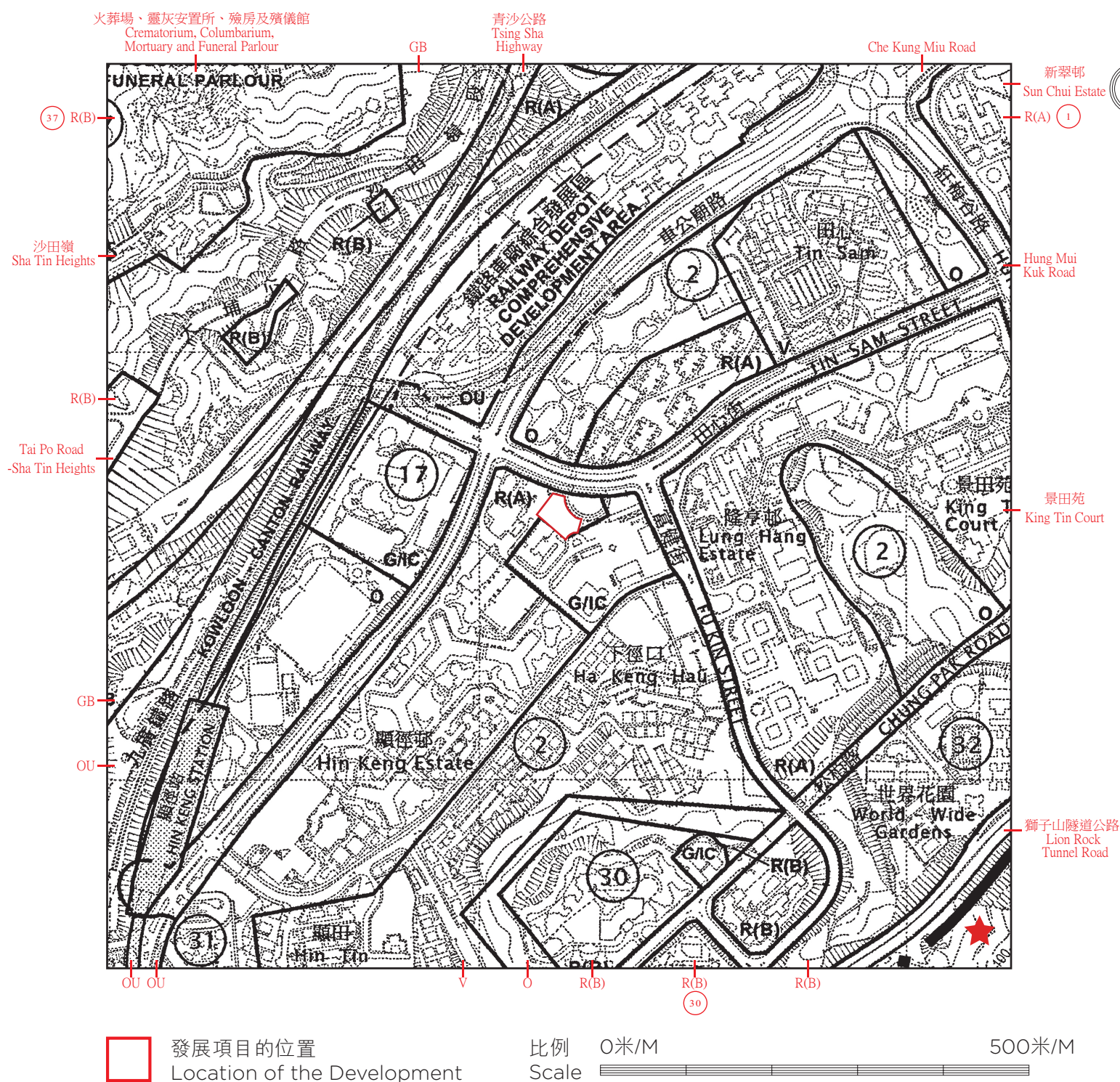
- 1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
- 2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

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



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



摘錄自2024年6月7日刊憲之沙田分區計劃大綱核准圖(圖則編號S/ST/38)，有需要處經修正處理，以紅色表示。

Extracted from the approved Sha Tin Outline Zoning Plan (Plan no. S/ST/38), gazetted on 7 June 2024, with adjustments where necessary as shown in red.

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

## 圖例 Notation

## 地帶 Zones

R(A)	住宅（甲類） Residential (Group A)
R(B)	住宅（乙類） Residential (Group B)
V	鄉村式發展 Village Type Development
G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses
GB	綠化地帶 Green Belt

## 交通 Communications

鐵路及車站（高架）  
Railway and Station (Elevated)

主要道路及路口

高架道路

其他 Miscellaneous

 規劃範圍界線  
 Boundary of Planning Scheme

 規劃區編號  
 Planning Area Number

★ 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。  
This area is not covered by Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

備註：

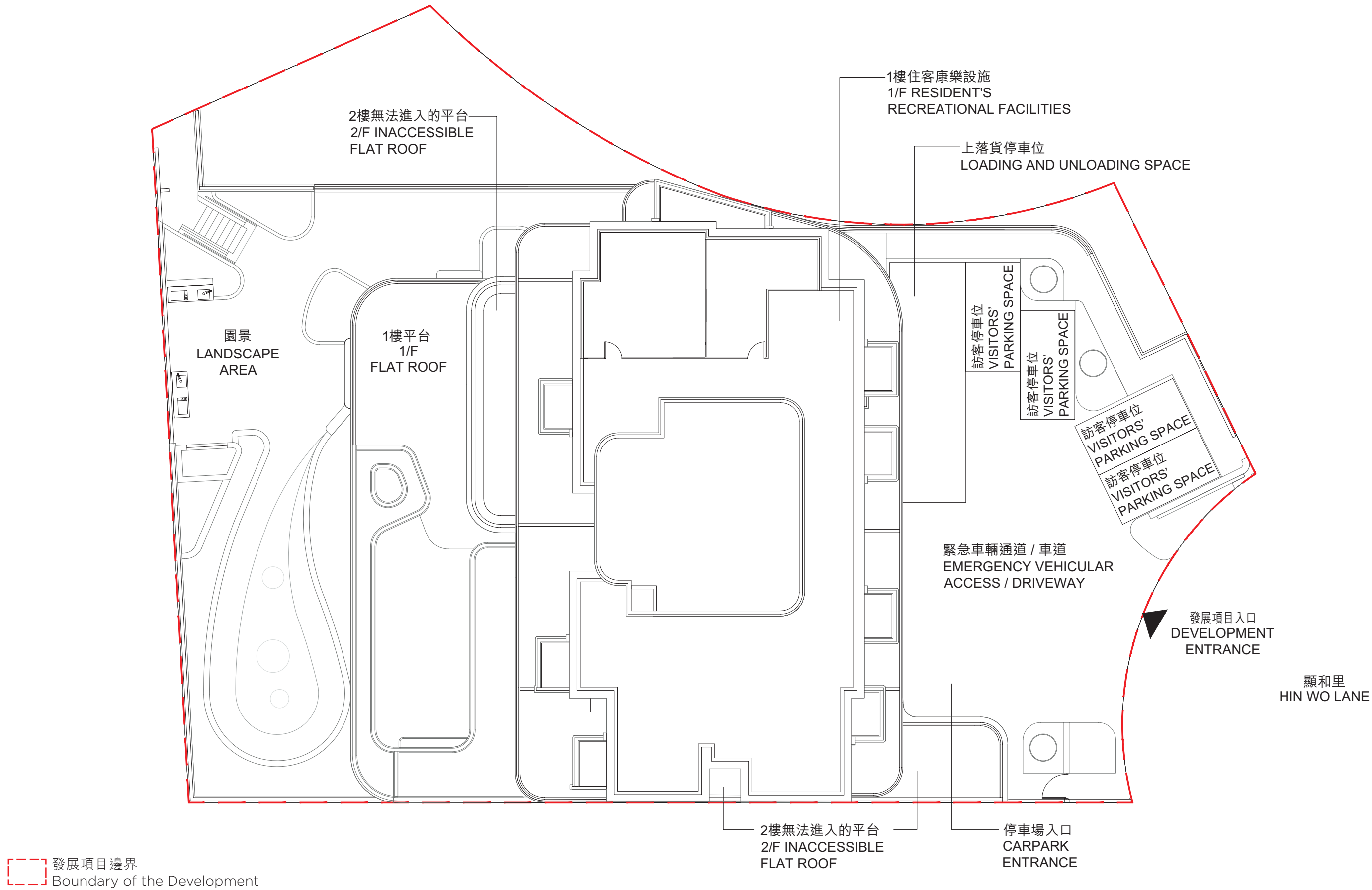
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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 technical reason that the boundary of the Development is irregular.



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



由發展項目的認可人士提供的建築物及設施的預計落成日期為2026年3月16日。  
Estimated date of the completion of the buildings and facilities, as provided by the Authorised Person for the Development is 16 March 2026.

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

平面圖圖例 Legend For Floor Plan

AB, FOR 3/F-10/F ONLY	= 減音露台 (擋音式) , 只用於3樓至10樓 ACOUSTIC BALCONY (BAFFLE TYPE), FOR 3/F - 10/F ONLY
AB, FOR 3/F-15/F ONLY	= 減音露台 (擋音式) , 只用於3樓至15樓 ACOUSTIC BALCONY (BAFFLE TYPE), FOR 3/F - 15/F ONLY
ACP	= 空調機平台 AIR-CONDITIONER PLATFORM
AC PLINTH	= 空調機台 AIR-CONDITIONER PLINTH
AD	= 風管槽 AIR DUCT
A.F.	= 建築裝飾 ARCHITECTURAL FEATURE
AW, FOR 3/F ONLY	= 減音窗 (擋音式) , 只用於3樓 ACOUSTIC WINDOW (BAFFLE TYPE), FOR 3/F ONLY
BAL. & U.P.	= 露台及工作平台 BALCONY AND UTILITY PLATFORM
BATH	= 浴室 BATHROOM
BR	= 睡房 BEDROOM
BR 1	= 睡房1 BEDROOM 1
BR 2	= 睡房2 BEDROOM 2
BR 3	= 睡房3 BEDROOM 3
C.W.	= 幕牆 CURTAIN WALL
DN	= 落 DOWN
ELV	= 特低壓電線槽 EXTRA LOW VOLTAGE ELECTRICAL DUCT
ELV ROOM	= 特低壓機房 EXTRA LOW VOLTAGE ROOM
EMC	= 電錶柜 ELECTRICAL METER CABINET
FLAT ROOF FOR _	= _單位平台 FLAT ROOF FOR_
FLUSH WATER PUMP ROOM	= 沖廁水泵房 FLUSH WATER PUMP ROOM
FULL HEIGHT VERTICAL FIN WITH SAM	= 垂直減音簷連吸音物料 FULL HEIGHT VERTICAL FIN WITH SOUND ABSORPTION MATERIAL
HR	= 消防喉轆 HOSE REEL
INACCESSIBLE FLAT ROOF	= 無法進入的平台 INACCESSIBLE FLAT ROOF
LIV./DIN.	= 客廳及飯廳 LIVING ROOM AND DINING ROOM
LIFT	= 升降機 LIFT
LIFT LOBBY	= 升降機大堂 LIFT LOBBY
LIFT SHAFT	= 升降機槽 LIFT SHAFT
MBR	= 主人睡房 MASTER BEDROOM
M	= 固定窗戶 (連或不連維修窗) FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW)
M, FOR 3/F - 17/F ONLY	= 固定窗戶 (連或不連維修窗) , 只用於3樓至17樓 FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW), FOR 3/F - 17/F ONLY
M, FOR 3/F - 20/F ONLY	= 固定窗戶 (連或不連維修窗) , 只用於3樓至20樓 FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW), FOR 3/F - 20/F ONLY
MS	= 維修空間 MAINTENANCE SPACE
O.KIT	= 開放式廚房 OPEN KITCHEN
PD	= 管道槽 PIPE DUCT
ROOF (OF 32/F FLAT A)	= 天台 (32樓A單位) ROOF (OF 32/F FLAT A)
ROOF (OF 32/F FLAT B)	= 天台 (32樓B單位) ROOF (OF 32/F FLAT B)
ROOF (REFUGE FLOOR)	= 天台 (庇護層) ROOF (REFUGE FLOOR)
RS&MRR	= 垃圾及物料回收房 REFUSE STORAGE AND MATERIAL RECOVERY ROOM

SCD	= 自閉式門 SELF-CLOSING DOOR
TRAP DOOR	= 維修活門 TRAP DOOR
TOP OF BAL. & U.P.	= 露台及工作平台之頂蓋 TOP OF BALCONY AND UTILITY PLATFORM
TOP OF A.F.	= 建築裝飾上蓋 TOP OF ARCHITECTURAL FEATURE
TOP OF VERTICAL FIN WITH SAM	= 垂直減音簷連吸音物料上蓋 TOP OF VERTICAL FIN WITH SOUND ABSORPTIVE MATERIAL
U.P. & BAL. ABOVE	= 上層露台及工作平台 UTILITY PLATFORM AND BALCONY ABOVE
UP	= 上 UP
WMC	= 水錶箱 WATER METER CABINET

備註：

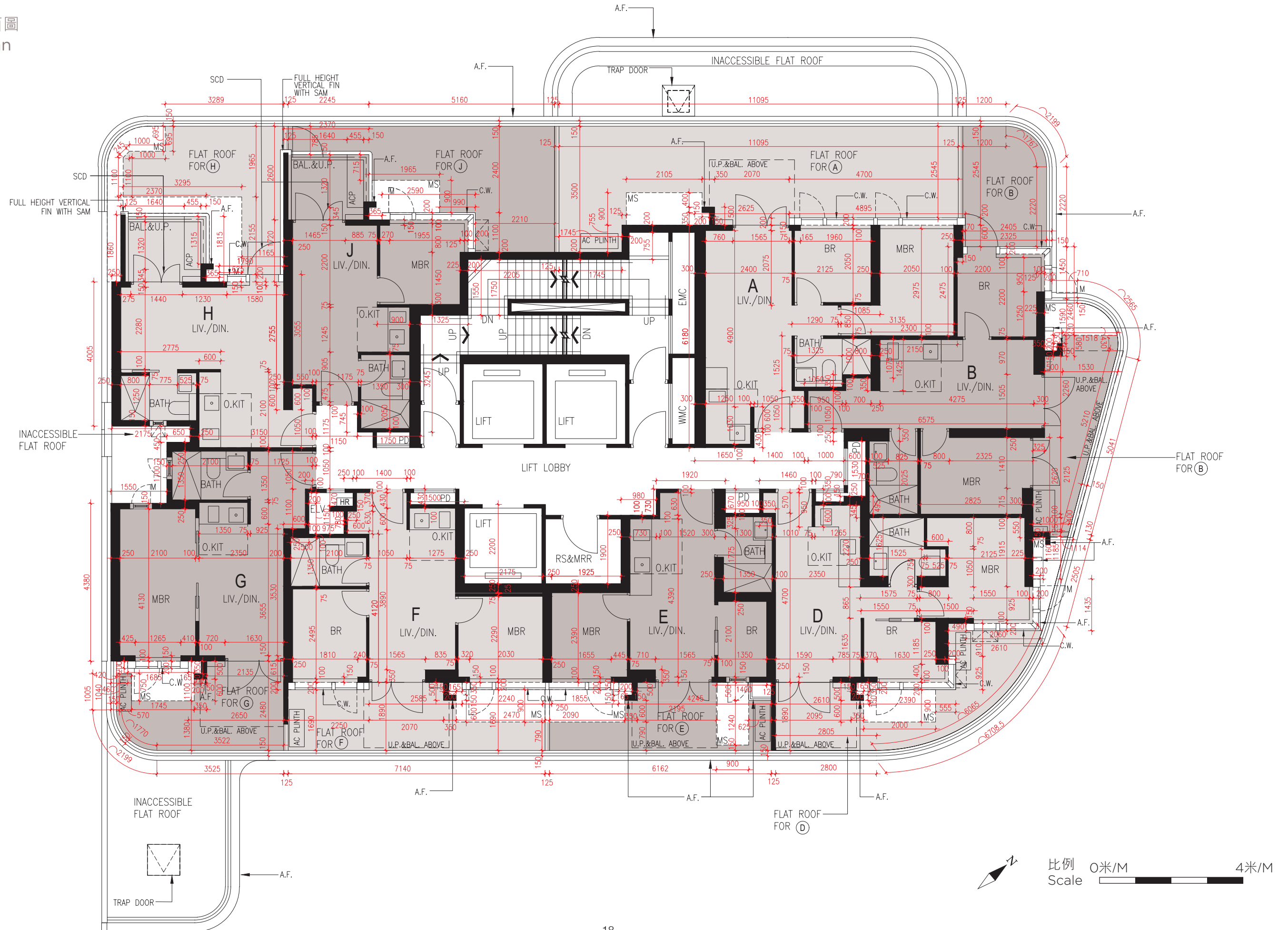
1. 部分樓層外牆範圍或設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或藏於外牆覆蓋層內之公用喉管。
3. 部分住宅單位的客廳、飯廳、睡房、浴室以及開放式廚房設有跌級樓板及/或假陣及/或假天花，用以裝置冷氣系統及/或機電設備。
4. 部分單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. 開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans only.
7. Dotted line in a residential unit with Open Kitchen delineates the extent of Open Kitchen area.

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

2樓平面圖  
2/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	D	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	2樓 2/F	3325 3250 3025 2950	3325 3025 2950	3325 3250 3025 3000	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		175 150	175 150	175 150	175 150	175 150	150	175 150	175 150

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

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



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

備註：

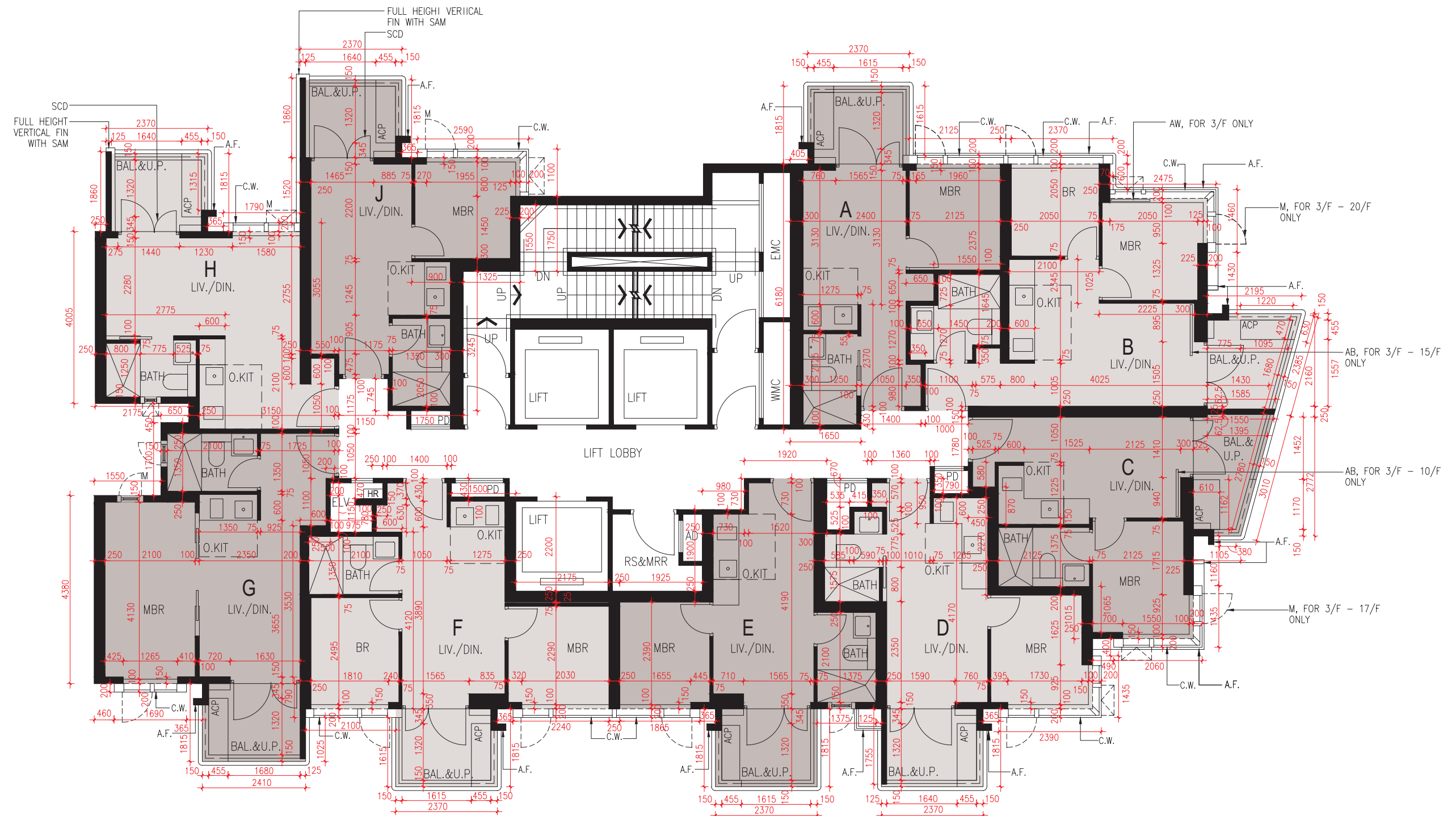
1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
  - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
  - (ii) 就本條款(d)而言—
    - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
    - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
    - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
      - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
      - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
    - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
    - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
    - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
  - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
2. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
  - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
  - (ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。
3. 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。
4. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
5. 每個住宅物業的樓板的厚度不包括灰泥。
6. 請參閱本節首頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
7. 不設4樓、13樓、14樓及24樓。

Notes:

1. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
  - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
  - (ii) for the purpose of this sub-clause (d)-
    - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
    - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
    - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
      - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
      - (B) the area covered by any enclosing wall that abuts onto the residential unit;
    - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
    - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and
    - (VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and
  - (iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-
  - (d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
  - (ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. The dimensions in the floor plans are all structural dimensions in millimetre.
4. 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.
5. The thickness of the floor slabs excludes plaster of each residential property.
6. Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
7. There are no designations of 4th, 13th, 14th and 24th floors.

