

VELE 環南
ISLAND SOUTH

SALES BROCHURE
售樓說明書

VELE 環南
ISLAND SOUTH

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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.

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

- 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.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority

Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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。

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網 址：www.srpa.gov.hk
電 話：2817 3313
電 郵：enquiry_srpa@hd.gov.hk
傳 真：2219 2220

其他相關聯絡資料：

消費者委員會

網 址：www.consumer.org.hk
電 話：2929 2222
電 郵：cc@consumer.org.hk
傳 真：2856 3611

地產代理監管局

網 址：www.eaa.org.hk
電 話：2111 2777
電 郵：enquiry@eaa.org.hk
傳 真：2598 9596

香港地產建設商會

電 話：2826 0111
傳 真：2845 2521

一手住宅物業銷售監管局
2023年3月

Information on the development 發展項目的資料

Name of the Development
VELE

發展項目名稱
環南

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
18 Ap Lei Chau Praya Road

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
鴨脷洲海旁道18號

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of this multi-unit building
34 storeys
(inclusive of B4/F, B3/F, B2/F, B1/F, G/F, UG/F but exclusive of transfer floor plate, Roof and upper Roof)

該幢多單位建築物的樓層的總數
34層
(包括地庫4層、地庫3層、地庫2層、地庫1層、地下、地下高層，但不包括轉換層、天台及天台高層)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development
B4/F, B3/F, B2/F, B1/F, G/F, UG/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 32/F, Roof and upper Roof

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫4樓、地庫3樓、地庫2樓、地庫1樓、地下、地下高層、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓、天台及天台高層

Omitted floor numbers in this multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F and 24/F

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
4樓、13樓、14樓及24樓

Refuge floor (if any) of this multi-unit building
17/F

該幢多單位建築物內的庇護層 (如有的話)
17樓

Information on vendor and others involved in the development 賣方及有參與發展項目的其他人的資料

Vendor

Wealth Start Development Limited

賣方

韻達發展有限公司

Holding company of the vendor

Tai Cheung (B.V.I.) Company Limited, Tai Cheung Properties Limited, Junco (Nominees) Limited and Tai Cheung Holdings Limited

賣方的控權公司

Tai Cheung (B.V.I.) Company Limited、大昌地產有限公司、Junco (Nominees) Limited及大昌集團有限公司

Authorized Person for the Development

Mr. Ho Chung Yi, Henry

發展項目的認可人士

何仲怡先生

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

Ho & Partners Architects Engineers & Development Consultants Limited

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

何顯毅建築工程師樓地產發展顧問有限公司

Building contractor for the Development

Win Lee Building Engineering Limited

發展項目的承建商

榮利建造工程有限公司

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

Woo Kwan Lee & Lo

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

胡關李羅律師行

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

Not applicable

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

不適用

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

Tai Cheung Properties Limited

已為發展項目的建造提供貸款的任何其他人

大昌地產有限公司

Relationship between parties involved in the development

有參與發展項目的各方的關係

a.	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development; 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；	Not Applicable 不適用
b.	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person; 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；	Not Applicable 不適用
c.	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person; 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；	No 否
d.	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person; 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；	Not Applicable 不適用
e.	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person; 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；	Not Applicable 不適用
f.	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person; 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；	No 否
g.	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 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；	Not Applicable 不適用
h.	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development; 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；	Not Applicable 不適用
i.	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors; 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；	No 否

Relationship between parties involved in the development

有參與發展項目的各方的關係

j.	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor; 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；	No 否
k.	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor; 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；	No 否
l.	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 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；	No 否
m.	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor; 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；	Not Applicable 不適用
n.	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor; 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；	No 否
o.	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor; 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；	No 否
p.	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; 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；	No 否
q.	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor; 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；	Not Applicable 不適用
r.	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor; 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；	No 否
s.	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 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。	No 否

Information on design of the development
發展項目的設計的資料

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

There are curtain walls forming part of the enclosing walls of the Development. The thickness of the curtain walls of the building is 200mm.
發展項目有幕牆構成圍封牆的一部份。建築物幕牆之厚度為200毫米。

Total Area of the Curtain Walls of each Residential Property 每個住宅物業的幕牆的總面積		
Description of Residential Property 住宅物業的描述		Total Area 總面積
Floor 樓層	Unit 單位	sq.m 平方米
5/F-12/F, 15/F-16/F & 18/F-23/F 5樓至12樓、15樓至16樓及18樓至23樓	A	3.221
	B	3.672
25/F 25樓	A	6.017
26/F-28/F 26樓至28樓	A	7.377
29/F & 30/F (Duplex) 29樓及30樓 (複式)	A	11.650
31/F & 32/F (Duplex) 31樓及32樓 (複式)	A	12.522

Remarks :
1. 13/F, 14/F and 24/F are omitted.
2. 17/F is refuge floor.

備註：
1. 不設13樓、14樓及24樓。
2. 17樓為庇護層。

Information on property management 物業管理的資料

The person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant:
Tai Cheung Management Company Limited

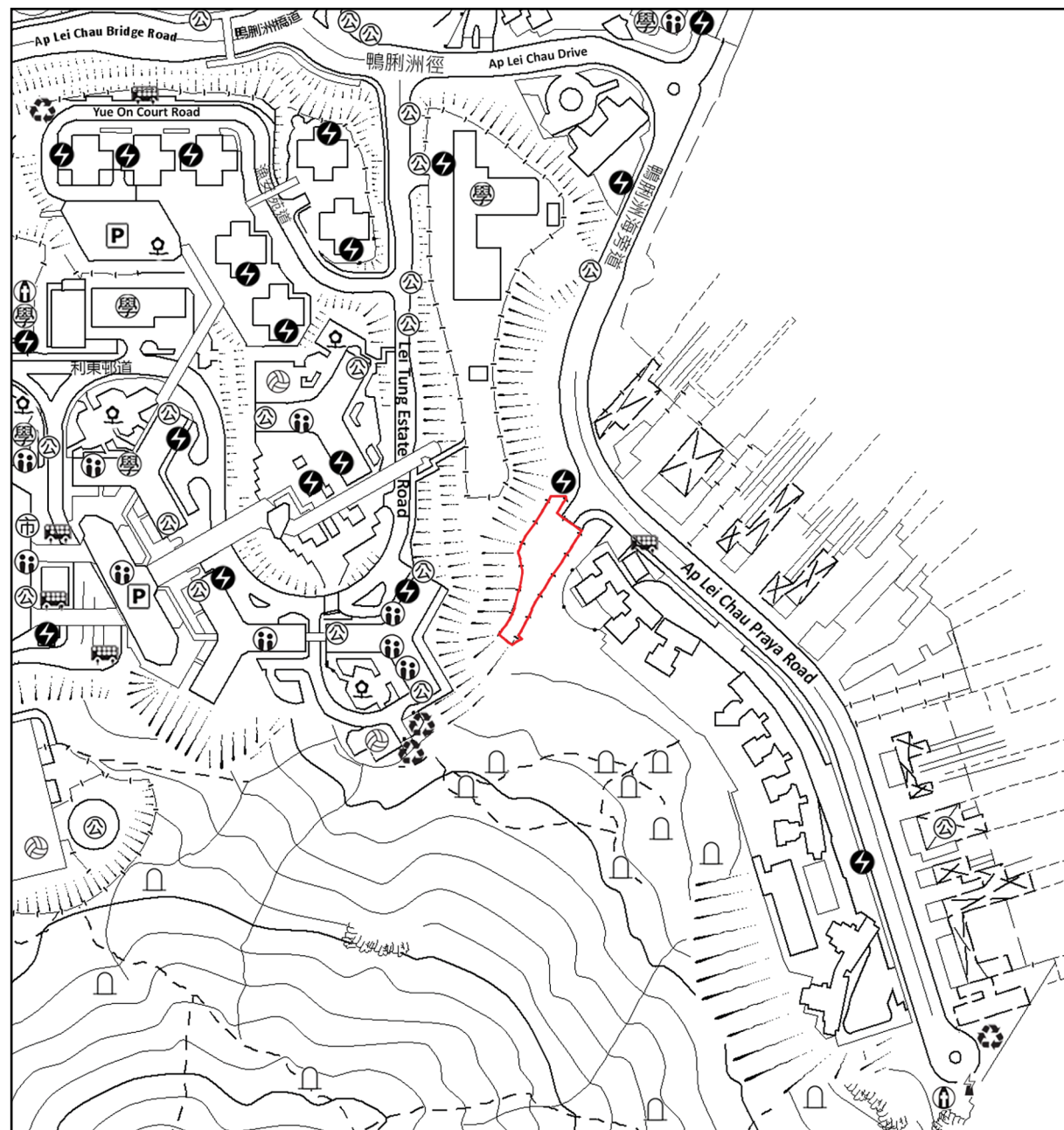
根據有關公契的最新擬稿，獲委任為該項目的管理人的人：
大昌物業管理有限公司

Location plan of the development

發展項目的所在位置圖

The Location Plan is prepared with reference to the Digital Topographic Map No. T15-NW-B dated 9 April 2026 from Survey and Mapping Office of Lands Department, with adjustments where necessary.

所在位置圖參考日期為2026年4月9日之地政總署測繪處之數碼地形圖(編號為T15-NW-B)製作，有需要處經修正處理。



Scale 0 50 100 150 200 250M(米)
比例 0 50 100 150 200 250M(米)

Location of the Development
發展項目的位置



Legend 圖例

-  Power plant (including electricity sub-stations)
發電廠 (包括電力分站)
-  Cemetery
墳場
-  Refuse collection point
垃圾收集站
-  Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處)
-  Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站)
-  Public utility installation
公用事業設施裝置
-  Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including a kindergarten)
學校 (包括幼稚園)
-  Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池)
-  Public park
公園
-  Pylon
輸電塔架
-  Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場)

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

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Remark:

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

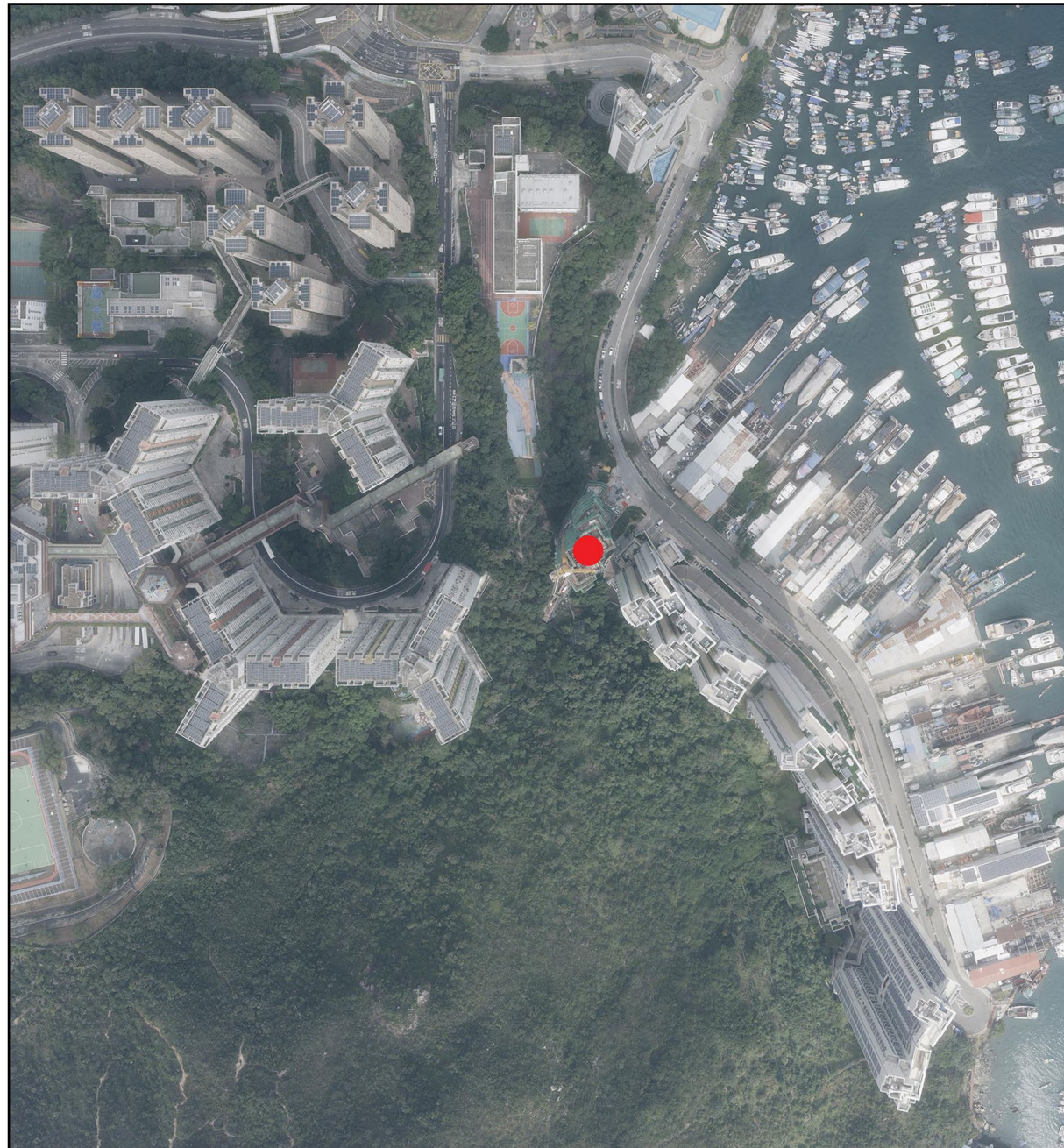
備註：

因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Aerial photograph of the development 發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,500 feet, Photo No. E247142C, dated 5 January 2025.

摘錄自地政總署測繪處於2025年1月5日在2,500呎飛行高度拍攝之鳥瞰照片，編號為E247142C。



● Location of the Development
發展項目的位置

Remark :

Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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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。

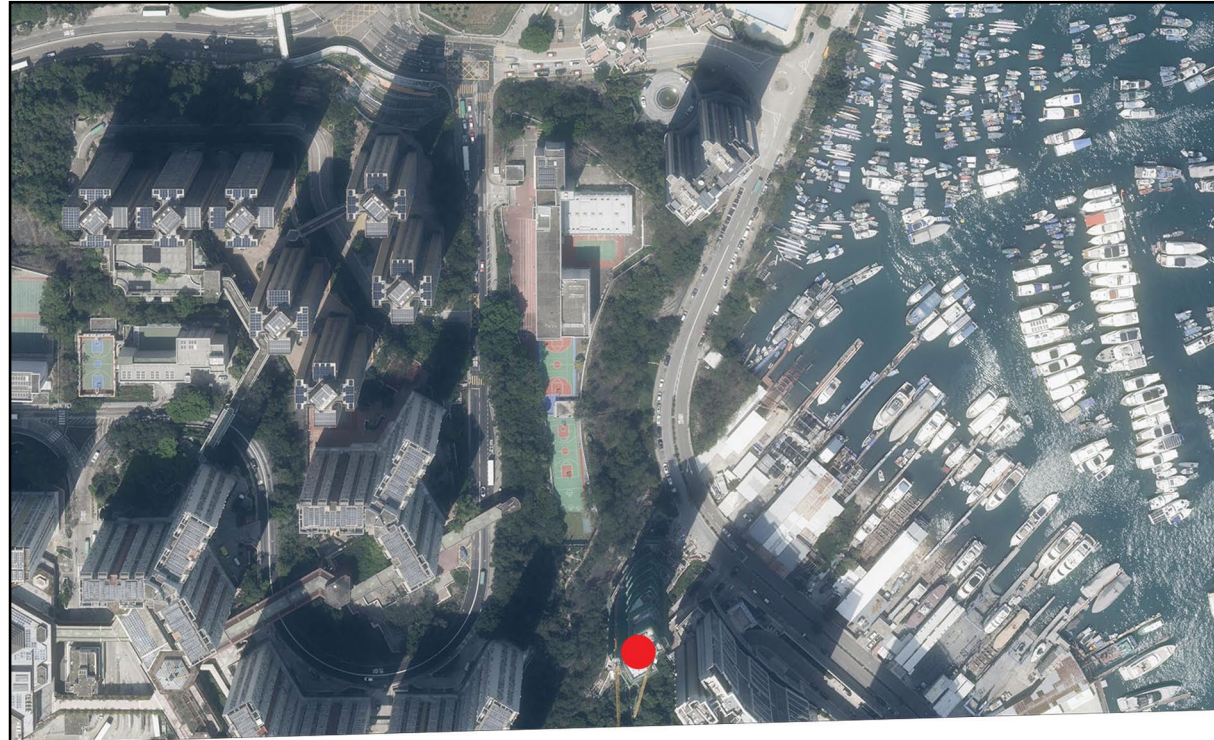
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Aerial photograph of the development 發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E256132C, dated 22 March 2025.

摘錄自地政總署測繪處於2025年3月22日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E256132C。



This blank area falls outside the coverage of the relevant aerial photograph.
鳥瞰照片並不覆蓋本空白範圍。

● Location of the Development
發展項目的位置

Remark :

Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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。

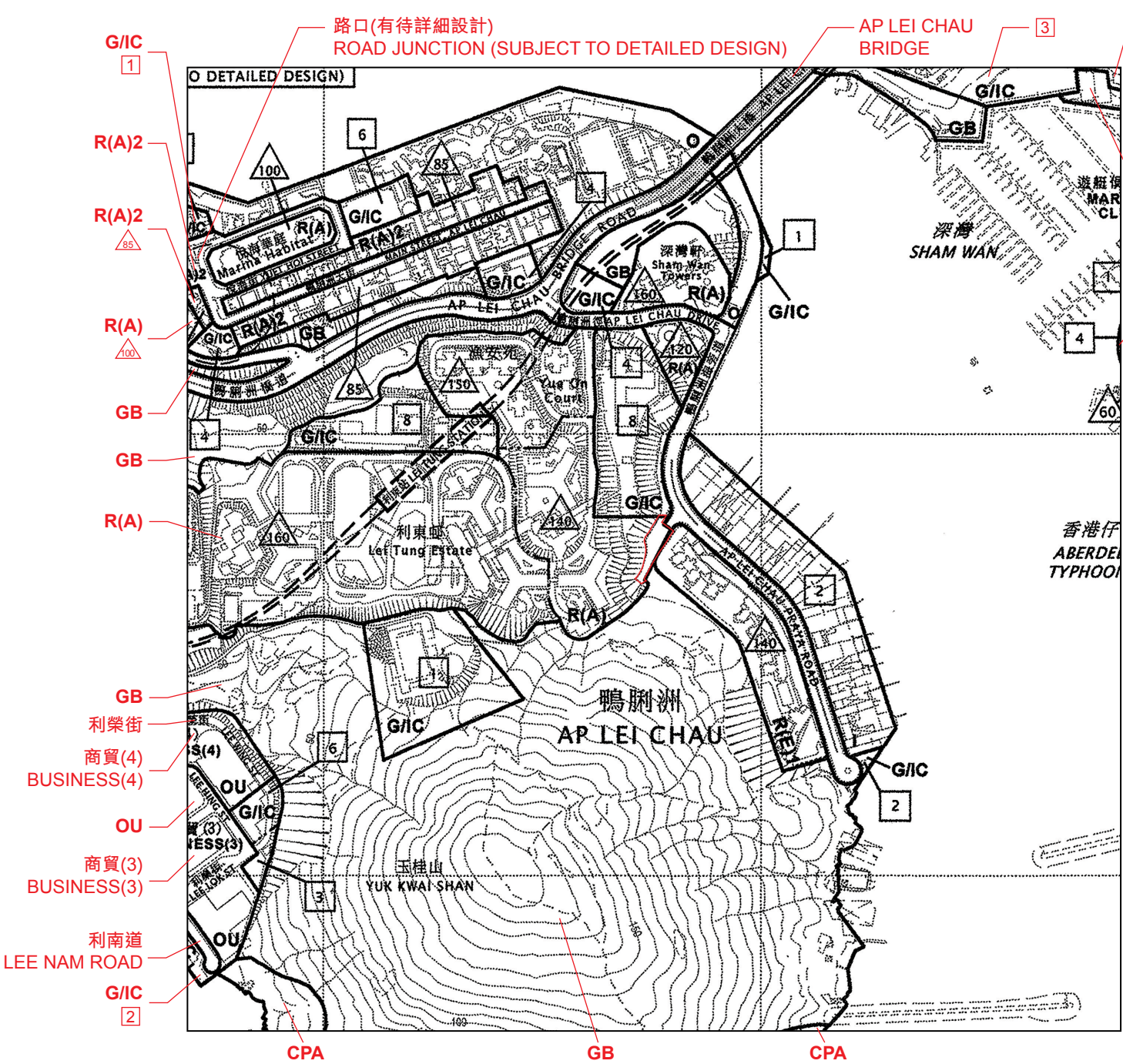
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Outline zoning plan etc. relating to the development
關於發展項目的分區計劃大綱圖等

Extracted from the approved Aberdeen and Ap Lei Chau (HPA 15 & 16) Outline Zoning Plan, Plan No. S/H15/33, gazetted on 31 August 2018, with adjustments where necessary.