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

3樓、5樓至12樓、15樓至23樓、25樓至31樓平面圖  
3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Plan



比例 0米/M 4米/M  
Scale

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat								
		A	B	C	D	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	3樓、 5樓至12樓、 15樓至23樓、 25樓至30樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3000	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		175 150	175 150	175 150	175 150	175 150	175 150	150	175 150	175 150
層與層之間的高度(毫米) The floor-to-floor height (mm)	31樓 31/F	3325 3025	3325 3250 3050 3025 2950	3325 3250 3025 2950	3325 3250 3025	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		175 150	175 150	175 150	175 150	175 150	175 150	150	175 150	175 150

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

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



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

備註：

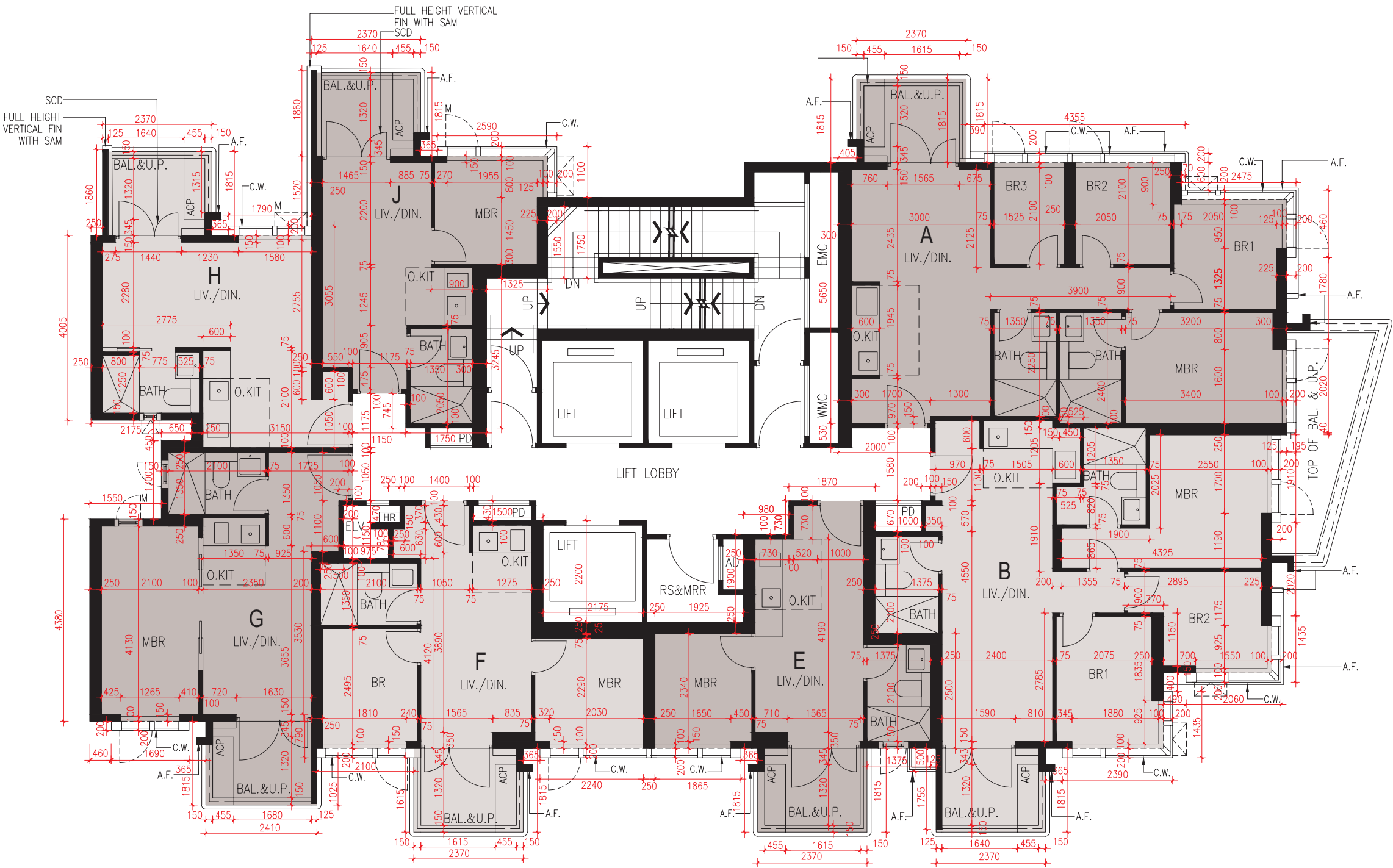
1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
  - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
  - (ii) 就本條款(d)而言—
    - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
    - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
    - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
      - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
      - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
    - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
    - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
    - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
  - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
2. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
  - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
  - (ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。
3. 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。
4. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
5. 每個住宅物業的樓板的厚度不包括灰泥。
6. 請參閱本節首頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
7. 不設4樓、13樓、14樓及24樓。

Notes:

1. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
  - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
  - (ii) for the purpose of this sub-clause (d)-
    - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
    - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
    - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
      - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
      - (B) the area covered by any enclosing wall that abuts onto the residential unit;
    - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
    - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and
    - (VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and
  - (iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-
  - (d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
  - (ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. The dimensions in the floor plans are all structural dimensions in millimetre.
4. 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.
5. The thickness of the floor slabs excludes plaster of each residential property.
6. Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
7. There are no designations of 4th, 13th, 14th and 24th floors.

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

32樓平面圖  
32/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A	B	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	32樓 32/F	4450 4000 3950	4450 4000 3950	4450 4000 3950	4450 4000 3950	4000 3950	4000 3950	4000 3950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		200 150	200 150	200 150	200 150	150	200 150	200 150

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

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



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

備註：

1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
  - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
  - (ii) 就本條款(d)而言—
    - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
    - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
    - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
      - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
      - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
    - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
    - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
    - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
  - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
2. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
  - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
  - (ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。
3. 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。
4. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
5. 每個住宅物業的樓板的厚度不包括灰泥。
6. 請參閱本節首頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
7. 不設4樓、13樓、14樓及24樓。

Notes:

1. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
  - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
  - (ii) for the purpose of this sub-clause (d)-
    - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
    - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
    - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
      - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
      - (B) the area covered by any enclosing wall that abuts onto the residential unit;
    - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
    - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and
    - (VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and
  - (iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-
  - (d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
  - (ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. The dimensions in the floor plans are all structural dimensions in millimetre.
4. 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.
5. The thickness of the floor slabs excludes plaster of each residential property.
6. Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
7. There are no designations of 4th, 13th, 14th and 24th floors.



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A	B	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	天台 Roof	不適用 Not Applicable						
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)								

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

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

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

備註：

1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
  - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
  - (ii) 就本條款(d)而言—
    - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
    - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
    - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
      - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
      - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
    - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
    - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
    - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
  - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
2. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
  - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
  - (ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。
3. 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。
4. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
5. 每個住宅物業的樓板的厚度不包括灰泥。
6. 請參閱本節首頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
7. 不設4樓、13樓、14樓及24樓。

Notes:

1. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
  - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
  - (ii) for the purpose of this sub-clause (d)-
    - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
    - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
    - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
      - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
      - (B) the area covered by any enclosing wall that abuts onto the residential unit;
    - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
    - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and
    - (VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and
  - (iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-
  - (d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
  - (ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
3. The dimensions in the floor plans are all structural dimensions in millimetre.
4. 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.
5. The thickness of the floor slabs excludes plaster of each residential property.
6. Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
7. There are no designations of 4th, 13th, 14th and 24th floors.



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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2樓 2/F	A	35.032 (377) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	28.794 (310)	-	-	-	-	-	-
	B	32.496 (350) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	15.719 (169)	-	-	-	-	-	-
	D	32.704 (352) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	11.096 (119)	-	-	-	-	-	-
	E	27.010 (291) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	7.292 (78)	-	-	-	-	-	-
	F	30.861 (332) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	10.181 (110)	-	-	-	-	-	-
	G	28.738 (309) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	9.019 (97)	-	-	-	-	-	-
	H	26.586 (286) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	10.447 (112)	-	-	-	-	-	-
	J	27.746(299) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	14.625 (157)	-	-	-	-	-	-

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(不計算入實用面積內)，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：

- 1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 2. 不設4樓、13樓、14樓及24樓。
- 3. 發展項目的住宅物業並無陽台。

The saleable area 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.

Notes:

- 1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- 2. There are no designations of 4th, 13th, 14th and 24th floors.
- 3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3樓、 5樓至12樓、 15樓至23樓、 25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F	A	27.076 (291) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	B	36.568 (394) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	C	27.558 (297) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	D	27.194 (293) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	E	27.086 (292) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	F	34.361 (370) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	G	32.238 (347) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	H	26.586 (286) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	J	27.746 (299) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-

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(不計算入實用面積內)，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：

- 1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 2. 不設4樓、13樓、14樓及24樓。
- 3. 發展項目的住宅物業並無陽台。

The saleable area 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.

Notes:

- 1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- 2. There are no designations of 4th, 13th, 14th and 24th floors.
- 3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
32樓 32/F	A	59.062 (636) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	30.240 (326)	-	-	-
	B	56.379 (607) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	20.102 (216)	-	-	-
	E	26.961 (290) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	F	34.361 (370) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	G	32.238 (347) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	H	26.586 (286) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	J	27.746 (299) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500(16)	-	-	-	-	-	-	-	-	-	-

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(不計算入實用面積內)，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：

- 1. 上述以平方呎列明的面積，以1平方米= 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 2. 不設4樓、13樓、14樓及24樓。
- 3. 發展項目的住宅物業並無陽台。

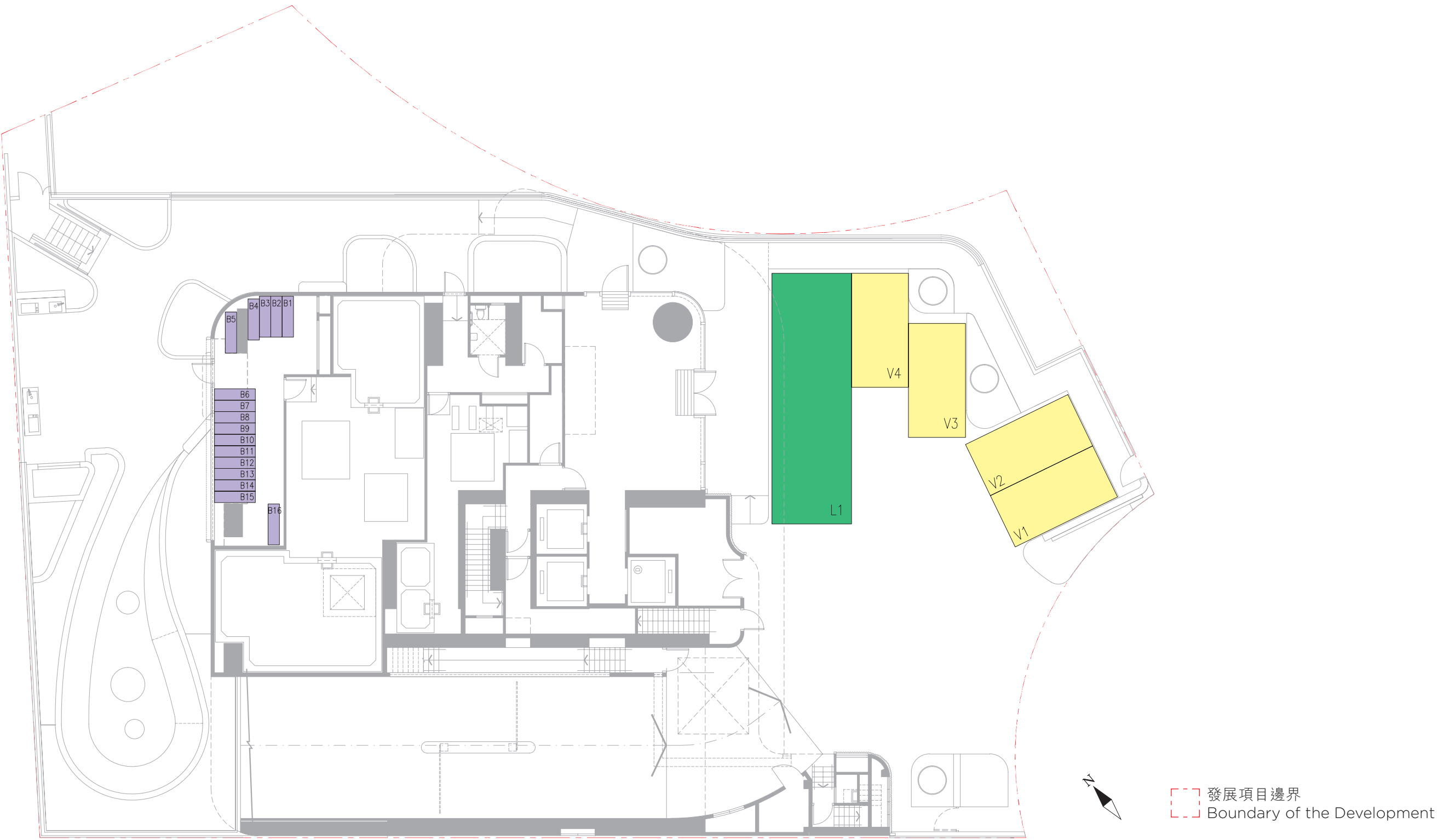
The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with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




Notes:

- 1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the areas presented in square metres.
- 2. There are no designations of 4th, 13th, 14th and 24th floors.
- 3. There is no verandah in the residential properties of the Development.

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

地下 G/F

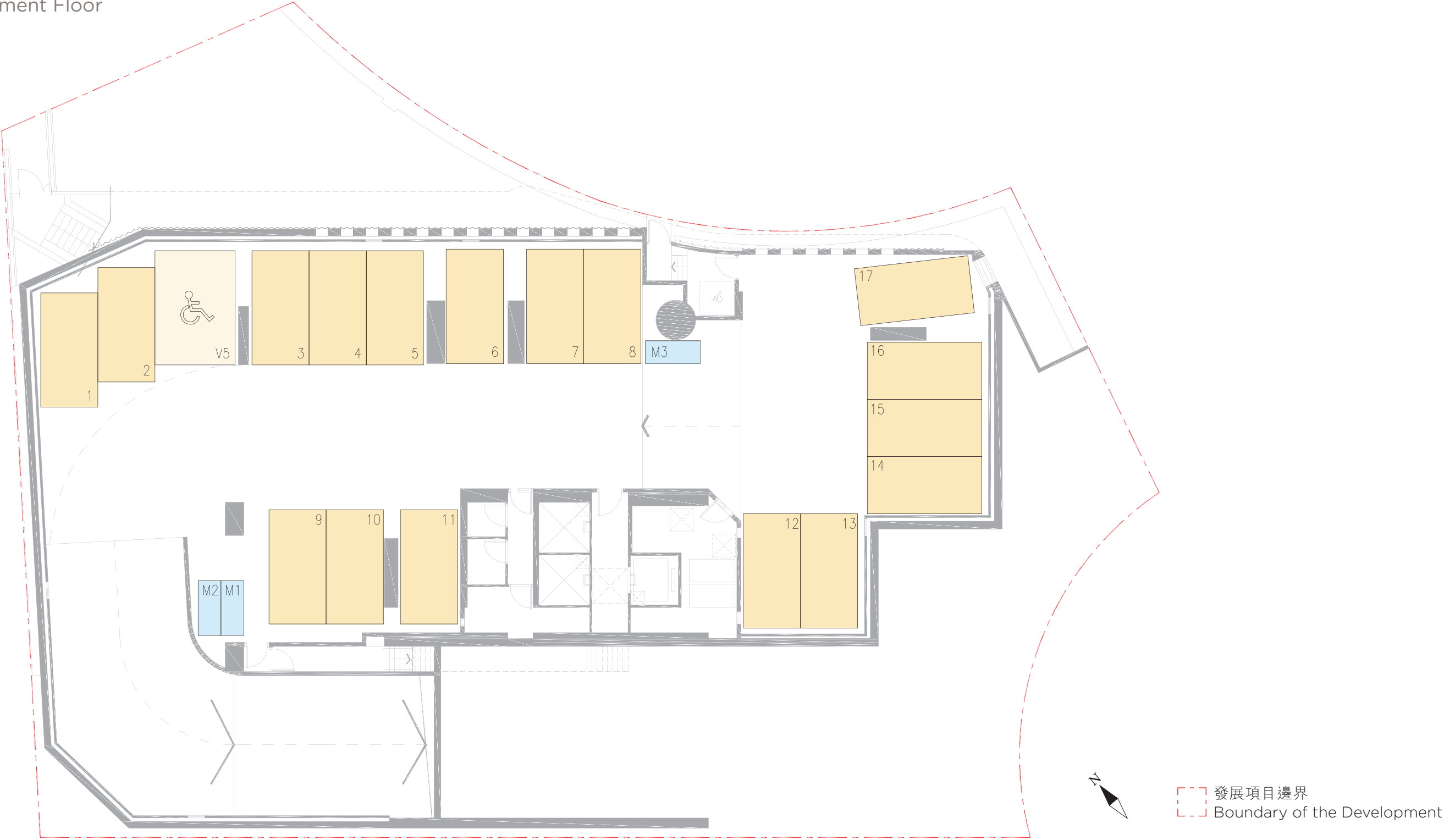





車位類別 Type of Parking Space		數目 Number	每個停車位之尺寸(長x闊)(米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積(平方米) Area of each Parking Space (sq.metre)
	上落貨停車位 Loading and Unloading Space	1	11 x 3.5	38.5
	訪客停車位 Visitors' Parking Space	4	5 x 2.5	12.5
	單車停車位 Bicycle Parking Space	16	1.8 x 0.5	0.9



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

地庫 Basement Floor



車位類別 Type of Parking Space		數目 Number	每個停車位之尺寸(長x闊)(米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積(平方米) Area of each Parking Space (sq.metre)
	住客停車位 Residential Parking Space	17	5 x 2.5	12.5
	電單車停車位 Motor Cycle Parking Space	3	2.4 x 1	2.4
	暢通易達訪客停車位 Accessible Visitors' Parking Space	1	5 x 3.5	17.5

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

1. 在簽署臨時買賣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買賣合約的日期之後5個工作日內簽立買賣合約－
  - (a) 該臨時合約即告終止；
  - (b) 有關的臨時訂金即予沒收；及
  - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that 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 that preliminary agreement-
  - (a) that preliminary agreement is terminated;
  - (b) the preliminary deposit is forfeited; and
  - (c) the owner does not have any further claim against the purchaser for the failure.

## 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

### 1. 發展項目的公用部分

- (a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括（受制於發展項目的公契（「公契」））《建築物管理條例》（第344章）附表1所訂明的「公用部分」的地方，以及按公契而指定的額外公用地方及設施。

「公用地方與設施」包括例如：升降機、康樂設施、綠化範圍、外牆、結構或承重部分等。

公用地方及設施按公契分為發展項目公用地方及設施（旨在供發展項目整體業主共同使用及享用，而非供發展項目中任何一位業主或任何一群業主個別享用）、住宅公用地方及設施（旨在供不同住宅物業的業主共同使用及享用）及停車場公用地方及設施（旨在供發展項目內不同停車位的業主共同使用及享用（不論是否同時供傷殘人士停車位的使用者共同使用及享用））。

- (b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。
- (c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。
- (d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。
- (e) 業主不得毀壞、更改或干擾公用地方及設施或對公用地方及設施的正常運作造成不良影響。
- (f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

### 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱本節最後的附表。

### 3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

### 4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

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

- (a) 業主須按分配到你單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及
- (b) 住宅物業業主須按分配到你住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。
- (c) 住宅物業業主須按分配到你住宅物業之管理份數之比例分擔有關停車場公用地方及設施之管理開支的7.38%

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數（7,523）與發展項目管理份數總數（7,423）不同。發展項目住宅物業之管理份數總數為7,196。

### 5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

### 6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

### 1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, structures, services, facilities and conduits of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the “DMC”)) such areas within the meaning of “common parts” as specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

Common Areas and Facilities include, e.g. lifts, recreational facilities, greenery areas, external walls, structural or loading bearing elements, etc.

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities (intended for common use and benefit of the owners of the Development as a whole and not for the sole benefit of any owner or group of owners of the Development), Residential Common Areas and Facilities (intended for common use and benefit of the owners of different residential properties) and Parking Common Areas and Facilities (intended for common use and benefit of the owners of different Parking Spaces in the Development (whether or not also for common use and benefit of the users of the Parking Space for Disabled Persons)).

- (b) The owners and lawful occupants etc. have the full right and liberty to go, pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not damage, alter or interfere with the Common Areas and Facilities or adversely affect the normal functioning of the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

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

Undivided Shares are allocated to each residential property. They are set out in the table at the end of this section.

### 3. Term of years for which the Manager of the Development is Appointed

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

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

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager)

## 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

(including the Manager's remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and
- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.
- (c) the owners of residential properties shall contribute towards 7.38% of the Management Expenses relating to the Parking Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (7,523) is different from the total number of Management Shares in the Development (7,423). The total number of Management Shares of the residential properties in the Development is 7,196.

### 5. Basis on which the Management Fee Deposit is fixed

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

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

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



14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

分配予發展項目中的每個住宅物業的不分割份數的數目  
Number Of Undivided Shares Allocated to Each Residential Property in the Development

樓層 Floor	單位 Flat	分配予每個住宅單位的不分割份數的數目 Number of Undivided Shares allocated to each Residential Unit
2樓 2/F	A <sup>#</sup>	38 / 7,523
	B <sup>#</sup>	34 / 7,523
	D <sup>#</sup>	34 / 7,523
	E <sup>#</sup>	28 / 7,523
	F <sup>#</sup>	32 / 7,523
	G <sup>#</sup>	30 / 7,523
	H <sup>#</sup>	28 / 7,523
	J <sup>#</sup>	29 / 7,523
3樓、 5樓至12樓、 15樓至23樓、 25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F	A	27 / 7,523
	B	37 / 7,523
	C	28 / 7,523
	D	27 / 7,523
	E	27 / 7,523
	F	34 / 7,523
	G	32 / 7,523
	H	27 / 7,523
	J	28 / 7,523
32樓 32/F	A <sup>@</sup>	62 / 7,523
	B <sup>@</sup>	58 / 7,523
	E	27 / 7,523
	F	34 / 7,523
	G	32 / 7,523
	H	27 / 7,523
	J	28 / 7,523

備註：  
1. 不設4樓、13樓、14樓及24樓。  
2. <sup>#</sup> 標示相關單位包括平台。  
3. <sup>@</sup> 標示相關單位包括天台。

Note:  
1. There are no designations of 4th, 13th, 14th and 24th floors.  
2. <sup>#</sup> denotes those Flats with flat roof held therewith.  
3. <sup>@</sup> denotes those Flats with roof held therewith.

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

### 1. 發展項目所位於的土地的地段編號：

沙田市地段第643號

### 2. 有關租契規定的年期：

由2022年10月18日起計50年

### 3. 適用於該土地的用途限制：

#### A. 批地文件特別條款第(3)條規定：

(a) 受制於特別條款第(3)(b)條，該地段或其任何部分或其上已建或擬建之任何建築物不得用作非工業用途（不包括倉庫、酒店及加油站）以外之用途。

(b) 已建或擬建於該地段之任何建築物或其任何部份不可作下列用途外之其他用途—

(i) 最低三層作非工業用途（不包括貨倉、酒店及加油站），唯為免存疑，地庫層（如有興建），不論其大小或樓面面積，將就本特別條款的目的計作一層，而任何地庫層的用途必須受特別條款第(3)(b)(iii)條進一步限制；

(ii) 其餘樓層（如多於三層地庫層，不包括最低三層上之任何地庫層（如有興建））作私人住宅用途；及

(iii) 任何地庫層（如有興建），不論是最低三層之一或是最低三層上之地庫層，作非工業用途（不包括住宅、貨倉、酒店及加油站）。

B. 批地文件特別條款第(45)條規定該地段內不得搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺骸，不論置於陶泥金塔或骨灰盅或以其他方式安葬或放置等亦然。

### 4. 按規定須興建並提供予政府或供公眾使用的設施：

A. 批地文件特別條款第(41)條規定承授人須在該地段或其任何部分或其上任何建築物內提供及安裝外站連同設施及相關設備，以供食水供應自動讀錶之用。

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

A. 批地文件特別條款第(2)條規定發展項目須於2027年6月30日或之前建成至適宜佔用。

B. 批地文件一般條款第7條規定承授人須於批租年期內：(i)按任何經批准之建築圖則保養所有建築物，不得作出變更或改動；及(ii)保養所有建築物至良好和修繕妥當的狀態。

C. 批地文件一般條款第9條規定如任何批地文件條款訂明需要拓建的私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行保養工程，致使署長在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。

D. 批地文件特別條款第(5)條規定承授人須自費於該地段及未建於其上的平台（如有）任何部分內進行園景美化及種植樹木和灌木，並於其後將之保持及保養至安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

#### E. 批地文件特別條款第(7)(c)條規定：

受制於批地文件各項條款，如該地段或其任何部分進行發展或重建：

(a) 承授人應自費將一圖則提交屋宇署署長（「屋宇署署長」）以獲得其書面批准，該圖則顯示將於其中或其內提供和保養綠化（包括但不限於提供帶土基的活體植物）的該地段或在該地段之已建或擬建的建築物之一部分或多於一部分（「綠化範圍」）、綠化範圍的佈局和大小以及屋宇署署長可全權

酌情要求或指定的其他資訊（包括但不限於綠化範圍建築工程的位置和詳情）（該項連圖則之提交以下簡稱「該項綠化提交」）。屋宇署署長就關於何者構成該項綠化提交下之綠化提供及該地段或在該地段之已建或擬建的建築物之何一部分或何等部分構成綠化範圍的決定是最終決定，對承授人具有約束力。（上述獲屋宇署署長批准的提交以下簡稱「核准綠化提交」）。就批地文件條款而言，「建築工程」根據《建築物條例》定義。

(b) 承授人應根據核准綠化提交自費進行並完成綠化範圍的建築工程及於之後保養綠化範圍，致使署長在各方面滿意。未經屋宇署署長的事先書面批准，不得對核准綠化提交進行任何修改、變更、更改、改動或替代。

F. 批地文件特別條款第(9)(c)條規定承授人須自費保養該地段內按批地文件特別條款第(9)(b)條獲豁免計算總樓面面積的康樂設施及附屬設施（「獲豁免設施」）至良好和修繕妥當的狀態，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目的住客及其真實訪客使用，並不得供其他人士使用。

#### G. 批地文件特別條款第(19)條規定：

(a) 須於該地段內按指定比率（可按批地文件特別條款第(22)條修訂）提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例（「《道路交通條例》」）獲發牌之汽車停泊（「住客停車位」），致使運輸署署長（以下簡稱「運輸署署長」）滿意。

(b) 須按指定比率提供若干額外車位（可按批地文件特別條款第(22)條修訂），以供按《道路交通條例》獲發牌之汽車停泊（「訪客停車位」），致使運輸署署長滿意。

(c) 須於該地段內按指定比率（可按批地文件特別條款第(22)條修訂）提供若干車位，以供按《道路交通條例》獲發牌，並用作辦公室用途之汽車停泊（「辦公室停車位」），及用作非工業用途（不包括私人住宅、辦公室、倉庫、酒店及加油站）之汽車停泊（「非工業停車位」），致使運輸署署長滿意。

(d) 承授人須從住客停車位、訪客停車位、辦公室停車位及非工業停車位之中保留及指定建築事務監督可要求或批准的停車位數目，以供傷殘人士之汽車停泊（「傷殘人士停車位」）。就批地文件條款而言，「傷殘人士」按《道路交通條例》定義。

(e) 須於該地段內按以下比率提供若干車位，以供按《道路交通條例》獲發牌之電單車停泊，致使運輸署署長滿意：

(i) 就該地段已建或擬建的任何建築物每100個住宅單位或其部分提供一個電單車車位（可按批地文件特別條款第(22)條修訂）（「住客電單車停車位」）；

(ii) 依照特別條款第(19)(b)(i)(I)條提供的辦公室停車位的總數之百分之十（可按批地文件特別條款第(22)條修訂）（「辦公室電單車停車位」）；及

(iii) 依照特別條款第(19)(b)(i)(II)條提供的非工業停車位的總數之百分之十（可按批地文件特別條款第(22)條修訂）（「非工業電單車停車位」）。

(f) (i) 除了傷殘人士停車位之外，每個住客停車位、訪客停車位、辦公室停車位及非工業停車位須闊2.5米及長5.0米及最少有2.4米淨空高度。

(ii) 每一個傷殘人士停車位的尺寸須按建築事務監督的要求或經其批准。

(iii) 每個住客電單車停車位、辦公室電單車停車位及非工業電單車停車位的尺寸須闊1.0米、長2.4米及最少有2.4米淨空高度。

#### H. 批地文件特別條款第(20)條規定：

(a) 須於該地段內按以下比率提供若干車位供貨車上落貨，致使運輸署署長滿意：

(i) 就該地段已建或擬建的一棟或多棟建築物每800個住宅單位或其部分提供一個上落貨停車位，但該地段已建或擬建的每棟住宅大廈須設置最少一個上落貨停車位，該上落貨停車位須位於每棟住宅大廈旁邊或之內。就本特別條款而言，運輸署署長對何謂構成一個住宅單位或住宅大廈的決定是最終決定及對承授人具約束力；



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

- (ii) 就該地段已建或擬建的一棟或多棟作辦公室用途的建築物的總樓面面積每2,000平方米或其部分設置一個上落貨停車位；及
  - (iii) 就該地段已建或擬建的一棟或多棟作非工業用途（不包括私人住宅、辦公室、倉庫、酒店及加油站）的建築物的總樓面面積每2,000平方米或其部分設置一個上落貨停車位。
- (b) 根據特別條款第(20)(a)條的每個上落貨停車位（可按批地文件特別條款第(22)條修訂）須闊3.5米及長11.0米及最少有4.7米淨空高度。該等上落貨停車位不可用作與該地段已建或擬建的建築物有關的貨車裝卸用途以外之任何用途。
- (c) 在計算按特別條款第(20)(a)(ii)及第(a)(iii)分條提供的車位之數目時（可按批地文件特別條款第(22)條修訂），任何供停泊車輛（包括停泊單車）及裝卸用途之樓面面積均不被計算在內。就本特別條款而言，「貨車」按《道路交通條例》定義。
- I. 批地文件特別條款第(21)條規定須於該地段內按指定比率提供若干車位，以供單車停泊，致使運輸署署長滿意。就批地文件條款而言，「單車」按《道路交通條例》定義。就本特別條款而言，運輸署署長對何謂構成一個住宅單位的決定是最終決定及對承授人具約束力。該等停車位（可按批地文件特別條款第(22)條修訂）不可用作停泊單車以外的任何用途。每一個根據本特別條款提供的停車位的尺寸須按運輸署署長的書面批准。
- J. 批地文件特別條款第(23)條規定：
- (a) 承授人須在批租年期限間於所有時間允許運輸署署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出及返回及通過該地段或其任何部分及任何已建或擬建於該地段的建築物，以視察、檢查及確定沒有違反或不履行批地文件特別條款第(19)、(20)、(21)及(22)條。
- (b) 對於運輸署署長、政府、其人員、承辦商、代理人、工人或任何其他獲上述任何人士授權的人士行使或不行使特別條款第(23)(a)條的權利而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索。
- (c) 對於運輸署署長、政府、其人員、承辦商、代理人、工人或任何其他獲上述任何人士授權的人士行使或不行使特別條款第(23)(a)條的權利，承授人須就因此而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
- K. 批地文件特別條款第(29)(a)、(b)、(e)、(f)、(g)、(h)及(i)條規定：
- (a) 承授人須自費將經運輸署署長批准的圖則或由認可人士（定義見《建築物條例》）認證的圖則副本，存放予署長並提交至運輸署署長，該圖顯示在該地段內的所有按批地文件特別條款第(19)、(20)及(21)條提供的停車位、上落貨停車位的佈局（可按批地文件特別條款第(22)條修訂）及根據批地文件特別條款第(30)(a)(i)條在該地段內指定作提供泊車位資訊的停車位之布局的圖則（「停車場布局圖」）。未經運輸署署長事先書面批准，不得修訂、更改、改動、修改或以另一布局圖代替停車場布局圖。
- (b) 於停車場布局圖上標示作停泊及裝卸用途的停車位不得用作批地文件特別條款第(19)、(20)及(21)條各所述用途以外的任何其他用途。承授人須按停車場布局圖保養所有停車位、上落貨停車位及其他範圍，包括但不限於停車場布局圖上標示之升降機、樓梯平台及運轉及通道地方。
- (c) 承授人現：
- (i) 同意運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士有全權酌情決定查閱、使用、複製、修改停車場布局圖，並以任何途徑和方式（包括但不限於電子方式或透過電子平台）向任何政府部門或第三方（無論是個人、公司、法人團體、公眾成員或其他組織）披露和傳播停車場布局圖，作運輸署署長或署長全權酌情決定認為適合的檢索、查閱、複製、印刷、傳播、利用、分析、研究或以其他方式，不論是回應公眾或傳媒查詢或以其他方式，或作運輸署署長、署長或政府自用之目的；及
  - (ii) 接受並承認運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士擁有唯一及絕對的酌情權和權利決定是否查閱、使用、複製、修改、披露或傳播根據批地文件特別條款第(29)(e)(i)條規定的停車場布局圖。
- (d) 就批地文件特別條款第(29)(e)條而言，承授人應取得或促使停車場布局圖的知識產權擁有人同意運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士檢視、使用、複製、修改、披露和傳播停車場布局圖，並供任何政府部門或第三方檢索、查閱、複製、印刷、傳播、利用、分析、研究或以其他方式使用停車場布局圖。
- (e) 承授人特此接受並確認，根據批地文件特別條款第(29)(e)和(f)條給予的同意在租期屆滿或提前終止後繼續有效並繼續對承授人具有約束力。
- (f) 對於承授人履行或不履行批地文件特別條款第(29)(a)、(b)、(c)、(d)和(f)條規定的任何義務；停車場布局圖有任何遺漏或錯誤；運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何其他獲上述任何人士授權的人士行使或不行使批地文件特別條款第(29)(e)條賦予的酌情權和權利；任何政府部門或第三方根據批地文件特別條款第(29)(e)(i)條規定對停車場布局圖進行檢索、查閱、複製、印刷、傳播、利用、分析、研究或以其他方式用途而直接或間接引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何責任。承授人不得就任何此類損失、損害、滋擾或干擾向政府提出任何索賠。
- (g) 承授人須對承授人履行或不履行批地文件特別條款第(29)(a)、(b)、(c)、(d)和(f)條規定的任何義務；或停車場布局圖有任何遺漏或錯誤而直接或間接引起或與之有關或附帶的所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府並確保政府持續獲得彌償。
- L. 批地文件特別條款第(30)條規定：
- (a) 承授人須：
- (i) 自費向運輸署署長提交或促使他人提交一份或多份圖則供其書面批准，該圖則或該等圖則須顯示獲指定用作容納該等將會在該地段上任何建築物、構築物或樓面空間之內、之上或之中提供及安裝之設施、裝置及設備（下稱「設施、裝置及設備」）的範圍或空間的位置和尺寸，該圖則或該等圖則須載有運輸署署長以其獨有及絕對酌情權要求或指定的資料，用以提交與以下停車位有關或有聯繫的資料（下統稱「泊車位資訊系統範圍」）——
    - (I) 根據批地文件特別條款第19(b)、(19)(d)及(20)(a)條（可按批地文件特別條款第(22)條修訂）及批地文件特別條款第19(c)條提供的停車位；及
    - (II) 根據批地文件特別條款第(19)(a)(iii)條提供的停車位（可按批地文件特別條款第(22)條修訂）（倘若地段內已提供或將提供不少於10個此類停車位），包括但不限於按照特別條款第(30)(b)條規定而須提供的空置的汽車停車位的數目和種類（下統稱「泊車位資訊」）的資料。在取得上述批准前，不得在該地段上展開建築工程（地盤平整工程除外），而就批地文件條款而言，「地盤平整工程」按《建築物條例》定義。
  - (ii) 於2027年6月30日或署長可批准的其他日期或之前，以各方面均令運輸署署長滿意的方式自費根據該批地文件特別條款第(30)(a)(i)條獲批准的該圖則或該等圖則進行及完成泊車位資訊系統範圍的工程，並自費提供及安裝設施、裝置及設備，及此後須在批租年期限間於所有時間自費保養泊車位資訊系統範圍及設施、裝置及設備於良好和修繕妥當的狀態，以履行承授人在特別條款第(30)(b)條下的責任，並在各方面使運輸署署長滿意；及
  - (iii) 在批租年期限間於所有合理時間允許運輸署署長、署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段或其任何部分及任何已建或擬建於該地段的建築物，以視察、檢查及監督為履行特別條款第(30)(a)(ii)條而進行的任何工程。
- (b) 承授人須從由運輸署署長決定並以書面指定的日期開始（運輸署署長就此的決定為最終決定並對承授人具約束力）及此後在批租年期限間於所有時間以各方面均令運輸署署長滿意的方式自費向運輸



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

署署長提交或促使他人向運輸署署長提交泊車位資訊，其格式及時間及間距由運輸署署長不時要求或以書面指明（運輸署署長就此的決定為最終決定並對承授人具約束力）。

(c) 承授人現：

(i) 同意運輸署署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士以其獨有及絕對酌情權處理、使用及複印泊車位資訊（不論是原始或經處理）及同意運輸署署長以其獨有及絕對酌情權認為恰當之格式及途徑披露及傳播泊車位資訊至任何政府部門或第三方（不論個人、商號、法人團體、公眾人士或其他組織）供政府部門或第三方作檢索、查閱、複製、印刷、傳播、利用、分析、研究泊車位資訊或將泊車位資訊作其他用途；及

(ii) 接受及確認運輸署署長、政府、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士行使其獨有及絕對酌情權及有權決定是否行使特別條款第(30)(c)(i)條所賦予之權利處理、使用或複印泊車位資訊或以任何格式及以任何途徑披露及傳播泊車位資訊（不論是原始或經處理）至任何政府部門或第三方。

(d) 對於承授人履行或未能履行任何在特別條款第(30)(a)及(b)條之責任；對於泊車位資訊中的任何遺漏或錯誤；對於根據特別條款第(30)(b)條由承授人引起與提交泊車位資訊有關的任何遺漏、錯誤、疏忽或失責；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何其他獲上述任何人士授權的人士行使或不行使特別條款第(30)(a)(iii)及(c)條所賦予的酌情權與權利；或對於任何政府部門或第三方根據特別條款第(30)(c)條就泊車位資訊進行的檢索、查閱、複製、印刷、傳播、利用、分析、研究或其他用途而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任。承授人不得就任何上述損失、損害、滋擾或干擾向政府提出任何索償。

(e) 對於承授人履行或未能履行任何在特別條款第(30)(a)及(b)條之責任；對於泊車位資訊中的任何遺漏或錯誤；對於根據特別條款第(30)(b)條由承授人引起與提交泊車位資訊有關的任何遺漏、錯誤、疏忽或失責；對於運輸署署長、署長、政府、其人員、承辦商、代理人、工人或任何其他獲上述任何人士授權的人士在行使或不行使特別條款第(30)(a)(iii)條所賦予的酌情權與權利，承授人須就因此而直接或間接引起或與之有關或附帶引起的一切責任、索償、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），對政府作出彌償，並使政府持續得到彌償。

(f) 泊車位資訊系統範圍須被指定為並構成公用地方的一部分。

M. 批地文件特別條款第(32)條規定：

(a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論該等工程是否已獲署長事先書面同意，不論處於該地段內或任何政府土地上，不論其目的是為構建、平整或發展該地段或承授人於批地文件條款下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須在整個批地文件批租年期內，自費保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。

(b) 若由於承授人進行的構建、平整、發展或者其他工程或其他任何原因而於任何時間造成任何泥土剝落、山泥傾瀉或土地下陷，不論處於或來自該地段內的任何土地或來自任何相鄰或毗連之政府土地或已出租土地，承授人須自費修葺使之恢復原狀致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。

(c) 署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施和排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業收費及開支。

N. 批地文件特別條款第(33)條規定若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授

人須於該等預應力地錨的使用期限內自費進行定期保養及定期監測致使署長滿意，並且在署長不時全權酌情要求時提交上述保養及監測的報告及資料。如承授人忽略或未能進行所須的保養或監測工程，署長可立即執行和進行所須的保養或工程，而承授人須應要求向政府償還該工程的費用。

O. 批地文件特別條款第(34)條規定：

(a) 倘若該地段或其他受開發該地段所影響的區域之泥土、廢土、瓦礫、建築廢料或建材（「該等廢料」）遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府物業（「該等政府物業」），承授人須自費清理該等廢料並修葺該等廢料對該等政府物業造成的損壞。承授人須就因上述侵蝕、沖洗或傾倒對私人物業直接或間接造成的任何損壞或滋擾而起或與之有關或附帶引起之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），對政府作出彌償並使其持續獲得彌償。

(b) 署長可以（惟沒有義務）應承授人要求清理該等廢料並修葺該等廢料對該等政府物業造成的損壞，而承授人須應要求向政府支付有關費用。

P. 批地文件特別條款第(36)條規定：

(a) 承授人須自費建造及保養署長認為必要的排水渠及溝渠（不論位於該地段範圍內或政府土地上亦然），以將落在或流經該地段上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。承授人須就直接或間接因上述雨水造成的任何損壞或滋擾而起或與之有關或附帶之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），向政府作出彌償及使其維持獲彌償。

(b) 將該地段任何排水渠及污水渠與已鋪設及投入運作的政府雨水渠及污水渠連接的工程，可由署長進行（惟署長不須就進行連接工程引起的損失或損壞對承授人負責），而承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在該情況下，於政府土地上建造的上述連接工程任何部分須由承授人自費保養，並須應要求將之交回政府，由政府出資作日後保養，而承授人須應要求向政府支付該接駁工程之技術審核費用。如承授人未有保養政府土地上建造的上述接駁工程的任何部分，署長可以自行進行其認為必需的該等保養工程，而承授人須應要求向政府支付有關費用。

Q. 批地文件特別條款第(37)條規定：

(a) 承授人須於批地文件日期起計的6個曆月內或署長批准的其他期限內，自費並致使署長在各方面滿意，向署長呈交或安排呈交有關發展該地段的噪音影響評估（「噪音影響評估」）以供其書面核准，噪音影響評估須載有署長要求的資訊及細節，其中包括但不限於所有因發展該地段而可能產生的不良噪音影響，及噪音緩解措施、改善工程及其他措施及工程的建議。

(b) 承授人須自費並於署長所訂明的時限內實施經署長按照批地文件特別條款第(37)(a)條核准的噪音影響評估內所載的建議（「經核准的噪音緩解措施」），致使署長在各方面滿意。

(c) 承授人特此明確接受並承認，承授人須獨自負責自費執行和實施經核准的噪音緩解措施，致使署長在各方面滿意。對於承授人履行或未能履行此特別條款之責任而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索。

(d) 對於承授人履行或未能履行此特別條款之任何責任，承授人須就因此而直接或間接造成或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。

R. 批地文件特別條款第(38)條規定：

若經核准的噪音緩解措施包括在該地段豎設或興建隔音屏障（「隔音屏障」），且隔音屏障伸越該地段邊界而達毗連政府土地任何部分上面及上空，以下條件適用：

(a) 承授人須於署長所訂明之時限內自費按照經建築事務監督批准之圖則設計、豎設及興建隔音屏障，並須在各方面皆符合《建築物條例》，致使署長滿意；



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

- (b) 於毗連該地段之任何政府土地上、上面或之下不得豎設隔音屏障之地基或支撐物；
- (c) 除非獲署長事先書面批准，不得對隔音屏障或其任何部分進行任何形式的改動、加建、更換或附加；
- (d) 承授人須在所有時間自費維護、保養及維修隔音屏障或（如獲署長批准）其任何替代物令其處於修葺良好堅固的狀態，致使署長在各方面滿意；如進行本特別條款下任何工程需臨時封路或改道，開始任何該等工程前須先向運輸署署長獲取臨時交通安排之書面批准；
- (e) 隔音屏障不得用於隔音屏障以外之其他任何用途，且除非獲署長事先書面批准，承授人不得將隔音屏障或其任何部分用作或容忍或容許其用作廣告用途或展示任何形式的招牌、告示或海報；
- (f) 如有署長事先書面批准，承授人、其承辦商、工人或任何其他獲承授人授權人士將獲允許進入毗連該地段的政府土地，不論是否帶同工具、設備、機器、機械或汽車，以按本特別條款進行伸越達毗連政府土地之隔音屏障之部分之任何工程；
- (g) 承授人須於所有時間採取所需之預防措施，避免因豎設、興建、存有、使用、維修、保養、視察、清潔、更新、改動、更換、拆除或移除隔音屏障或其任何部份或添加或附加至隔音屏障或其任何部分而對任何毗連該地段及隔音屏障之政府土地或進入或使用毗連該地段及隔音屏障之政府土地之任何人士或車輛造成破壞或傷害；
- (h) 署長有權於任何時間及按其絕對酌情權決定向承授人送達書面通知，要求承授人於書面通知日期起計六個公曆月內拆除及移除伸越達毗連政府土地上之隔音屏障之部分且以任何他物替代，而當收到該書面通知，承授人須自費於該書面通知所訂明之時限內拆除及移除上述隔音屏障之部分，致使署長在各方面滿意；
- (i) 若承授人未能履行任何本特別條款之責任，政府可進行所需之工程而就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力；
- (j) 承授人須在所有時候允許署長、其人員、承辦商、代理人、工人及其他獲署長授權人士，不論是否備有工具、設備、機器、機械或汽車，有權自由及不受限制免費進出、返回及通過該地段及其任何部分及任何已建或擬建於該地段之上的任何建築物，以便視察、檢查及監督任何須按批地文件特別條款第(38)(a)、(d)及(h)條進行的工程，及進行批地文件特別條款第(38)(i)條進行的工程及任何署長認為有需要的其他工程；
- (k) 對於承授人履行或未能履行此特別條款的任何責任，或因政府進行批地文件特別條款第(38)(i)條的工程；或因政府、署長、其人員、承辦商、代理人、工人或其他獲署長授權人士行使或不行使其按批地文件特別條款第(38)(j)條的權利而直接或間接引起或與之相關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索；及
- (l) 對於承授人履行或未能履行此特別條款下的任何義務、因進行批地文件特別條款第(38)(i)條下的工程；或因政府、署長、其人員、承辦商、代理人、工人及其他獲署長授權人士行使或不行使其按批地文件特別條款第(38)(j)條下的通行權而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
- S. 批地文件特別條款第(39)條規定：
- (a) 承授人須在批地文件之日起6個曆月或署長可批准的其他期限內，自費以在一切方面使環境保護署署長滿意的方式向環境保護署署長提交或促使他人提交一份對該地段發展項目有關的排污影響評估（「排污影響評估」）以取得其書面批准，該排污影響評估除了其他事項外，須載有環境保護署署長可要求的資料及詳情，包括但不限於發展該地段所產生的一切不良排污影響和對應緩解措施、改善工程及其他措施和工程的建議。
- (b) 承授人須自費在環境保護署署長指定的時限內進行及實施經環境保護署署長按特別條款第(39)(a)條批准的排污影響評估所載的建議（「經批准排污影響評估的建議」），致使環境保護署署長在各方面滿意。
- (c) 承授人特此接受及承認，承授人須獨自負責自費進行和實施經批准排污影響評估的建議，致使環境保護署署長在各方面滿意。對於承授人履行或未能履行此特別條款之責任而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何責任或義務，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索。
- (d) 對於承授人履行或未能履行此特別條款之任何責任，承授人須就因此而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
- T. 批地文件特別條款第(40)條規定：
- (a) 承授人須於批地文件6個曆月內或署長批准的其他期限內，自費並致使渠務署署長在各方面滿意，向渠務署署長呈交或安排呈交有關發展該地段的渠務影響評估（「渠務影響評估」）以供其書面核准，渠務影響評估須載有渠務署署長要求的資訊及細節，其中包括但不限於所有因發展該地段可能引起的不良渠務影響，及對應緩解措施、改善工程及其他措施及工程的建議。
- (b) 承授人須自費並於渠務署署長所訂明的時限內實施按照批地文件特別條款(40)(a)下經渠務署署長核准的渠務影響評估內所載的建議（以下簡稱「經核准的渠務緩解措施」），致使渠務署署長在各方面滿意。
- (c) 承授人特此明確接受並確認，承授人須獨自負責自費執行和實施經核准的渠務緩解措施，致使渠務署署長在各方面滿意。對於承授人履行或未能履行此特別條款之責任而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何責任或義務，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索。
- (d) 對於承授人履行或未能履行此特別條款之任何責任，承授人須就因此而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
- U. 批地文件特別條款第(41)條規定：
- (a) 承授人須於2027年6月30日或經署長批准的其他期限內，自費並致使水務監督在各方面滿意，在該地段或其任何部分或其上已建或擬建的任何建築物內按批地文件特別條款第(41)(b)條所述的經批准的自動讀錶外站建議、《水務設施條例》、其任何附屬規例及任何修訂法例提供和安裝一個或多個食水供應自動讀錶外站及水務監督全權酌情可能要求的設施和相關設備（「自動讀錶外站」）。就本特別條款而言，「水務監督」根據《水務設施條例》、其任何附屬規例及任何修訂法例定義。
- (b) 承授人應自費並致使水務監督在各方面滿意，向水務監督提交或安排提交有關自動讀錶外站的供應和安裝的書面建議（「自動讀錶外站建議」），以供其批准，其中包含水務監督全權酌情可能要求的資料和詳情，包括但不限於：
- (i) 顯示自動讀錶外站位置的布局圖；
- (ii) 建立自動讀錶外站的設計、布局和設備詳情；及
- (iii) 指定或將指定用於容納自動讀錶外站並便於檢查和保養的區域或空間的詳情（經水務監督批准的該區域或空間下稱「該區域或空間」）。
- (c) 在水務監督根據批地文件特別條款第(41)(b)條書面批准自動讀錶外站建議之前，不得在該地段開始自動讀錶外站的供應或安裝工程。根據批地文件特別條款第(41)(b)條批准的自動讀錶外站建議提供及安裝的自動讀錶外站下稱「核准的自動讀錶外站」。
- (d) 承授人應自費並在各方面令水務監督滿意的情況下，運營、保養和修理核准的自動讀錶外站，使其處於良好維修和運行狀態，直至核准的自動讀錶外站根據批地文件特別條款第(41)(g)條交付給水務監督。
- (e) 不得在該區域或空間的上方、下方或內部搭建或安置的任何構築物、物體或材料（不論屬何性質），以致可能妨礙或干擾視查、檢查、操作、保養、修理、更新、拆除、移除、更換及重置核准的自動讀錶外站。如果水務監督認為（其意見為最終並對承授人有約束力），在該區域或空間的上方、下方