摘錄自2018年8月31日刊憲之香港仔及鴨脷洲(港島規劃區第15及16區)分區計劃大綱圖核准圖，圖則編號為S/H15/33，經修正處理。



Notation 圖例

Zones 地帶

Residential (Group A) 住宅(甲類)	R(A)
Residential (Group E) 住宅(戊類)	R(E)
Industrial 工業	I
Government, Institution Or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB
Coastal Protection Area 海岸保護區	CPA

Communications 交通

Railway And Station (Underground) 鐵路及車站(地下)	STATION
Major Road And Junction 主要道路及路口	
Elevated Road 高架道路	

Miscellaneous 其他

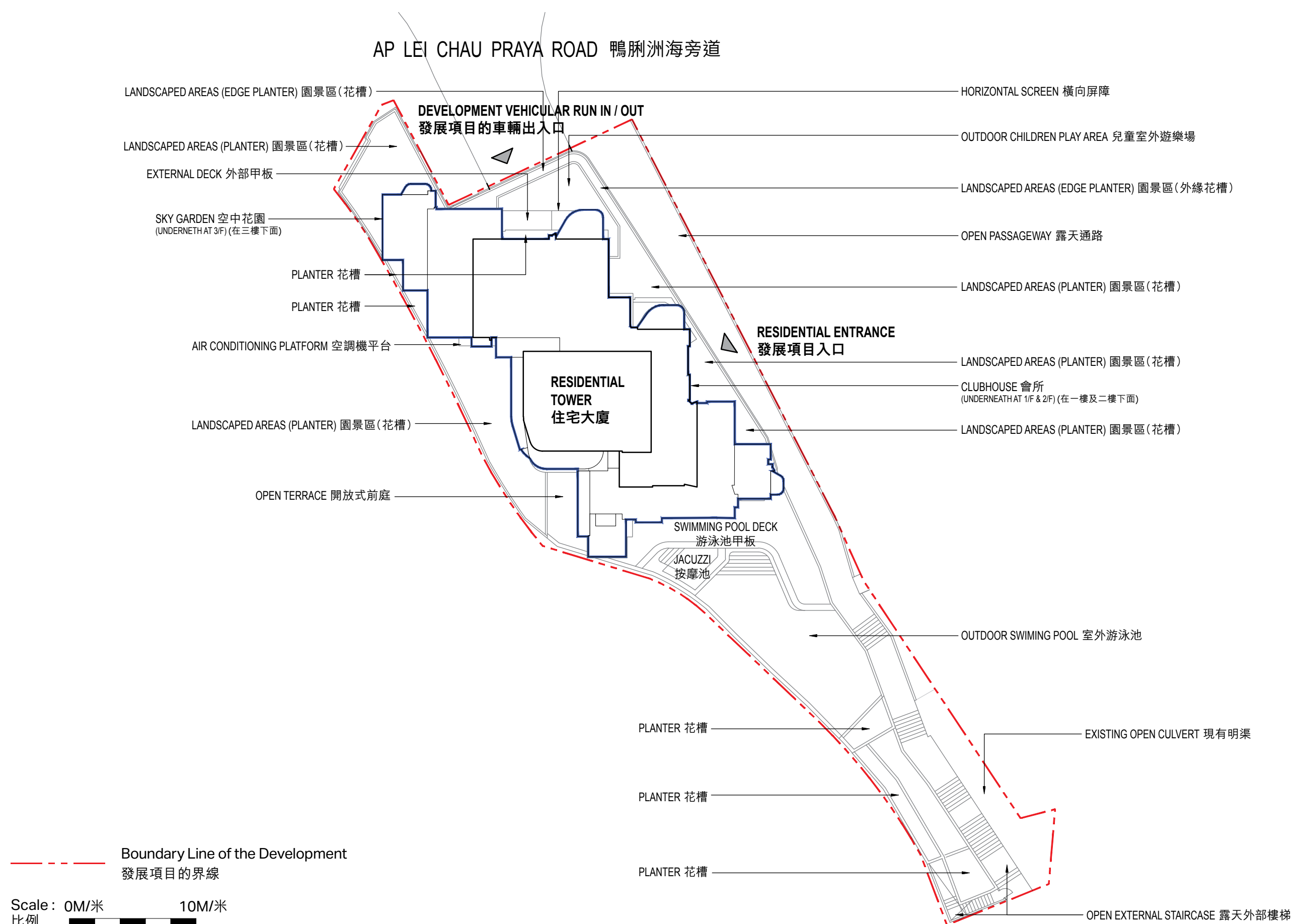
Building Height Control Zone Boundary 建築物高度管制區界線	
Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)	100
Maximum Building Height (In Number Of Storeys) 最高建築物高度(樓層數目)	8

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

備註：
因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Layout plan of the development 發展項目的布局圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Legend of terms and abbreviations used on Floor Plan

樓面平面圖中所使用名詞及簡稱之圖例

A.F. / ARCH. FEATURE	= Architectural Feature	= 建築裝飾
A/C Platform	= Air Conditioning Platform	= 空調機平台
AREA DESIGNATED AS COMMON AREA IN DMC PLAN (FOR MAINTENANCE)	= Area Designated As Common Area in DMC Plan (For Maintenance)	= 於大廈公契圖則內的特定部分公用地方 (供維修之用)
B.R. 1 / Bed Rm.1	= Bedroom 1	= 睡房1
B.R. 2 / Bed Rm.2	= Bedroom 2	= 睡房2
B.R. 3 / Bed Rm.3	= Bedroom 3	= 睡房3
BAL.	= Balcony	= 露台
BATH 1	= Bathroom 1	= 浴室1
BATH 2	= Bathroom 2	= 浴室2
C.W.	= Curtain Wall	= 幕牆
CLOSET	= Closet	= 衣帽間
COVER FOR BAL.	= Cover for Balcony	= 露台上蓋
COVER FOR UP	= Cover for Utility Platform	= 工作平台上蓋
DINING	= Dining Room	= 飯廳
E.M.C.	= Electrical Meter Cabinet	= 電錶櫃
FAMILY ROOM	= Family Room	= 家庭房
H.R.	= Hose Reel	= 消防喉轆
KIT.	= Kitchen	= 廚房
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIFT SHAFT	= Lift Shaft	= 升降機井
LIVING	= Living Room	= 客廳
M.B.R / Master Bed Rm.	= Master Bedroom	= 主人睡房
MAID	= Maid Room	= 工人房
MAID BATH	= Maid Bathroom	= 工人浴室
MASTER BATH	= Master Bathroom	= 主人浴室
P.D.	= Pipe Duct	= 管道槽
POTABLE WATER PUMP & TANK ROOM	= Potable Water Pump and Tank Room	= 食水泵和水箱室
POWDER ROOM	= Powder Room	= 化妝間
PRIVATE FLAT ROOF	= Private Flat Roof	= 私人平台
R.S.M.R.RM.	= Refuse Storage and Material Recovery Room	= 垃圾儲存及物料回收室
STORE	= Store Room	= 儲物房
T.R.S	= Temporary Refuge Space	= 臨時庇護處
UP/DN	= Up/Down	= 上/下
UP	= Utility Platform	= 工作平台
UP COVER	= Cover for Utility Platform	= 工作平台上蓋
UP COVER (26/F only)	= Cover for Utility Platform (26/F only)	= 工作平台上蓋 (只供26樓)
W.M.C.	= Water Meter Counter	= 水錶箱

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section:

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There are exposed pipes installed in some toilets/lavatories.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies, Utility Platforms and Verandahs are non-enclosed areas.
7. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

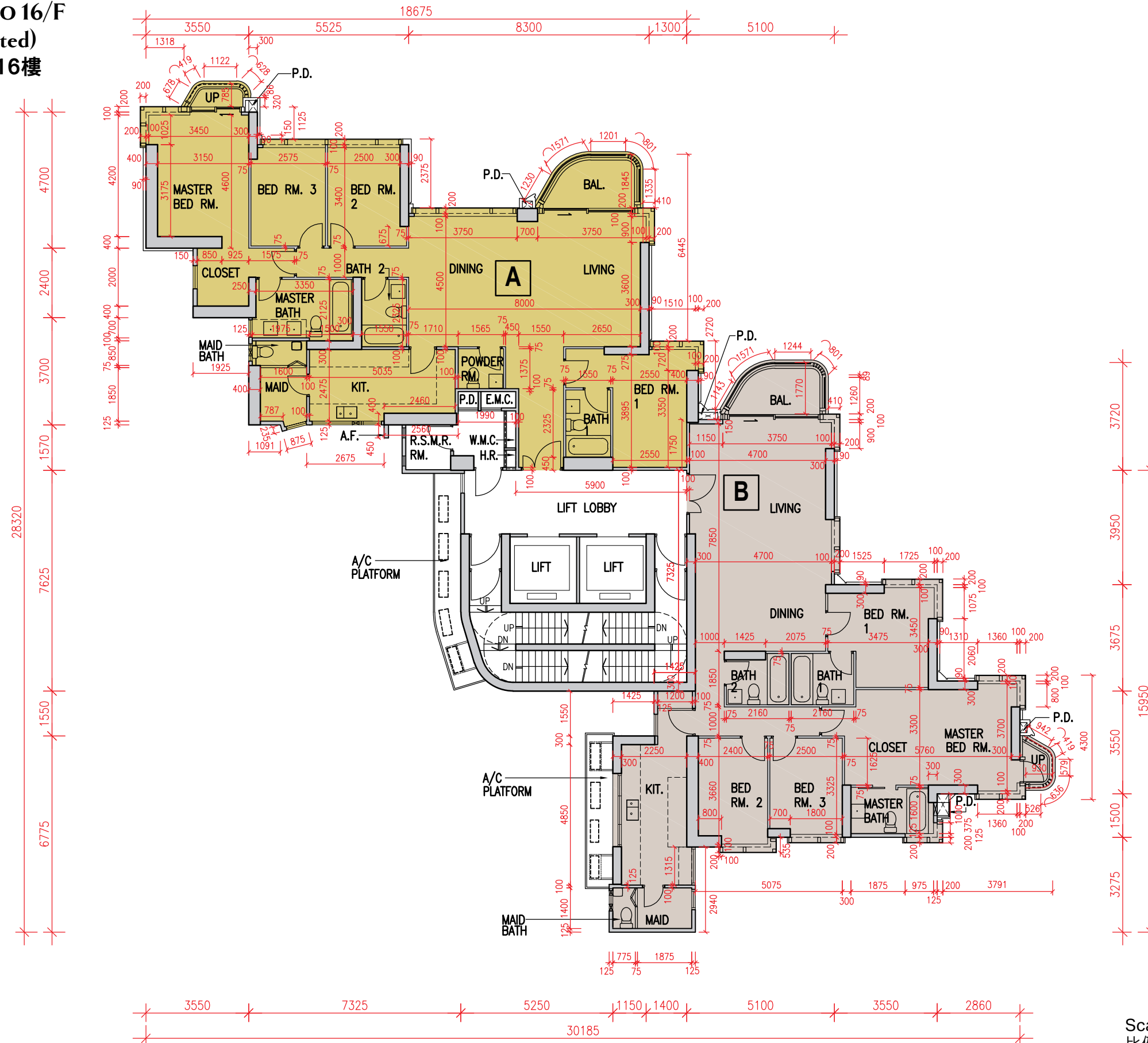
適用於本節之樓面平面圖之備注：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露公用喉管及/或外牆裝飾板(覆蓋板)內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑。
4. 部分洗手間內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台、工作平台及陽台為不可封閉的地方。
7. 樓面平面圖上所顯示的形象裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F to 12/F & 15/F to 16/F
(13/F & 14/F are omitted)
5樓至12樓及15樓至16樓
(不設13樓及14樓)



Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

5/F to 12/F & 15/F to 16/F (13/F & 14/F are omitted)
5樓至12樓及15樓至16樓 (不設13樓及14樓)

Description 描述	Floor 樓層	Unit 單位	
		A	B
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	5/F 5樓	3,500	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	6/F-12/F & 15/F-15/F 6樓至12樓及 15樓至15樓	3,500	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	16/F 16樓	3,500	3,325 3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

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(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

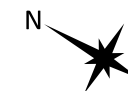
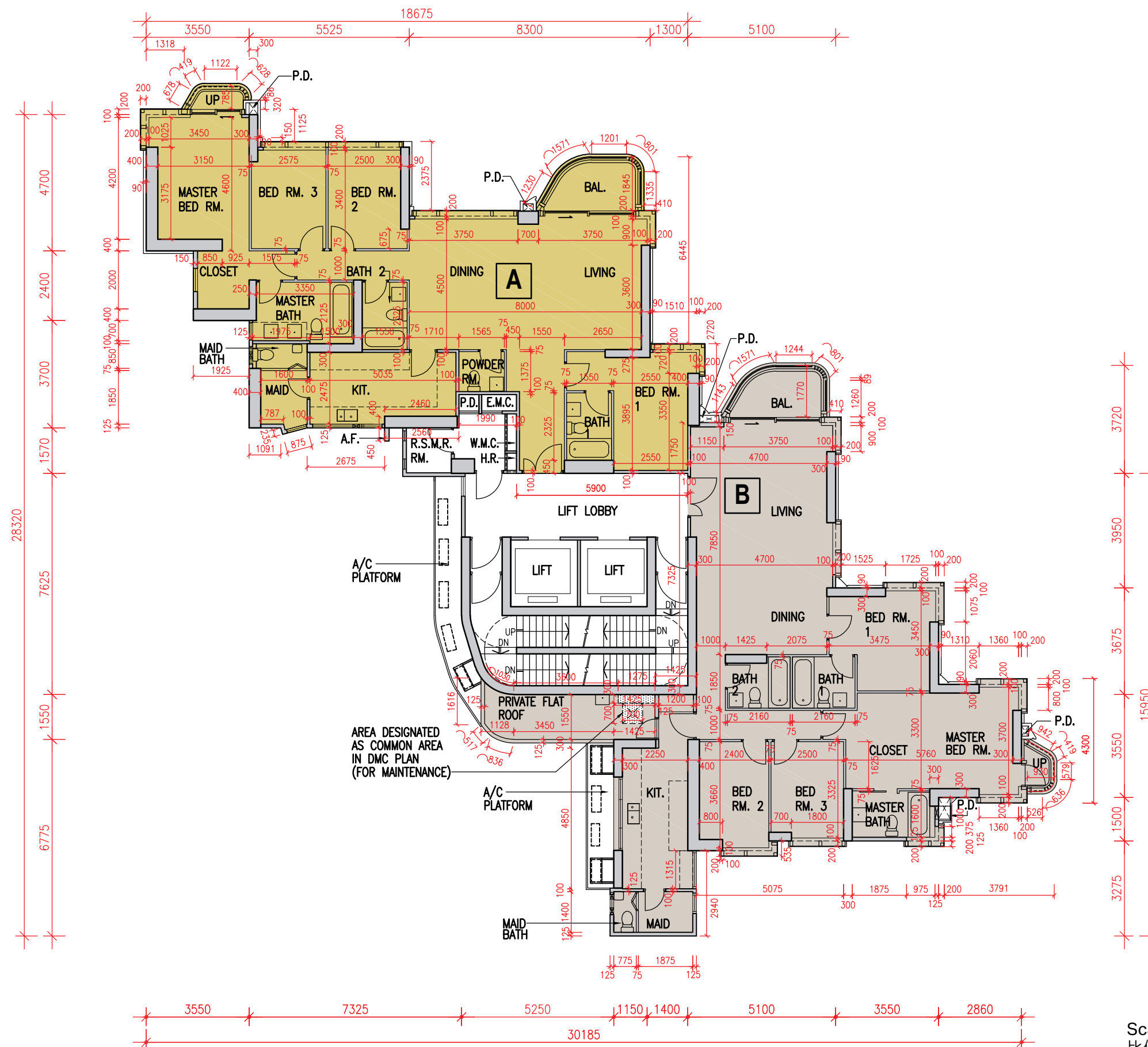
- Remarks :
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - 2. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
 - 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

18/F
18樓



Scale: 0M/米 5M/米
比例

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

18/F
18樓

Description 描述	Floor 樓層	Unit 單位	
		A	B
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	18/F 18樓	3,500	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

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(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

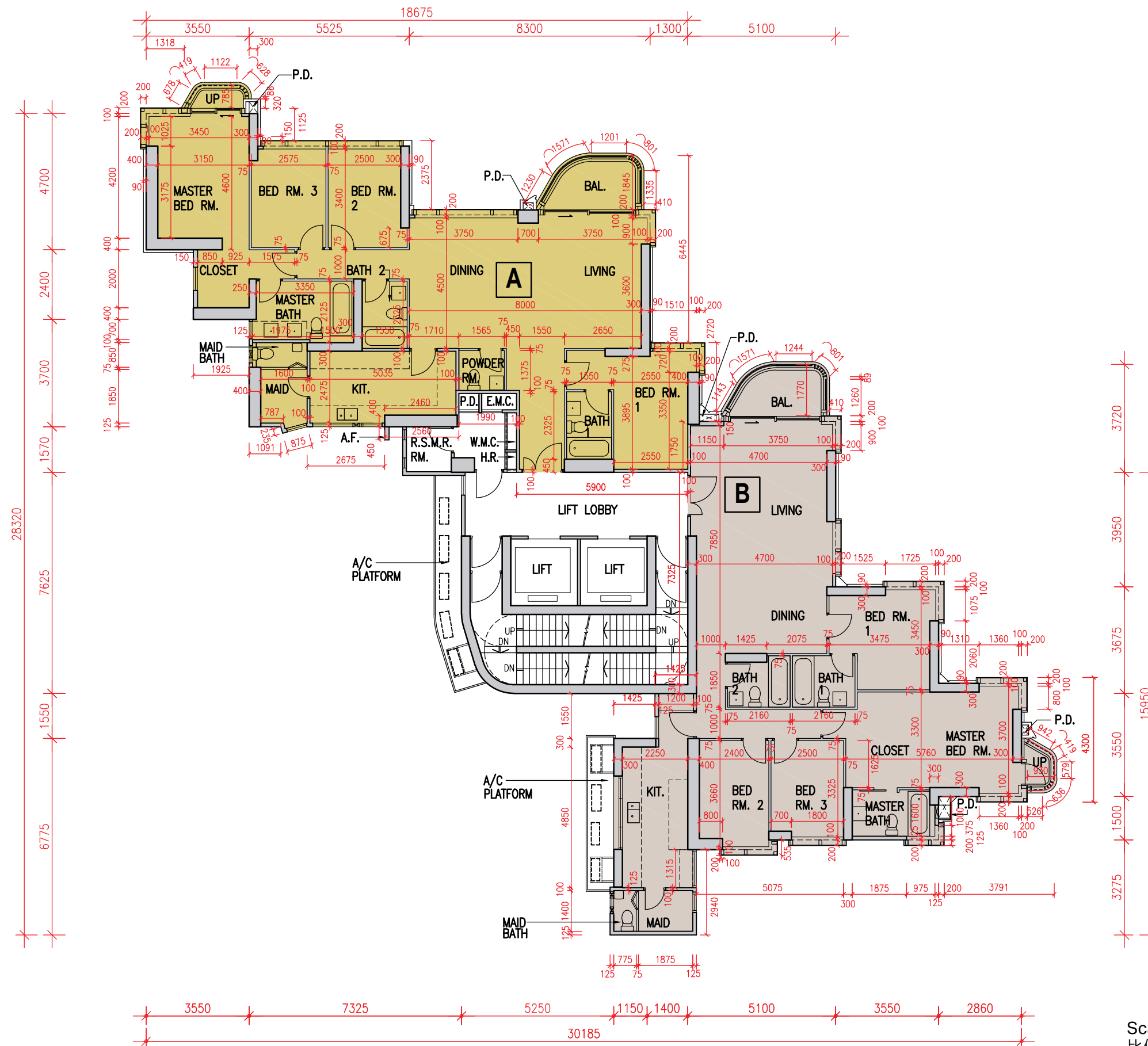
- Remarks :
- The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
 - 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

19/F to 23/F
19樓至23樓



Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

19/F to 23/F
19樓至23樓

Description 描述	Floor 樓層	Unit 單位	
		A	B
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	19/F-22/F 19樓至22樓	3,500	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	23/F 23樓	3,500 3,700	3,275 3,475 3,500 3,700
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300	150, 300

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

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(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

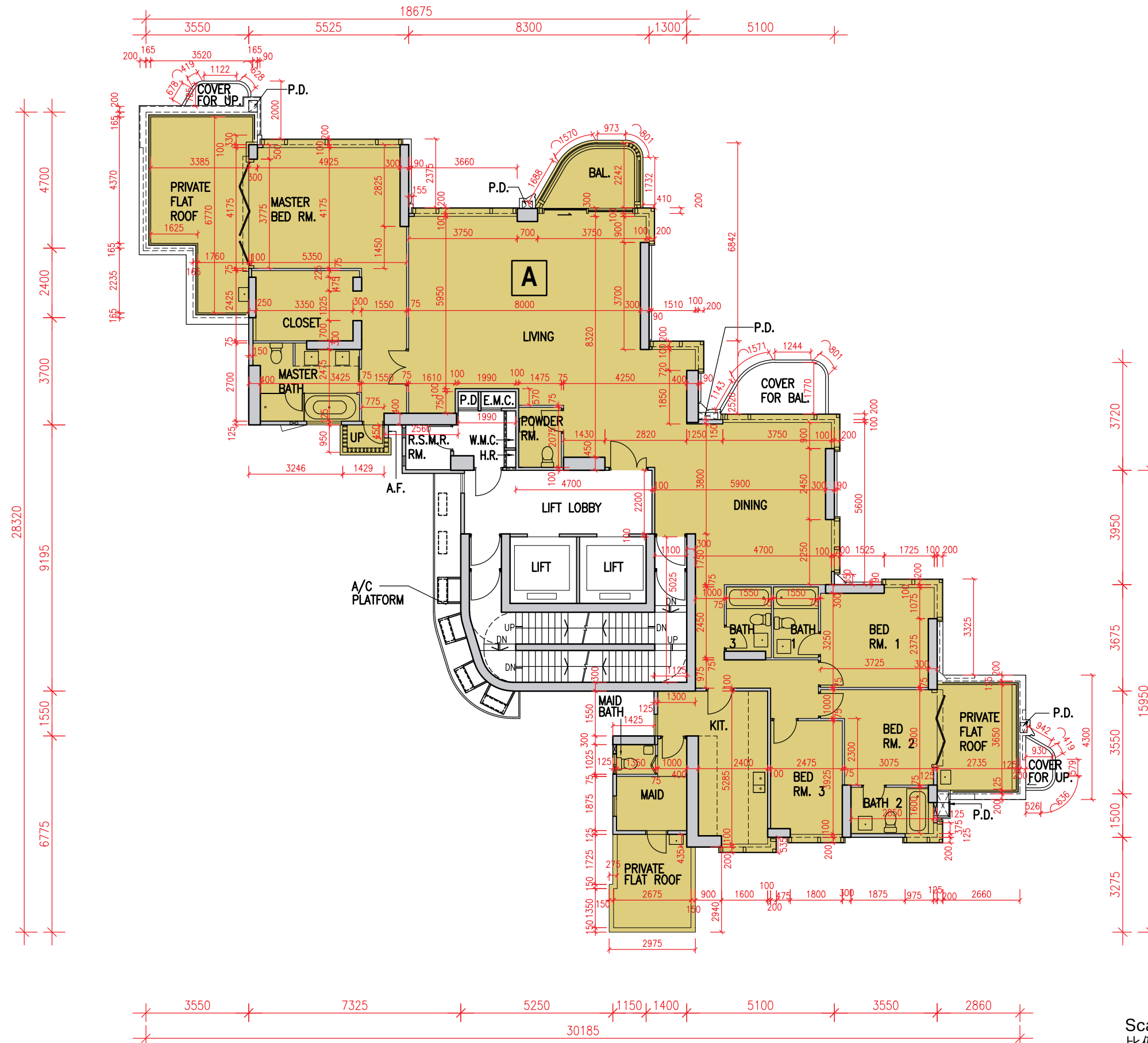
- Remarks :
- The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
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 - 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

25/F
25樓



Scale: 0M/米 5M/米
比例

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

25/F
25樓

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150, 300, 325

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

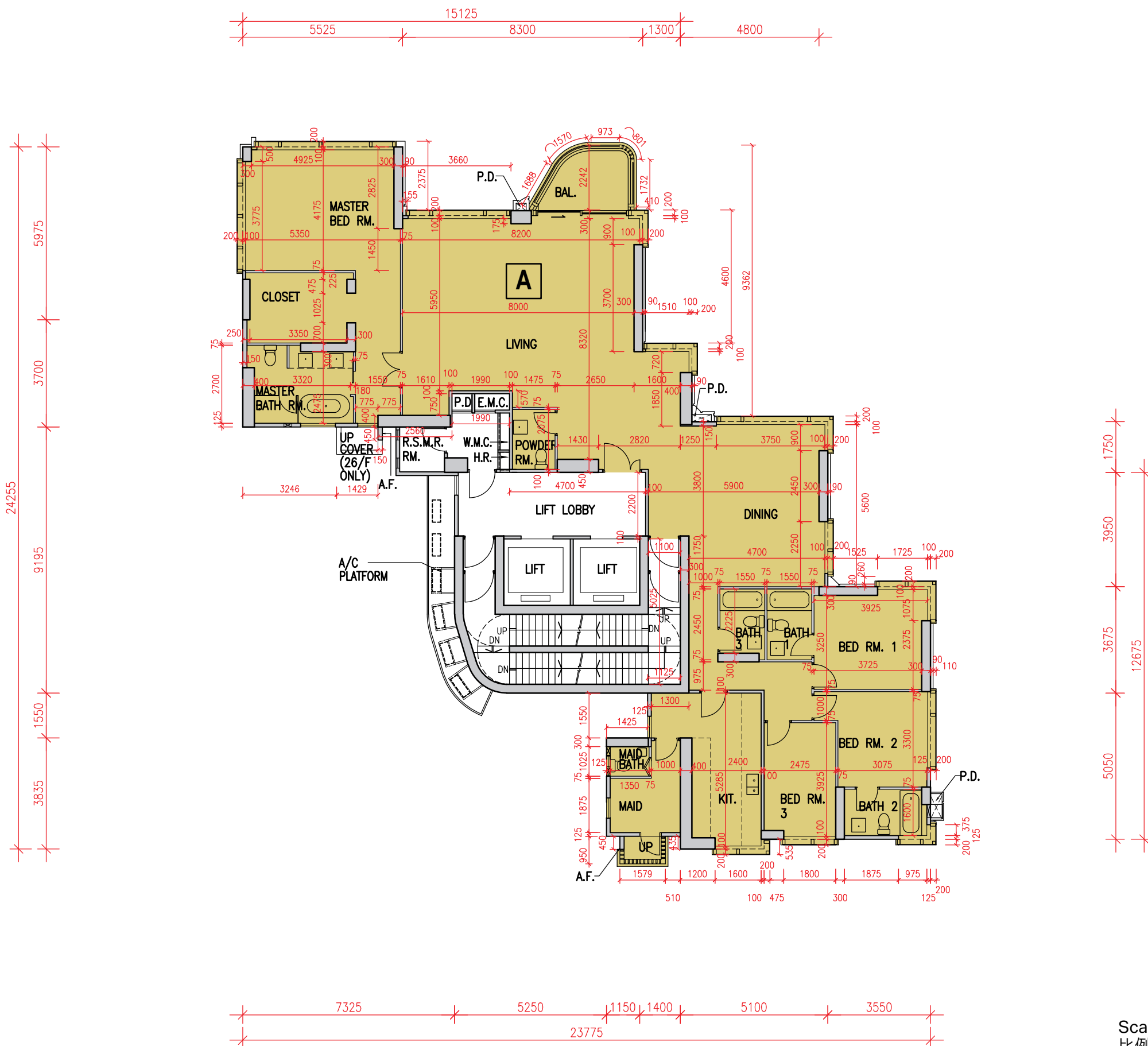
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

- Remarks :
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - 2. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
 - 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

26/F to 28/F
26樓至28樓



Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

26/F to 28/F
26樓至28樓

Description 描述	Floor 樓層	Unit 單位
		A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	26/F-27/F 26樓至27樓	3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300, 325
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	28/F 28樓	3,275 3,475 3,500 3,700
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 225, 300, 325

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

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(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

- Remarks :
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - 2. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
 - 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

29/F
29樓

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3,350 3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150, 175, 300, 325

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

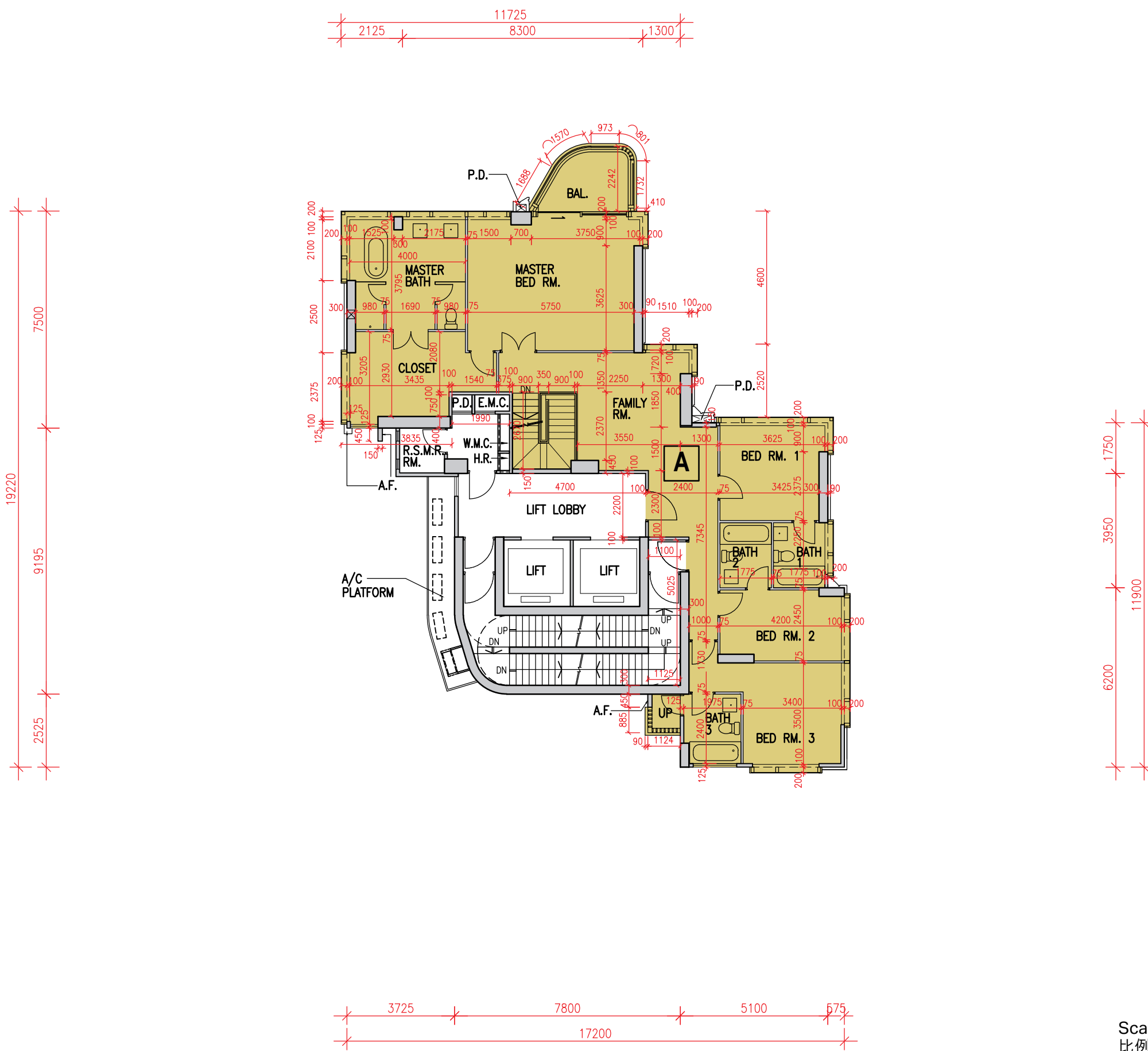
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

- Remarks :
- 1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
 - 2. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
 - 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

30/F
30樓



Scale : 0M/米 5M/米
比例

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

30/F
30樓

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3,500 3,650
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150, 300, 325

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

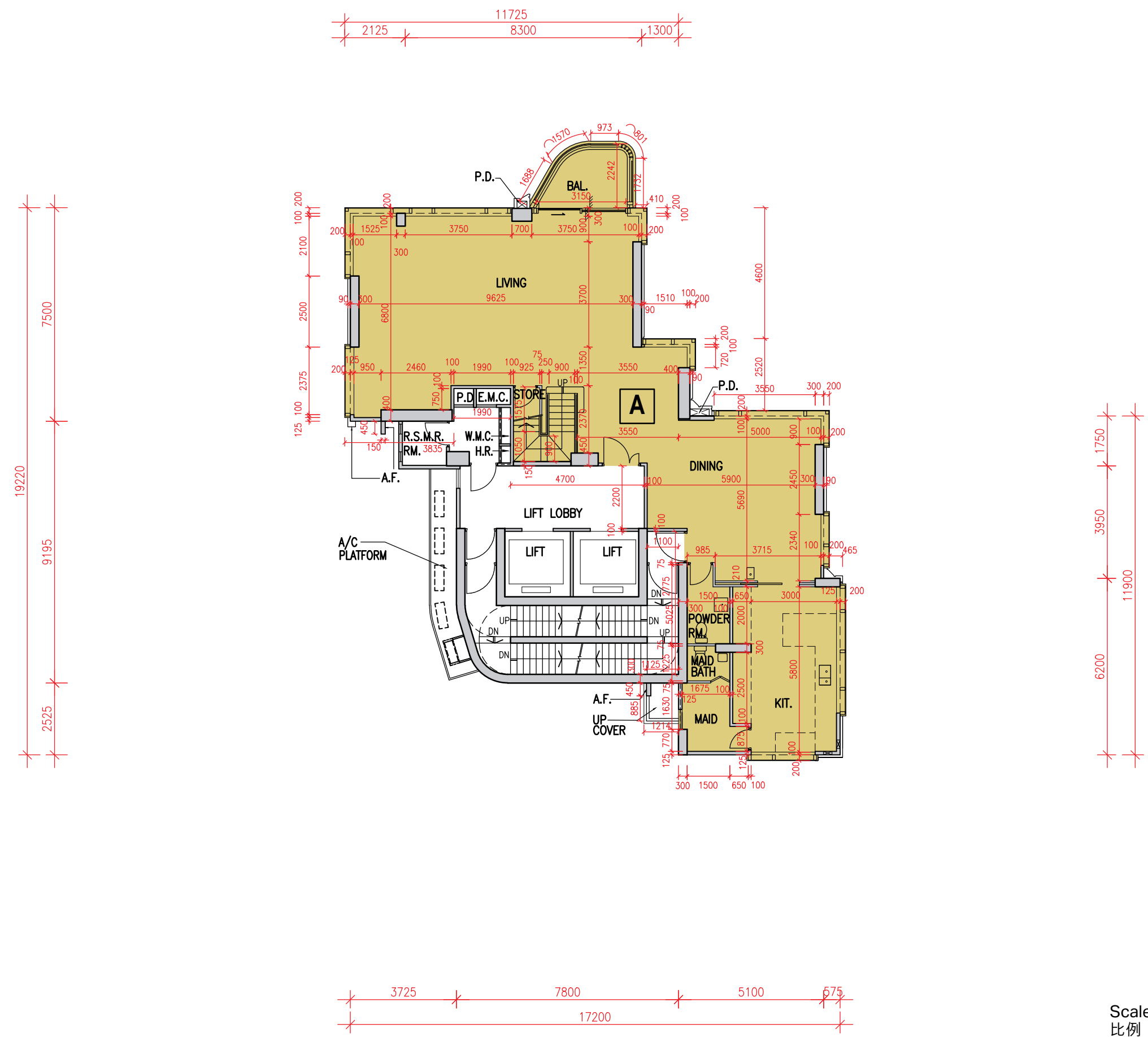
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

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Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

31/F
31樓



Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

31/F
31樓

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3,350 3,500
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150, 175, 300, 325

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

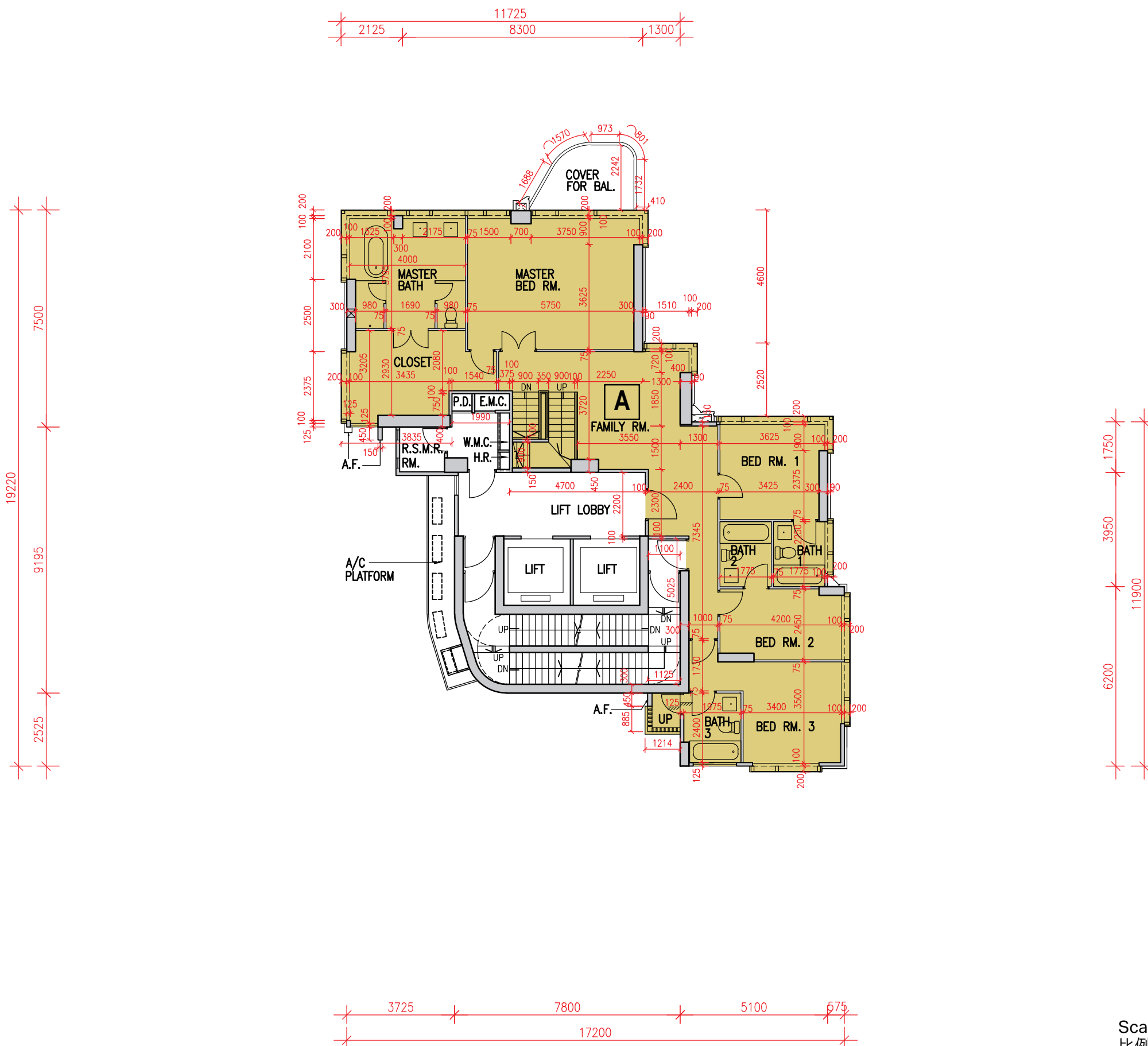
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大(備註：此《一手住宅物業銷售條例》附表1第1部第10(2)(e)條規定之陳述並不適用於發展項目)。

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Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

32/F
32樓



Scale: 0M/米 5M/米
比例

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

32/F
32樓

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	3,700 4,000 4,150
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	150, 300, 600

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 as required under section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development).

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- Remarks :
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 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖

Roof
天台

Description 描述	Unit 單位
	A
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 (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米)	Not Applicable 不適用
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	Not Applicable 不適用

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

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- Remarks :
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
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 2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第22頁。

Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F 5樓	A	158.791 (1,709) Balcony 露台 : 5.560 (60) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	B	148.421 (1,598) Balcony 露台 : 5.365 (58) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
6/F to 12/F, 15/F to 16/F 6樓至12樓、 15樓至16樓	A	158.791 (1,709) Balcony 露台 : 5.560 (60) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	B	148.421 (1,598) Balcony 露台 : 5.365 (58) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
18/F 18樓	A	158.791 (1,709) Balcony 露台 : 5.560 (60) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	B	148.421 (1,598) Balcony 露台 : 5.365 (58) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	9.087 (98)	-	-	-	-	-	-
19/F to 23/F 19樓至23樓	A	158.791 (1,709) Balcony 露台 : 5.560 (60) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	B	148.421 (1,598) Balcony 露台 : 5.365 (58) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
25/F 25樓	A	259.409 (2,792) Balcony 露台 : 6.538 (70) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	37.383 (402)	-	-	-	-	-	-
26/F to 28/F 26樓至28樓	A	260.769 (2,807) Balcony 露台 : 6.538 (70) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
29/F & 30/F 29樓及30樓	A	326.793 (3,518) Balcony 露台 : 6.538 (70) Utility Platform 工作平台 : 1.502 (16), Verandah 陽台 : - (-)	-	-	-	80.475 (866)	-	-	-	-	-	-
31/F & 32/F 31樓及32樓	A	327.337 (3,523) Balcony 露台 : 6.538 (70) Utility Platform 工作平台 : 1.500 (16), Verandah 陽台 : - (-)	-	-	-	-	-	-	119.353 (1,285)	4.224 (45)	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

- 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 integer.
- Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order: 4/F, 13/F, 14/F, 24/F, 17/F is refuge floor.

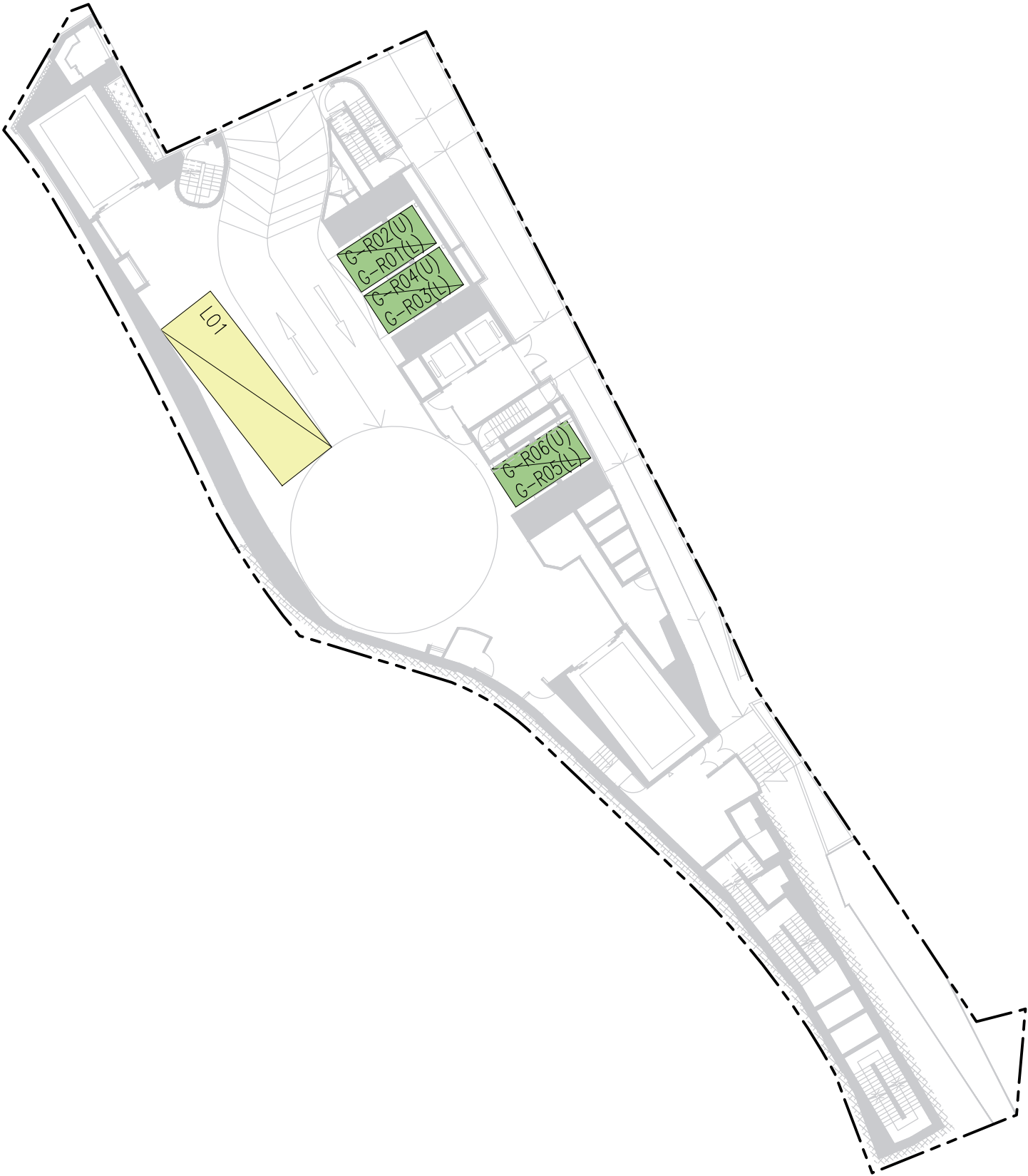
- 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

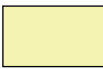
備註：

- 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
- 每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：4樓、13樓、14樓、24樓，17樓是建築物內的庇護層。

Floor plans of parking spaces in the development
發展項目中的停車位的樓面平面圖

G/F
地下



-  Residential Parking Space
住宅停車位
-  Loading and Unloading Space
上落貨停車位
-  Boundary Line of the Development
發展項目的界線



Scale : 0M/米 25M/米
比例 

Floor plans of parking spaces in the development 發展項目中的停車位的樓面平面圖

B1/F
地庫1樓



- Residential Parking Space
住宅停車位
- Residential Motor Cycle Parking Space
住宅電單車停車位
- Visitors' Parking Space
訪客停車位
- Boundary Line of the Development
發展項目的界線



Scale : 0M/米 25M/米
比例

Floor plans of parking spaces in the development
發展項目中的停車位的樓面平面圖

B2/F
地庫2樓



-  Residential Parking Space
住宅停車位
-  Residential Motor Cycle Parking Space
住宅電單車停車位
-  Visitors' Parking Space (Accessible Parking Space)
傷健人士訪客停車位
-  Boundary Line of the Development
發展項目的界線

Scale: 0M/米 25M/米
比例 



Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

B3/F
地庫3樓



-  Residential Parking Space
住宅停車位
-  Residential Motor Cycle Parking Space
住宅電單車停車位
-  Visitors' Parking Space (Accessible Parking Space)
傷健人士訪客停車位
-  Boundary Line of the Development
發展項目的界線

Scale : 0M/米 25M/米
比例

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

B4/F
地庫4樓



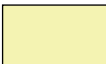
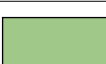
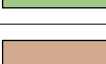
- Residential Parking Space
住宅停車位
- Residential Motor Cycle Parking Space
住宅電單車停車位
- Visitors' Parking Space
訪客停車位
- Boundary Line of the Development
發展項目的界線

Scale: 0M/米 25M/米
比例

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

Location, Number, Dimensions and Areas of Parking Spaces 停車位的位置、數目、尺寸及面積

Floor 樓層	Category of Parking Space 停車位類別	Total Number 數目	Dimensions of each parking space (Length x Width) (m.) 每個停車位的尺寸 (長x闊)(米)	Area of each Parking Space (sq. m.) 每個停車位面積 (平方米)
G/F 地下	 Residential Parking Space 住宅停車位	6	5.0 x 2.5	12.5
	 Loading and Unloading Space 上落貨停車位	1	11.0 x 3.5	38.5
B1/F 地庫1樓	 Residential Parking Space 住宅停車位	26	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	2	2.4 x 1.0	2.4
	 Visitors' Parking Space 訪客停車位	2	5.0 x 2.5	12.5
B2/F 地庫2樓	 Residential Parking Space 住宅停車位	15	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	2	2.4 x 1.0	2.4
	 Visitors' Parking Space (Accessible Parking Space) 傷健人士訪客停車位	1	5.0 x 3.5	17.5
B3/F 地庫3樓	 Residential Parking Space 住宅停車位	15	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	2	2.4 x 1.0	2.4
	 Visitors' Parking Space (Accessible Parking Space) 傷健人士訪客停車位	1	5.0 x 3.5	17.5
B4/F 地庫4樓	 Residential Parking Space 住宅停車位	15	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	2	2.4 x 1.0	2.4
	 Visitors' Parking Space 訪客停車位	1	5.0 x 2.5	12.5

Summary of preliminary agreement for sale and purchase

臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price 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 :-
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽立臨時合約時須支付款額為5%的臨時訂金。
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日之內簽立正式買賣合約：-
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立正式買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant

公契的摘要

(A) The common parts of the Development

"Common Areas" means all of the Development Common Areas, Residential Common Areas and Car Park Common Areas.