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

或內部已搭建或安置的構築物、物體或材料可能會妨礙或干擾對於核准的自動讀錶外站的視查、檢查、操作、保養、修理、更新、拆除、移除、更換或重置，水務監督有權以書面形式通知要求承授人自行承擔費用並在各方面令水務監督滿意的情況下拆除或移除上述構築物、物體或材料，並在通知規定的期限內還原該區域或空間。

- (f) 如果承授人未履行批地文件特別條款第(41)(a)、(d)及(e)條規定的任何義務，水務監督可進行必要的工程，惟費用由承授人支付，就此承授人須應水務監督要求向水務監督繳付一筆款項，數額等於上述工程之費用，該數額由水務監督釐定，此決定為最終決定並對承授人具約束力。
- (g) 承授人須應水務監督要求在水務監督書面指定的日期將核准的自動讀錶外站或水務監督要求的其中任何核准的自動讀錶外站交付給水務監督，並且在任何情況下，於署長發出信函表明批地文件所載的條款已得到遵守並達致署長滿意之日，應被視為已交付給水務監督。
- (h) 承授人須在整個批租年期期間於所有時間允許水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段或其任何部分與該地段已或將會建的建築物或其任何部分，旨在：
  - (i) 視查、檢查和監督承授人根據批地文件特別條款第(41)(a)、(d)和(e)條要求進行的任何工程；
  - (ii) 進行批地文件特別條款第(41)(f)條下的任何工程；及
  - (iii) 在按照批地文件特別條款第(41)(g)條將核准的自動讀錶外站或其任何核准的自動讀表外站交付給水務監督後，視查、檢查、操作、保養、修理、更新、拆除、移除、更換或重置核准的自動讀錶外站或其任何核准的自動讀錶外站，以及水務監督認為有必要進行的任何其他工程。
- (i) 對於承授人履行或未能履行批地文件特別條款第(41)(a)、(d)及(e)條之任何責任；或水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員行使或不行使任何批地文件特別條款第(41)(f)及(h)條所賦予的權利而直接或間接所引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，承授人亦不得向政府就該等損失、損害、滋擾或干擾提出任何申索。
- (j) 對於承授人履行或未能履行批地文件特別條款第(41)(a)、(d)及(e)條之任何責任；或水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員行使或不行使任何批地文件特別條款第(41)(f)及(h)條所賦予的權利而直接或間接引起或附帶的任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），承授人須彌償政府及使其維持獲彌償。

### 6. 對買方造成負擔的租用條件

- A. 批地文件一般條款第5(c)條規定倘因承授人違反批地文件的條款或導致毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而署長（其意見將作終論並對承授人具約束效力）認為有關損害或泥土或地下水污染乃因承授人使用該地段或發展或重建該地段或其中任何部分，又或因承授人於該地段進行任何活動或執行任何工程所致，則不論承授人使用該地段、發展或重建、進行活動或執行工程是否遵從或違反此等批地文件條款，承授人須就任何由此直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
- B. 批地文件一般條款第11條規定：
  - (a) 當承授人未能或忽略履行、遵守或遵從批地文件條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、搭建物及工程。
  - (b) 當該地段被收回：(a)承授人在該地段被收回之部分之權利將完全地告停止或終結；(b)承授人無權獲得任何地價退款、就該地段及其上之建築物的價值之任何款項或賠償，或承授人在準備、建造或發展該地段中花費的任何金額；及

(c) 政府之任何其他權利、濟助及申索將不受影響。

- C. 批地文件特別條款第(4)條規定未經署長事先書面批准，不得移除或干擾該地段上或其相鄰所生長的樹木。署長於給予批准時可附加他認為合適之移植、補償性環境美化或重新種植的條件。
- D. 批地文件特別條款第(19)(a)(iv)、(b)(iii)、(c)(ii)及(d)(ii)條規定：
  - (a) 住客停車位及訪客停車位不得用作按批地文件特別條款第(19)(a)(i)及(a)(iii)條列明之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
  - (b) 辦公室停車位及非工業停車位不得用作停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
  - (c) 傷殘人士停車位不得用作供傷殘人士停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
  - (d) 住客電單車停車位、辦公室電單車停車位及非工業電單車停車位不得用作停泊按《道路交通條例》獲發牌之電單車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
- E. 批地文件特別條款第(25)(a)條規定住客停車位及住客電單車停車位不得轉讓，除非：
  - (i) 連同發展項目的住宅單位轉讓；或
  - (ii) 轉讓予發展項目的住宅單位之擁有人，

但於任何情況下，轉讓予任何一個發展項目住宅單位的擁有人的住客停車位及住客電單車停車位總數不得多於3個。

- F. 批地文件特別條款第(35)條規定承授人須於任何時候，特別是於進行建造、保養、更新或維修工程（「該等工程」）時，採取或安排採取恰當及足夠的謹慎、技巧及預防措施，以免使置於或行經該地段或其任何部分之上、上方、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（「該等服務」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的費用。承授人須自費在各方面維修、修葺及還原所有由該等工程以任何方式引起的對該地段或其任何部分或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行（除非署長另有決定），且承授人須應政府要求向其支付上述工程之費用）。若承授人未能對該地段或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及還原致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及還原，且承授人須應政府要求向其支付上述工程之費用。
- G. 批地文件特別條款第(42)條規定：
  - (a) 承授人特此接受並確認，於批地文件日期，該地段毗鄰、相鄰或鄰近有構築物、設施、地基及裝置，大致位置為批地文件所附圖則上以藍色顯示的地點（「路政構築物」）。在不影響批地文件一般條款第5條的情況下，承授人須被視為已信納及接納於批地文件日期該地段之狀況及條件，承授人特此同意購買該地段須受路政構築物之存在及使用所規限，而承授人不得就該等事宜或因該等事宜向政府提出任何反對或申索。政府對路政構築物的持續存在、實際狀況、條件或安全不作任何明示或暗示的擔保或保證。路政構築物的存在及使用，不得以任何方式釋放、解除、減少或更改承授人在批地文件條款下的責任，或以任何方式影響或損害政府在批地文件條款下或因承授人違反、不遵從、不遵守或不履行其在批地文件條款下的任何責任而擁有的權利及濟助。
  - (b) 承授人須於任何時候，特別是於進行該地段內或毗鄰該地段的任何工程時，採取或安排採取恰當及足夠的謹慎、技巧及預防措施，以免使路政構築物遭受破壞、騷擾、干擾或危害。承授人須自費在各方面修葺所有對路政構築物造成的損壞，致使署長滿意。倘若承授人未能履行特別條款第(42)(b)條下的任何責任，政府可隨時執行及進行其認為有需要之工程，且承授人須應政府要求向政府繳付

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

- (c) 承授人須在展開該地段內任何工程前，向署長展示任何工程不會破壞、騷擾、干擾或危害任何路政構築物，致使署長在各方面滿意。如署長有要求，承授人須自費採取署長所規定的預防措施及措施，以確保路政構築物的安全。
- (d) 承授人須在批租年期期間於所有時間保持與路政構築物的結構、石柱或地基保持最少2米的水平淨空距離（「最小水平淨空距離」），以提供足夠空間讓政府及特別條款(42)(e)條所指明的人士就路政構築物進行工程、勘測、檢驗、檢測、保養、改善或發展。在進行該地段的任何工程前，承授人須向署長展示，該等最小水平淨空距離完全符合規定，致使署長在各方面滿意。
- (e) 承授人須在批租年期期間於所有時間允許政府、署長、其人員、承辦商、代理人、工人及獲署長授權的任何其他人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段以進行與路政構築物有關的工程、勘測、檢驗、檢測、保養、改善或發展。
- (f) 對於路政構築物之存在及使用；承授人履行或未能履行任何本特別條款之責任；或因政府、署長、其人員、承辦商、代理人、工人或獲署長授權的任何其他人士行使或不行使本特別條款的權利而直接或間接引起或與之有關或附帶引起承授人或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，承授人亦不得就該等損失、損害、滋擾或干擾向政府提出任何申索。
- (g) 對於路政構築物之存在及使用；承授人履行或未能履行任何本特別條款之責任；或因政府、署長、其人員、承辦商、代理人、工人或獲署長授權的任何其他人士行使或不行使本特別條款的權利，承授人須就因此而直接或間接引起或與之有關或附帶之所有責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動及訴訟（不論任何及如何引致），承授人須彌償政府及使其維持獲彌償。

H. 見上文第5段。

備註：

- 1. 本節中提述「承授人」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。
- 2. 本節中提述「該地段」一詞指批地文件中所授予的地段（即「該土地」）。
- 3. 除非另有說明，批地文件的摘要內使用的所有詞語和詞句具有批地文件內賦予該等詞語和詞句的相同意義。
- 4. 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取副本。

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

Sha Tin Town Lot No. 643

### 2. The term of years under the lease:

50 years from 18 October 2022

### 3. The user restrictions applicable to that land:

A. Special Condition No. (3) of the Land Grant provides that:

- (a) Subject to Special Condition No. (3)(b), the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
- (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following—
  - (i) in respect of the lowest 3 floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in Special Condition No. (3)(b)(iii);
  - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest 3 floors in the event that there are more than 3 basement levels), for private residential purposes; and
  - (iii) in respect of any basement level (if erected), whether being one of the lowest 3 floors or a basement level above the lowest 3 floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

B. Special Condition No. (45) of the Land Grant 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.

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

A. Special Condition No.(41) of the Land Grant provides that outstation(s) together with facilities and associated equipment shall be provided and installed by the Grantee on the lot or any part thereof or within any buildings thereon for automatic meter reading for fresh water supplies.

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

A. Special Condition No. (2) of the Land Grant provides that the Development is required to be completed and made fit for occupation on or before 30 June 2027.

B. General Condition No. 7 of the Land Grant provides that the Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected in good and substantial repair and condition.

C. General Condition No. 9 of the Land Grant provides that if any private streets, roads and lanes which are required to be formed by the Conditions of the Land Grant remain part of the area to



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purposes of installation and maintenance of the road lighting.

D. Special Condition No. (5) of the Land Grant provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

E. Special Condition No. (7)(c) of the Land Grant provides that:

Subject to the Conditions of the Land Grant, upon development or redevelopment of the lot or any part thereof:

(a) The Grantee shall at his own expense submit to the Director of Buildings (“the D of B”) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (“the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”. For the purposes of the Conditions of the Land Grant, “building works” shall be as defined in the Buildings Ordinance.

(b) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B.

F. Special Condition No. (9)(c) of the Land Grant provides that the Grantee shall at his own expense maintain the recreational facilities and facilities ancillary thereto within the lot which are exempted from the gross floor area calculation pursuant to Special Condition No. (9)(b) of the Land Grant (“the Exempted Facilities”) in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the Development and their bona fide visitors and by no other person or persons.

G. Special Condition No. (19) of the Land Grant provides that:

(a) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (the “C for T”) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“the Road Traffic Ordinance”) according to a prescribed rate (as may be varied under Special Condition No. (22) of the Land Grant) (“the Residential Parking Spaces”).

(b) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (as may be varied under Special Condition No. (22) of the Land Grant) shall be provided within the lot to the satisfaction of the C for T according to a prescribed rate (“the

Visitors’ Parking Spaces”).

(c) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance (as may be varied under Special Condition No. (22) of the Land Grant) for office purpose (“the Office Parking Spaces”) and for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes (“the Non-Industrial Parking Spaces”) according to prescribed rates.

(d) Out of the Residential Parking Spaces, the Visitors’ Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (“the Parking Spaces for Disabled Persons”) as the Building Authority may require or approve. For the purposes of the Conditions of the Land Grant, “disabled person” shall be as defined in the Road Traffic Ordinance.

(e) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the following rates:

(i) one space for every 100 residential units or part thereof provided in any residential block erected or to be erected on the lot (as may be varied under Special Condition No. (22) of the Land Grant) (“the Residential Motor Cycle Parking Spaces”);

(ii) 10% of the total number of the Office Parking Spaces required to be provided under Special Condition No. (19)(b)(i)(I) (as may be varied under Special Condition No. (22) of the Land Grant) (“the Office Motor Cycle Parking Spaces”); and

(iii) 10% of the total number of the Non-Industrial Parking Spaces required to be provided under Special Condition No. (19)(b)(i)(II) (as may be varied under Special Condition No. (22) of the Land Grant) (“the Non-Industrial Motor Cycle Parking Spaces”).

(f) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Visitors’ Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.

(iii) Each of the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with minimum headroom of 2.4 metres.

H. Special Condition No. (20) of the Land Grant provides:

(a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at the following rates-

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each residential block erected or to be erected on the lot, such loading and unloading spaces to be located adjacent to or within each residential block and for the purpose of this Special Condition, the decision of the C for T as to what constitute a residential unit and a residential block shall be final and binding on the Grantee;

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for office purpose; and



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

- (iii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.
  - (b) Each of the spaces provided under Special Condition No. (20)(a) (as may be varied under Special Condition No. (22) of the Land Grant) shall measure 3.5 metres in width and 11.0 metres in length with minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.
  - (c) For the purpose of calculating the number of spaces to be provided under Special Condition No. (20)(a)(ii) and (a)(iii) (as may be respectively varied under Special Condition No. (22) of the Land Grant), any floor area to be used for parking (including parking of bicycles), loading and unloading purposes shall be excluded. For the purpose of this Special Condition, "goods vehicle" shall be as defined in the Road Traffic Ordinance.
- I. Special Condition No. (21) of the Land Grant provides that spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a prescribed rate. For the purposes of the Conditions of the Land Grant, "bicycle" shall be as defined in the Road Traffic Ordinance. For the purpose of this Special Condition, the decision of the C for T as to what constitutes a residential unit shall be final and binding on the Grantee. The spaces to be provided under this Special Condition (as may be varied under Special Condition No. (22) of the Land Grant) shall not be used for any purpose other than for the parking of bicycles. Each of the spaces provided under this Special Condition shall be of such dimensions as may be approved in writing by the C for T.
- J. Special Condition No. (23) of the Land Grant provides:
  - (a) The Grantee shall at all times throughout the term of the Land Grant permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos.(19), (20), (21) and (22) of the Land Grant by the Grantee.
  - (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise or non-exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under Special Condition No. (23)(a), and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
  - (c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise or non-exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under Special Condition No. (23)(a).
- K. Special Condition No. (29)(a), (b), (e), (f), (g), (h) and (i) of the Land Grant provides that:
  - (a) The Grantee shall at his own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (19), (20) and (21) of the Land Grant (as may be respectively varied under Special Condition No. (22) of the Land Grant) and the spaces which are the subject of the Parking Information to be designated within the lot in accordance with Special Condition No. (30)(a)(i) of the Land Grant, or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance) ("the Car Park Layout Plans"). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.
  - (b) The parking, loading and unloading spaces indicated on the Car Park Layout Plans shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (19), (20) and (21) of the Land Grant. The Grantee shall maintain all parking, loading and unloading spaces and other areas, including but not limited to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.
  - (c) The Grantee hereby-
    - (i) gives his consent to the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T or the Director shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the C for T's, the Director's or the Government's own accord; and
    - (ii) accepts and acknowledges that the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under Special Condition No. (29)(e)(i).
  - (d) For the purpose of Special Condition No. (29)(e), the Grantee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plans to the viewing, use, copying modifying, disclosure and dissemination of the Car Park Layout Plans by the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.
  - (e) The Grantee hereby accepts and acknowledges that the consent given under Special Condition No. (29)(e) and (f) shall survive and continue to be binding on the Grantee after the expiry or sooner determination of the term hereby agreed to be granted.
  - (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or nonfulfilment of any of the Grantee's obligations Special Condition No. (29) (a), (b), (c), (d) and (f); any omission or mistake in the Car Park Layout Plans; the exercise or non-exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Special Condition No. (29)(e); or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

Plans by any government department or third party as provided under Special Condition No. (29)(e)(i), and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition No. (29)(a), (b), (c), (d) and (f); or any omission or mistake in the Car Park Layout Plans

L. Special Condition No. (30) of the Land Grant provides that:

(a) The Grantee shall-

- (i) at his own expense submit or cause to be submitted to the C for T for his written approval a plan or plans showing the locations and dimensions of the areas or spaces designated for accommodating such facilities, installations and equipment ("the Facilities, Installations and Equipment") to be provided and installed in, on or within any building, structure or floor space on the lot, which plan or plans shall contain such information as the C for T may require or specify at his sole and absolute discretion ("the Parking Information System Area") for the purpose of submitting information relating to and associated with—
- (I) the spaces provided in accordance with Special Conditions Nos. (19)(b), (19)(d) and (20)(a) of the Land Grant (as may be respectively varied under Special Condition No. (22) of the Land Grant) and Special Condition No. (19)(c) of the Land Grant; and
- (II) the spaces provided in accordance with Special Condition No. (19)(a)(iii) of the Land Grant (as may be varied under Special Condition No. (22) of the Land Grant) in the event that not less than 10 such spaces are provided or to be provided within the lot, including but not limited to the numbers and types of vacant spaces for the parking of motor vehicles ("the Parking Information") as required under and in accordance with Special Condition No. (30)(b). No building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purposes of the Conditions of the Land Grant, "site formation works" shall be as defined in the Buildings Ordinance;
- (ii) on or before 30 June 2027 or such other date as may be approved by the Director, at the Grantee's own expense carry out and complete in all respects to the satisfaction of the C for T the works for the Parking Information System Area in accordance with the plan or plans approved under Special Condition No. (30)(a)(i), and at the Grantee's own expense provide and install the Facilities, Installations and Equipment and shall thereafter at all times during the term hereby agreed to be granted, maintain at the Grantee's own expense the Parking Information System Area and the Facilities, Installations and Equipment in good and substantial repair and condition for the purpose of fulfilling the Grantee's obligations under Special Condition No. (30)(b) and in all respects to the satisfaction of the C for T; and
- (iii) at all reasonable times throughout the term of the Land Grant permit the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.

(30)(a)(ii).

- (b) The Grantee shall, commencing on a date to be decided and specified in writing by the C for T (as to which the decision of the C for T shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at the Grantee's own expense and in all respects to the satisfaction of the C for T, submit or cause to be submitted to the C for T the Parking Information in such format and at such time and intervals as the C for T may from time to time require or specify in writing (as to which the decision of the C for T shall be final and binding on the Grantee).
- (c) The Grantee hereby-
- (i) gives his consent to the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to process, use and copy the Parking Information and to disclose and disseminate the Parking Information, whether as submitted or after processing, in such format by such media, to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T shall at his sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise by such government department or third party; and
- (ii) accepts and acknowledges that the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to process, use or copy the Parking Information or to disclose and disseminate the Parking Information, whether as submitted or after processing, in whatever format and by whatever media, to any government department or third party as provided in Special Condition No. (30)(c)(i).
- (d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition No. (30)(a) and (b); any omission or mistake in the Parking Information; any omission, mistake, neglect or default by the Grantee in relation to the submission of the Parking Information in accordance with Special Condition No. (30)(b); the exercise or non-exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Special Condition No. (30)(a)(iii) and (c); or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Parking Information by any government department or third party as provided under Special Condition No. (30)(c), and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition No. (30)(a) and (b); any omission or mistake in the Parking Information; any omission, mistake, neglect or default by the Grantee in relation to the submission of the Parking Information in accordance with Special Condition No. (30)(b); or the exercise or non-exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Special Condition No. (30)(a)(iii).
- (f) The Parking Information System Area shall be designated as and form part of the Common Areas.

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

M. Special Condition No. (32) of the Land Grant provides 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 Conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with or incidental to such falling away, landslip or subsidence.
- (c) 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.

N. Special Condition No. (33) of the Land Grant 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 maintenance and monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required maintenance or monitoring works, the Director may forthwith execute and carry out the maintenance or monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

O. Special Condition No. (34) of the Land Grant provides that:

- (a) In the event of earth, spoil, debris, construction waste or building materials (“the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, or in connection with or incidental

to any damage or nuisance to private property caused by such erosion, washing down or dumping.

- (b) 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.

P. Special Condition No. (36) of the Land Grant provides that:

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, or in connection with or incidental to any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own expense and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Q. Special Condition No. (37) of the Land Grant provides that:

- (a) The Grantee shall within 6 calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (“the NIA”) on and associated with the development of the lot containing, among others, such information and particulars as the Director may require, including but not limited to all adverse noise impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Grantee shall, at his own expense and within such time limit as may be stipulated by the Director, carry out and implement the recommendations contained in the NIA as approved by the Director under Special Condition No. (37)(a) of the Land Grant (“the Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.
- (c) The Grantee hereby accepts and acknowledges that the Grantee shall have the sole responsibility to carry out and implement at his own expense the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition, and no claim whatsoever shall be



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- (d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition.

R. Special Condition No. (38) of the Land Grant provides that:

In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier(s) on the lot with projection extending beyond the boundary of the lot and over and above any adjoining Government land ("the Noise Barrier"), the following conditions shall apply:

- (a) the Grantee shall within such period as may be required by the Director 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 and to the satisfaction of the Director;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part(s) thereof except with the prior written approval of the Director;
- (d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, written agreement of the C for T on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than as noise barrier, and except with the prior written consent of the Director, the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;
- (f) subject to the prior written approval of the Director, the Grantee and his contractors, workmen and any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under this Special Condition in relation to the part(s) of the Noise Barrier projecting over the Government land;
- (g) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, presence, use, repair, maintenance, inspection, cleaning, renewal, alteration, replacement, demolition or removal of the Noise Barrier or any part(s) thereof or the addition or attachment to the Noise Barrier or any part(s) thereof;
- (h) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement

within 6 calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

- (i) in the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, the Government may carry out the necessary works and the Grantee shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Grantee;
- (j) the Grantee shall at all times permit the Director and his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in accordance with Special Condition nos. (38)(a), (d) and (h) of the Land Grant and carrying out any works in accordance with Special Condition No. (38)(i) of the Land Grant or any other works which the Director may consider necessary;
- (k) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, the carrying out of any works by the Government under Special Condition No. 38(i) of the Land Grant; or the exercise or non-exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under Special Condition No. (38)(j) of the Land Grant, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance; and
- (l) the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or in incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, the carrying out of any works under Special Condition No. 38(i) of the Land Grant; or the exercise or non-exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the right of entry under Special Condition No. (38)(j) of the Land Grant.

S. Special Condition No. (39) of the Land Grant provides that:

- (a) The Grantee shall within 6 calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewage impact assessment ("SIA") on and associated with the development of the lot containing, among others, such information and particulars as the Director of Environmental Protection may require, including but not limited to all adverse sewage impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Grantee shall at his own expense and within such time limits as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection under Special Condition No. 39(a) ("the Approved SIA Mitigation Measures") in all respects to the satisfaction of the Director of Environmental Protection.



## 15 批地文件的摘要 SUMMARY OF LAND GRANT

(c) The Grantee hereby accepts and acknowledges that the Grantee shall have the sole responsibility to carry out and implement at his own expense the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition.

T. Special Condition No. (40) of the Land Grant provides that:

(a) The Grantee shall within 6 calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment ("DIA") on and associated with the development of the lot containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Grantee shall at his own expense and within such time limits as may be stipulated by the Director of Drainage Services carry out and implement the recommendations contained in the DIA as approved by the Director of Drainage Services under Special Condition No. (40)(a) of the Land Grant ("the Approved DIA Mitigation Measures") in all respects to the satisfaction of the Director of Drainage Services.

(c) The Grantee hereby accepts and acknowledges that the Grantee shall have the sole responsibility to carry out and implement at his own expense the Approved DIA Mitigation Measures in all respects to the satisfaction of the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition.

U. Special Condition No. (41) of the Land Grant provides that:

(a) The Grantee shall on or before 30 June 2027 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected

thereon for automatic meter reading for fresh water supplies ("the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in Special Condition No. (41)(b) of the Land Grant and the Waterworks Ordinance, any regulations made thereunder and any amending legislation. For the purpose of this Special Condition, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations ("the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:

(i) a layout plan showing the locations of the AMR Outstations;

(ii) details of the design, layout and equipment for building up the AMR Outstations; and

(iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof (the said area or space as approved by the Water Authority is hereinafter referred to as "the Area or Space").

(c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under Special Condition No. (41)(b) of the Land Grant. The AMR Outstations provided and installed in accordance with the AMR Outstation Proposals approved under Special Condition No. (41)(b) of the Land Grant are referred to as "the Approved AMR Outstations".

(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with Special Condition No. (41)(g) of the Land Grant.

(e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the Area or Space. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the Area or Space which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the Area or Space within such period as specified in the notice.

(f) In the event of non-fulfilment of any of the Grantee's obligations under Special Condition No. (41)(a), (d) and (e) of the Land Grant, the Water Authority may carry out the necessary works at the cost of the Grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Grantee.

(g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Grantee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

Water Authority by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction.

- (h) The Grantee shall at all times throughout the term of the Land Grant permit the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building(s) erected or to be erected thereon for the purposes of:
  - (i) inspecting, checking and supervising any works required to be carried out by the Grantee under Special Condition Nos. (41)(a), (d) and (e) of the Land Grant;
  - (ii) carrying out any works under Special Condition No. (41)(f) of the Land Grant; and
  - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered to the Water Authority in accordance with Special Condition No. (41)(g) of the Land Grant and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition Nos. (41)(a), (d) and (e) of the Land Grant; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority of any of the rights under Special Condition Nos. (41)(f) and (h) of the Land Grant, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition Nos. (41)(a), (d) and (e) of the Land Grant; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority of any of the rights under Special Condition Nos. (41)(f) and (h) of the Land Grant.

### 6. Lease conditions that are onerous to a purchaser:

- A. General Condition No. 5(c) of the Land Grant provides that the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any breach of the Conditions of the Land Grant or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with the Conditions of the Land Grant or in breach thereof.
- B. General Condition No. 11 of the Land Grant provides that:
  - (a) Upon any failure or neglect by the Grantee to perform, observe or comply with the

Conditions of the Land Grant the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof.

- (b) Upon re-entry: (a) the Grantee's right on the part of the lot re-entered shall absolutely cease and determine; (b) the Grantee shall not be entitled to any refund of premium, payment or compensation in respect of the value of the lot or the buildings thereon or any amount expended by the Grantee in the preparation, formation or development of the lot; and (c) any other rights, remedies and claims of the Government are not to be thereby prejudiced.
- C. Special Condition No. (4) of the Land Grant provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- D. Special Condition nos. (19)(a)(iv), (b)(iii), (c)(ii) and (d)(ii) of the Land Grant provides that:
  - (a) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in Special Condition No. (19)(a)(i) and (a)(iii) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
  - (b) The Office Parking Spaces and the Non-Industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
  - (c) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
  - (d) The Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- E. Special Condition No. (25)(a) of the Land Grant provides that the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except:
  - (i) together with a residential unit in the Development; or
  - (ii) to a person who is already the owner of a residential unit in the Development, provided that in any event not more than 3 in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the Development.
- F. Special Condition No. (35) of the Land Grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire,

## 15 批地文件的摘要 SUMMARY OF LAND GRANT

utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (“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 any part 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 any part thereof or 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.

G. Special Condition No. (42) of the Land Grant provides that:

- (a) The Grantee hereby accepts and acknowledges that as at the date of the Land Grant, there are structures, facilities, foundations and installations adjoining, adjacent to or in the vicinity of the lot at the approximate locations shown coloured blue on the plan annexed to the Land Grant (“the Highways Structures”). Without prejudice to General Condition No. 5 of the Land Grant, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of the Land Grant and the Grantee hereby agrees that the lot is purchased subject to the presence and use of the Highways Structures, and no objection or claim whatsoever shall be made or raised against the Government by the Grantee in respect of or on account of the same. The Government gives no warranty or guarantee, express or implied, as to the continued existence, physical state, condition or safety of the Highways Structures. The presence and use of the Highways Structures shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee’s obligations under the Conditions of the Land Grant or in any way affect or prejudice the rights and remedies of the Government under the Conditions of the Land Grant or otherwise in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of any of his obligations under the Conditions of the Land Grant.
- (b) The Grantee shall take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any works within or adjacent to the lot to avoid causing any damage, disturbance, interference or endangerment to the Highways Structures. The Grantee shall, at his own expense and within such time limit as may be stipulated by the Director, make good any damage to the Highways Structures in all respects to the satisfaction of the Director. In the event of the non-fulfilment of any of the Grantee’s obligations under Special Condition No. (42)(b), the Government may forthwith execute and carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.
- (c) Prior to the commencement of any works whatsoever within the lot, the Grantee shall demonstrate in all respects to the satisfaction of the Director that any such works will not damage, disturb, interfere with or endanger any of the Highways Structures and if required by the Director, the Grantee shall at his own expense take such precautions and measures as may be required by the Director to ensure the safety of the Highways Structures.

- (d) The Grantee shall at all times throughout the term hereby agreed to be granted maintain a minimum horizontal clearance of 2 metres from the structures, columns or foundations of the Highways Structures (“the minimum horizontal clearance”) for the purposes of providing sufficient space for carrying out works, survey, inspection, examination, maintenance, improvement or development in connection with the Highways Structures by the Government and the persons referred to in Special Condition No. (42)(e). The Grantee shall demonstrate to the Director in all respects to the Director’s satisfaction that the minimum horizontal clearance is fully met before carrying out any works on the lot.
- (e) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot for the purposes of carrying out works, survey, inspection, examination, maintenance, improvement or development in connection with the Highways Structures.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence and use of the Highways Structures; the fulfilment or non-fulfilment of any of the Grantee’s obligations under this Special Condition; or the exercise or non-exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence and use of the Highways Structures; the fulfilment or non-fulfilment of any of the Grantee’s obligations under this Special Condition; or the exercise or non-exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under this Special Condition.

H. See 5 above.

Note:

1. 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. The expression “lot” as mentioned in this section means the lot granted in the Land Grant (i.e, “the land”).
3. Unless otherwise specified, all terms and expressions used in this Summary of Land Grant section shall have the same meanings as ascribed to them in the Land Grant.
4. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.



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

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

承授人須在該地段或其任何部分或其上任何建築物內提供及安裝外站連同設施及相關設備，以供食水供應自動讀錶之用。

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

不適用。

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

不適用。

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

不適用。

5. 顯示第1及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）之圖則

請參閱本節末附錄的圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地（如有）按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據（如有）及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）的條文

自動讀錶外站

批地文件

特別條款第(41)條

(41) (a) 買方須於2027年6月30日或經署長批准的其他期限內，自費並致使水務監督在各方面滿意，在該地段或其任何部分或其上已建或擬建的任何建築物內按本特別條款第(b)分條所述的經批准的自動讀錶外站建議、《水務設施條例》、其任何附屬規例及任何修訂法例提供和安裝一個或多個食水供應自動讀錶外站及水務監督全權酌情可能要求的設施和相關設備（該等外站連同上述設施和相關設備以下統稱「自動讀錶外站」）。就本特別條款而言，「水務監督」根據《水務設施條例》、其任何附屬規例及任何修訂法例定義。

(b) 買方應自費並致使水務監督在各方面滿意，向水務監督提交或安排提交有關自動讀錶外站的供應和安裝的書面建議（下稱「自動讀錶外站建議」），以供其批准，其中包含水務監督全權酌情可能要求的資料和詳情，包括但不限於：

(i) 顯示自動讀錶外站位置的佈局圖；

(ii) 建立自動讀錶外站的設計、佈局和設備詳情；及

(iii) 指定或將指定用於容納自動讀錶外站並便於檢查和保養的區域或空間的詳情（經水務監督批准的該區域或空間下稱「該區域或空間」）。

(c) 在水務監督根據本特別條款第(b)分條書面批准自動讀錶外站建議之前，不得在該地段開始自動讀錶外站的供應或安裝工程。根據本特別條款第(b)分條批准的自動讀錶外站建議提供及安裝的自動讀錶外站下稱「核准的自動讀錶外站」。

(d) 買方應自費並在各方面令水務監督滿意的情況下，運營、保養和修理核准的自動讀錶外站，使其處於良好維修和運行狀態，直至核准的自動讀錶外站根據本特別條款第(g)分條交付給水務監督。

(e) 不得在該區域或空間的上方、下方或內部搭建或安置的任何構築物、物體或材料（不論屬何性質），以致可能妨礙或干擾視查、檢查、操作、保養、修理、更新、拆除、移除、更換及重置核准的自動讀錶外站。如果水務監督認為（其意見為最終並對買方有約束力），在該區域或空間的上方、下方或內部已搭建或安置的構築物、物體或材料可能會妨礙或干擾核准的自動讀錶外站的視查、檢查、操作、保養、修理、更新、拆除、移除、更換或重置，水務監督有權以書面形式通知要求買方自行承擔費用並在各方面令水務監督滿意的情況下拆除或移除上述構築物、物體或材料，並在通知規定的期限內還原該區域或空間。

(f) 如果買方未履行本特別條款第(a)、(d)及(e)分條規定的任何義務，水務監督可進行必要的工程，惟費用由買方支付，就此買方須應水務監督要求向水務監督繳付一筆款項，數額等於上述工程之費用，該數額由水務監督釐定，此決定為最終決定並對買方具約束力。

(g) 買方須應水務監督要求在水務監督書面指定的日期將核准的自動讀錶外站或水務監督要求的其中任何核准的自動讀錶外站交付給水務監督，並且在任何情況下，於署長發出信函表明此等條款已得到遵守並達致署長滿意之日，應被視為已交付給水務監督。

(h) 買方須在整個批租年期期間於所有時間允許水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段或其任何部分與該地段已或將會建的建築物或其任何部分，旨在：

(i) 視查、檢查和監督買方根據本特別條款第(a)、(d)和(e)分條要求進行的任何工程；

(ii) 進行本特別條款第(f)分條下的任何工程；及

(iii) 在按照本特別條款第(g)分條將核准的自動讀錶外站或其任何核准的自動讀錶外站交付給水務監督後，視查、檢查、操作、保養、修理、更新、拆除、移除、更換或重置核准的自動讀錶外站或其任何核准的自動讀錶外站，以及水務監督認為有必要進行的任何其他工程。

(i) 對於買方履行或未能履行本特別條款第(a)、(d)及(e)分條之任何責任；或水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員行使或不行使任何本特別條款第(f)及(h)分條所賦予的權利而直接或間接所引起或與之有關或附帶引起買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何或如何引致），政府概不承擔任何義務或責任，買方亦不得向政府就該等損失、損害、滋擾或干擾提出任何申索。

(j) 對於買方履行或未能履行本特別條款第(a)、(d)及(e)分條之任何責任；或水務監督、其人員、承辦商、代理人、他們的工人以及獲水務監督授權的任何其他人員行使或不行使任何本特別條款第(f)及(h)分條所賦予的權利而直接或間接引起或附帶的任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動及訴訟（不論任何及如何引致），承授人須彌償政府及使其維持獲彌償。

公契  
不適用。

撥出私人地方供公眾使用的契據  
不適用。



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

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

Outstation(s) together with facilities and associated equipment shall be provided and installed by the Grantee on the lot or any part thereof or within any buildings thereon for automatic meter reading for fresh water supplies.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Refer to the plan appended at the end of this section.

### 6. General public's right to use

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

### 7. Management, operation and maintenance

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

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

AMR Outstation(s)

Land Grant

Special Condition No. (41)

(41) (a) The Purchaser shall on or before 30 June 2027 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction

of the Water Authority provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance, any regulations made thereunder and any amending legislation. For the purpose of this Special Condition, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as "the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:

(i) a layout plan showing the locations of the AMR Outstations;

(ii) details of the design, layout and equipment for building up the AMR Outstations; and

(iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof (the said area or space as approved by the Water Authority is hereinafter referred to as "the Area or Space").

(c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations provided and installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as "the Approved AMR Outstations".

(d) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(e) No structure, object or material of whatever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the Area or Space. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser), there are structures, objects or materials erected or placed on, over, above, under, below or within the Area or Space which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Purchaser, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the Area or Space within such period as specified in the notice.

(f) In the event of the non-fulfilment of any of the Purchaser's obligations under sub-

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

clauses (a), (d) and (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.

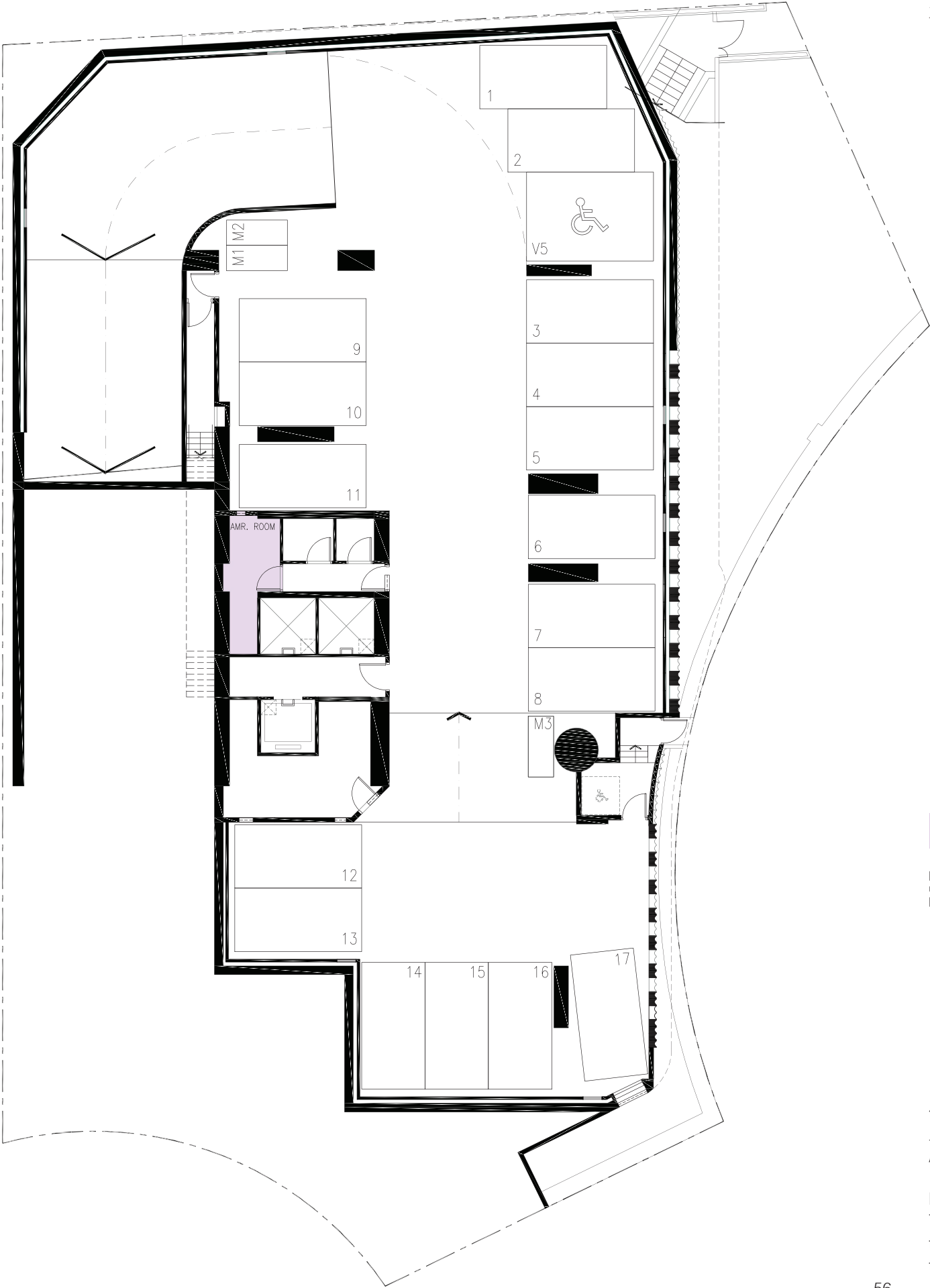
- (g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Purchaser on demand on such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the Water Authority by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:
  - (i) inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (a), (d) and (e) of this Special Condition;
  - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
  - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any other persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any other persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition.

### Deed of Mutual Covenant

Not applicable.

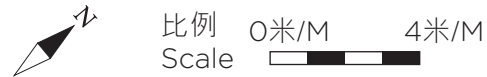
### Deed of Dedication

Not applicable.



地庫層 Basement Floor

- 圖例：  
LEGEND:
- 自動讀錶房  
AMR. ROOM
  - 發展項目邊界  
Boundary of the Development



備註：  
上圖僅作顯示「自動讀錶外站」的位置，圖中所示之其他事項未必能反映其最新狀況。「自動讀錶外站」於發展項目地庫的自動讀錶房內提供及安裝。

Note:  
The plan above is for showing the location of the “AMR Outstation(s)” only. Other matters shown in this plan may not reflect their latest conditions. “AMR Outstation(s)” is or are provided and installed in the AMR. Room on the Basement Floor of the Development.

## 17 對買方的警告 WARNING TO PURCHASERS

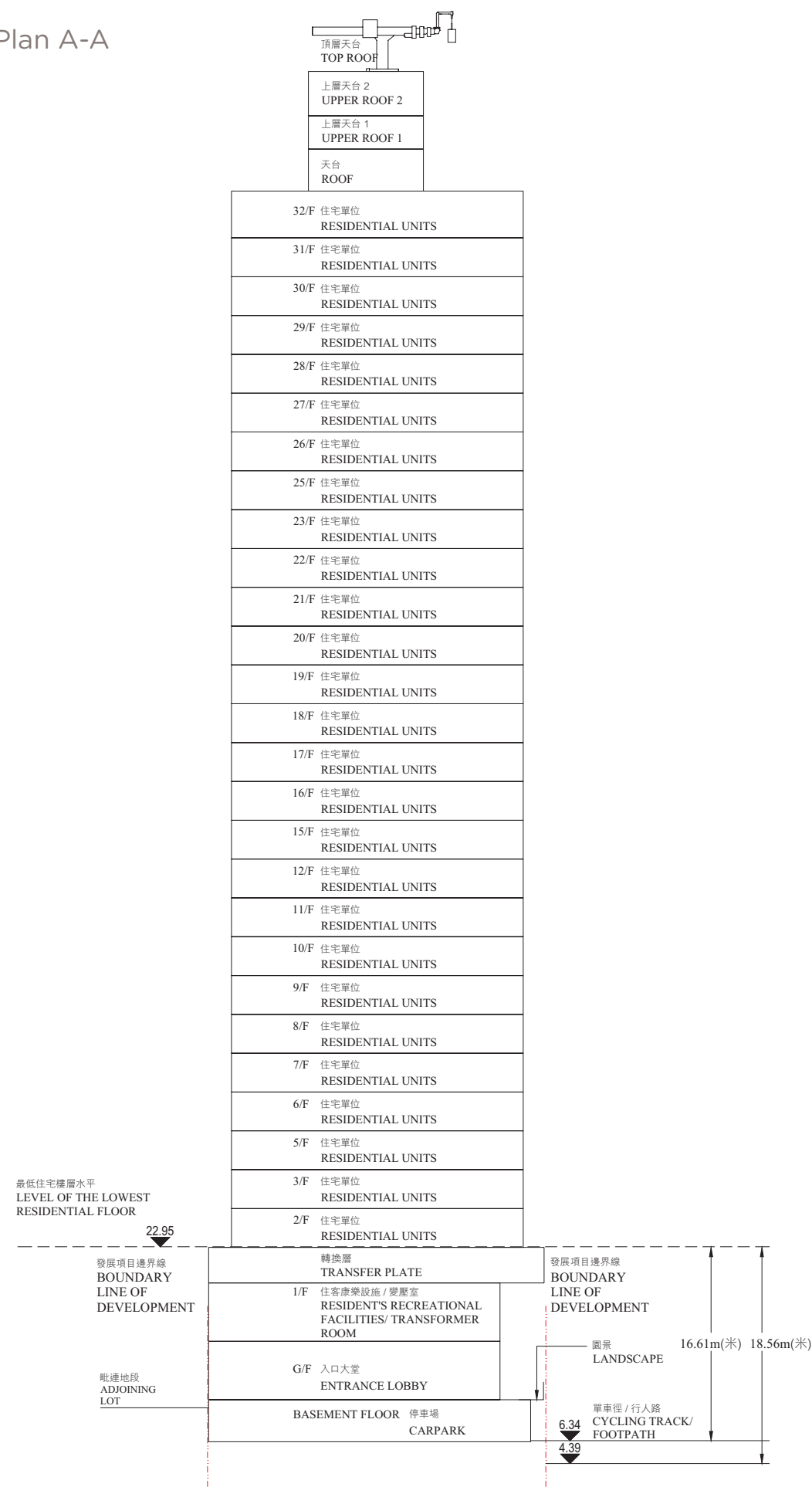
1. 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
  - (i) 該律師事務所可能不能夠保障買方的利益；及
  - (ii) 買方可能要聘用一間獨立的律師事務所；及
4. 如屬上述3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

1. 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.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
  - (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; and
4. In the case of paragraph 3(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

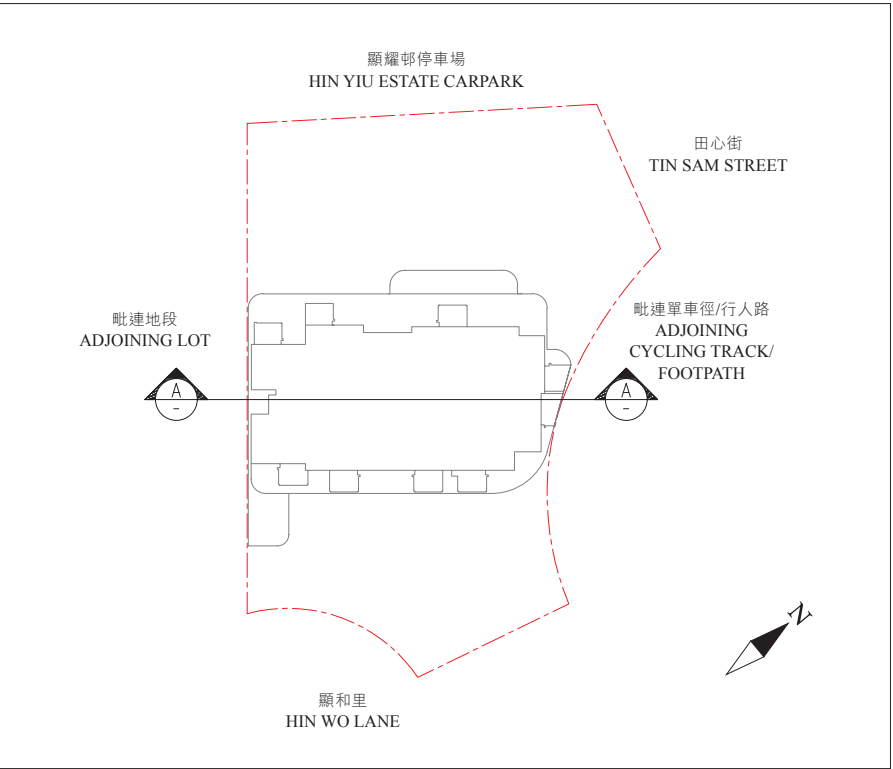


18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 Cross-Section Plan A-A



索引圖 Key Plan



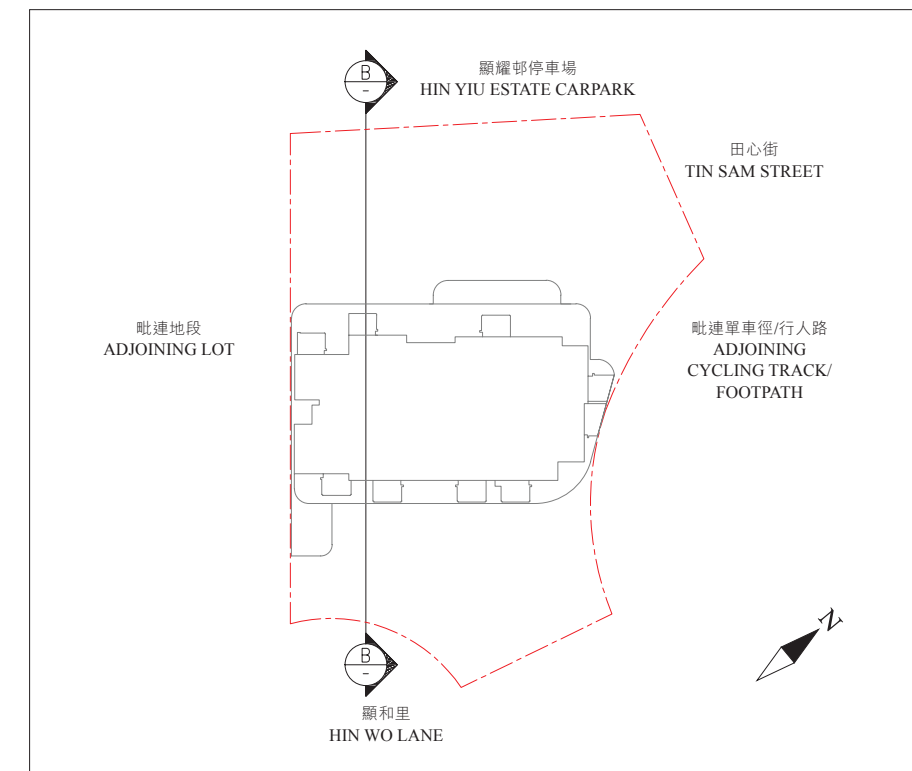
備註：

- 1. (▼) 表示香港主水平基準以上高度(米)。
- 2. --- 虛線代表該建築物之最低住宅樓層水平。
- 3. 毗連建築物的一段單車徑/行人路為香港主水平基準以上4.39米至6.34米。

Notes:

- 1. (▼) denotes height (in metre) above Hong Kong Principal Datum.
- 2. --- Dotted line denotes the level of the lowest residential floor of the building.
- 3. The part of Cycling Track/ Footpath adjacent to the building is 4.39 meters to 6.34 meters above the Hong Kong Principal Datum (HKPD).