"Common Facilities" means all of the Development Common Facilities, Residential Common Facilities and Car Park Common Facilities.

"Development Common Areas" means all those areas or parts of the Land and the Development intended for the common use and benefit of the Owners and occupiers of the Units and is not otherwise specifically assigned or for the exclusive use of an Owner and which include, without limiting the generality of the foregoing, Loading and Unloading Spaces, turning table, Owner's Corporation Office, caretaker's office, caretaker's quarter, driveway (excluding that forming part of the Car Park Common Areas), refuse storage and material recovery room at G/F, drencher/sprinkler control room, planters, maintenance staircases, maintenance corridors, Fireman's Lift Lobbies, lift pits, telecommunications and broadcasting room, water tank, potable water pump and tank room, water meter cabinet, flushing water pump and tank room, emergency generator room, fire service pump room, fire service water meter cabinet, hose reel, sprinkler pump and tank room, drencher upfeed pump room, main switch room, high voltage switch compartment, HEC stair, transformer compartment, HK Electric cable riser room, drencher pump room, drencher water tank, check meter cabinet, pipe duct, shuttle lift lobby, the Greenery Areas (in so far as they do not form part of the Residential Common Areas and Residential Common Facilities), the Slope Structures, roads, footpaths, walkways, passageways, entrances, ramps, emergency vehicle access, stairs, staircases, structural walls and columns, floor slabs, beams and columns, external walls of the Development including: (1) enclosing walls of the Development Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)); and (2) architectural fins and features thereon; or designated by the Registered Owner to be Development Common Areas in accordance with the provisions of the DMC and such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Car Park Common Areas and the Residential Common Areas. For the purpose of identification, the Development Common Areas are shown coloured green, green triangle hatched black and (insofar as applicable) green dotted lines on the plans certified as to their accuracy by the Authorized Person and annexed to the DMC.

"Development Common Facilities" means all those installations and facilities in the Development Common Areas used in common by or installed for or intended for the common benefit of the Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of the Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole, channels, water mains, sewers, gutters, cables, cable accommodations (including, without limitation, cable troughs, draw-pits and cable ducts), lifts, pipes, wires, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, refuse disposal equipment and facilities, telecommunications network facilities, lightning rods and other apparatus equipment and facilities.

"Residential Common Areas" means all those areas or parts of the Land and the Development intended for common use and benefit of the Owners and occupiers of the Residential Units and is not otherwise specifically assigned or for the exclusive use of an Owner of a Residential Unit and which, without limiting the generality of the foregoing, include enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s)), the curtain wall structures of the Development (except (i) the openable parts of the curtain wall structures which form parts of the relevant Residential Unit; and (ii) such pieces of glass panels wholly and exclusively enclosing a Residential Unit, provided that for the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Development that extends across two or more Residential Units shall form part of the Residential Common Areas) but excluding the glass balustrades, metal balustrades or railings of the balconies, private flat roofs, private roof or specified parts of roofs which form parts of the relevant Residential Units, the Recreational Facilities, Visitors' Parking Spaces, the Sky Garden, lift lobbies, Fireman's Lift Lobbies, water meter cabinets, refuse storage and material recovery rooms, electric meter cabinet, temporary refuge spaces, refuge area, refuge floor (17th Floor), upper roof, potable water pump and tank and cleansing water tank room, flushing water tank room, lifts, lift machine room, filtration plant room, Greenery Areas (in so far as they do not form part of the Development Common Areas), Green and Innovative Features (which do not form part of any Residential Units) or designated by the Registered Owner to be Residential Common Areas in accordance with the provisions of the DMC. For the purpose of identification, the Residential Common Areas are shown coloured yellow, yellow cross hatched black, yellow stippled black, blue dotted lines and black cross with red dotted lines on the plans certified as to their accuracy by the Authorized Person and annexed to the DMC.

"Residential Common Facilities" means all those installations and facilities in the Residential Common Areas used in common by or installed for or intended for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include EV Amenities belonging to the Visitors' Parking Spaces, drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, lifts, installations and facilities in the lift machine rooms, water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise and (except those which form part of any Residential Unit) and other apparatus equipment and facilities.

"Car Park Common Areas" means all those areas or parts of the B4 Floor, B3 Floor, B2 Floor, B1 Floor, Ground Floor and Upper Ground Floor of the Development constructed in accordance with the car park layout plan approved by and deposited with the Director of Lands in accordance with Special Condition No.(26) of the Government Grant intended for the common use and benefit of the Owners and occupiers of Car Parking Spaces, Visitors' Parking Spaces and Loading and Unloading Spaces, and which include, without limiting the generality of the foregoing, the landings, the driveways (excluding that forming part of the Development Common Areas), protected lobby, maneuvering and circulation areas, entrances, exits, ramps, staircases, circulation passages, corridors, car lifts, car lift lift pits, hydraulic lift room 1, hydraulic lift room 2, fan room 1 and fan room 2, lift shafts, wall(s) or pole(s) (as the case may be) on which the EV Amenities are mounted or installed, but shall exclude those forming parts of the Development Common Areas and Residential Common Areas or designated by the Registered Owner to be Car Park Common Areas in accordance with the provisions of the DMC. For the purpose of identification, the Car Park Common Areas are shown coloured violet on the plans certified as to their accuracy by the Authorized Person and annexed to the DMC.

Summary of deed of mutual covenant

公契的摘要

"Car Park Common Facilities" means all those installations and facilities in the Car Park Common Areas used in common by or installed for or intended for the common benefit of the Owners and occupiers of the Car Parking Spaces, Visitors' Parking Spaces and Loading and Unloading Spaces, and not for the exclusive use or benefit of any individual Owner of the Car Parking Spaces or the Development as a whole and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains, water tanks, sewers, gutters, cables, pipes, wires, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct and other apparatus equipment and facilities.

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

The number of undivided shares assigned to each residential property are set out in the table annexed at the end of this section.

(C) The term of years for which the manager of the Development is appointed

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of two years from the date of appointment under the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget) and, for the avoidance of doubt, Part A shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Loading and Unloading Spaces;
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt, Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces; and

- (c) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Parking Space of which he is the owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Parking Space bears to the total number of Management Shares allocated to all Car Parking Spaces of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parking Spaces excluding for the avoidance of doubt, parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Loading and Unloading Spaces and the Visitors' Parking Spaces which shall be treated as falling within Part A or Part B of the annual Management Budget.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

(E) The basis on which the management fee deposit is fixed

The first Owner of each Unit shall upon the assignment of the Unit from the Registered Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equivalent to three months' monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

(F) The area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

Notes:

1. Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the latest draft of the DMC.
2. For full details, please refer to latest draft of the DMC. A copy of the latest draft DMC is available for inspection free of charge during opening hours at the sales office. Copies of the DMC can be obtained upon payment of the necessary photocopying charges..

Summary of deed of mutual covenant
公契的摘要

Floor	Residential Unit	No. of undivided shares allocated to each Residential Unit	Sub-Total
5/F	A	1,709	1,709
	B	1,598	1,598
6/F to 16/F (both inclusive but omitting 13/F, 14/F, total 9 storeys)	A	1,709	15,381
	B	1,598	14,382
18/F	A	1,709	1,709
	B	1,608	1,608
19/F to 23/F (5 storeys)	A	1,709	8,545
	B	1,598	7,990
25/F	A	2,832	2,832
26/F	A	2,807	2,807
27/F	A	2,807	2,807
28/F	A	2,807	2,807
29/F & 30/F	A	3,605	3,605
31/F & 32/F	A	3,656	3,656

Notes :

1. 4/F, 13, 14/F and 24/F are omitted.
2. 3/F is Sky Garden.
3. 17/F is Refuge Floor.
4. The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the number of management shares in the Development. The total number of management shares of all residential properties in the Development is 71,436. The total number of management shares in the Development is 82,039.

Summary of deed of mutual covenant

公契的摘要

(A) 「發展項目」的公用部分

「**公用地方**」指所有「發展項目公用地方」、「住宅公用地方」及「停車場公用地方」。

「**公用設施**」指所有「發展項目公用設施」、「住宅公用設施」及「停車場公用設施」。

「**發展項目公用地方**」指擬供各「單位」「業主」及佔用人公用與共享，而並未明確轉讓予個別「業主」或供其專用的所有「該土地」及「發展項目」地方或部分。現毋損前文之一般規定，其中包括「上落貨車位」、轉動台、「業主立案法團」辦事處、管理員辦事處、管理員宿舍、行車道(屬於「停車場公用地方」一部分除外)、地下層垃圾及物料回收房、水簾/花灑控制室、花槽、維修樓梯、維修走廊、「消防員電梯大堂」、電梯槽、電訊及廣播室、水缸、食水泵及水缸房、水錶櫃、沖廁水泵及水缸房、緊急發電機房、消防泵房、消防水錶櫃、喉轆、花灑水泵及水缸房、水簾上水泵房、總電掣房、高壓電掣房、港燈樓梯、變壓器房、港燈電纜豎管房、水簾泵房、水簾水缸、檢測錶櫃、水管槽、穿梭電梯大堂、「綠化區」(只要並非屬於「住宅公用地方」及「住宅公用設施」一部分)、「斜坡結構」、道路、行人路、行人徑、通道、入口、斜路、緊急救援車輛通道、樓梯、梯間、結構牆及柱、地台板、樑及柱、「發展項目」外牆，包括：(1)「發展項目公用地方」的圍封牆(如屬毗連任何「單位」的圍封牆則不包括位於相關「單位」範圍內的圍封牆內側表面之批盪及飾面)；及(2)該處的建築鱗板及裝飾；或「註冊業主」依照「公契」條文指定為「發展項目公用地方」的部分，以及符合「該條例」第2條中「公用部分」定義的地方，但不包括「停車場公用地方」和「住宅公用地方」。「發展項目公用地方」現於「公契」所夾附並經「認可人士」核證準確的圖則以綠色、綠色三角間黑斜線及(如適用)綠色虛線顯示，以供識別。

「**發展項目公用設施**」指「發展項目公用地方」內供「發展項目」各「單位」「業主」及佔用人公用或安裝或擬供其作為適意設施共享的所有裝置及設施，而並非供個別「單位」「業主」專享。現毋損前文之一般規定，其中包括圍牆、排水渠、沙井、渠道、總水管、污水渠、溝渠、電纜、電纜裝置(包括但不限於電纜坑、拉線井及電纜管槽)、電梯、水管、電線、滅火或保安設備與設施、泵、電掣、儀錶、燈具、廢物處置設備與設施、電訊網絡設施、避雷針及其他器具、設備及設施。

「**住宅公用地方**」指擬供各「住宅單位」「業主」及佔用人公用與共享，而並未明確轉讓予個別「住宅單位」「業主」或供其專用的所有「該土地」及「發展項目」地方或部分。現毋損前文之一般規定，其中包括「住宅公用地方」的圍封牆(如屬毗連任何「單位」的圍封牆則不包括位於相關「單位」範圍內的圍封牆內側表面之批盪及飾面)、「發展項目」幕牆結構(不包括(i)構成相關「住宅單位」一部分的幕牆結構可開啟部分；及(ii)完全包圍及面向「住宅單位」的玻璃嵌板。為免存疑，任何構成「發展項目」幕牆結構一部分而延伸橫跨兩個或多個「住宅單位」的玻璃嵌板，將構成「住宅公用地方」一部分)，但不包括構成相關「住宅單位」一部分的露台、私家平台或私家天台或其指定部分的玻璃欄杆、金屬欄杆或扶手、「康樂設施」、「訪客車位」、「空中花園」、電梯大堂、「消防員電梯大堂」、水錶櫃、垃圾及物料回收房、電錶櫃、臨時庇護空間、庇護區、庇護層(17樓)、上層天台、食水泵及水缸和清潔用水水缸房、沖廁水缸房、電梯、電梯機房、濾水裝置機房、「綠化區」(只要並非屬於「發展項目公用地方」一部分)、「環保及創新設施」(不構成任何「住宅單位」一部分)，或「註冊業主」依照「公契」條文指定為「住宅公用地方」的部分。「住宅公用地方」現於「公契」所夾附並經「認可人士」核證準確的圖則以黃色、黃色間黑十字斜線、黃色加黑點、藍色虛線及黑色十字間紅色虛線顯示，以供識別。

「**住宅公用設施**」指「住宅公用地方」內供所有「住宅單位」公用或安裝或擬供其共享，而並非供任何個別「住宅單位」或「發展項目」整體專用或專享的所有裝置及設施。現毋損前文之一般規定，其中包括「訪客車位」專屬的「電動車設施」、排水渠、電掣、儀錶、水管、泵、電線、電纜、燈具、天線、電梯、電梯機房內裝置與設施、水缸、火警警報及滅火設備、廢物處置設備與器具、「康樂設施」內的康樂及其他設施，以及其他服務設施和其他器具(不論是否套管)及(構成任何「住宅單位」一部分除外)其他用具、設備與設施。

「**停車場公用地方**」指位於「發展項目」B4層、B3層、B2層、B1層、地下層及地下高層按照「政府批地文件」特別條件第(26)條規定提交地政總署署長而經其批准的停車場布局圖建造的所有地方或部分，供「車位」、「訪客車位」及「上落貨車位」的「業主」和佔用人公用與共享。現毋損前文之一般規定，包括樓梯平台、行車道(屬於「發展項目公用地方」一部分除外)、防護廊、流通及運轉區、入口、出口、斜路、樓梯、運轉通道、走廊、汽車電梯、汽車電梯槽、1號液壓電梯房、2號液壓電梯房、1號風機房及2號風機房、電梯井、掛裝或裝設「電動車設施」的牆或柱(視情況而定)，但不包括附屬於「發展項目公用地方」及「住宅公用地方」一部分或「註冊業主」依照「公契」條文指定為「停車場公用地方」的地方。「停車場公用地方」現於「公契」所夾附並經「認可人士」核證準確的圖則以紫色顯示，以供識別。

「**停車場公用設施**」指「停車場公用地方」內供「車位」、「訪客車位」及「上落貨車位」的「業主」和佔用人公用或安裝或擬供其共享的所有裝置及設施，而並非供個別「車位」「業主」或「發展項目」整體專用或專享。現毋損前文之一般規定，包括排水渠、沙井、渠道、總水管、水缸、污水渠、溝渠、電纜、水管、電線、滅火或保安設備與設施、泵、電掣、儀錶、燈具、通風管道及其他器具、設備及設施。

(B) 分配予「發展項目」中每個住宅物業的不分割份數數額

分配予每個住宅物業的不分割份數數額於本節最後列表說明。

(C) 「發展項目」管理人的委任年期

受限於《建築物管理條例》(第344章)的條文規定，「公契管理人」將獲委任為管理「該土地」及「發展項目」的首任管理人，首屆任期為「公契」訂明的委任日期起計兩年，其後繼續留任管理「發展項目」，直至其委任按照「公契」條文終止為止。

(D) 「發展項目」中住宅物業的擁有人之間分擔管理開支的基準

「管理人」將按照以下原則釐定每名「業主」須分擔的管理開支金額：

- (a) 「發展項目」每個「單位」的「業主」須按照其「單位」的「管理份數」佔「發展項目」所有「單位」「管理份數」總額的比例分擔年度「管理預算案」A部分評定的款項。A部分涵蓋「管理人」認為乃管理和維修「發展項目公用地方」及「發展項目公用設施」或本著全體「業主」受益招致的估計管理開支(不包括「管理預算案」B部分及C部分所列的估計管理開支)，而為免存疑，A部分亦涵蓋「管理人」合理地認為因使用「上落貨車位」招致的「停車場公用地方」及「停車場公用設施」估計管理開支；

Summary of deed of mutual covenant

公契的摘要

- (b) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「住宅單位」分擔年度「管理預算案」B部分評定的款項，攤付金額按照「業主」所持「住宅單位」的「管理份數」佔「發展項目」內所有「住宅單位」「管理份數」總數的比例計算。B部分涵蓋「管理人」認為乃純粹因管理和維修「住宅公用地方」及「住宅公用設施」或純粹本著全體「住宅單位」「業主」受益招致的估計管理開支，包括但不限於「康樂設施」的運作、維修、修理、清潔、照明及保安開支，而為免存疑，B部分亦涵蓋「管理人」合理地認為因使用「訪客車位」招致的「停車場公用地方」及「停車場公用設施」估計管理開支；及
- (c) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「車位」分擔年度「管理預算案」C部分評定的款項，攤付金額按照「業主」所持「車位」的「管理份數」佔「發展項目」內所有「車位」「管理份數」總數的比例計算。C部分涵蓋「管理人」認為乃純粹因管理和維修「停車場公用地方」及「停車場公用設施」或純粹本著全體「車位」「業主」受益招致的估計管理開支，而為免存疑，C部分亦涵蓋「管理人」合理地認為因使用「上落貨車位」及「訪客車位」招致的「停車場公用地方」及「停車場公用設施」估計管理開支，將被視作列入年度「管理預算案」A或B部分。

除非「管理人」另行指定，否則每名「業主」須在每個曆月首日(不論是否接獲付款通知)向「管理人」付款，金額為其該年應分擔管理開支總額的十二分之一。

(E) 計算管理費按金的基準

每個「單位」的首任「業主」應在向「註冊業主」承讓「單位」時向「管理人」繳付按金，以保證其如期支付「公契」訂明現時或將會應繳的所有款項。按金金額為首年預算管理開支的三(3)個月攤付款項，「業主」不得以管理按金抵扣每月應繳的管理開支或任何其他攤付款項。按金不會退還但可以轉戶。

(F) 擁有人在「發展項目」中保留作自用的範圍(如有)

不適用。

註：

1. 除非本售樓說明書另有規定，上文所採用加上括號的詞彙在「公契」最新擬稿內的意思相同。
2. 請參考「公契」最新擬稿了解全部詳情。「公契」最新擬稿已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得副本。

樓層	住宅單位	每個「住宅單位」之不分割份數	小計
5樓	A	1,709	1,709
	B	1,598	1,598
6樓至16樓 (頭尾兩層連計在內， 但不設13樓及14樓，共9層)	A	1,709	15,381
	B	1,598	14,382
18樓	A	1,709	1,709
	B	1,608	1,608
19樓至23樓 (共5層)	A	1,709	8,545
	B	1,598	7,990
25樓	A	2,832	2,832
26樓	A	2,807	2,807
27樓	A	2,807	2,807
28樓	A	2,807	2,807
29樓及30樓	A	3,605	3,605
31樓及32樓	A	3,656	3,656

註：

1. 樓層編號不設4樓、13、14樓及24樓。
2. 3樓為「空中花園」。
3. 17樓為「庇護層」。
4. 住宅物業的管理份數數額與其不分割份數數額相同，惟「發展項目」的不分割份數總額與其管理份數總額不同。「發展項目」所有住宅物業的管理份數總額為71,436份；「發展項目」的管理份數總額為82,039份。

Summary of land grant

批地文件的摘要

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

The Development is situated on Ap Lei Chau Inland Lot No. 137 (the "lot").

(B) The term of years under the lease

The lot was granted under Conditions of Sale No. 20362 (the "Land Grant") for a term of 50 years commencing from 26 June 2020.

(C) The user restrictions applicable to that land

Special Condition No. (4)(a) and (b) of the Land Grant stipulates that:

- "(a) Subject to sub-clause (b) of this Special Condition, 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 three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the 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 sub-clause (b)(iii) of this Special Condition;
 - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
 - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes."

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

"No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

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

Not applicable.

(E) 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

Special Condition No. (2)(a), (c) and (d) of the Land Grant stipulates that:

- "(a) The Purchaser acknowledges that as at the date of this Agreement, there are sections of an existing U-channel and the associated catchpits serving all that piece or parcel of land now known and registered in the Land Registry as the Remaining Portion of Ap Lei Chau Inland Lot No.133 (hereinafter referred to "the Adjoining Lot") encroaching onto those portions of the lot shown coloured pink cross-hatched black and pink cross-hatched black stippled black on the plan annexed hereto (which sections of the existing U-channel and the associated catchpits within the lot are hereinafter collectively referred to as "the Encroaching Structures" and which pink cross-hatched black areas and pink cross-hatched black stippled black areas are hereinafter referred to as "the Pink Cross-hatched Black Areas" and "the Pink Cross-hatched Black Stippled Black Areas" respectively). For the purpose of these Conditions, the decision of the Director as to what constitute the Encroaching Structures shall be final and binding on the Purchaser.
- (c) The Purchaser shall not alter, divert, interfere with, demolish or remove the Encroaching Structures without the prior written consent of the owners of the Adjoining Lot and the Government. Except with the prior written consent of the Director, during the existence of the Encroaching Structures or any part or parts thereof, no building or structure or support for any building or structure shall be erected, constructed or placed on, over, above, under, below or within the Pink Cross-hatched Black Areas and the Pink Cross-hatched Black Stippled Black Areas.
- (d) The Purchaser shall throughout the term hereby agreed to be granted at all reasonable times during the existence of the Encroaching Structures permit the owners of the Adjoining Lot and their contractors, agents, workmen and any persons duly authorized by the owners of the Adjoining Lot with or without tools, equipment, plant, machinery or motor vehicles the right of ingress, egress and regress to, from and through the lot and any building or buildings erected thereon for the purpose of inspecting, maintaining, repairing, renewing and carrying out any alteration, diversion, demolition and removal works in respect of the Encroaching Structures."

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2025."

Special Condition No. (6) of the Land Grant stipulates that:-

"The Purchaser 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."

Summary of land grant

批地文件的摘要

Special Condition No. (7)(c)(i), (ii) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.7 hereof) of the lot or any part thereof:

- (c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 4,921 square metres and shall not exceed the Total Calculated Gross Floor Area (as defined in sub-clause (c)(iii) of this Special Condition); and
- (ii) the total gross floor area of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for private residential purposes shall not be less than 4,921 square metres and shall not exceed 8,201.6 square metres."

Special Condition No. (11) of the Land Grant stipulates that:-

- "(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor areas stipulated in Special Condition No. (7)(c) hereof, subject to Special Condition No. (41)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof;
 - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

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

- "(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(27) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

Special Condition No. (30)(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (l), (m) of the Land Grant stipulates that:-

- "(a) The Purchaser hereby acknowledges and accepts that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and the area outside the lot shown edged by a pecked green line for identification purpose on the plan annexed hereto (hereinafter referred to as "the Edged Pecked Green Area") due to the nature of the natural terrain.
- (b) (i) The Purchaser shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Investigation") within the lot and the Edged Pecked Green Area for the purpose of studying the natural terrain landslide and boulder fall hazards.

Summary of land grant

批地文件的摘要

- (ii) The findings of the Investigation shall include but not be limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as "the Maintenance Access"), to be constructed within the lot and on the Edged Pecked Green Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as "the Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the lot and the residents and occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the lot or the Edged Pecked Green Area. Any access proposed outside the lot and the Edged Pecked Green Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.
- (c) The Purchaser shall on or before the 31st day of March, 2025 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the lot (hereinafter collectively referred to as "the Inside Works") and on the Edged Pecked Green Area or any other Government land (hereinafter collectively referred to as "the Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the lot, building or buildings and structure or structures erected or to be erected on the lot which may be affected by the landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors or invitees before completion of the Inside Works and the Outside works.
- (d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition, the Purchaser shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Edged Pecked Green Area or other Government land on completion of the Investigation and the Outside Works as defined in sub-clauses (b)(i) and (c) respectively of this Special Condition in all respects to the satisfaction of the Director.
- (e) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such registration.
- (f) (i) The Purchaser shall at all times during the term hereby agreed to be granted, maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works or the Outside Works shall continue to perform their designed functions. The maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition.
- (ii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.
- (g) For the purpose only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from the Edged Pecked Green Area and any other Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition, subject to such terms and conditions as may be imposed by the Director at his sole discretion.
- (h) In the event that as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Edged Pecked Green Area or any other Government land, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause (h) within the time limit as aforesaid, the Director may forthwith execute and carry out the required works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.
- (i) The Purchaser shall at all times permit 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, 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 purpose of inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (b), (c), (f) and (h) of this Special Condition and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition or any other works which the Director may consider necessary.

- (j) The Purchaser hereby acknowledges that as at the date of this Agreement, there may be graves (including earthenware jars, cinerary urns and the like) within the Edged Pecked Green Area. The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times when carrying out the Investigation, the Outside works and the maintenance of the Outside Works to avoid causing any damage, disturbance or interference to any graves (including earthenware jars, cinerary urns and the like) within the Edged Pecked Green Area. The Purchaser shall not interfere with, remove or relocate or permit or suffered to be interfered with, removed or relocated any graves (including earthenware jars, cinerary urns and the like) within the Edged Pecked Green Area without the prior written approval of the Director.
- (l) 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 or in connection with any works being carried out or having been carried out by the Purchaser pursuant to the terms of this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.
- (m) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition, the obligations and rights of the Purchaser in respect of the Edged Pecked Green Area and any other Government land or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any loss, damage or disturbance whatsoever and howsoever caused to or suffered or any expense incurred by the Purchaser or any other person arising whether directly or indirectly out of or incidental to such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clauses (b), (c), (f), (g) and (h)."

Special Condition No. (33) of the Land Grant stipulates that:-

- "(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify 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 any damage or nuisance caused by such storm-water or rain-water.

- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own expense and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

(F) The lease conditions that are onerous to a purchaser

Special Condition No. (5) of the Land Grant stipulates 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."

Special Condition No. (9) of the Land Grant stipulates that:-

"Except such boundary walls and fences as may be approved in writing by the Director, no building or structure or support for any building or structure shall be erected, constructed or placed on, over, above, under, below or within the areas shown coloured pink hatched black and pink hatched black stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area" and "the Pink Hatched Black Stippled Black Area" respectively)."

Special Condition No. (12)(a)(i), (ii) of the Land Grant stipulates that:-

- "(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
 - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential block or blocks erected or to be erected on the lot; and
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot."

Special Condition No. (13)(a)(ii) of the Land Grant stipulates that:-

- "(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
 - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot."

Summary of land grant

批地文件的摘要

Special Condition No. (14)(a)(i) of the Land Grant stipulates that:-

“(a) One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the building or buildings erected or to be erected thereon.”

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

“The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.”

Special Condition No. (20)(a), (c), (d), (e) of the Land Grant stipulates that:-

“(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate or to a number of the Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2 residential units or part thereof
Not less than 100 square metres	2 spaces for every residential unit

For the purpose this sub-clause (a)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the total gross floor areas stipulated in Special Condition No. (7)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the total gross floor areas stipulated in Special Condition No. (7)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

$$\frac{\text{The total gross floor area of the Residential Common Area}}{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}} \times \frac{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director at a rate of 5 spaces per residential block erected or to be erected on the lot or such other rates as may be approved by the Director. For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential block. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (22) hereof) shall not be used for any purpose other than those respectively stipulated therein 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) (i) Out of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (22) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require or approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (22) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (22) hereof) to become the Parking Spaces for Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:
 - (I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");
 - (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (as may be varied under Special Condition No. (22) hereof); and
 - (III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (22) hereof)

provided that if any of the number of spaces to be provided under this sub-clause (d) (i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

- (iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively varied under Special Condition No. (22) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (e) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (22) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

Special Condition No. (21)(a)(i), (b) of the Land Grant stipulates that:-

- "(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each residential block erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each residential block. For the purpose of this sub-clause (a)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential block and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (22) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or any part or parts of the building or buildings referred to respectively in the said sub-clauses."

Summary of land grant

批地文件的摘要

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

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

- (i) assigned except
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons."

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

"The spaces provided within the lot in accordance with Special Conditions Nos. (20)(a)(iii) and 21(a) hereof (as may be respectively varied under Special Condition No. (22) hereof) and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas."

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

"A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (20) and (21) hereof (as may be varied respectively under Special Condition No. (22) hereof), or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (15)(c) hereof and a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (20) and (21) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other spaces, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes."

Special Condition No. (27) of the Land Grant stipulates that:-

"Save as provided in Special Condition No. (30) hereof, the Purchaser shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine."

Special Condition No. (29) of the Land Grant stipulates that:-

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

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

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify 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 any damage or nuisance to private property caused by such erosion, washing down or dumping.

Summary of land grant

批地文件的摘要

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof."

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

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

Special Condition No. (34)(a), (b) of the Land Grant stipulates that:-

- "(a) (i) Except such boundary walls and fences as may be approved in writing by the Director and subject to Special Condition No. (2)(c) hereof, no building or structure or support or foundation for any building or structure shall be erected, constructed or placed on, over, above, under, below or within the areas of drainage reserve within the Pink Hatched Black Stippled Black Area, the Pink Cross-hatched Black Stippled Black Areas and the area shown coloured pink stippled black on the plan annexed hereto (which pink stippled black area is hereinafter referred to as "the Pink Stippled Black Area" and which drainage reserve areas are hereinafter collectively referred to as "the Drainage Reserve Area").

- (ii) Notwithstanding sub-clause (a)(i) of this Special Condition and subject to Special Condition No. (2)(c) hereof, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Purchaser may erect or permit to be erected on the Pink Stippled Black Area and the Pink Cross-hatched Black Stippled Black Areas a structure or structures or part of a building or structure provided that there is a clear space extending upwards from the ground level of the Pink Stippled Black Area and the Pink Cross-hatched Black Stippled Black Areas to a height of not less than 5.1 metres. For the purpose of this Special Condition only, the decision of the Director as to what constitutes the ground level of the Pink Stippled Black Area and the Pink Cross-hatched Black Stippled Black Areas shall be final and binding on the Purchaser.

- (b) 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 shall have the right of free and unrestricted ingress, egress and regress at all times free of charge to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed on, over, above, under, below or within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director 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 Director, to demolish or remove such objects or materials and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein or as required in an emergency, the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser."

Special Condition No. (35)(a), (b) of the Land Grant stipulates that:-

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director), at the Purchaser'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 written approval a drainage impact assessment (hereinafter referred to as "the DIA") on 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 as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limits as shall 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 in all respects to the satisfaction of the Director of Drainage Services."

Summary of land grant

批地文件的摘要

Special Condition No. (36)(a), (b) of the Land Grant stipulates that:-

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "the NIA") on 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 the development of the lot and recommendations for mitigation measures, improvement works and other measures and works (hereafter referred to as "Noise Mitigation Measures").
- (b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director."

Special Condition No. (37)(a), (b), (c), (d), (e), (f), (h), (i), (j) and (m) of the Land Grant stipulates that:-

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (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 or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, written agreement of the Commissioner for Transport 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 for noise barrier, and except with the prior written consent of the Director, the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;
- (f) subject to the prior written approval of the Director and upon such terms and conditions as he may impose, the Purchaser and his contractors, agents, workmen and any other persons authorized by the Purchaser may 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 permitted under the Special Condition in relation to the part or parts of the Noise Barrier projecting over the Government land;

- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, presence, inspection, cleaning, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier or any part or parts thereof;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice, and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser 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 Purchaser;
- (m) 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 or in connection with the erection, construction, presence, inspection, repair, maintenance, alteration, cleaning, renewal, replacement, use, demolition or removal of the Noise Barrier or any other works carried out by the Director in exercise of the rights as owner of the adjoining Government land and the rights specified under this Special Condition including without limitation the carrying out of any works under sub-clause (j) of this Special Condition."

Special Condition No. (38)(a), (b) of the Land Grant stipulates that:-

- "(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director), at the Purchaser'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 written approval a sewerage impact assessment (hereinafter referred to as "the SIA") on 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 sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director of Drainage Services carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Drainage Services."

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

- “(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director) at the Purchaser’s own expense and in all respects to the satisfaction of the Commissioner for Transport submit or cause to be submitted to the Commissioner for Transport for his written approval a traffic impact assessment (hereinafter referred to as “the TIA”) on the development of the lot containing, among others, such information and particulars as the Commissioner for Transport may require, including but not limited to all adverse traffic impacts that may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Commissioner for Transport carry out and implement the recommendations contained in the TIA as approved by the Commissioner for Transport in all respects to the satisfaction of the Commissioner for Transport.
- (c) No building works (other than site formation works) shall be commenced on the lot or any part thereof until the TIA shall have been approved in writing by the Commissioner for Transport.
- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No.5 hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the TIA as approved by the Commissioner for Transport in all respects to the satisfaction of the Commissioner for Transport. 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 or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.”

Notes:

1. The reference to the “Purchaser” in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.
2. The reference to the “Director” in the Land Grant means the Director of Lands.
3. Unless otherwise defined in this sales brochure, the capitalized terms used in the Summary of Land Grant shall have the same meaning of such terms in the Land Grant.
4. For full details, please refer to the Land Grant. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office. Copies of the Land Grant can be obtained upon payment of the necessary photocopying charges.

Summary of land grant

批地文件的摘要

(A) 「發展項目」所位於土地的地段編號

「發展項目」位於鴨脷洲內地段第137號(「**該地段**」)。

(B) 租契的批地年期

「該地段」根據《賣地條件》第20362號(「**批地文件**」)批授，批地年期為50年，由2020年6月26日開始生效。

(C) 適用於該土地的用途限制

「批地文件」特別條件第(4)(a)及(b)條訂明：

『(a) 受限於本特別條件(b)款的規定，「該地段」或其任何部分或現已或將會建於該處的任何一座或多座建築物除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 除下列用途外，現已或將會建於「該地段」的任何建築物或任何建築物部分不可作其他用途：

- (i) 最低三層只可作非工業用途(不包括貨倉、酒店及加油站)。惟為免存疑，如有任何地庫層(如已建成)，則不論樓層大小或面積，均會就本特別條件的目的計為一個樓層，而地庫層的用途必須依照本特別條件(b)(iii)款訂明的額外限制規定；
- (ii) 其餘樓層(如有多於三個地庫層，則不包括位於最低三層對上的一個或多個地庫層(如已建成))只可作私人住宅用途；及
- (iii) 任何地庫層(如已建成)不論是最低三層中的任何一層或是最低三層對上的地庫層，一律作非工業(不包括住宅、貨倉、酒店及加油站)用途。』

「批地文件」特別條件第(42)條訂明：

『不可於「該地段」搭建或建造任何墳墓或骨灰龕，亦不可於「該地段」安葬或放置任何人類或動物遺體，不論屬陶甕、骨灰盅或其他。』

(D) 按規定須興建及提供予「政府」或供公眾用途的設施

不適用。

(E) 承批人在該土地內外鋪設、平整或作園藝美化的任何範圍、或興建或維修任何構築物或設施的責任

「批地文件」特別條件第(2)(a)、(c)及(d)條訂明：

『(a) 「買方」確認於「本協議」訂立日，現於「土地註冊處」登記名為鴨脷洲內地段第133號餘段的所有一幅或一塊土地(以下簡稱「毗鄰地段」)有現存的U型明渠及相關集水井部分從該處伸展至侵佔本文所夾附圖則以粉紅色間黑十字斜線及粉紅色間黑十字斜線加黑點顯示的「該地段」部分(「該地段」內現存U型明渠及相關集水井部分以下統稱「侵佔構築物」；前述以粉紅色間黑十字斜線及粉紅色間黑十字斜線加黑點顯示的地方以下分別簡稱「粉紅色間黑十字斜線範圍」及「粉紅色間黑十字斜線加黑點範圍」)。於此等「批地條款」，「署長」就何謂「侵佔構築物」所作的決定將作終論並對「買方」約束。

(c) 如事前未獲「毗鄰地段」擁有人及「政府」書面同意，「買方」不可改建、改道、干預、拆卸或清拆「侵佔構築物」。如事前未取得「署長」書面同意，「買方」不可在「侵佔構築物」或其任何一個或多個部分存續期間，在「粉紅色間黑十字斜線範圍」及「粉紅色間黑十字斜線加黑點範圍」之上、之下、其上、其下或之內興建、建造或放置任何建築物或構築物或任何建築物或構築物的支承件。

(d) 於本文協定批授的年期內，「買方」須在「侵佔構築物」存續期間，允許「毗鄰地段」擁有人和其承辦商、代理、工人及獲其正式授權的任何人等，於所有合理時間，不論攜帶工具、設備、機器、機械或駕車與否，有權通行、進出、往返及行經「該地段」和建於該處的任何一座或多座建築物，以便檢查、維修、修理、更新「侵佔構築物」以及就此執行任何改建、改道、拆卸及清拆工程。』

「批地文件」特別條件第(3)條訂明：

『「買方」須全面遵照此等「批地條款」以及香港現時或可能於任何時間生效的所有建築、衛生和規劃相關條例、附例及規例發展「該地段」，在該處興建一座或多座建築物。上述一座或多座建築物應在2025年3月31日或之前建成並適宜佔用。』

「批地文件」特別條件第(6)條訂明：

『「買方」須自費以「署長」全面滿意的方式，在「該地段」及平台(如有)任何非建設區域進行園景工程並栽種樹木和灌木，其後並須維修及保養此等地方，以保持其安全、清潔、整齊、井然和健康。』

「批地文件」特別條件第(7)(c)(i)、(ii)條訂明：

『受限於此等「批地條款」之規定，如「該地段」或其任何部分進行建造或重建(重建一詞僅指本文一般條件第7條所述的重建工程)：

(c) (i) 「該地段」已建或擬建建築物的整體樓面總面積不得少於4,921平方米，亦不得超過「總計樓面總面積」(定義以本特別條件(c)(iii)款所訂為準)；及

(ii) 「該地段」已建或擬建的任何一座或多座建築物或任何擬作私人住宅用途的一座或多座建築物的任何一個或多個部分的整體樓面總面積不得少於4,921平方米，亦不得超過8,201.6平方米。』

「批地文件」特別條件第(11)條訂明：

『(a) 「買方」可在「該地段」內興建、建造和提供事前經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及布局亦須事前獲得「署長」書面批准。

(b) 計算本文特別條件第(7)(c)條指定的整體樓面總面積時，受限於本文特別條件第(41)(d)條的規定，根據本特別條件(a)款在「該地段」內提供的「設施」任何部分如乃供「該地段」任何已建或擬建的一座或多座住宅大廈住戶和彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的其餘「設施」部分則會計算在內。

(c) 如「設施」任何部分獲豁免依照本特別條件(b)款規定計入樓面總面積(以下簡稱「豁免設施」)：

- (i) 「豁免設施」將被指定為及構成本文特別條件第(17)(a)(v)條所訂的「公用地方」一部分；
- (ii) 「買方」須自費維修「豁免設施」以保持其修繕妥當及狀況良好，並負責運作「豁免設施」，以令「署長」滿意；及
- (iii) 「豁免設施」只可供「該地段」已建或擬建的一座或多座住宅大廈的住戶和彼等的真正訪客使用，任何其他人士或人等不可使用。

「批地文件」特別條件第(28)條訂明：

『(a) 如「該地段」或任何「政府」土地內現時或以往曾經配合或因應「該地段」或其任何部分的平整、水準測量或發展事宜進行任何削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」等規定「買方」執行的任何其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護和支撐「該地段」內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」須在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本特別條件(a)款的規定概不妨礙此等「批地條款」賦予「政府」的權利，其中尤以本文特別條件第(27)條為要。

(c) 無論何時，如因「買方」進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起「該地段」內的任何土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」因為或由於此等滑土、山泥傾瀉或地陷而直接或間接蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序作出彌償，並保持令其獲得彌償及免責。

(d) 除享有本文訂明可就違反任何此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修復任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不在通知訂明的期限內以「署長」滿意的方式完成執行通知的指示，「署長」可即時執行和進行任何必要的工程。「買方」須在接獲要求時向「政府」償還有關的費用，連同任何行政及專業收費與費用。』

「批地文件」特別條件第(30)(a)、(b)、(c)、(d)、(e)、(f)、(g)、(h)、(i)、(j)、(l)及(m)條訂明：

『(a) 「買方」現確認並同意，鑒於天然地勢的性質，「該地段」可能受「該地段」範圍內以及本文所夾附圖則以綠色點線顯示以供識別的「該地段」外地方(以下簡稱「綠色點線框邊範圍」)的山泥傾瀉及礫石下墜影響。

(b) (i) 「買方」須自費以「署長」全面滿意的方式，在「該地段」及「綠色點線框邊範圍」內執行並完成土地勘測工程(以下簡稱「勘測工程」)，以研探天然地形山泥傾瀉及礫石下墜的危險。

(ii) 「勘測工程」的結果須包括但不限於建議以「署長」全面滿意的方式在「該地段」內和「綠色點線框邊範圍」上進行、完成及維修所有必要的緩解及穩定工程和相關工程，包括建造通道工程以供日後維修已完竣緩解及穩定工程和相關工程使用(該通道以下簡稱「維修通道」)(經「署長」批准的建議以下簡稱「經批准的緩解工程建議」)，從而保障「該地段」已建或擬建的任何一座或多座建築物 and 構築物以及該處的住戶和佔用人及彼等各真正賓客、訪客及獲邀人士免受「該地段」或「綠色點線框邊範圍」的山泥傾瀉及礫石下墜危害。任何建議在「該地段」及「綠色點線框邊範圍」外建造的通道以供日後維修已完竣緩解及穩定工程和相關工程使用必須另行向「署長」提交書面批准申請，一旦批准將納入「維修通道」一部分，而由此經「署長」批准的建造通道工程建議將納入「經批准的緩解工程建議」一部分。

(c) 「買方」須在2025年3月31日或「署長」批准的其他日期或之前，自費以「署長」全面滿意的方式，依照「署長」全權酌情批准或指定，在「該地段」範圍內進行並完成緩解及穩定工程和相關工程，包括「維修通道」工程(以下統稱「內部工程」)，以及按照「經批准的緩解工程建議」在「綠色點線框邊範圍」或任何其他「政府」土地進行並完成上述工程(以下統稱「外部工程」)。「內部工程」及「外部工程」完成之前，經「勘測工程」確認可能受山泥傾瀉及礫石下墜危害影響的「該地段」的任何部分或該處已建或擬建一座或多座建築物及一座或多座構築物範圍不可供任何住戶或佔用人及彼等的各真正賓客、訪客或獲邀人士佔用。

(d) 為免存疑，受限於本特別條件(f)款之規定，「買方」以「署長」全面滿意的方式完成本特別條件(b)(i)及(c)款分別指定的「勘測工程」和「外部工程」後，便毋須再在「綠色點線框邊範圍」或任何「政府」土地進行其他土地勘測、緩解及穩定工程和相關工程。

(e) 「買方」須自費在「土地註冊處」登記一幅經「署長」批核的「該地段」圖則，以顯示「內部工程」及「外部工程」的位置、性質和規模，以及「買方」可能需要或按「署長」規定進行維修工程的「該地段」和「政府」土地的位置及範圍，包括根據本特別條件(f)款「買方」可能需要或按「署長」規定清理山泥傾瀉碎礫或礫石的「該地段」及「政府」土地範圍(該圖則以下簡稱「天然地形危險緩解及穩定工程圖則」)。「內部工程」現已或將會施工的地方或樓面面積將被指定為並構成「公用地方」一部分。「買方」辦妥登記之前，不可訂立任何影響「該地段」或其任何部分或該處已建或擬建任何建築物或任何建築物部分的交易(本文特別條件第(15)(d)條指定的建築按揭或「署長」批准的其他交易除外)。

- (f) (i) 「買方」須在本文協定批授的年期內，時刻自費維修「內部工程」及「外部工程」，以保持其修繕妥當及狀況良好，令「署長」全面滿意，以確保「內部工程」或「外部工程」可持續按其設計功能正常運作。維修工程應包括但不限於清理墜落於「內部工程」或「外部工程」或「該地段」各地方或本特別條件(e)款所載「天然地形危險緩解及穩定工程圖則」所示「政府」土地的山泥傾瀉碎礫或礫石。
- (ii) 除「政府」可就「買方」失責不遵照本文規定維修「內部工程」及「外部工程」行使任何權利及補償權外，「署長」亦有權發出書面通知要求「買方」在其全權酌情視為恰當的期限內執行任何關乎「內部工程」及「外部工程」的維修工程。如「買方」疏忽或未能在通知指定的期限內執行通知的規定以全面令「署長」滿意，「署長」可即時執行及進行所需維修工程，「買方」須在接獲通知時向「政府」償還工程費用，連同任何督導費用與間接費用。有關款項的金額由「署長」或其正式授權的人員釐定，其決定將作終論並對「買方」約束。
- (g) 現只限於為進行「勘測工程」以及執行、完成、檢查和維修「內部工程」及「外部工程」，「買方」有權通行、進出及往返「綠色點線框邊範圍」及其現已或將會按規定執行維修工程的任何其他「政府」土地，包括清理墜落於「內部工程」或「外部工程」或「該地段」各地方或本特別條件(e)款所載「天然地形危險緩解及穩定工程圖則」所示「政府」土地的山泥傾瀉碎礫或礫石，但仍須受限於「署長」全權酌情制訂的條款與條件。
- (h) 倘因進行「勘測工程」或執行、檢查、檢驗、監督和維修「內部工程」或「外部工程」導致或引起「綠色點線框邊範圍」或任何其他「政府」土地受損，「買方」須在「署長」全權酌情指定的期限內，自費以「署長」全面滿意的方式修復損害。如「買方」不在上述期限內履行本(h)款所訂的責任，「署長」可即時實施及執行所需工程，「買方」須在「政府」要求時償還工程費用，連同「署長」或其正式授權人員釐定的監督及間接費用。「署長」或其正式授權人員的決定將作終論並對「買方」約束。
- (i) 「買方」時刻均須允許「署長」、其人員、承辦商、代理、工人及經「署長」授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，行使權利免費及暢通無阻地通行、進出、往返和行經「該地段」或其任何部分或該處任何已建或擬建建築物，以便檢查、檢驗和監督本特別條件(b)、(c)、(f)及(h)款指定「買方」執行的工程，以及實施、檢查、檢驗和監督本特別條件(f)(ii)及(h)款訂明的任何工程或「署長」視為必要的任何其他工程。
- (j) 「買方」現確認，在「本協議」訂立日，「綠色點線框邊範圍」內可能有現存的墳墓(包括陶甕及骨灰盅等)。「買方」執行「勘測工程」、「外部工程」及維修「外部工程」時，時刻均須小心謹慎和採取良好工藝及妥善的預防措施，以免對「綠色點線框邊範圍」內任何墳墓(包括陶甕及骨灰盅等)造成任何損害、滋擾或干擾。如事前未獲「署長」書面批准，「買方」不可干預、移除、搬遷或允許或容忍他人干預、移除或搬遷「綠色點線框邊範圍」內任何墳墓(包括陶甕及骨灰盅等)。
- (l) 如因「買方」遵照本特別條件的規定進行中或已進行任何工程，或因「買方」執行「勘測工程」或在設計、建造及維修「內部工程」或「外部工程」時遺漏、疏忽或失責，以致直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，包括但不限於財物損壞或損失或人身傷亡，「買方」須向「政府」作出彌償，並保持令其獲得彌償及免責。