橫截面圖 Cross-Section Plan B-B

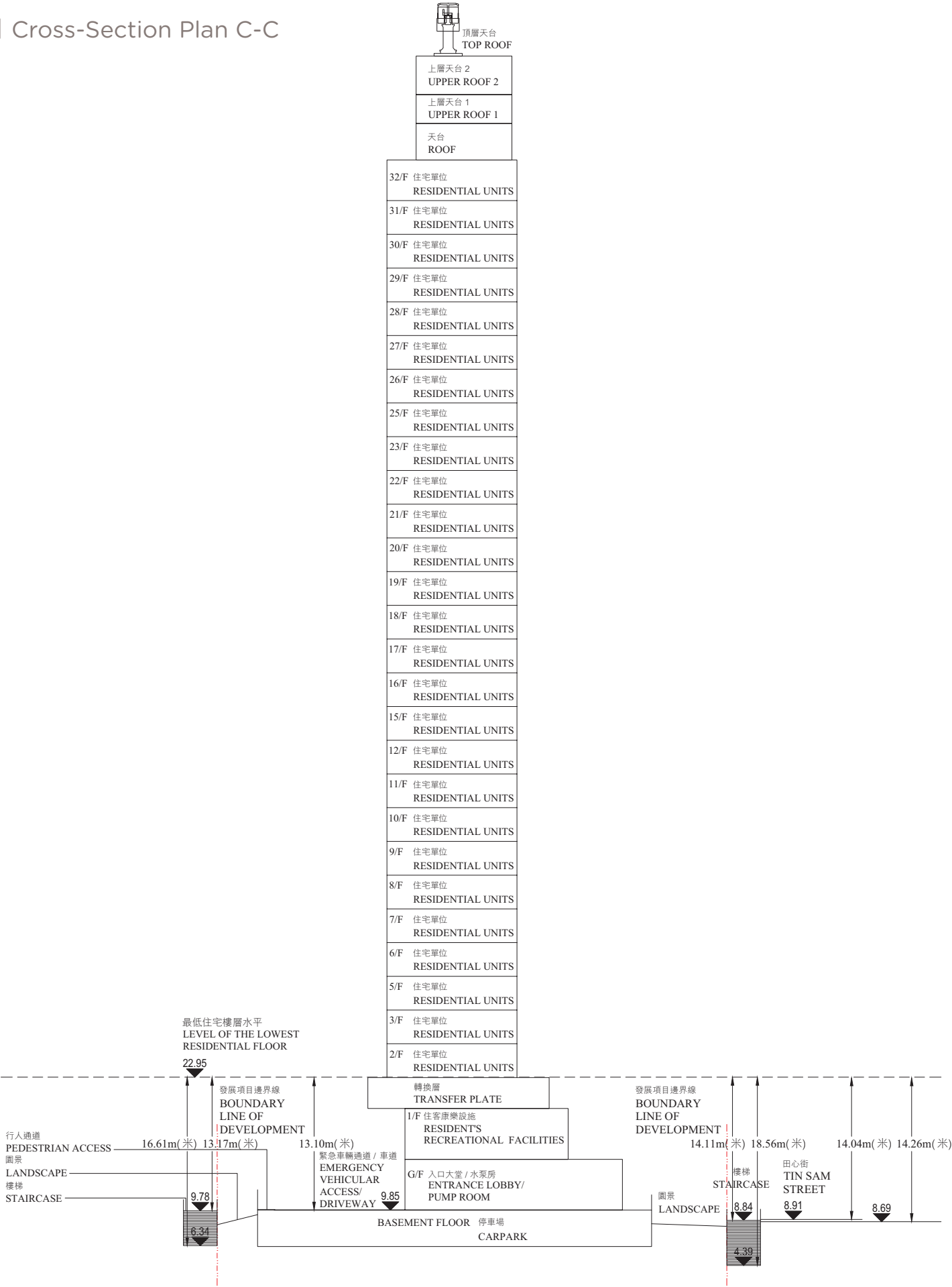


1. (▼) 表示香港主水平基準以上高度(米)。
2. --- 虛線代表該建築物之最低住宅樓層水平。
3. 毗連建築物的一段顯和里為香港主水平基準以上9.64米至9.86米。
4. 毗連建築物的一段緊急車輛通道/車道為香港主水平基準以上9.85米。

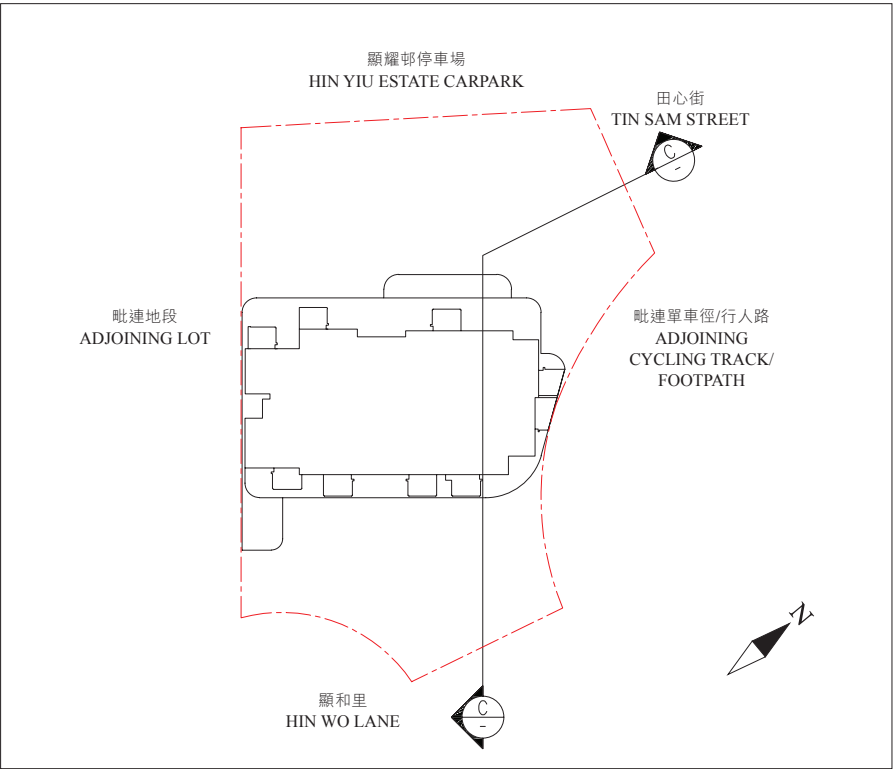
1. ( ▼ ) denotes height (in metre) above Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building.
3. The part of Hin Wo Lane adjacent to the building is 9.64 meters to 9.86 meters above the Hong Kong Principal Datum (HKPD).
4. The part of the Emergency Vehicular Access/Driveway adjacent to the building is 9.85 meters above the Hong Kong Principal Datum (hkpd).

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

橫截面圖 Cross-Section Plan C-C



索引圖 Key Plan



備註：

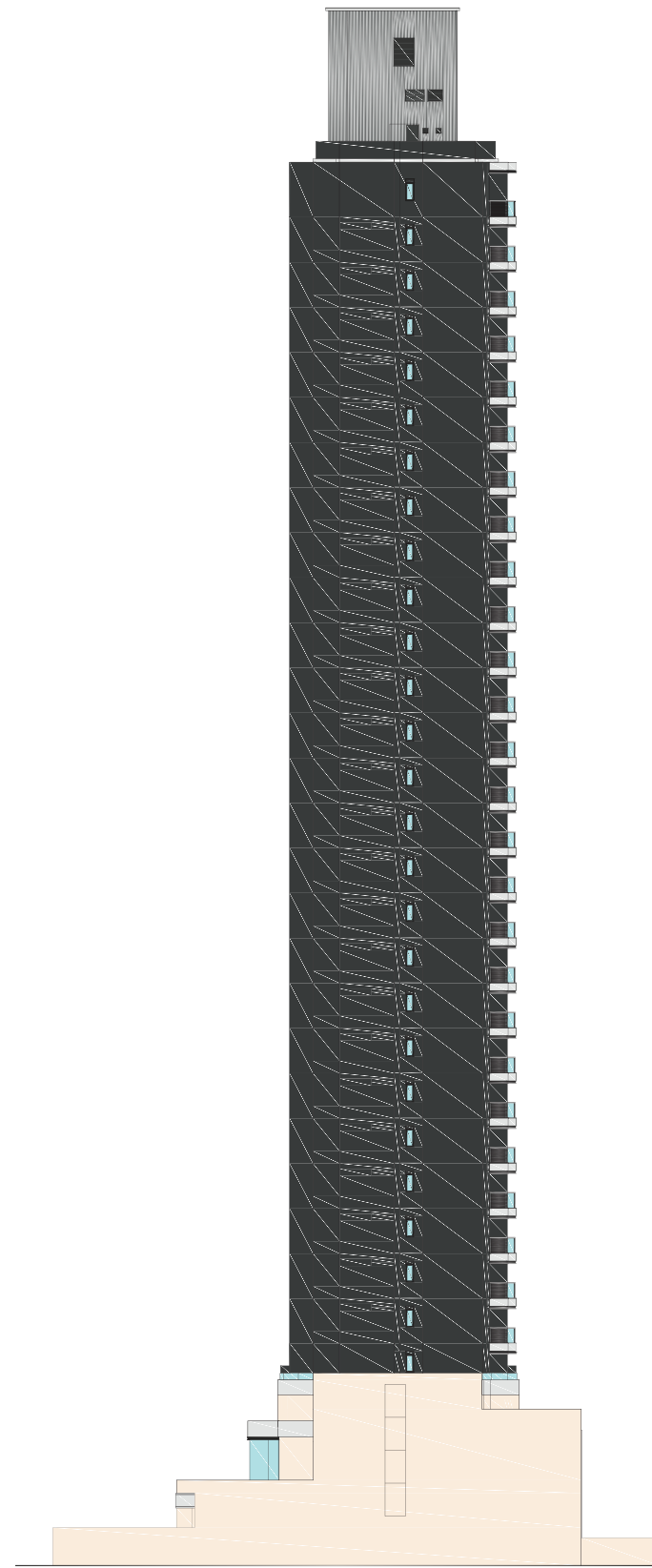
- 1. ( ▼ ) 表示香港主水平基準以上高度(米)。
- 2. — — — 虛線代表該建築物之最低住宅樓層水平。
- 3. 毗連建築物的一段田心街為香港主水平基準以上8.69米至8.91米。
- 4. 毗連建築物的一段緊急車輛通道/車道為香港主水平基準以上9.85米。
- 5. 毗連建築物的一段鄰接田心街的樓梯為香港主水平基準以上4.39米至8.84米。
- 6. 毗連建築物的一段鄰接顯和里的樓梯為香港主水平基準以上6.34米至9.78米

Notes:

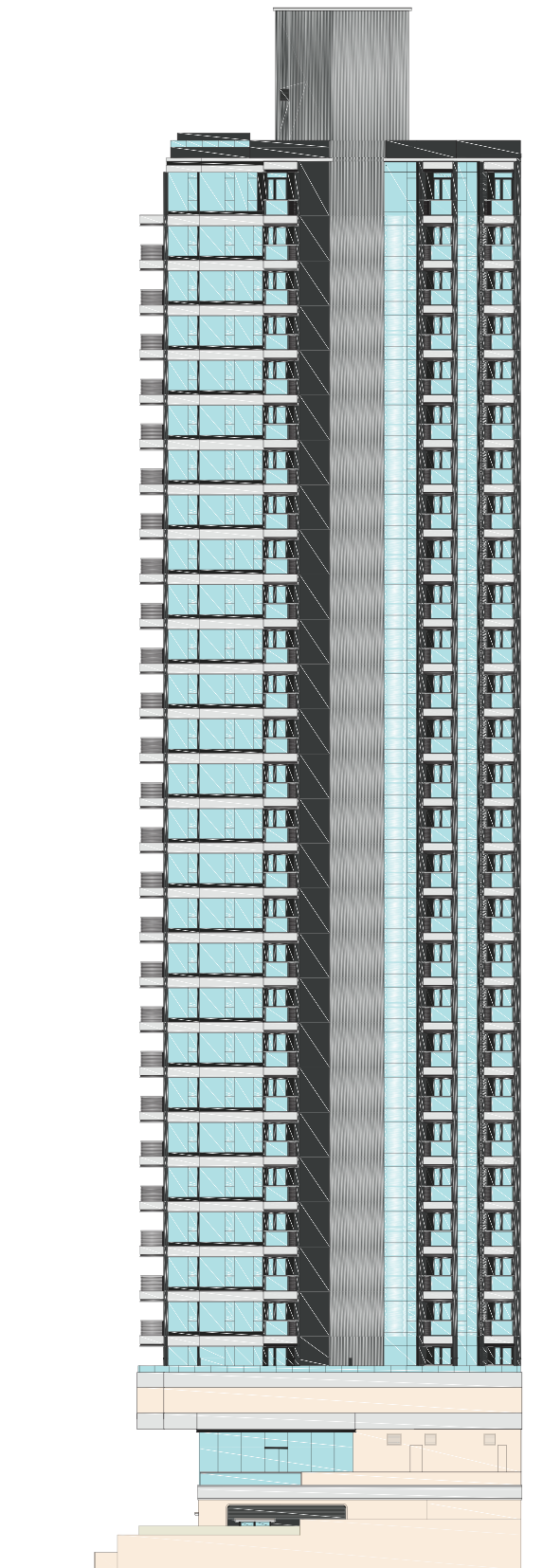
- 1. ( ▼ ) denotes height (in metre) above Hong Kong Principal Datum.
- 2. — — — Dotted line denotes the level of the lowest residential floor of the building.
- 3. The part of Tin Sam Street adjacent to the building is 8.69 meters to 8.91 meters above the Hong Kong Principal Datum (hkpd).
- 4. The part of the Emergency Vehicular Access/Driveway adjacent to the building is 9.85 meters above the Hong Kong Principal Datum (hkpd).
- 5. The part of staircase abutting Tin Sam Street adjacent to the building is 4.39 meters to 8.84 meters above the Hong Kong Principal Datum (hkpd).
- 6. The part of staircase abutting Hin Wo Lane adjacent to the building is 6.34 meters to 9.78 meters above the Hong Kong Principal Datum (hkpd).



## 19 立面圖 ELEVATION PLAN

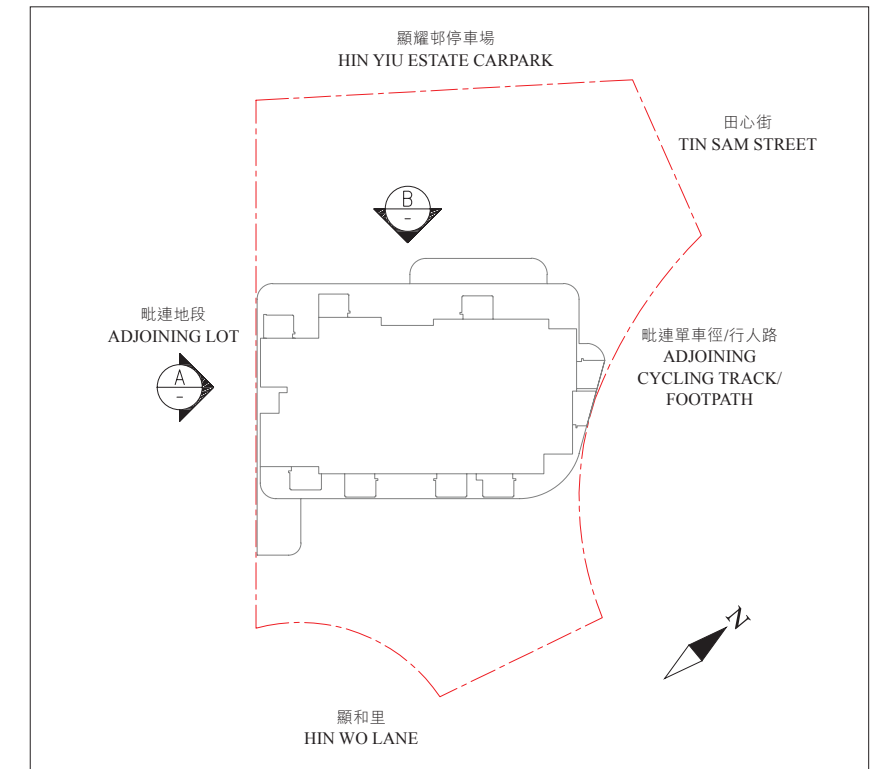


立面圖A Elevation Plan A



立面圖B Elevation Plan B

### 索引圖 Key Plan

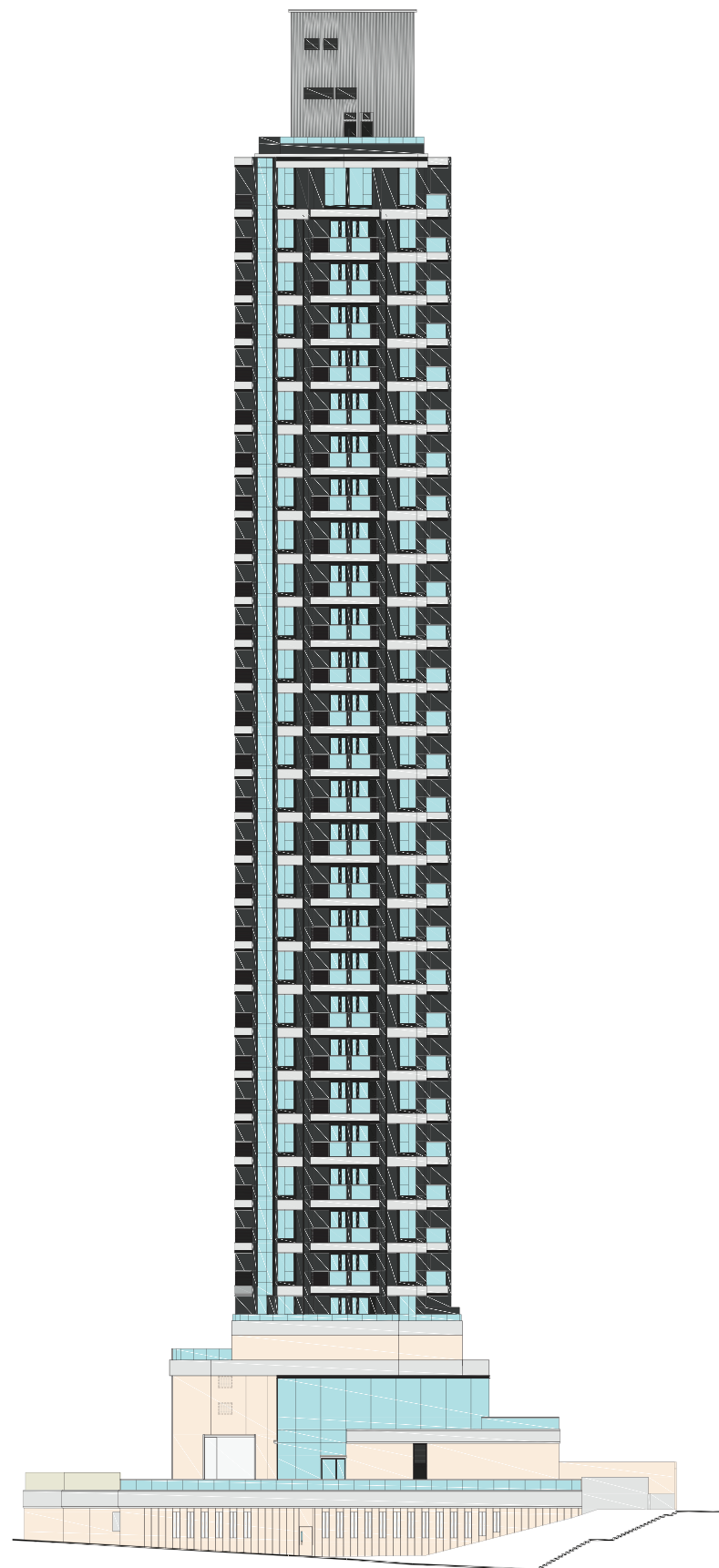


發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年2月7日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the Development as of 7 February 2025; and
2. are in general accordance with the outward appearance of the Development.

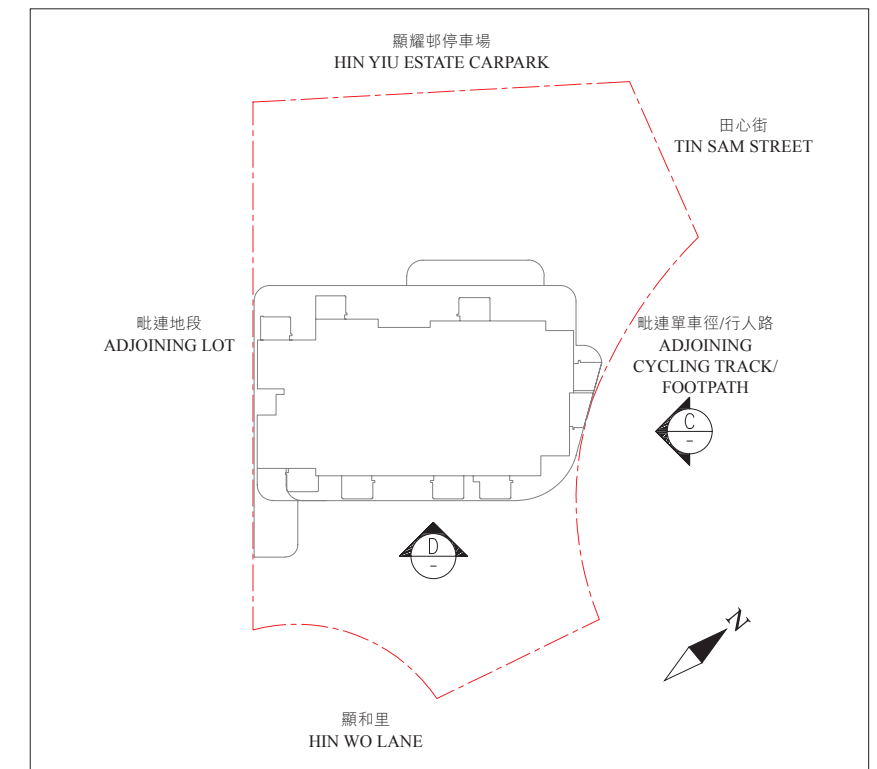


立面圖C Elevation Plan C



立面圖D Elevation Plan D

索引圖 Key Plan



發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年2月7日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the Development as of 7 February 2025; and
2. are in general accordance with the outward appearance of the Development.

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

公用設施的類別 Category of Common Facilities	有蓋面積 Covered Area		露天面積 Uncovered Area		總面積 Total Area	
	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
住客會所(包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	154.182	1660	不適用 Not Applicable	不適用 Not Applicable	154.182	1660
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) 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)	154.341	1661	不適用 Not Applicable	不適用 Not Applicable	154.341	1661
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) 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)	119.794	1289	532.272	5729	652.066	7019

備註：以平方呎顯示之面積由以平方米顯示之面積依據1平方米=10.764平方呎換算，並四捨五入至整數，與平方米表述之面積可能有些微差異。  
Note: The areas in square feet, which have been converted from the ares in square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, may be slightly different from the areas presented in square metres.