- (m) 儘管有本特別條件(b)、(c)、(f)、(g)及(h)款之規定，「買方」根據本特別條件就「綠色點線框邊範圍」及任何其他「政府」土地或其任何部分承擔的責任和享有的權利，將在「政府」向「買方」發出相關通知時絕對終止。倘因終止責任及權利直接或間接導致或連帶引起「買方」或任何其他人士蒙受任何損失、損害或滋擾或招致任何費用，「買方」不可就此向「政府」提出索償。然而上述終止責任及權利概不妨礙「政府」就「買方」先前違反、不履行或不遵守上述(b)、(c)、(f)、(g)及(h)款規定而行使任何權利或補償權。」

「批地文件」特別條件第(33)條訂明：

『(a) 「買方」須按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進「該地段」的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾，以致直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「買方」須承擔全責並向「政府」作出彌償，並保持令其獲得彌償及免責。

- (b) 接駁「該地段」任何排水渠及污水管至已鋪設和啟用之「政府」雨水渠及污水管的工程可由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」要求時須向「政府」支付此等接駁工程的費用。或者，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程，及於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出要求，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」要求時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，而「買方」須在「政府」通知時支付有關工程的費用。』

(F) 對買方造成負擔的租用條件

「批地文件」特別條件第(5)條訂明：

『如事前未獲「署長」書面同意，概不可移除或干預任何現於「該地段」或毗連土地生長的樹木，倘「署長」給予同意則可附加其視為恰當的移植、補償園景工程或再植條件。』

「批地文件」特別條件第(9)條訂明：

『除「署長」以書面批准的邊界圍封牆及圍欄外，本文所夾附圖則以粉紅色間黑斜線及粉紅色間黑斜線加黑點顯示的範圍(以下分別簡稱「粉紅色間黑斜線範圍」及「粉紅色間黑斜線加黑點範圍」)之上、之下、其上、其下或其內，概不可興建、建造或放置任何建築物、構築物或任何建築物或構築物的支承件。』

「批地文件」特別條件第(12)(a)(i)、(ii)條訂明：

『(a) 「該地段」內可提供看守人或管理員或兩者的辦事處，但須受限於以下條件：

- (i) 「署長」認為鑒於「該地段」已建或擬建的一座或多座住宅大廈的安全、保安和良好管理必須設置辦事處；及
- (ii) 辦事處除供完全及必要地受僱於「該地段」工作的看守人或管理員或兩者辦公外，不可作任何其他用途。』

Summary of land grant
批地文件的摘要

「批地文件」特別條件第(13)(a)(ii)條訂明：

『(a) 「該地段」可提供看守人或管理員或兩者的宿舍，但須受限於以下條件：

- (ii) 宿舍除作完全及必要地受僱於「該地段」工作的看守人或管理員或兩者的宿舍外，不可作任何其他用途。』

「批地文件」特別條件第(14)(a)(i)條訂明：

『(a) 「該地段」範圍內可提供一個辦事處供「業主立案法團」或「業主委員會」使用，然而：

- (i) 辦事處除供現已或將會就「該地段」已建或擬建一座或多座建築物成立的「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途。』

「批地文件」特別條件第(19)條訂明：

『除透過本文所夾附圖則顯示及註明的Z點往來X點與Y點之間或「署長」書面批准的其他地點外，「買方」無權進出或往返「該地段」作車輛通道。如「該地段」進行發展或重建，「署長」可能准許在「該地段」指定位置興建臨時出入通道以供建築車輛進出，但「署長」批准時可附加條件。發展或重建工程完竣後，「買方」須自費在「署長」指定的期限內，以「署長」全面滿意的方式還原建有臨時出入通道的任何地方。』

「批地文件」特別條件第(20)(a)、(c)、(d)、(e)條訂明：

『(a) (i) 「該地段」內須按以下比例提供「署長」滿意的車位(以下簡稱「住宅車位」)，以供根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於「該地段」已建或擬建一座或多座建築物的住宅單位之住戶和彼等各真正賓客、訪客或獲邀人士的車輛停泊，配置比率將按照下表所列「該地段」已建或擬建的住宅單位各自的面積計算(除非「署長」同意採取與下表所列不同的比率或數目則屬例外)：

每個住宅單位的面積	擬提供的「住宅車位」數目
少於40平方米	每十五(15)個住宅單位或不足此數一(1)個車位
不少於40平方米但少於70平方米	每八(8)個住宅單位或不足此數一(1)個車位
不少於70平方米但少於100平方米	每兩(2)個住宅單位或不足此數一(1)個車位
不少於100平方米	每個住宅單位兩(2)個車位

於本(a)(i)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋將被視作一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋以及每座此等房屋是否構成和擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。

- (ii) 於本特別條件(a)(i)款，擬提供的「住宅車位」總數為根據本特別條件(a)(i)款列表中每個住宅單位的面積計算之「住宅車位」總數。就此等「批地條款」而言，「每個住宅單位的面積」指以下(I)及(II)項之和的樓面總面積：

- (I) 該單位住戶專用和專享的個別住宅單位之樓面總面積，即由該單位的圍封牆或護牆外部開始量度，但如屬於以圍封牆相隔的兩個毗連單位，則由圍封牆中央開始量度，並要量度單位的內部間隔牆及柱。但為免存疑，不包括單位內部所有樓面面積，此等面積在計算本文特別條件第(7)(c)條指定的樓面總面積時不會連計在內；及

- (II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準)樓面總面積，即計算各住宅單位圍封牆外供現已或將會建於「該地段」發展項目住宅部分住戶公用與共享的住宅公用地方整體樓面總面積。但為免存疑，不包括並未計入本文特別條件第(7)(c)條所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

「住宅公用地方」
整體樓面總面積

×

根據本特別條件(a)(ii)(I)款計算的
每個住宅單位樓面總面積

根據本特別條件(a)(ii)(I)款計算的
所有住宅單位整體樓面總面積

- (iii) 「該地段」內須額外提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於「該地段」已建或擬建的一座或多座建築物之住宅單位住戶的真正賓客、訪客或獲邀人士的車輛，配置比率為「該地段」內已建或擬建的每座住宅大廈五(5)個車位或「署長」批准的其他比例。於本(a)(iii)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋將不會被視作一座住宅大廈。「署長」就何謂獨立屋、半獨立屋或排屋以及每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。

- (iv) 根據本特別條件(a)(i)及(a)(iii)款(可分別根據本文特別條件第(22)條更改)提供的車位除作上述兩款分別指定的用途外，不可作任何其他用途，其中特別禁止以車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務的用途。

- (c) (i) 「買方」須從根據本特別條件(a)及(b)款(可分別根據本文特別條件第(22)條更改)提供的車位中，依照建築事務監督的要求或批准，保留和指定特定數目的車位，以供《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊車輛(該等保留和指定車位以下簡稱「傷殘人士車位」)。「買方」最少須從本特別條件(a)(iii)款(可根據本文特別條件第(22)條更改)提供的車位中保留和指定一(1)個車位，但不得保留或指定所有根據本特別條件(a)(iii)款提供的車位(可根據本文特別條件第(22)條更改)作「傷殘人士車位」。

- (ii) 「傷殘人士車位」除供《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊屬於「該地段」已建或擬建的一座或多座建築物住戶或佔用人和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止以車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務的用途。

- (d) (i) 「該地段」須提供「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例持牌的電單車。除非「署長」同意其他比率，否則須採用以下的配置比例：

- (I) 擬根據本特別條件(a)(i)款提供的「住宅車位」總數(可根據本文特別條件第(22)條更改)的百分之十(10%)(以下簡稱「住宅電單車車位」)；

Summary of land grant

批地文件的摘要

(II) 擬根據本特別條件(b)(i)(I)款提供的車位總數(可根據本文特別條件第(22)條更改)的百分之十(10%); 及

(III) 擬根據本特別條件(b)(i)(II)款提供的車位總數(可根據本文特別條件第(22)條更改)的百分之十(10%),

如根據本(d)(i)款提供的車位數目為小數位數, 則四捨五入為最接近之整數。

(ii) 「住宅電單車車位」除供停泊根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於「該地段」已建或擬建的一座或多座建築物內住宅單位的住戶和彼等各真正賓客、訪客或獲邀人士的電單車外, 不可作任何其他用途, 其中特別禁止以車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務的用途。

(iii) 根據本特別條件(d)(i)(II)及(d)(i)(III)款提供的車位(可根據本文特別條件第(22)條更改)除供根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於「該地段」已建或擬建的一座或多座建築物或該等建築物任何一個或多個部分的佔用人和彼等各真正的賓客、訪客或獲邀人士的電單車停泊以作本特別條件(b)(i)(I)及(b)(i)(II)款列明的用途外, 不可作任何其他用途, 其中特別禁止以車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務的用途。

(e) (i) 除「傷殘人士車位」外, 每個根據本特別條件(a)及(b)款(可根據本文特別條件第(22)條更改)提供的車位須闊2.5米及長5.0米, 最低淨空高度為2.4米。

(ii) 每個「傷殘人士車位」的尺寸須以建築事務監督指定及批准為準。

(iii) 每個根據本特別條件(d)(i)款提供的車位(可根據本文特別條件第(22)條更改)須闊1.0米及長2.4米, 最低淨空高度為2.4米或「署長」批准的其他最低淨空高度。』

「批地文件」特別條件第(21)(a)(i)、(b)條訂明:

『(a) 「該地段」內須提供「署長」滿意的車位以供貨車上落客貨, 分配比率為:

(i) 「該地段」已建或擬建的一座或多座建築物內每八百(800)個住宅單位或不足此數配置一(1)個車位, 或採取「署長」批准的其他比例。惟「該地段」已建或擬建的住宅大廈最少須配置一(1)個上落貨車位, 而上落貨車位應毗鄰或位於每座住宅大廈內。於本(a)(i)款, 擬供單一家庭作住宅的獨立屋、半獨立屋或排屋不可視為一座住宅大廈。「署長」就何謂獨立屋、半獨立屋或排屋以及每座房屋是否構成或擬作單一家庭住宅所作出的決定將作終論並對「買方」約束。

(b) 根據本特別條件(a)款提供的每個車位(可根據本文特別條件第(22)條更改)尺寸須為3.5米闊及11.0米長, 最低淨空高度為4.7米。此等車位除供與該款所載的一座或多座建築物或此等建築物一個或多個部分相關的貨車上落客貨外, 不得作任何其他用途。』

「批地文件」特別條件第(24)條訂明:

『(a) 儘管「買方」已以「署長」滿意的方式遵守和履行此等「批地條款」, 「住宅車位」及「住宅電單車車位」不可:

(i) 轉讓, 除非:

(I) 連同賦予專有權使用和佔管「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓; 或

(II) 承讓人現時已擁有專有權使用和佔管「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數; 或

(ii) 分租(租予「該地段」已建或擬建的一座或多座建築物內住宅單位的住戶除外),

惟於任何情況下, 「該地段」已建或擬建的一座或多座建築物內任何一個住宅單位的擁有人或住戶概不可承讓或承租超過三(3)個「住宅車位」及「住宅電單車車位」。

(b) 儘管有本特別條件(a)款的規定, 「買方」仍可在事前獲「署長」書面同意下以整體方式轉讓所有「住宅車位」及「住宅電單車車位」, 但承讓方必須為「買方」的全資附屬公司。

(c) 本特別條件(a)款概不適用於以整體方式轉讓、分租、按揭或押記「該地段」。

(d) 本特別條件(a)及(b)款概不適用於「傷殘人士車位」。

「批地文件」特別條件第(25)條訂明:

『根據本文特別條件第(20)(a)(iii)及21(a)條提供的車位(可分別根據本文特別條件第(22)條更改)和「傷殘人士車位」將指定為並構成「公用地方」一部分。』

「批地文件」特別條件第(26)條訂明:

『「買方」須向「署長」提交一份經「署長」批准並且列明將會按照本文特別條件第(20)及(21)條於「該地段」範圍內提供所有車位和上落貨車位(可分別根據本文特別條件第(22)條更改)的布局圖, 或經認可人士(定義以《建築物條例》、其任何附屬規例及修訂法例所訂為準)核證的圖則。交妥圖則之前, 不可進行任何影響「該地段」或其任何部分或「該地段」任何已建或擬建建築物或建築物部分的交易(依照本文特別條件第(15)(c)條所訂的租約、租務合約或相關協議、本文特別條件第(15)(d)條所訂的建築按揭或「署長」批准的其他交易除外)。上述經批准的圖則載明的車位和上落貨車位除作本文特別條件第(20)及(21)條分別訂明的用途外, 不可作任何其他用途。「買方」須遵照上述經批准的圖則維修車位和上落貨車位及其他地方, 包括但不限於電梯、樓梯平台和流通及運轉區。除非事前獲「署長」書面同意, 否則不可更改布局圖。除上述經批准的圖則註明的車位外, 「該地段」或該處任何建築物或構築物均不可作泊車用途。』

「批地文件」特別條件第(27)條訂明：

『除非本文特別條件第(30)條另有規定，否則如事前未獲「署長」書面同意，「買方」不得在毗鄰或毗連「該地段」的任何「政府」土地進行削土、移土或土地後移工程，或執行任何建造、填土或任何斜坡處理工程，而「署長」給予同意時可全權酌情附加其視為恰當的任何條款與條件，包括收取「署長」指定的地價後額外批出「政府」土地作為「該地段」的增批地段。』

「批地文件」特別條件第(29)條訂明：

『如「該地段」或其任何部分的發展或重建項目或其任何部分已安裝預應力地錨，「買方」須自費在預應力地錨的整個使用周期內定期維修和監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」須在接獲通知時向「政府」償還有關的費用。』

「批地文件」特別條件第(31)條訂明：

『(a) 如源自「該地段」或受「該地段」任何發展項目影響的其他地方之廢土、泥石、廢料、建築廢物或建材(以下簡稱「廢物」)侵蝕、沖流或棄置於公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業(以下簡稱「政府產業」)，「買方」須自費清理「廢物」和修復受損的「政府產業」，此外並須就「廢物」侵蝕、沖流或棄置而導致私人物業蒙受任何損害或滋擾所直接或間接招致或連帶引起之所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」彌償，並保持令其獲得彌償及免責。

(b) 儘管有本特別條件(a)款之規定，「署長」仍可以(但無責任必須)因應「買方」要求清理廢物並修復「政府產業」因此蒙受的任何損害，「買方」須在「政府」通知時向「政府」支付相關費用。

「批地文件」特別條件第(32)條訂明：

『「買方」時刻均須謹慎地採取或達致採取所有妥善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免損壞、干擾或阻塞位於、貫穿、橫跨或毗鄰「該地段」或「綠色點線框邊範圍」或兩者任何部分的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人道、街道傢俬、污水渠、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須進行或達致進行完善的調查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待「署長」全面審批。直至「署長」以書面批准「工程」和上述建議為止，「買方」不得展開任何工程。此外，「買方」須遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復和還原「工程」(明渠、污水渠、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致或引起「該地段」或「綠色點線框邊範圍」或兩者任何部分或任何「服務設施」蒙受的任何損害、干擾或阻塞。如「買方」不在「該地段」或「綠色點線框邊範圍」或兩者任何部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付相關工程費用。』

「批地文件」特別條件第(34)(a)、(b)條訂明：

『(a) (i) 除「署長」以書面批准的邊界圍牆及圍欄外，並且受限於本文特別條件第(2)(c)條之規定，「粉紅色間黑斜線加黑點範圍」、「粉紅色間黑十字斜線加黑點範圍」和本文所夾附圖則以粉紅色加黑點顯示的範圍(以下簡稱「粉紅色加黑點範圍」)內的渠務專用範圍(此等渠務專用範圍以下統稱「渠務專用範圍」)之上、橫跨其上、其上、之下、其下或其內概不可興建、建造或放置任何建築物或構築物或任何建築物或構築物的支承件或地基。

(ii) 儘管有本特別條件(a)(i)款之規定，受限於本文特別條件第(2)(c)條之規定，如事前獲「署長」書面同意並受限於其制訂的條款與條件，「買方」可在「粉紅色加黑點範圍」及「粉紅色間黑十字斜線加黑點範圍」興建或允許他人興建一座或多座構築物或任何建築物或構築物部分，惟「粉紅色加黑點範圍」及「粉紅色間黑十字斜線加黑點範圍」地面對上的淨空間最少須達5.1米。於本特別條件，「署長」就何謂「粉紅色加黑點範圍」及「粉紅色間黑十字斜線加黑點範圍」地面所作的決定將作終論並對「買方」約束。

(b) 「署長」及其人員、承辦商、代理、工人及其他經「署長」授權的人等現獲賦予權利，不論攜帶工具、設備、機器、機械或駕車與否，時刻均可免費及暢通無阻地通行、進出、往返和行經「該地段」，以便鋪設、檢查、修理、維修、更換及更新橫貫、穿越「渠務專用範圍」或位於其下的排水渠、污水渠、渠道、排水設施和「署長」指定或批准的所有其他服務設施(以下簡稱「公用服務設施」)。「渠務專用範圍」之上、橫跨其上、其上、之下、其下或其內不可放置任何可能阻礙出入或招致過高「公用服務設施」附加費的物件或物料。如「署長」認為(其意見將作終論並對「買方」約束)「渠務專用範圍」內有可能阻礙出入或招致過高「公用服務設施」附加費的物件或物料，「署長」有權向「買方」發出書面通知要求以「買方」付費的原則按照「署長」全面滿意的方式拆卸或清拆此等物件或物料並還原「渠務專用範圍」。倘「買方」疏忽不執行或未在通知訂明的期限內執行規定，又或發生緊急事故，「署長」可自行實施其視為必要的拆卸、清拆及還原工程，「買方」須在接獲通知時向「政府」支付此等工程的費用，付款金額由「署長」釐定，而其決定將作終論並對「買方」約束。』

「批地文件」特別條件第(35)(a)、(b)條訂明：

『(a) 「買方」須在「本協議」訂立日後六(6)個曆月內(或「署長」批准的其他期限內)，自費以渠務署署長全面滿意的方式向渠務署署長提交或達致他人提交「該地段」發展項目相關的一份渠務影響評估報告(以下簡稱「DIA」)，以供渠務署署長書面批准。「DIA」的內容其中應包括渠務署署長指定的資料和詳情，包括但不限於發展「該地段」造成的所有不良渠務影響，以及建議的緩解措施、改善工程及其他措施和工程。

(b) 「買方」須自費在渠務署署長指定的期限內，以渠務署署長全面滿意的方式執行及實施經渠務署署長批准的「DIA」所載的建議措施。』

「批地文件」特別條件第(36)(a)、(b)條訂明：

『(a) 「買方」須在「本協議」訂立日後六(6)個曆月內(或「署長」批准的其他期限內)，自費以「署長」全面滿意的方式，向「署長」提交或達致他人提交「該地段」發展項目相關的一份噪音影響評估報告(以下簡稱「NIA」)，以供「署長」書面批准。「NIA」的內容其中應包括「署長」指定的資料和詳情，包括但不限於發展「該地段」造成的所有不良噪音影響，以及建議的緩解措施、改善工程及其他措施和工程(以下簡稱「噪音緩解措施」)。

(b) 「買方」須自費在「署長」指定的期限內，以「署長」全面滿意的方式執行及實施經「署長」批准的「NIA」所載的建議「噪音緩解措施」(以下簡稱「經批准的噪音緩解措施」)。」

「批地文件」特別條件第(37)(a)、(b)、(c)、(d)、(e)、(f)、(h)、(i)、(j)及(m)條訂明：

『如「經批准的噪音緩解措施」涉及在「該地段」興建或建造伸展至「該地段」邊界以外並橫跨毗鄰「政府」土地的一個或多個隔音屏障(以下簡稱「隔音屏障」)，必須遵從以下條件：

(a) 「買方」須自費依照建築事務監督批核的圖則和全面遵照《建築物條例》、其任何附屬規例及修訂法例的規定設計、興建和建造「隔音屏障」；

(b) 不可在毗鄰「該地段」的任何「政府」土地之上、其內或其下興建「隔音屏障」的地基或支承件；

(c) 如事前未獲「署長」書面批准，不可在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 「買方」時刻均須自費保養、維修和修理「隔音屏障」或(如「署長」批准)其更換件，以保持其修繕妥當及狀況良好，全面令「署長」滿意。如執行本特別條件指定的工程需要暫時禁止車輛通行或改道，必須在施工前徵取運輸署署長書面同意作臨時交通安排；

(e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如事前未獲「署長」書面同意，「買方」不可使用或容忍、准許他人使用「隔音屏障」或其任何一個或多個部分陳列廣告或展示任何招牌、告示或海報；

(f) 如事前獲「署長」書面批准，並且遵照「署長」就此制定的條款與條件規定，「買方」、其承辦商、代理、工人和「買方」授權之任何其他人士等可獲准不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰「該地段」的「政府」土地，以便按本特別條件規定執行伸展至橫跨「政府」土地的「隔音屏障」任何一個或多個部分的相關工程；

(h) 「買方」時刻均須採取必要的預防措施，防止因為興建或建造「隔音屏障」或因其存在或檢查、清潔、修理、維修、更改、更新、更換、使用、拆卸或清拆「隔音屏障」或其任何一個或多個部分而導致毗鄰「該地段」之任何「政府」土地和「隔音屏障」或任何進入或使用毗鄰「該地段」的「政府」土地之任何人等或車輛損壞或受損；

(i) 「署長」可隨時全權酌情行使權利，向「買方」發出書面通知，要求「買方」在書面通知日期後六(6)個曆月內拆卸和清拆橫跨「政府」土地的「隔音屏障」任何一個或多個部分。「買方」接獲書面通知後，須自費在書面通知列明的期限內以「署長」全面滿意的方式拆卸和清拆上述「隔音屏障」的一個或多個部分；

(j) 如「買方」不履行本特別條件所訂的「買方」責任，「署長」可執行必要的工程，「買方」須在「政府」通知時支付相等於工程費用的款項，金額由「署長」終論性地釐定，並對「買方」約束；

(m) 倘因興建或建造「隔音屏障」或因其存在或檢查、修理、維修、更改、清潔、更新、更換、使用、拆卸或清拆「隔音屏障」，或因「署長」作為毗鄰「政府」土地擁有人行使本特別條件賦予的權利執行任何其他工程，包括但不限於執行本特別條件(j)款指定的工程，而直接或間接導致「政府」蒙受或招致任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「買方」須向「政府」作出彌償，並保持令其獲得彌償及免責。」

「批地文件」特別條件第(38)(a)、(b)條訂明：

『(a) 「買方」須在「本協議」訂立日後六(6)個曆月內(或「署長」批准的其他期限內)，自費以環境保護署署長全面滿意的方式向環境保護署署長提交或達致他人提交「該地段」發展項目相關的一份污水系統影響評估報告(以下簡稱「SIA」)，以供環境保護署署長書面批准。「SIA」的內容其中應包括環境保護署署長指定的資料和詳情，包括但不限於發展「該地段」造成的所有不良污水系統影響，以及建議的緩解措施、改善工程及其他措施和工程。

(b) 「買方」須自費在渠務署署長指定的期限內，以渠務署署長全面滿意的方式執行及實施經環境保護署署長批准的「SIA」所載的建議措施。』

「批地文件」特別條件第(39)條訂明：

『(a) 「買方」須在「本協議」訂立日後六(6)個曆月內(或「署長」批准的其他期限內)，自費以運輸署署長全面滿意的方式，向運輸署署長提交或達致他人提交「該地段」發展項目相關的交通影響評估報告(以下簡稱「TIA」)，以供運輸署署長書面批准。「TIA」的內容其中應包括運輸署署長指定的資料和詳情，包括但不限於發展「該地段」造成的所有不良交通影響，以及建議的緩解措施、改善工程及其他措施和工程。

(b) 「買方」須自費在運輸署署長指定的期限內，以運輸署署長全面滿意的方式執行及實施經運輸署署長批准的「TIA」所載的建議措施。

(c) 直至「TIA」獲得運輸署署長書面批准為止，不得在「該地段」展開任何建築工程(地盤平整工程除外)。

(d) 為免存疑並且毋損本文一般條件第5條的一般規定，「買方」現明確確認及同意，其將獨力承擔全責自費以運輸署署長全面滿意的方式，執行及實施經運輸署署長批准的「TIA」建議措施。倘因「買方」履行本特別條件等訂明的責任而直接或間接令「買方」或任何其他人士蒙受或招致任何損失、損害、滋擾或騷擾，「政府」毋須就此承擔任何責任或義務，「買方」不得就此等損失、損害、滋擾或騷擾向「政府」提出索償。』

註：

1. 「批地文件」中「買方」一詞指「批地文件」的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。
2. 「批地文件」中「署長」一詞指地政總署署長。
3. 除非本售樓說明書另有規定，「批地文件的摘要」所採用加上括號的詞彙在「批地文件」內的意思相同。
4. 請參考「批地文件」了解全部詳情。「批地文件」已備於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得副本。

Information on public facilities and public open spaces 公共設施及公眾休憩用地的資料

Not applicable.

不適用。

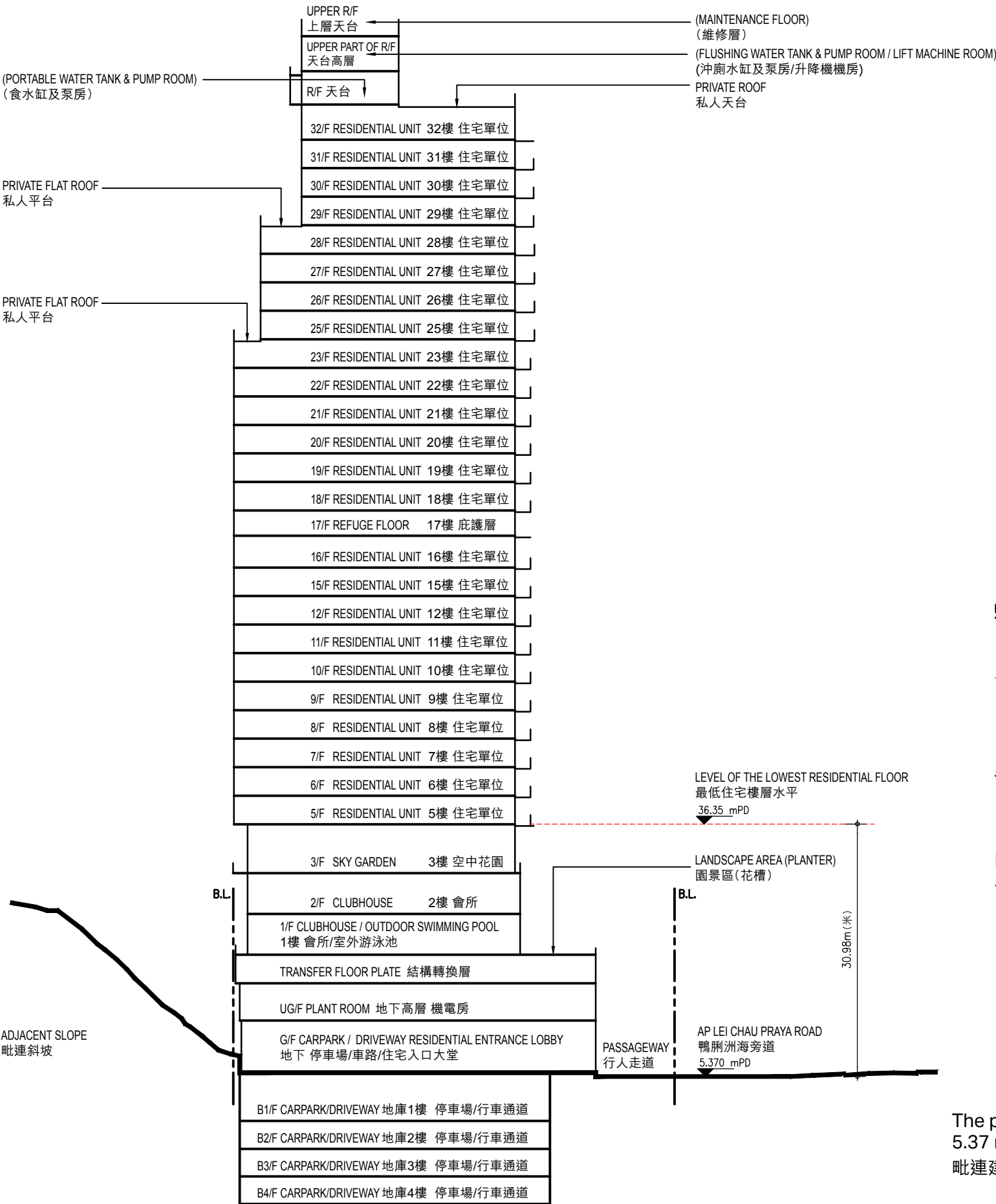
Warning to purchasers 對買方的警告

1. Purchasers are hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. Further:
 - (a) 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;
 - (b) 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
 - (c) that in the case of paragraph (2)(b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

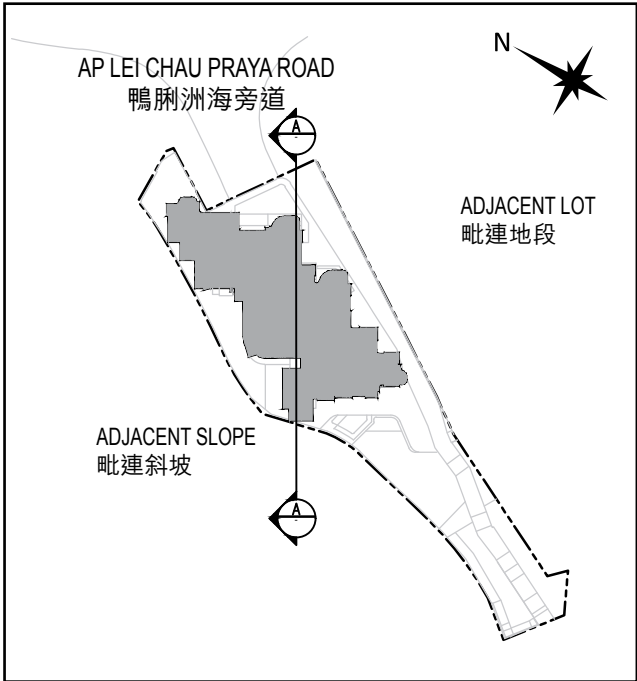
1. 特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 另：
 - (a) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
 - (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬(2)(b)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section plan of building in the development
發展項目中的建築物的橫截面圖

Cross-Section Plan A-A
橫截面圖 A-A



Key Plan
索引圖



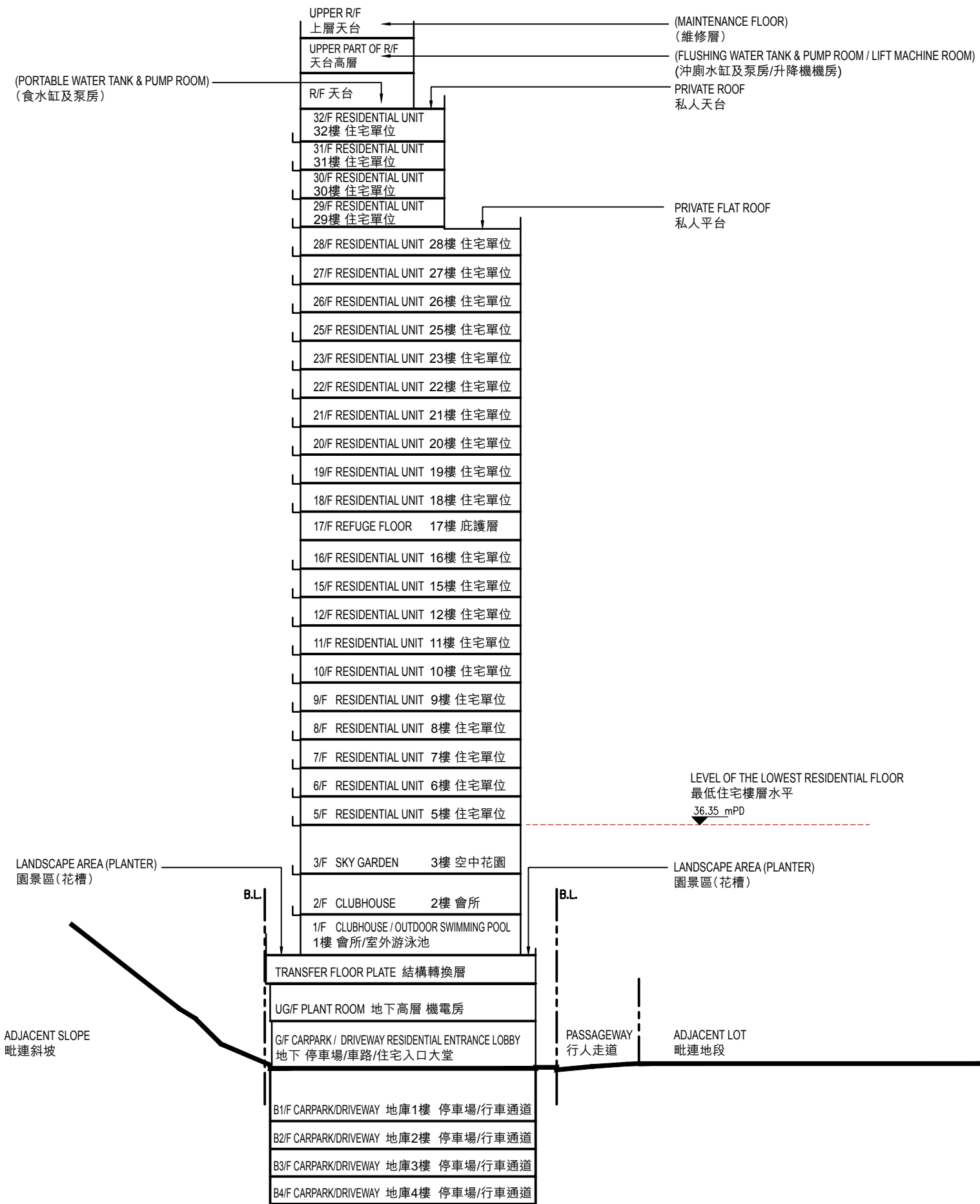
- B.L. --- Boundary of the Development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- mPD --- Height above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度(米)

Remark : This cross-section plan is not drawn to scale
備註：此橫截面圖並非按照比例繪圖

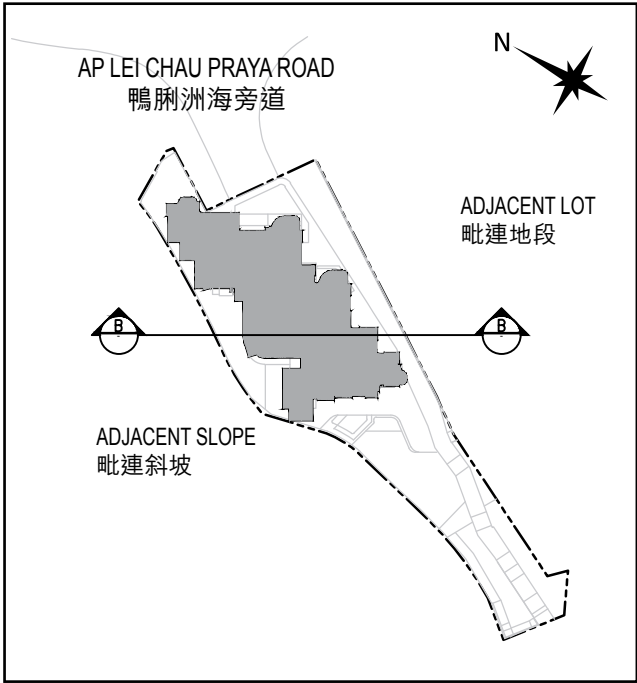
The part of Ap Lei Chau Praya Road adjacent to the building is 5.37 metres above the Hong Kong Principal Datum.
毗連建築物的一段鴨脷洲海旁道為香港主水平基準以上5.37米。

Cross-section plan of building in the development
發展項目中的建築物的橫截面圖

Cross-Section Plan B-B
橫截面圖 B-B



Key Plan
索引圖

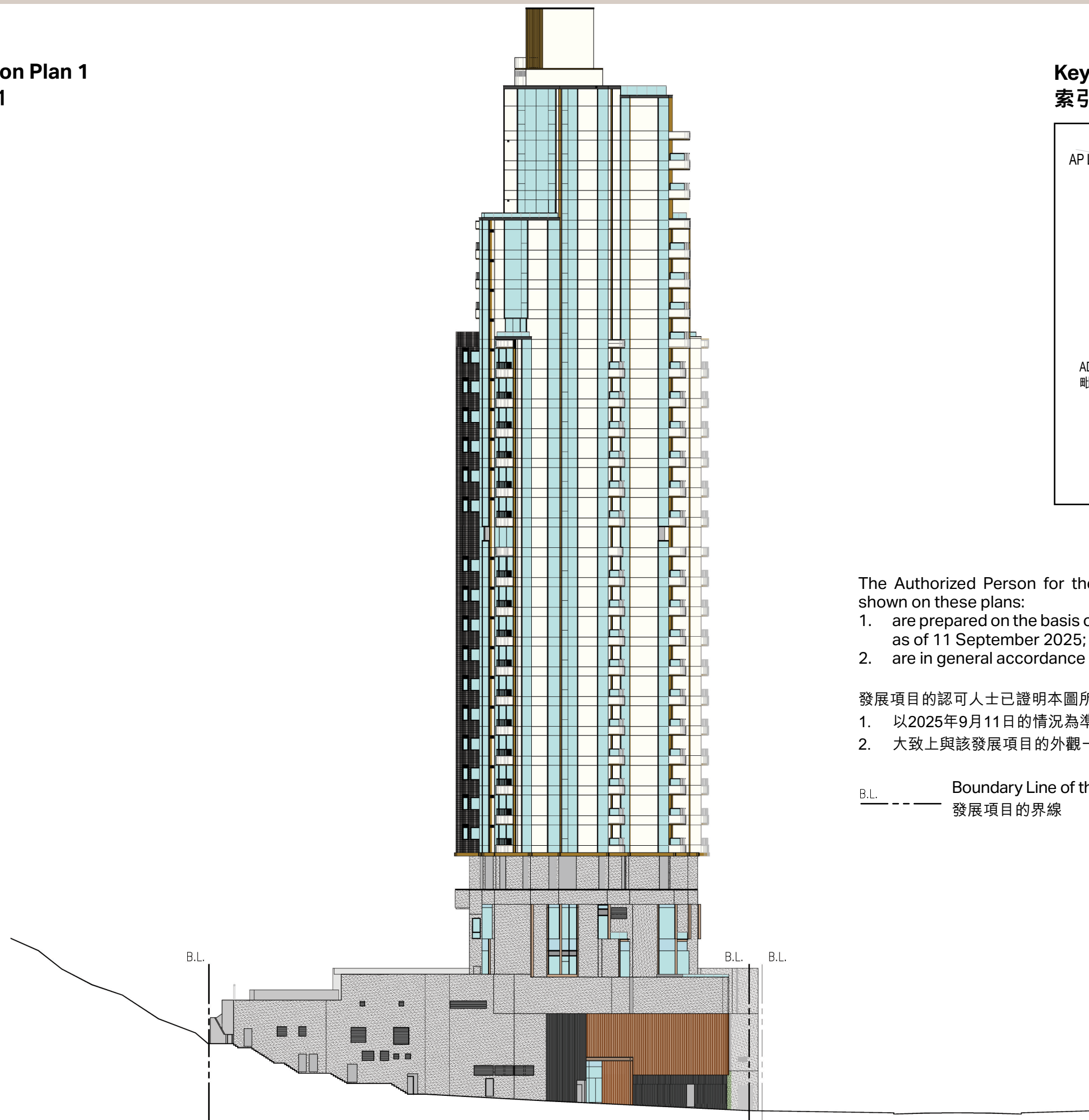


- B.L. --- Boundary of the Development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- mPD --- Height above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度(米)

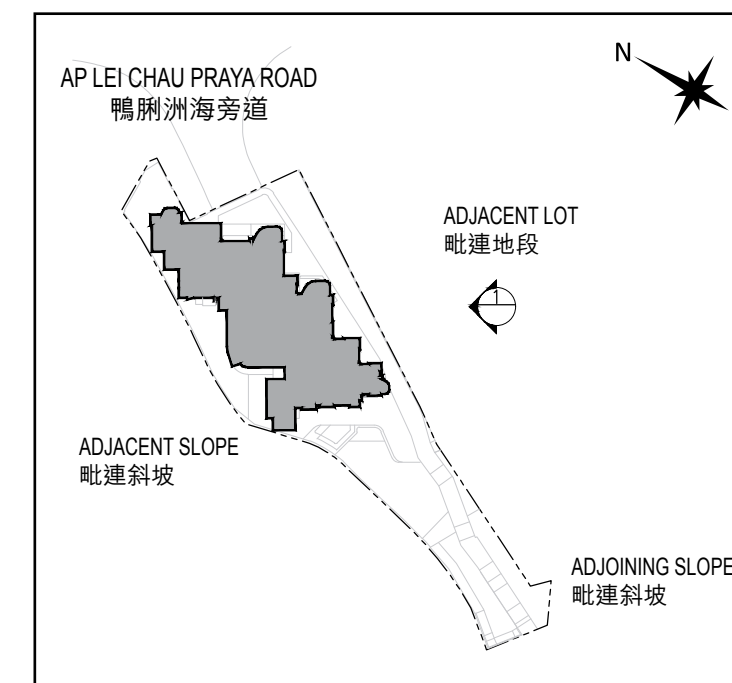
Remark : This cross-section plan is not drawn to scale
備註：此橫截面圖並非按照比例繪圖

Elevation plan 立面圖

Elevation Plan 1
立面圖1



Key Plan
索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 11 September 2025;
2. are in general accordance with the outward appearance of the Development.

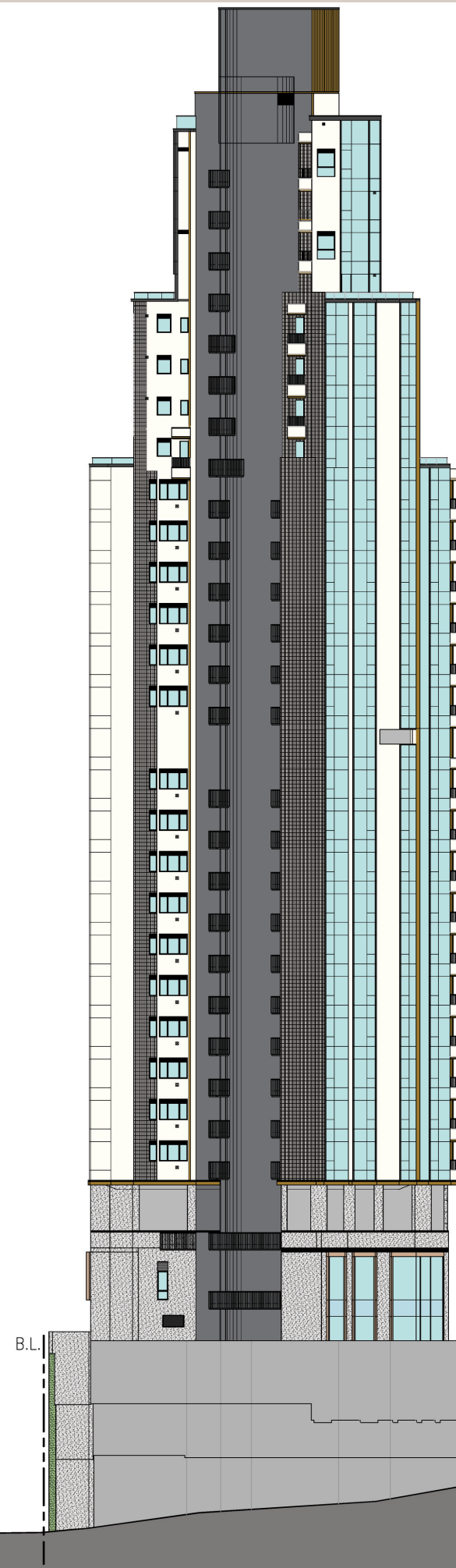
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2025年9月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

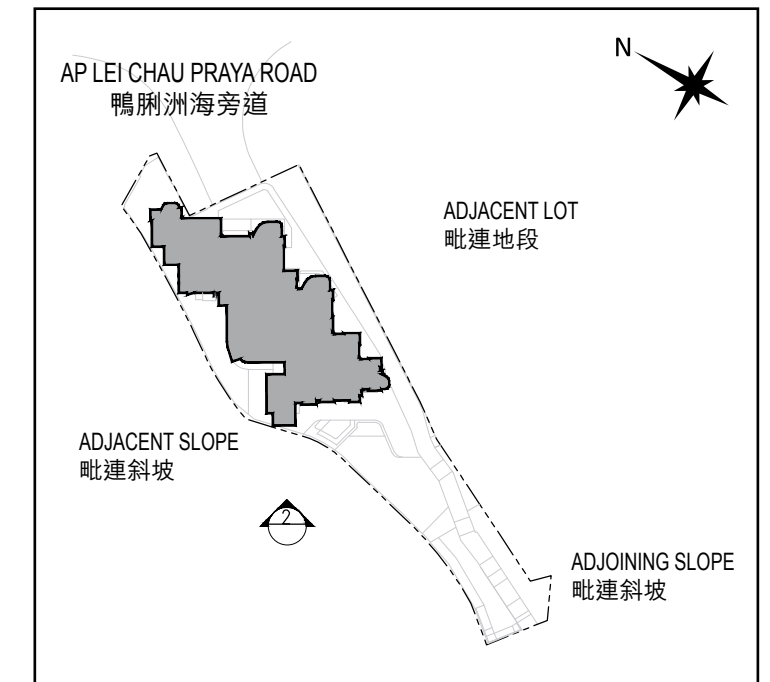
B.L. ——— Boundary Line of the Development
發展項目的界線

Elevation plan 立面圖

Elevation Plan 2
立面圖2



Key Plan
索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 11 September 2025;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2025年9月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

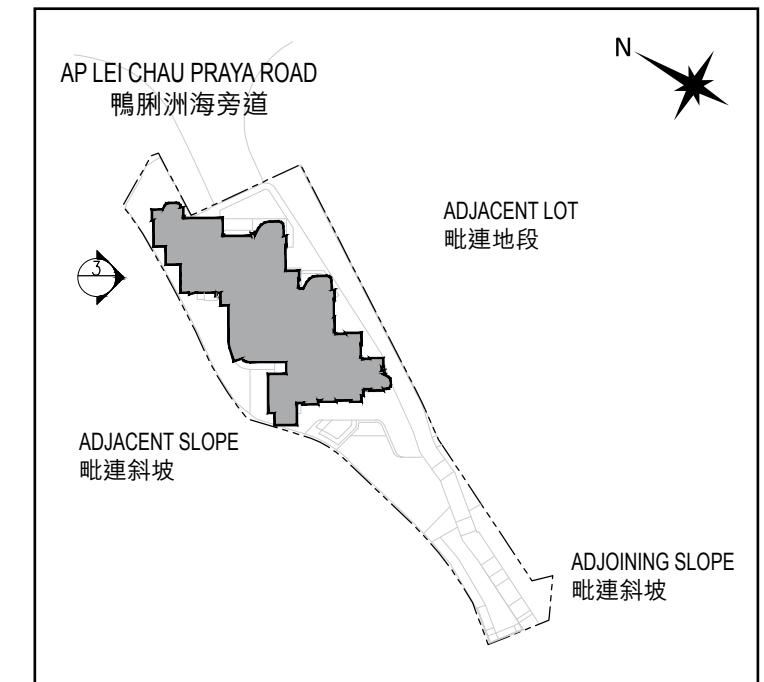
B.L. ——— Boundary Line of the Development
發展項目的界線

Elevation plan 立面圖

Elevation Plan 3
立面圖3



Key Plan
索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 11 September 2025;
2. are in general accordance with the outward appearance of the Development.