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

1. 備有關於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](http://www.ozp.tpb.gov.hk)。

2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。  
(b) 無須為閱覽付費。
1. The address of the website on which copies of the Outline Zoning Plan relating to the Development are available is: [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.  
(b) The inspection is free of charge.



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

1. 外部裝修物料				
細項		描述		
a.	外牆	裝修物料的類型	住宅大樓	鋪砌幕牆、磚、外牆油漆、鋁質飾板、鋁質裝飾、金屬百葉、金屬格柵、玻璃欄杆
			基座	鋪砌玻璃牆、幕牆、磚、鋁質飾板、鋁質裝飾、金屬百葉、玻璃門、金屬門、外牆油漆、金屬格柵、玻璃欄杆、石材
b.	窗	窗框的用料	鋁窗框採用氟化碳噴塗層	
		玻璃的用料	客廳及飯廳、睡房(2樓E單位睡房及全部的G單位睡房除外)： 雙層中空低輻射鍍膜玻璃  浴室(如有窗)： 酸洗鋼化玻璃  睡房(適用於2樓E單位)： 鋼化玻璃  睡房(適用於全部的G單位)： 雙層中空低輻射鍍膜玻璃及酸洗鋼化玻璃	
c.	窗台	窗台用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	不適用	
e.	陽台或露台	露台裝修物料的類型	露台欄杆	鋼化夾膠玻璃欄杆連鋁質框及鋁質格柵連鋁質頂𠵼
			露台地板	磚及地腳線鋪砌磚
			露台牆壁	磚及鋁質飾板
			露台天花板	鋁質天花
		露台是否有蓋	露台設有上蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

備註：  
不設4樓、13樓、14樓及24樓。

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

2. 室內裝修物料						
細項		描述				
			牆壁	地板	天花板	
a.	大堂	地庫停車場升降機大堂裝修物料的類型	木飾面及金屬於外露位置	磚於外露位置	石膏板假天花髹乳膠漆	
		地下升降機大堂裝修物料的類型	木飾面、金屬、玻璃及牆紙於外露位置	磚於外露位置	石膏板假天花髹乳膠漆	
		標準樓層升降機大堂裝修物料的類型	木飾面及金屬於外露位置	磚於外露位置	石膏板假天花髹乳膠漆	
			牆壁	天花板		
b.	內牆及天花板	客廳及飯廳裝修物料的類型	髹乳膠漆及膠板於外露位置(2樓的A及B單位、32樓的B單位及全部的E、G、H和J單位除外)	髹乳膠漆於外露位置、石膏板假天花及假陣髹乳膠漆		
			髹乳膠漆於外露位置(適用於2樓的A及B單位、32樓的B單位及全部的E、G、H和J單位)			
		睡房裝修物料的類型	髹乳膠漆於外露位置	髹乳膠漆於外露位置及石膏板假陣髹乳膠漆		
			地板	牆腳線		
c.	內部地板	客廳及飯廳的用料	複合木地板及磚	複合木腳線		
		睡房的用料	複合木地板	複合木腳線		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型	外露之牆身鋪砌磚及金屬	外露之地板鋪砌磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	人造石英石及乳膠漆於外露位置、磚於地櫃、嵌入式雪櫃連冰箱及嵌入式蒸焗爐背的牆身位置(2樓及32樓的A單位、3樓、5樓至12樓、15樓至23樓、25樓至31樓的B單位及全部的C、D、E單位除外)	磚及複合木地板(F單位除外)  磚(適用於F單位)	石膏板假天花髹乳膠，石英石及乳膠漆於外露位置(2樓A單位除外)	人造石英石
			人造石英石及膠板於外露位置、磚於地櫃、嵌入式雪櫃連冰箱及嵌入式蒸焗爐背的牆身位置(適用於2樓的A單位及全部的C、D、E單位)		石膏板假天花髹乳膠漆及石英石(適用於2樓A單位)	
				牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底及廚房頂櫃的底部	

備註：  
不設4樓、13樓、14樓及24樓。

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

3. 室內裝置					
細項		描述			
			用料	裝修物料	配件
a.	門	單位入口	實心防火木門	木皮飾面	防盜眼、氣鼓、門頂、門鉸及電子門鎖連把手
		主人睡房及睡房 (G單位主人睡房及2樓D及E單位睡房除外)	木門	木皮飾面	門擋、門鉸、把手及門鎖
		主人睡房及睡房 (適用於G單位主人睡房及2樓D及E單位睡房)	木趟門	木皮飾面	趟路軌、把手及門鎖
		浴室 (3樓、5樓至12樓、15樓至23樓、25樓至31樓A及D單位及全部的G及H單位除外)	木門連通風百葉	木皮飾面	門擋、門鉸、把手及門鎖
		浴室 (適用於全部G單位)	木門	木皮飾面	門擋、門鉸、把手及門鎖
		浴室 (適用於3樓、5樓至12樓、15樓至23樓、25樓至31樓A及D單位)	木趟門連通風百葉	木皮飾面	趟路軌、把手及門鎖
		浴室 (適用於全部的H單位)	木趟門	木皮飾面	趟路軌、把手及門鎖
		露台及工作平台	鋁框門配低輻射鍍膜雙層中空玻璃	氟化碳噴塗層	氣鼓、門頂、門鉸、把手、門鎖及定位裝置
		客廳及飯廳通往平台	鋁框門配低輻射鍍膜雙層中空玻璃	氟化碳噴塗層	氣鼓、門頂、門鉸、把手及門鎖
		主人睡房通往平台	鋁框門配低輻射鍍膜雙層中空玻璃	氟化碳噴塗層	氣鼓、門頂、門鉸、把手及門鎖
		睡房通往平台	鋁框門配低輻射鍍膜雙層中空玻璃	氟化碳噴塗層	氣鼓、門頂、門鉸、把手及門鎖
		天台	鋁質閘	鋁	門鉸及門鎖

備註：  
不設4樓、13樓、14樓及24樓。



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

3. 室內裝置				
細項		描述		
			類型	用料
b.	浴室	(i) 裝置及設備的類型及用料	櫃枱面	人造合成石
			面盤櫃	木製櫃配以啞光焗漆面、膠板及金屬飾面
			鏡櫃	木製櫃配鏡、膠板及金屬飾面
			洗手盤水龍頭	金屬配啞色塗層
			洗手盤	人造合成石
			坐廁	陶瓷
			毛巾架及掛勾	金屬配啞色塗層
			廁紙架	金屬配啞色塗層
			淋浴間	強化玻璃及金屬
		(ii) 供水系統的類型及用料	冷水喉管	銅喉
			熱水喉管	配有隔熱層之銅喉
		(iii) 沐浴設施的類型及用料 (包括花灑或浴缸(如適用的話))	花灑水龍頭及花灑手握頭	金屬配啞色塗層
		(iv) 浴缸大小(如適用的話)	不適用	
		用料		
c.	廚房	(i) 洗滌盆的用料	不鏽鋼	
		(ii) 供水系統的用料	冷水管採用銅喉及熱水管採用隔熱保護銅喉	
			用料	裝修物料
		(iii) 廚櫃的用料及裝修物料	木製廚櫃	膠板、木皮飾面及金屬飾面
		(iv) 所有其他裝置及設備的類型	洗手盆水龍頭	金屬配啞色塗層
			消防裝置及設備	開放式廚房內或附近的天花裝置消防花灑頭及可定位聲響警報基座的煙霧探測器
			掛杆	金屬配啞色塗層
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料：不適用		
e.	電話	有關接駁點的位置及數目，請參照「機電裝置數量說明表」		
f.	天線	有關接駁點的位置及數目，請參照「機電裝置數量說明表」		
g.	電力裝置	每個單位都提供三相供電的總電掣箱 導管是部分隱藏及部分外露 <sup>1</sup> 有關電插座及空調機接駁點的位置和數目，請參閱「機電裝置數量說明表」		

<sup>1</sup> 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

備註：  
不設4樓、13樓、14樓及24樓。

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

3. 室內裝置

細項		描述			
h.	氣體供應	不適用			
i.	洗衣機接駁點	提供設計為直徑為22毫米的供水喉，及設計為直徑40毫米的去水位有關接駁點的位置，請參照「機電裝置數量說明表」			
j.	供水	熱水和冷水供應採用銅喉管 水管是部分隱藏及部分外露 <sup>2</sup> 開放式廚房及浴室均有熱水供應			

4. 雜項

細項		描述			
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	Toshiba	
			產品型號	1-2號升降機：ELCOSMO-III, 3號升降機：SPACEL-III	
		(ii) 升降機的數目及到達的樓層	升降機的數目	3	
			到達的樓層	1-2號升降機：地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至32樓（不設4樓、13樓、14樓及24樓） 3號升降機：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台（不設4樓、13樓、14樓及24樓）	
b.	信箱	用料	金屬配啞色塗層		
c.	垃圾收集	(i) 垃圾收集的方法	垃圾由物業管理公司收集及統籌處理至垃圾及物料回收房		
		(ii) 垃圾房的位置	垃圾及物料回收室設於各住宅樓層。 垃圾及物料回收房設於地下。		
		水錶	電錶	氣體錶	
d.	水錶，電錶及氣體錶	(i) 位置	每層住宅樓層的公用水錶櫃或水錶房內	每層住宅樓層的公用電錶櫃或電錶房內	不適用
		(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	不適用

5. 保安設施

（包括嵌入式的裝備的細節及其位置）	發展項目的入口、地下升降機大堂、停車場、會所及所有升降機均設有直接連繫管理處的閉路電視 地庫停車場升降機大堂、地下升降機大堂、會所入口及所有升降機均設有「智能卡」入口通道控制系統。 停車場入口設有車輛出入控制系統。
-------------------	---

6. 設備

有關設備的品牌名稱和產品型號，請參閱「設備說明表」。

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

<sup>2</sup> 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

備註：  
不設4樓、13樓、14樓及24樓。

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

1. Exterior Finishes				
Item		Description		
a.	External wall	Type of finishes	Residential tower	Finished with curtain wall, tiles, external wall paint, aluminum cladding, aluminum feature, metal louvre, metal grille, glass balustrade
			Podium	Finished with window wall, curtain wall, tiles, aluminum claddings, aluminum feature, metal louvre, glass door, metal door, external wall paint, metal grille, glass balustrade, stone
b.	Window	Material of frame	Aluminum frames finishes with fluorocarbon coating	
		Material of glass	Living Room and Dining Room, Bedroom (except 2/F Flat E bedroom and all Flat G bedroom): Insulated Glazing Unit (IGU) with low-e coating glass  Bathroom (if any window): Acid etched tempered glass  Bedroom (applicable to 2/F Flat E): Tempered glass  Bedroom (applicable to all Flat G): Insulated Glazing Unit (IGU) with low-e coating glass and acid etched tempered glass	
c.	Bay window	Material of bay window	Not Applicable	
		Finishes of window sill	Not Applicable	
d.	Planter	Type of finishes	Not Applicable	
e.	Verandah or balcony	Type of finishes of balcony	Balcony balustrade	Laminated tempered glass balustrade with aluminium frame and aluminum grille with aluminum capping
			Balcony floor	Tiles and skirting with tile
			Balcony wall	Tiles and aluminum cladding
			Balcony ceiling	Aluminum ceiling
		Whether it is covered	Balcony is covered	
		Verandah	Not Applicable	
f.	Drying facilities for clothing	Type	Not Applicable	
		Material	Not Applicable	

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

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

2. Interior Finishes						
Item		Description				
			Wall	Floor	Ceiling	
a.	Lobby	Type of finishes for car park lift lobby on B/F	Timber veneer and metal on exposed surface	Tiles on exposed surface	Gypsum board false ceiling with emulsion paint	
		Type of finishes for G/F lift lobby	Timber veneer, metal, glass and wall covering on exposed surface	Tiles on exposed surface	Gypsum board false ceiling with emulsion paint	
		Type of finishes for typical floor lift lobby	Timber veneer and metal on exposed surface	Tiles on exposed surface	Gypsum board false ceiling with emulsion paint	
			Wall	Ceiling		
b.	Internal wall and ceiling	Type of finishes for Living room and Dining room	Emulsion paint and plastic laminate on exposed surface (except Flat A and B on 2/F, Flat B on 32/F and all Flat E, G, H, and J)	Emulsion paint where exposed, gypsum board false ceiling and bulkhead finished with emulsion paint		
			Emulsion paint on exposed surface (applicable to Flat A and B on 2/F, Flat B on 32/F and all Flat E, G, H, and J)			
		Type of finishes for Bedroom	Emulsion paint on exposed surface	Emulsion paint where exposed, gypsum bulkhead finished with emulsion paint		
			Floor	Skirting		
c.	Internal floor	Material for Living room and Dining room	Engineered timber flooring and tiles	Engineered timber skirting		
		Material for Bedroom	Engineered timber flooring	Engineered timber skirting		
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes	Tiles and metal on exposed surface	Tiles on exposed surfaces	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
e.	Kitchen	Type of finishes	Quartz based reconstituted stone and emulsion paint on exposed surface, tiles for wall area behind floor cabinet, Built-in Fridge-Freezer and Built-in combination steam oven (except Flat A on 2/F and 32/F, Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and all Flat C, Flat D & Flat E)  Quartz based reconstituted stone and plastic laminate on exposed surfaces, tiles for wall area behind floor cabinet, Built-in Fridge-Freezer and Built-in combination steam oven (applicable to Flat A on 2/F and all Flat C, Flat D & Flat E)  Quartz based reconstituted stone on exposed surface, tiles for wall area behind floor cabinet, Built-in Fridge-Freezer and Built-in combination steam oven (applicable to Flat B on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and Flat A on 32/F)	Tiles and engineered timber flooring (except Flat F)  Tiles (applicable to Flat F)	Gypsum board false ceiling with emulsion paint, quartz stone and emulsion paint where exposed (except Flat A on 2/F)  Gypsum board false ceiling with emulsion paint and quartz stone (applicable to Flat A on 2/F)	Quartz based reconstituted stone
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling and the base of top unit of kitchen cabinet			

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



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

3. Interior Fittings					
Item		Description			
			Material	Finishes	Accessories
a.	Door	Entrance of flat	Fire rated solid core timber door	Timber veneer	Door viewer, door closer, door stopper, hinge, handle and digital lockset
		Master Bedroom and Bedroom (except master bedroom of Flat G and bedroom of Flat D and E on 2/F)	Timber door	Timber veneer	Door stopper, hinge, handle and lockset
		Master Bedroom and Bedroom (applicable to master bedroom of Flat G and bedrooms of Flat D and E on 2/F)	Timber sliding door	Timber veneer	Sliding track, handle and lockset
		Bathroom (except Flat A and D on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F and all Flat G & Flat H)	Timber door with ventilation louvre	Timber veneer	Door stopper, hinge, handle and lockset
		Bathroom (applicable to all Flat G)	Timber door	Timber veneer	Door stopper, hinge, handle and lockset
		Bathroom (applicable to Flat A and D on 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F)	Timber sliding door with ventilation louvre	Timber veneer	Sliding track, handle and lockset
		Bathroom (applicable to all Flat H)	Timber sliding door	Timber veneer	Sliding track, handle and lockset
		Balcony and Utility Platform	Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coating	Door closer, door stopper, hinge, handle, lockset and hold open device
		Living room and Dining Room to Flat Roof	Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coating	Door closer, door stopper, hinge, handle and lockset
		Master Bedroom to Flat Roof	Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coating	Door closer, door stopper, hinge, handle and lockset
		Bedroom to Flat Roof	Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coating	Door closer, door stopper, hinge, handle and lockset
		Roof	Aluminium gate	Aluminium	Hinge and lockset

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

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

3. Interior Fittings				
Item		Description		
			Type	Material
b.	Bathroom	(i) Type and material of fittings and equipment	Countertop	Solid surface material
			Basin cabinet	Wooden cabinet with matt lacquer paint finish, plastic laminate and metal finish
			Mirror cabinet	Wooden cabinet with mirror, plastic laminate and metal finish
			Wash basin mixer	Metal with matt coating
			Wash basin	Solid surface material
			Water closet	Vitreous china
			Towel rail and robe hook	Metal with matt coating
			Paper holder	Metal with matt coating
			Shower compartment	Tempered glass and metal
		(ii) Type and material of water supply system	Cold water pipe	Copper Pipe
			Hot water pipe	Copper Pipe with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower mixer and shower head	Metal with matt coating
		(iv) Size of bath tub (if applicable)	Not Applicable	
				Material
c.	Kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Copper water pipes for cold water and copper water pipes with thermal insulation for hot water supply	
			Material	Finishes
		(iii) Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate, timber veneer and metal finish
		(iv)Type of all other fittings and equipment	Sink mixer	Metal with matt coating
			Fire services installations and equipment	Sprinkler head and addressable smoke detectors with sound base are fitted in or near Open Kitchen.
			Hanging rail	Metal with matt coating
d.	Bedroom	Type and material of fittings (including built-in wardrobe): Not Applicable		
e.	Telephone	For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"		
f.	Aerials	For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"		
g.	Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution board is provided in each Unit Conduits are partly concealed and partly exposed <sup>1</sup> For location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical & Electrical Provisions”		

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

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

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

3. Interior Fittings					
Item		Description			
h.	Gas supply	Not Applicable			
i.	Washing machine connection point	Water pipe of a design of 22mm in diameter and drain outlet of a design of 40mm in diameter are provided. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".			
j.	Water supply	Copper pipes are provided for both hot and cold water supply. Water pipes are partly concealed and partly exposed. <sup>2</sup> Hot water supply for Open Kitchens and Bathrooms is available.			
4. Miscellaneous					
Item		Description			
a.	Lifts	(i) Brand name and model number	Brand Name	Toshiba	
			Model Number	Lifts 1-2: ELCOSMO-III; Lift 3: SPACEL-III	
		(ii) Number and floors served by them	Number of lifts	3	
			Floors served by them	Lift 1-2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F (4/F, 13/F, 14/F and 24/F are omitted) Lift 3: Basement floor, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F and Roof (4/F, 13/F, 14/F and 24/F are omitted)	
b.	Letter box	Material	Metal with matt coating		
c.	Refuse collection	(i) Means of refuse collection	Refuse will be collected and centrally handled at the Refuse Storage And Material Recovery Chamber by property management company.		
		(ii) Location of refuse room	Refuse Storage And Material Recovery Rooms are located at each residential floor. Refuse Storage And Material Recovery Chamber is located at G/F.		
		Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet or water meter room on each residential floor	Inside common electrical cabinet or electrical meter room on each residential floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Not Applicable
5. Security Facilities					
(including details of built-in provisions and their locations)		CCTV cameras are provided at Development entrance, G/F lift lobby, car park, clubhouse and all lift cars and are connected directly to the management office. Smart card access control system are provided at B/F carpark lift lobby, G/F lift lobby, clubhouse entrance and all lift cars. Vehicular access control is installed at the carpark entrance.			
6. Appliances					
For brand name and model number of the appliances, please refer to “APPLIANCES SCHEDULE”					

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.

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

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

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

6. 設備說明表 Appliances Schedule

設備 Appliance	品牌 Brand Name	型號 Model No.	2樓 2/F								3樓、5樓 至12樓、15樓至23樓、25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F								32樓 32/F							
			A	B	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	E	F	G	H	J
可變製冷劑流量系統空調室內機 VRF Air-conditioner Indoor Unit	大金 Daikin	FXAQ25AVM	✓	✓	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	✓	-	-	✓	✓	-	✓	✓	-	-
		FXAQ50AVM	✓	✓	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	✓	-	-	✓	-	-	✓	✓	-	-
		FXAQ63AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
多聯分體式空調室內機 Multi-Split Type Air-conditioner Indoor Unit		CTXM35RVMN	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	-	✓	✓
CTXM50RVMN		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-
CTXM60RVMN		-	-	-	-	-	-	✓	✓	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	-	✓	-	-	✓	✓
可變製冷劑流量系統空調室外機 VRF Air-conditioner Outdoor Unit	大金 Daikin	RJZQ4BAV	✓	✓	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	✓	-	-	✓	✓	-	✓	✓	-	-
多聯分體式空調室外機 Multi-Split Type Air-conditioner Outdoor Unit		4MXM80RVMA	-	-	-	-	-	-	✓	✓	✓	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	-	✓	✓
浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電熱水爐 Electrical Water Heater	斯寶亞創 STIEBEL ELTRON	DHB18/21/24 ST Trend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
	De Dietrich	DPI7572X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-
抽油煙機 Cooker hood	Rosieres	RHG580/1PN/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
	De Dietrich	DHG2684B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-
嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	✓	✓	-	✓	-	-	-	-	✓	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
		RSOP122-2	-	-	-	✓	-	✓	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	-	-	✓	-	✓	✓	✓
	De Dietrich	DRC1754DA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-
嵌入式蒸焗爐 Built-in combination steam oven	西門子 Siemens	CS589ABS0H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
	De Dietrich	DKR7580A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-
嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH1-UK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
	De Dietrich	DLZ2485U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。  
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

- 備註：

  - 上表內之「✓」代表提供於該住宅物業內的裝置。
  - 上表內之「-」代表不適用。
  - 不設4樓、13樓、14樓及24樓。
- Notes:

  - “✓” as shown in the above table denotes the such provision(s) provided in the residential property.
  - “-” as shown in the above table denotes “Not Applicable”.
  - 4/F, 13/F, 14/F and 24/F are omitted.