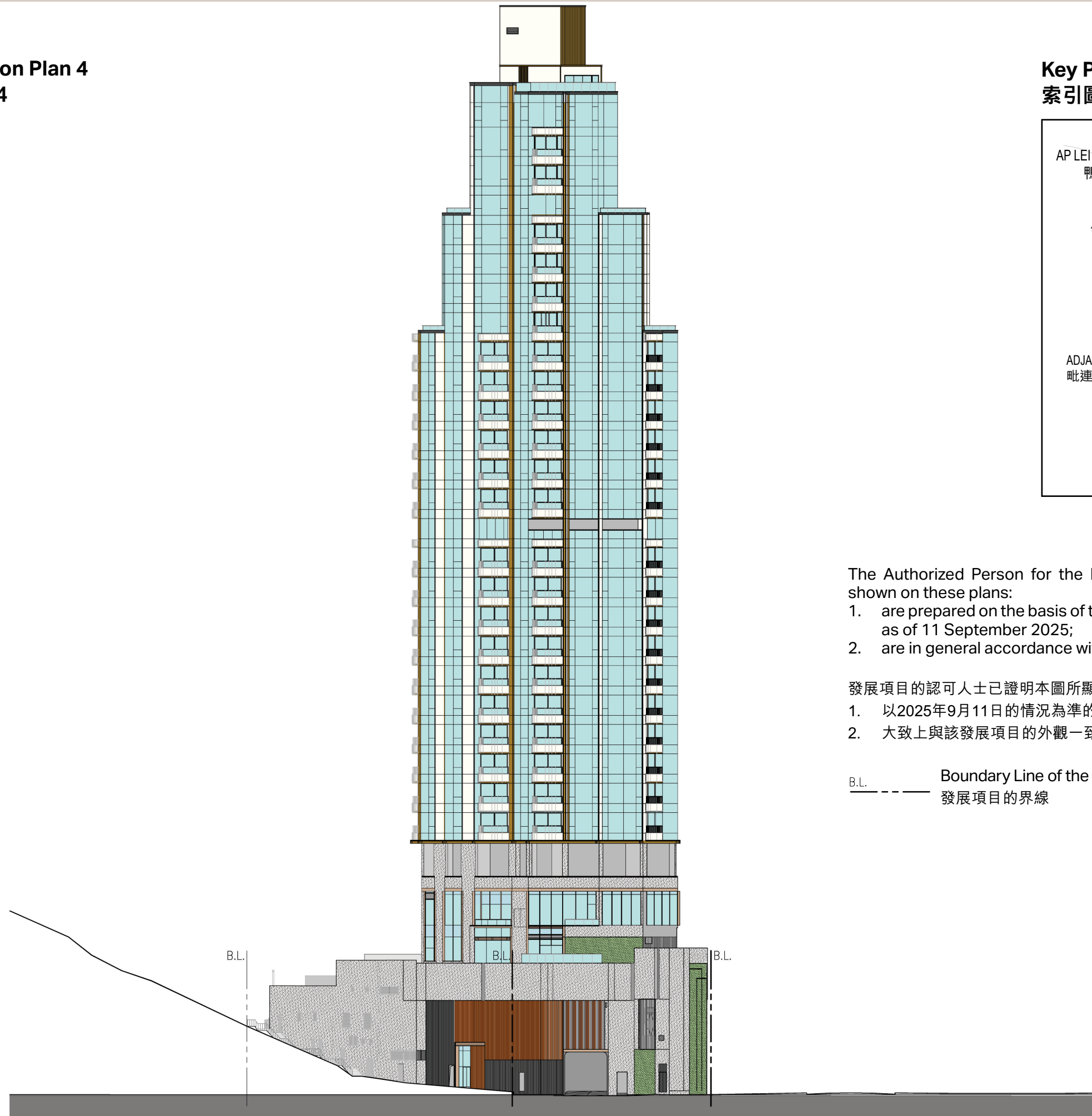
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2025年9月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

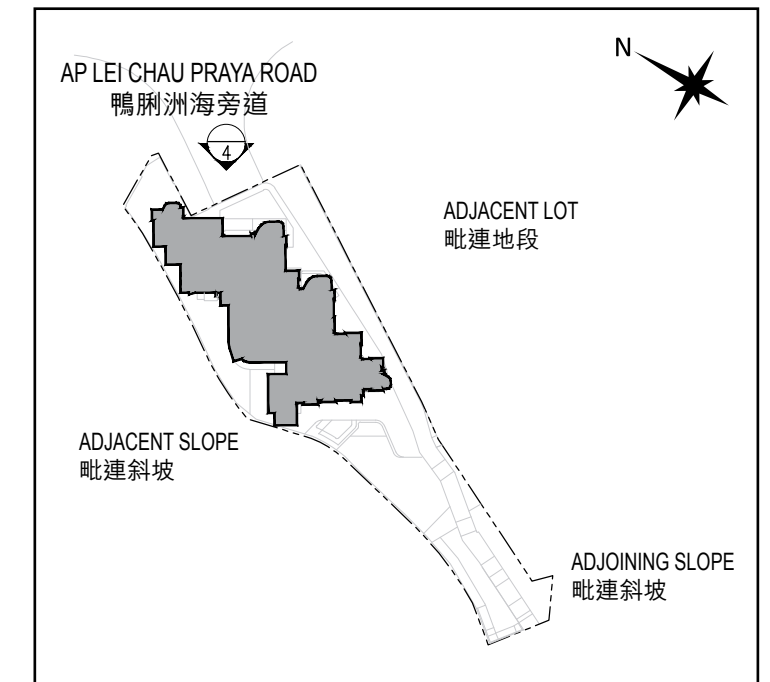
B.L. ——— Boundary Line of the Development
發展項目的界線

Elevation plan 立面圖

Elevation Plan 4
立面圖4



Key Plan
索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 11 September 2025;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2025年9月11日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

B.L. ——— Boundary Line of the Development
發展項目的界線

Information on common facilities in the development
發展項目中的公用設施的資料

Common Facilities 公用設施		Covered Area 有上蓋面積	Uncovered Area 無上蓋面積	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	4,412	2,295	6,707
	sq. m. 平方米	409.931	213.195	623.126
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	3,867	Not applicable 不適用	3,867
	sq. m. 平方米	359.211	Not applicable 不適用	359.211

- Remarks :
- Areas in square metres as specified above are based on the latest approved building plans.
 - Areas in square feet are converted from areas in square metres at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

- 備註：
- 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
 - 以平方呎顯示之面積由以平方米顯示之面積以1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of plans and deed of mutual covenant
閱覽圖則及公契

- The address of the website on which a copy of the outline zoning plan relating to the Development is available: www.ozp.tpb.gov.hk
 - A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
 - The inspection is free of charge.
- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
 - 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。
 - 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External wall	Tower: Natural stone, curtain wall, glass cladding, aluminum cladding and spray paint Podium: Natural stone, metal louvers, metal cladding and stone-effect paint
(b) Window	Material of frame: Aluminum frame with fluorocarbon coating Material of glass: Insulated Glass Unit
(c) Bay window	Not provided.
(d) Planter	Specified areas at 1/F, 2/F & 3/F of the podium have planters.
(e) Verandah or balcony	All balconies are covered and fitted with aluminum post balustrade system with laminated glass infill and aluminum handrail at top of glass Floor : Tiles and wood plastic composite decking Wall : Aluminum cladding Ceiling : Aluminum cladding No verandah is provided
(f) Drying facilities for clothing	Not provided.

1. 外部裝修物料	
細項	描述
(a) 外牆	大廈： 天然石材、幕牆、玻璃飾面、鋁質飾面及噴漆 基座： 天然石材、金屬百葉、金屬飾面及仿石噴漆
(b) 窗	框的用料： 氟化碳噴塗鋁窗框 玻璃的用料： 雙層中空玻璃
(c) 窗台	沒有提供。
(d) 花槽	基座一樓、二樓及三樓部份地方設有花槽。
(e) 陽台或露台	所有露台均設有上蓋及裝有鋁柱及帶鋁頂飾面的夾層強化玻璃圍欄 地台 : 鋪砌瓷磚及環保戶外塑木 牆身 : 設有鋁質飾面 天花板：設有鋁質飾面 沒有陽台
(f) 乾衣設施	沒有提供。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(a) Lobby	Lift Lobby on G/F Wall : Natural stone and metal Floor : Natural stone where exposed with metal skirting Ceiling: Toughened glass panel where exposed Lift Lobby on 1/F, 2/F & 3/F Wall : Natural stone and timber veneer where exposed Floor : Tile where exposed (Applicable to Lift Lobby on 1/F & 2/F), tile and natural stone where exposed (Applicable to Lift Lobby on 3/F) Ceiling: Timber battens, gypsum board false ceiling with emulsion paint where exposed Lift Lobby on Residential Floors Wall : Large format porcelain tile, timber veneer where exposed Floor : Large format porcelain tile where exposed Ceiling: Gypsum board false ceiling with emulsion paint and timber veneer where exposed Lift Lobby on Basement Floors Wall : Large format porcelain tile Floor : Natural stone where exposed Ceiling: Gypsum board false ceiling where exposed
(b) Internal wall and ceiling	Living Room, Dining Room, Master Bedroom and Bedroom Wall : Surface plastered and painted in emulsion paint where exposed Ceiling: Surface plastered in emulsion paint where exposed. Gypsum board false ceiling and bulkhead finished in emulsion paint

2. 室內裝修物料	
細項	描述
(a) 大堂	地下入口大堂 牆壁 : 天然石材及金屬 地板 : 外露位置鋪砌天然石材，並設有金屬地腳線 天花板：外露位置設強化玻璃飾面 一樓、二樓及三樓升降機大堂 牆壁 : 外露位置鋪砌天然石材及木皮飾面 地板 : 外露位置鋪砌瓷磚 (只適用於一樓及二樓升降機大堂)、外露位置鋪砌瓷磚及天然石材 (只適用於三樓升降機大堂) 天花板：外露位置設木材板條、石膏板假天花髹乳膠漆 住客層升降機大堂 牆壁 : 外露位置鋪砌大格式瓷磚、木皮飾面 地板 : 外露位置鋪砌大格式瓷磚 天花板：外露位置設石膏板假天花髹乳膠漆及木皮飾面 地庫層升降機大堂 牆壁 : 大格式瓷磚 地板 : 外露位置鋪砌天然石材 天花板：外露位置設石膏板假天花
(b) 內牆及天花板	客廳、飯廳、主人睡房及睡房 牆壁 : 外露位置批盪髹乳膠漆 天花板：外露位置批盪髹乳膠漆。設有假天花及假陣的均以石膏板髹乳膠漆

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(c) Internal floor	Living Room, Dining Room, Master Bedroom and Bedroom (except Unit A in 25/F to 32/F) Stone plastic composite rigid flooring in natural wood grain and timber skirting. Natural stone floor border and metal trim at all interfaces with balcony, utility platform and flat roof. Unit A in 25/F to 32/F American walnut timber flooring in natural wood grain and timber skirting. Natural stone floor border and metal trim at all interfaces with balcony, utility platform and flat roof. Only applicable to Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Natural stone with metal trim at foyer.
(d) Bathroom	Bathroom 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Wall : Natural stone and sintered stone where exposed Floor : Natural stone where exposed Ceiling: Gypsum board in emulsion paint with metal channel and shower curtain rail 25/F to 32/F Wall : Natural stone where exposed Floor : Natural stone where exposed Ceiling: Gypsum board in emulsion paint with metal channel and shower curtain rail (except master bathroom), gypsum board in emulsion paint with metal trim (only applicable to master bathroom) All Maid Bathroom Wall : Tiles where exposed Floor : Tiles where exposed Ceiling: Aluminum panel false ceiling
(e) Kitchen	Wall : 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Tiles, solid surfacing material where exposed 25/F to 28F Tiles, natural stone where exposed 29/F to 32/F Tiles, natural stone and metallic painted finish panel where exposed Floor : Natural stone where exposed Ceiling: Gypsum board in emulsion paint with metal trim Cooking bench: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Solid surfacing material 25/F to 28/F Natural stone 29/F to 32/F Sintered stone

2. 室內裝修物料	
細項	描述
(c) 內部地板	客廳、飯廳、主人睡房及睡房 (25樓至32樓A單位除外) 木紋石塑地板及木腳線。所有沿著露台、工作平台及平台的位置鋪砌天然石材圍邊和金屬圍邊。 25樓至32樓A單位 美國胡桃木地板及木腳線。所有沿著露台、工作平台及平台的位置鋪砌天然石材圍邊和金屬圍邊。 <u>只適用於5樓至12樓、15樓至16樓及18樓至23樓A單位</u> 玄關位置鋪砌天然石材及金屬圍邊。
(d) 浴室	浴室 5樓至12樓、15樓至16樓及18樓至23樓 牆身 : 外露位置鋪砌天然石材及燒結石材 地板 : 外露位置鋪砌天然石材 天花板: 裝設石膏板髹乳膠漆連金屬凹槽及浴簾路軌 25樓至32樓 牆身 : 外露位置鋪砌天然石材 地板 : 外露位置鋪砌天然石材 天花板: 裝設石膏板髹乳膠漆連金屬凹槽及浴簾路軌 (主人浴室除外), 裝設石膏板髹乳膠漆連金屬圍邊 (只適用於主人浴室) 所有工人浴室 牆身 : 外露位置鋪砌瓷磚 地板 : 外露位置鋪砌瓷磚 天花板: 裝設鋁板假天花
(e) 廚房	牆身 : 5樓至12樓、15至16樓及18樓至23樓 瓷磚及外露位置鋪砌實心面板 25樓至28樓 瓷磚及外露位置鋪砌天然石材 29樓至32樓 瓷磚及外露位置鋪砌天然石材及金屬塗層飾面板 地板 : 外露位置鋪砌天然石材 天花板 : 裝設石膏板髹乳膠漆連金屬圍邊 灶台 : 5樓至12樓、15至16樓及18樓至23樓 實心面板 25樓至28樓 天然石材 29樓至32樓 燒結石材

Fittings, finishes and appliances
裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	Entrance Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, door viewer, door bell, drop seal, electronic lockset, flush bolt, acoustic & smoke seal and brush strip Lift Lobby to Family Room Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, door viewer, door bell, drop seal, electronic lockset, acoustic & smoke seal and brush strip Family Room to Staircase Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, lockset with handle and acoustic & smoke seal Dining Room to Staircase Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, lockset with handle and acoustic & smoke seal Master Bedroom, Bedroom, Closet & Store Room (except master bedroom for Unit A in 25/F to 32/F) Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle and acoustic & smoke seal Master Bedroom for Unit A in 25/F to 32/F Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle, flush bolt and acoustic & smoke seal Maid Room Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, acoustic & smoke seal and lockset with handle Bathroom and Powder Room (except Master Bathroom for all Unit B in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F and Unit A in 25/F to 32/F) Solid hardwood core timber swing door with metal trim (with timber louver) and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle and acoustic & smoke seal

3. 室內裝置	
細項	描述
(a) 門	單位入口 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、防盜眼、門鈴、門底隔音防塵閘、電子門鎖、門頂底插、隔音防煙條及隔音防火毛條 電梯大堂往家庭房 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、防盜眼、門鈴、門底隔音防塵閘、電子門鎖、隔音防煙條及隔音防火毛條 家庭房往樓梯 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 飯廳往樓梯 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 主人睡房、睡房、衣帽間及儲物房 (25樓至32樓A單位主人睡房除外) 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 25樓至32樓A單位主人睡房 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽、門頂底插及隔音防煙條 工人房 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、隔音防煙條及門鎖連手抽 浴室及化妝間 (5樓至12樓、15樓至16樓及18樓至23樓B單位及25樓至32樓A單位主人浴室除外) 木皮飾面實木掩門連金屬圍邊(設木百葉)及木門框，配門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	Bathroom (Master Bathroom for all Unit B in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F and Unit A in 25/F to 28/F) Solid hardwood core sliding timber door and timber veneered door frame with timber veneer finishing, fitted with lockset with handle (Master Bathroom for Unit A in 29/F & 30/F and 31/F & 32/F) Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle, flush bolt and acoustic & smoke seal (Inside Master Bathroom for Unit A in 25/F to 32/F) clear tempered glass door with handle Maid Bathroom Aluminum framed folding frosted glass door with powder coating Kitchen (except Unit A in 29/F and 31/F) Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer & metal finishing equipped with fire-rated glass vision panel, fitted with door closer, door stopper, drop seal, acoustic & smoke seal and handle Kitchen (Unit A in 29/F and 31/F) Fire rated solid hardwood core sliding timber door and metal finishing timber veneered door frame with timber veneer & metal finishing equipped with fire-rated glass vision panel, fitted with fire & smoke seal and handle Balcony Aluminum framed glass sliding door finished with fluorocarbon coating, fitted with lockset and handle Utility Platform Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle (except Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F), Aluminum framed glass sliding door finished with fluorocarbon coating, fitted with lockset and handle (applicable to Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F)

3. 室內裝置	
細項	描述
(a) 門	浴室 (5樓至12樓、15樓至16樓及18樓至23樓B單位及25樓至28樓A單位主人浴室) 木皮飾面實木趟門及木門框，配門鎖連手抽 (29樓及30樓A單位及31樓及32樓A單位主人浴室) 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽、門頂底插及隔音防煙條 (25樓至32樓A單位主人浴室內) 清強化玻璃門連手抽 工人浴室 粉末塗層鋁框磨砂玻璃摺門 廚房 (29樓及31樓A單位除外) 木皮和金屬飾面防火實木掩門及木門框，並裝設防火玻璃視窗，配門氣鼓、門頂、門底隔音防塵閘、隔音防煙條及手抽 廚房 (29樓及31樓A單位) 木皮和金屬飾面防火實木趟門及金屬飾面木門框，並裝設防火玻璃視窗、配門邊條(防煙隔火)及手抽 露台 氟化碳噴塗鋁框玻璃趟門，配門鎖及手抽 工作平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 (5樓至12樓、15樓至16樓及18樓至23樓A單位除外)， 氟化碳噴塗鋁框玻璃趟門，配門鎖及手抽 (適用於5樓至12樓、15樓至16樓及18樓至23樓A單位)

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	Flat Roof Unit B in 18/F Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle 25/F Master Bedroom to Flat Roof and Bedroom 2 to Flat Roof Aluminum framed glass folding door finished with fluorocarbon coating, fitted with lockset and handle Maid Room to Flat Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle 29/F Living Room to Flat Roof Aluminum framed glass folding door finished with fluorocarbon coating, fitted with lockset and handle Kitchen to Flat Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle

3. 室內裝置	
細項	描述
(a) 門	平台 18樓B單位 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 25樓 主人房通往平台及睡房2通往平台 氟化碳噴塗鋁框玻璃摺門，配門鎖及手抽 工人房通往平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 29樓 客廳通往平台 氟化碳噴塗鋁框玻璃摺門，配門鎖及手抽 廚房通往平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 天台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	Master Bathroom Mirror cabinet : Timber structure with metal finish and tempered glass mirror Basin cabinet : Timber structure with natural stone countertop, plastic laminate and metal finish (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F) Timber structure with natural stone countertop, leather, metal finish and natural stone (for 25/F to 28/F) Timber structure with natural stone countertop and metal finish (for 29/F to 32/F) Water closet : Vitreous China Wash basin : Vitreous China (except 5/F to 12/F, 15/F to 16/F, 18/F to 23/F Unit B, 29/F & 30/F Unit A and 31/F & 32/F Unit A), glazed titanium steel (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit B), solid surface material countertop (for 29/F & 30/F Unit A and 31/F & 32/F Unit A) Basin Mixer : Bronze Toilet paper holder : Bronze Towel bar : Bronze Single hook : Bronze Grab Bar : Bronze Bath tub: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit A Master Bathroom: Glazed steel (1700mm L x 750mm W x 420mm H) 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit B Master Bathroom: Glazed steel (1500mm L x 700mm W x 450mm H) 25/F to 28/F Unit A Master Bathroom: Glazed steel (1700mm L x 750mm W x 420mm H) 29/F to 32/F Unit A Master Bathroom: Acrylic (1800mm L x 800mm W x 440mm H) Bath and Shower Mixer: Bronze

3. 室內裝置	
細項	描述
(b) 浴室	主人浴室 鏡櫃 : 木製櫃身連金屬飾面及強化玻璃鏡 洗面盆櫃 : 木製洗面盆櫃連天然石材檯面、膠板及金屬飾面(5樓至12樓、15樓至16樓及18