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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	2樓 2/F							
		A	B	D	E	F	G	H	J
客廳及飯廳 Living Room and Dining Room	鞋櫃燈接線蘇 Fuse Spur Unit for Shoe Cabinet Lighting	1	1	1	1	1	1	1	1
	13安培雙位電插座 13A Twin Socket Outlet	3	3	3	3	4	3	3	3
	電視及電台插座 TV and FM Outlet	2	2	2	1	2	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1
	預留網絡位 Provision for Data Point	2	2	2	1	2	1	1	1
	配電箱(三相) Distribution Board (Three Phase)	1	1	1	1	1	1	1	1
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	1	2	1
	20安倍浴室寶及電熱水爐雙位開關掣 20A 2 gang Double Pole Switch for Thermo Ventilator and Electric Water Heater	1	1	1	1	1	1	1	1
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	-	-	-	-	1	1	-	1
	蒸焗爐接線位 Connection Unit for Combination Steam Oven	-	-	1	1	1	1	1	1
	雪櫃連冰箱電插座 Socket Outlet for Fridge-Freezer	1	1	1	1	1	1	1	1
主人睡房 Master Bedroom	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	3	-	2
	電視及電台插座 TV and FM Outlet	1	1	1	1	1	1	-	1
	預留網絡位 Provision for Data Point	1	1	1	1	1	1	-	1
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	2	-	1
睡房 Bedroom	13安培雙位電插座 13A Twin Socket Outlet	1	2	2	2	2	-	-	-
	電視及電台插座 TV and FM Outlet	1	1	1	1	1	-	-	-
	預留網絡位 Provision for Data Point	1	1	1	1	1	-	-	-
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	-	-	-
浴室 Bathroom	鏡櫃燈接線蘇 Fuse Spur Unit for Mirror Cabinet Lighting	2	1	1	1	1	1	1	1
	浴室寶接線蘇 Connection unit for Thermo Ventilator	-	1	1	1	1	1	1	1
	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1
	電熱水爐控制器 Remote Controller for Electric Water Heater	1	1	1	1	1	1	1	1
	電熱水爐開關制 Isolator Switch for Electric Water Heater	1	1	1	1	1	1	1	1

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	2樓 2/F							
		A	B	D	E	F	G	H	J
開放式廚房 Open Kitchen	廚櫃燈接線蘇 Fuse Spur Unit for Kitchen Cabinet Lighting	1	1	1	1	1	1	1	1
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	1	1	1	1	-	-	1	-
	蒸焗爐接線位 Connection Unit for Combi Steam Oven	1	1	-	-	-	-	-	-
	20安倍電磁爐開關掣 20A Double Pole Switch for Induction Hob	1	1	1	1	1	1	1	1
	電磁爐接線位 Connection Unit for Induction Hob	1	1	1	1	1	1	1	1
	抽油煙機插座 Socket Outlet for Cooker Hood	1	1	1	1	1	1	1	1
	洗衣乾衣機插座 Socket Outlet for Washer-Dryer	1	1	1	1	1	1	1	1
	13安倍雙位電插座 13A Twin Socket Outlet	1	1	1	1	-	1	1	1
平台 Flat Roof	13安倍單位電插座(防水) 13A Single Socket Outlet (Weather-proof)	2	2	1	1	1	1	1	1
	室外空調機開關制 Isolator Switch for Air-Conditioner Outdoor Unit	1	1	1	1	1	1	-	-
空調機平台 Air-conditioner Platform	室外空調機開關制 Isolator Switch for Air-Conditioner Outdoor Unit	-	-	-	-	-	-	1	1

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	3樓、5樓至12樓、15樓至23樓、25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F									
		A	B	C	D	E	F	G	H	J	
客廳及飯廳 Living Room and Dining Room	鞋櫃燈接線蘇 Fuse Spur Unit for Shoe Cabinet Lighting	1	1	1	1	1	1	1	1	1	
	13安培雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	4	3	3	3	
	電視及電台插座 TV and FM Outlet	1	2	1	1	1	2	1	1	1	
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	
	預留網絡位 Provision for Data Point	1	2	1	1	1	2	1	1	1	
	配電箱(三相) Distribution Board (Three Phase)	1	1	1	1	1	1	1	1	1	
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	1	1	2	1	
	20安倍浴室寶及電熱水爐雙位開關掣 20A 2 gang Double Pole Switch for Thermo Ventilator and Electric Water Heater	1	1	-	1	1	1	1	1	1	
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	1	-	-	-	-	1	1	-	1	
	蒸焗爐接線位 Connection Unit for Combination Steam Oven	1	-	1	1	1	1	1	1	1	
	雪櫃連冰箱電插座 Socket Outlet for Fridge-Freezer	1	1	1	1	1	1	1	1	1	
主人睡房 Master Bedroom	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	3	-	2	
	電視及電台插座 TV and FM Outlet	1	1	1	1	1	1	1	-	1	
	預留網絡位 Provision for Data Point	1	1	1	1	1	1	1	-	1	
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	1	2	-	1	
	20安倍浴室寶及電熱水爐雙位開關掣 20A 2 gang Double Pole Switch for Thermo Ventilator and Electric Water Heater	-	-	1	-	-	-	-	-	-	
睡房 Bedroom	13安培雙位電插座 13A Twin Socket Outlet	-	2	-	-	-	2	-	-	-	
	電視及電台插座 TV and FM Outlet	-	1	-	-	-	1	-	-	-	
	預留網絡位 Provision for Data Point	-	1	-	-	-	1	-	-	-	
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	-	1	-	-	-	1	-	-	-	
浴室 Bathroom	鏡櫃燈接線蘇 Fuse Spur Unit for Mirror Cabinet Lighting	1	1	1	1	1	1	1	1	1	
	浴室寶接線蘇 Connection unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	
	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	
	電熱水爐控制器 Remote Controller for Electric Water Heater	1	1	1	1	1	1	1	1	1	
	電熱水爐開關制 Isolator Switch for Electric Water Heater	1	1	1	1	1	1	1	1	1	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	3樓、5樓至12樓、15樓至23樓、25樓至31樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F									
		A	B	C	D	E	F	G	H	J	
開放式廚房 Open Kitchen	廚櫃燈接線蘇 Fuse Spur Unit for Kitchen Cabinet Lighting	1	1	1	1	1	1	1	1	1	
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	-	1	1	1	1	-	-	1	-	
	蒸焗爐接線位 Connection Unit for Combination Steam Oven	-	1	-	-	-	-	-	-	-	
	20安倍電磁爐開關掣 20A Double Pole Switch for Induction Hob	1	1	1	1	1	1	1	1	1	
	電磁爐接線位 Connection Unit for Induction Hob	1	1	1	1	1	1	1	1	1	
	抽油煙機插座 Socket Outlet for Cooker Hood	1	1	1	1	1	1	1	1	1	
	洗衣乾衣機插座 Socket Outlet for Washer-Dryer	1	1	1	1	1	1	1	1	1	
	雪櫃電插座 Socket Outlet for Refrigerator	-	-	-	-	-	-	-	-	-	
	13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	-	1	1	1	
空調機平台 Air-conditioner Platform	室外空調機開關制 Isolator Switch for Air-Conditioner Outdoor Unit	1	1	1	1	1	1	1	1	1	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.



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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	32樓至天台 32/F - Roof						
		A	B	E	F	G	H	J
客廳及飯廳 Living Room and Dining Room	鞋櫃燈接線蘇 Fuse Spur Unit for Shoe Cabinet Lighting	1	1	1	1	1	1	1
	13安培雙位電插座 13A Twin Socket Outlet	3	3	3	4	3	3	3
	電視及電台插座 TV and FM Outlet	2	2	1	2	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1
	預留網絡位 Provision for Data Point	2	2	1	2	1	1	1
	配電箱(三相) Distribution Board (Three Phase)	1	1	1	1	1	1	1
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	1	2	1
	20安倍浴室寶及電熱水爐雙位開關掣 20A 2 gang Double Pole Switch for Thermo Ventilator and Electric Water Heater	1	1	1	1	1	1	1
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	-	-	-	1	1	-	1
	蒸焗爐接線位 Connection Unit for Combination Steam Oven	-	-	1	1	1	1	1
	雪櫃連冰箱電插座 Socket Outlet for Fridge-Freezer	1	1	1	1	1	1	1
主人睡房 Master Bedroom	13安培雙位電插座 13A Twin Socket Outlet	2	2	2	2	3	-	2
	電視及電台插座 TV and FM Outlet	1	1	1	1	1	-	1
	預留網絡位 Provision for Data Point	1	1	1	1	1	-	1
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	1	1	2	-	1
	20安倍浴室寶及電熱水爐雙位開關掣 20A 2 gang Double Pole Switch for Thermo Ventilator and Electric Water Heater	1	1	-	-	-	-	-
睡房 / 睡房1 / 睡房2 / 睡房3 Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3	13安培雙位電插座 13A Twin Socket Outlet	2	2	-	2	-	-	-
	電視及電台插座 TV and FM Outlet	1	1	-	1	-	-	-
	預留網絡位 Provision for Data Point	1	1	-	1	-	-	-
	20安倍室內空調機開關制 20A Double Pole Switch for Air-Conditioner Indoor Unit	1	1	-	1	-	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

位置 Location	描述 Description	32樓至天台 32/F - Roof						
		A	B	E	F	G	H	J
浴室 Bathroom	鏡櫃燈接線蘇 Fuse Spur Unit for Mirror Cabinet Lighting	1	1	1	1	1	1	1
	浴室寶接線蘇 Connection unit for Thermo Ventilator	1	1	1	1	1	1	1
	13安培單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1
	電熱水爐控制器 Remote Controller for Electric Water Heater	1	1	1	1	1	1	1
	電熱水爐開關制 Isolator Switch for Electric Water Heater	1	1	1	1	1	1	1
開放式廚房 Open Kitchen	廚櫃燈接線蘇 Fuse Spur Unit for Kitchen Cabinet Lighting	1	1	1	1	1	1	1
	20安倍蒸焗爐開關掣 20A Double Pole Switch for Combination Steam Oven	1	1	1	-	-	1	-
	蒸焗爐接線位 Connection Unit for Combination Steam Oven	1	1	-	-	-	-	-
	20安倍電磁爐開關掣 20A Double Pole Switch for Induction Hob	1	1	1	1	1	1	1
	電磁爐接線位 Connection Unit for Induction Hob	1	1	1	1	1	1	1
	抽油煙機插座 Socket Outlet for Cooker Hood	1	1	1	1	1	1	1
	洗衣乾衣機插座 Socket Outlet for Washer-Dryer	1	1	1	1	1	1	1
	13安培雙位電插座 13A Twin Socket Outlet	1	1	1	-	1	1	1
空調機平台 Air-conditioner Platform	室外空調機開關制 Isolator Switch for Air-Conditioner Outdoor Unit	1	1	1	1	1	1	1
天台 Roof	13安培單位電插座(防水) 13A Single Socket Outlet (Weather-proof)	2	2	-	-	-	-	-
	室外空調機開關制 Isolator Switch for Air-Conditioner Outdoor Unit	1	1	-	-	-	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。

2. 上表內之「-」代表不適用。

3. 不設4樓、13樓、14樓及24樓。

Notes:

1. “1, 2,...” as shown in the above table denotes the quantity of such provision(s) provided in the residential property.

2. “-” as shown in the above table denotes “Not Applicable”.

3. 4/F, 13/F, 14/F and 24/F are omitted.

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。  
電力由中華電力有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.  
Electricity is supplied by CLP Power Hong Kong Limited.

24 地稅 GOVERNMENT RENT

擁有人有法律責任繳付指明住宅物業之地稅直至及包括該指明住宅物業之買賣成交日期。

The Owner is liable for the Government Rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

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

Notes:  
On that delivery, the purchaser shall pay a debris removal fee to the manager (not the Owner) of the Development under the Deed of Mutual Covenant, and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.

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

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

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 specified residential property of the Development, remedy any defects in such property, or its fittings, finishes or appliances incorporated into such property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

## 27 斜坡維修 MAINTENANCE OF SLOPES

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

批地文件特別條款第(32)條規定：

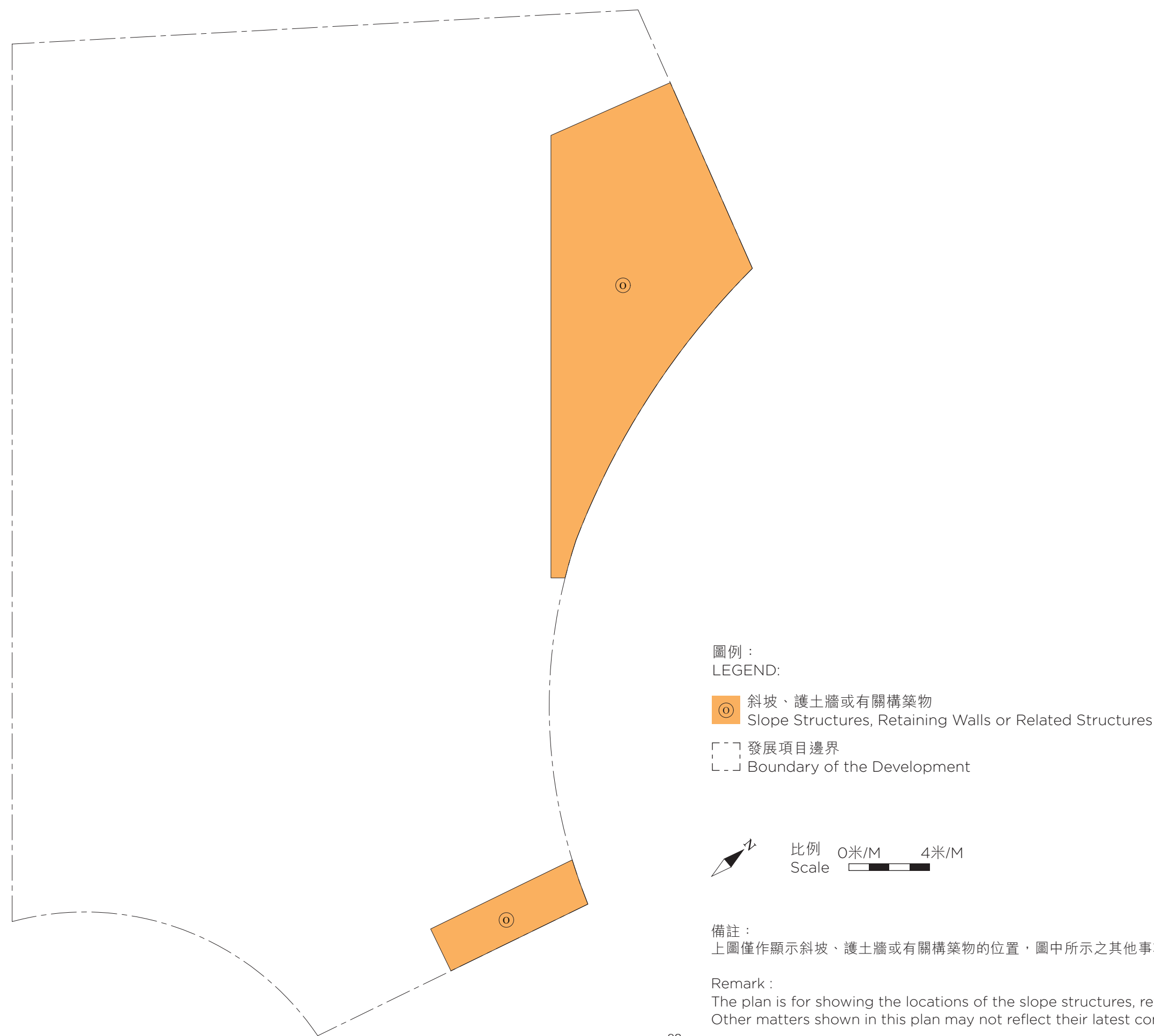
- (a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論該等工程是否已獲署長事先書面同意，不論處於該地段內或任何政府土地上，不論其目的是為塑造、平整或發展該地段或承授人於批地文件下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須在整個批地文件批租年期內，自費保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。
  - (b) 上述第(a)段不損害政府在批地文件下的權利。
  - (c) 若由於承授人進行的構建、平整、發展或者其他工程或其他任何原因而於任何時間內造成任何泥土剝落、山泥傾瀉或土地下陷，不論處於或來自該地段內的任何土地或來自任何相鄰或毗連之政府土地或已出租土地，承授人須自費修葺使之恢復原狀致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而直接或間接引起或與之有關或附帶引起之所有責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動及訴訟（不論任何及如何引致），彌償政府及使其維持獲彌償。
  - (d) 除任何批地文件訂明就當中任何條文的違反而享有的其他權利或濟助外，署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施，排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業收費及開支。
2. 每名擁有人均須分擔維修工程的費用。
  3. 斜坡、擋土牆或有關構築物（如有）之位置，請參閱本節之附圖。
  4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows:

Special Condition No. (32) of the Land Grant provides 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 of Lands (“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 paragraph (a) above shall prejudice the Governments 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 and keep indemnified the Government, from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, or in connection with or incidental to such falling away, landslip or subsidence.
  - (d) In addition to any other rights or remedies provided in the Land Grant for breach thereof, 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, 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.
2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
  3. Please refer to the plan in this section for the location of the slope structures, retaining walls or related structures (if any).
  4. Under the Deed of Mutual Covenant, the manager of the development has the owners’ authority to carry out the maintenance work.





28 修訂 MODIFICATION

擁有人並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant has been made by the Owner.

29 賣方就發展項目指定的互聯網網站的網址 ADDRESS OF THE WEBSITE DESIGNATED BY VENDOR FOR DEVELOPMENT

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.uniresidence.hk

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.uniresidence.hk

30 有關資料 RELEVANT INFORMATION

1. 吊船系統

發展項目管理人有權於發展項目中操作吊臂系統及吊船包括全部吊臂、支架、鉸鏈、立柱或其他相關設備或類似系統，為免生疑，管理人可於屬任何住宅物業一部分之任何露台、工作平台、空調機平台、平台或天台或其他部分內或其上空移動或使用或將吊臂系統及吊船包括全部吊臂、支架、鉸鏈、立柱或其他相關設備穿越該等部分之上空。

2. 天台發電機組排氣口

大樓天台安裝的發電機組的排氣口可能十分鄰近個別私人天台位置。

3. 喉管

有公用喉管及/或外露喉管在外牆上/沿部分住宅物業私人平台或天台圍牆設置。部分住宅物業之景觀可能受該等喉管影響。

4. 無煤氣供應

發展項目將不提供煤氣供應。

5. 噪音緩解措施

緩解噪音的措施將於發展項目中設置，摘要如下：  
維修窗及自掩門只供維修和出入使用而非通風用途。

單位	樓層	位置	噪音緩解措施
B	2樓	睡房	固定窗戶(連或不連維修窗)
B	2樓	客廳/飯廳	最低高度為1.1 米實心欄杆
D	2樓	主人睡房	固定窗戶(連或不連維修窗)
B	3樓	主人睡房	減音窗(擋音式)
B	3 - 20樓	主人睡房	固定窗戶(連或不連維修窗)
B	3 - 15樓	客廳/飯廳	減音露台(擋音式)
C	3 - 10樓	客廳/飯廳	減音露台(擋音式)
C	3 - 17樓	主人睡房	固定窗戶(連或不連維修窗)
G	2 - 32樓	主人睡房	固定窗戶(連或不連維修窗)
H	2 - 32樓	客廳/飯廳	最少長度為1.95米垂直減音鰭連吸音物料，固定窗戶(連或不連維修窗)，自掩門
J	2 - 32樓	客廳/飯廳	最少長度為1.6米垂直減音鰭連吸音物料，自掩門
J	2 - 32樓	客廳/飯廳	建築物面牆上的吸音物料
J	2 - 32樓	主人睡房	固定窗戶(連或不連維修窗)

備註： 1. 不設4樓、13樓、14樓及24樓。  
2. 不得更改任何噪音緩解措施的設計及位置。每名業主須自費按照噪音影響評估維持構成其單位部分的任何噪音緩解措施並保持在良好和修繕妥當的狀態。

6. 垃圾收集

發展項目管理人將安排垃圾收集公司作垃圾收集。

7. 鄰近發展項目的工程

根據政府及相關機構公布的資料，於發展項目附近擬加建公眾設施及改建道路工程，包括但不限於擬加建供公眾使用的升降機、擋土牆、高架平台及改建現有斜坡及花槽為行人路。根據路政署的工地通告(參考編號：PR0072)(日期為2025年1月15日)，相關工程已展開。根據立法會交通事務委員會於2024年11月22日的討論文件(立法會CB(3)879/2024(03)號文件)，相關工程的預計竣工日期為2027年第1季。

請準買方注意上述工程在景觀、噪音、沙塵及/或周邊環境之其他方面對享用發展項目住宅物業可能造成的影響。

1. Gondola System

The manager of the Development has the power to operate the davit arm system and gondola including all jibs, brackets, hinges, posts or other related equipment or similar systems in the development and for the avoidance of doubt the manager may move and use a gondola in or through the airspace over any balcony, utility platform, air-conditioner platform, flat roof or roof or any other area forming part of any residential property.

2. Genset Exhaust at Roof

The genset exhaust installed in on the roof of tower may be in close proximity to certain private roof.

3. Pipes

Some common pipes and/or exposed pipes are located on the external walls, along private flat roof or roof fence wall of some residential properties. It is possible that the views of some residential properties may be affected by these pipes.

4. No Gas Supply

No town gas supply is provided in the Development.

5. Noise Mitigation Measures

Measures to mitigate noise impact will be provided in the Development and summarized as follows: - Maintenance Window and self-closing door would be opened for maintenance and access only but not for ventilation purpose.

Flat	Floor	Location	Noise Mitigation Measures
B	2/F	bedroom	fixed glazing (with/without maintenance window)
B	2/F	living/dining room	minimum 1.1m height solid balustrade
D	2/F	master bedroom	fixed glazing (with/without maintenance window)
B	3/F	master bedroom	acoustic window (baffle type)
B	3/F - 20/F	master bedroom	fixed glazing (with/without maintenance window)
B	3/F - 15/F	living/dining room	acoustic balcony (baffle type)
C	3/F - 10/F	living/dining room	acoustic balcony (baffle type)
C	3/F - 17/F	master bedroom	fixed glazing (with/without maintenance window)
G	2/F - 32/F	master bedroom	fixed glazing (with/without maintenance window)
H	2/F - 32/F	living/dining room	minimum 1.95m full height vertical fin with sound absorptive material, fixed glazing (with/without maintenance window, self-closing door)
J	2/F - 32/F	living/dining room	minimum 1.6m full height vertical fin with sound absorptive material, self-closing door
J	2/F - 32/F	living/dining room	sound absorptive material at building facade
J	2/F - 32/F	master bedroom	fixed glazing (with/without maintenance window)

Notes: 1. There are no designations of 4th, 13th, 14th and 24th floors.  
2. The design and location of any Noise Mitigation Measures shall not be altered. Each owner shall at his own cost keep any Noise Mitigation Measures forming part of his unit in good repair and condition in accordance with the Noise Impact Assessment Report.

6. Refuse Collection

The manager of the Development will arrange refuse collection company for refuse collection.

7. Construction Works near the Development

According to the information published by the Government and the relevant authorities, there are construction works for the proposed lift retrofitting and road alteration near the Development, including but not limited to the construction of lift retrofitting, retaining wall, elevated deck and the transformation of existing slope and planters into pedestrian roads for the public use. According to the Site Notice of Highways Department (Reference no.: PR0072) (Date: 15 January 2025), the relevant construction works have commenced. According to the Discussion Paper of Legislative Council's Panel on Transport on 22 November 2024 (LC Paper No.CB(3)879/2024(03)), the estimated completion date of the relevant construction works is in the 1st Quarter of 2027.

Prospective purchasers should take note of the possible impact of the aforesaid construction works on enjoyment of the residential properties in the Development in the aspects of views, noise, dusts and/or other aspects of surrounding environment.

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

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。

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.

		面積 (平方米) Area (m²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1(＃)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	1,059.809
2	機房及相類設施 Plant rooms and similar services	
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(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	208.571
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 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.	639.647
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not applicable
根據《聯合作業備考》第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	246.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
5.	公用空中花園 Communal sky garden	不適用 Not applicable
6.	隔聲鰭 Acoustic fin	不適用 Not applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable

8.	非結構預製外牆 Non-structural prefabricated external wall	22.572
9.	工作平台 Utility platform	184.500
10.	隔音屏障 Noise barrier	不適用 Not applicable
適意設施 Amenity Features		
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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	16.349
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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	154.182
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	125.146
14.	橫向屏障/有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	不適用 Not applicable
15.	擴大升降機槽 Larger lift shaft	202.297
16.	煙囪管道 Chimney shaft	不適用 Not applicable
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
18.(＃)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	76.956
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not applicable



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

22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not applicable
23.(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	192.000
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，及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not applicable
其他項目 Other Exempted Items		
25.(#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
26.	大型伸出/外懸設施下的有蓋地方 Covered area under large projecting/overhanging feature	不適用 Not applicable
27.	公共交通總站 Public transport terminus	不適用 Not applicable
28.(#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not applicable
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	78.300
30.	公眾通道 Public passage	不適用 Not applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not applicable
額外總樓面面積 Bonus GFA		
32.	額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考(第8號)提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not applicable

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。

Notes:

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.

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

有關建築物的環境評估 The Environmental Assessment of the Building

綠色建築認證

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

暫定評級  
銀級



暫定  
銀級  
NB V2.0 2025  
HKGBC  
BEAM Plus

申請編號: PAS0048/25

Green Building Certification

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

Provisional  
SILVER



PROVISIONAL  
SILVER  
NB V2.0 2025  
HKGBC  
BEAM Plus

Application no.: PAS0048/25

發展項目的公用部份的預計能量表現或消耗 Estimated energy performance or consumption for the common parts of the Development

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：  
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:

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	是 YES
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES
擬安裝的具能源效益的設施 Energy Efficient Features proposed:	1. 可變製冷劑流量中央空調系統 VRV Central Air-Conditioning System 2. LED燈 LED lighting 3. 高效能馬達 High Efficient Motor

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(附註1)</sup> Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
位置 Location	使用有關裝置的內部樓面面積（平方米） Internal Floor Area Served (m <sup>2</sup> )	基線樓宇每年能源消耗量 <sup>(附註2)</sup> Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/ m <sup>2</sup> /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m <sup>2</sup> /annum	電力 千瓦小時/平方米/年 Electricity kWh/ m <sup>2</sup> /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m <sup>2</sup> /annum
有使用中央屋宇裝備裝置的部份 <sup>(附註3)</sup> Area served by central building services installation <sup>(Note 3)</sup>	2032.595	41.2	0	37.4	0

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

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 Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

- 附註:
- 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。
  - 「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。
  - 「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。

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use in terms of electricity consumption (kWh / m2 / annum) and town gas / LPG consumption (unit / m2 / annum), of the 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.
  - “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
  - “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.

## 32 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 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE CONSENT

1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約的權益。
  2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百份之五的款額。同時買方亦須額外付予賣方或付還賣方(視情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
  3. 賣方將會支付或已經支付(視情況而定)由批地文件之日起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。
  4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個曆月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。
  5. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
    - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
    - (ii) 就本條款(d)而言—
      - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
      - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
      - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
        - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
        - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
      - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
      - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
      - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
    - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
  6. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
    - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or the Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
  2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
  3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
  4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
  5. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
    - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
    - (ii) for the purpose of this sub-clause (d)-
      - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
      - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
      - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
        - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
        - (B) the area covered by any enclosing wall that abuts onto the residential unit;
      - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
      - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and



## 32 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 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE CONSENT

(ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。

(VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and

(iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.

6. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-

(d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

(ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.



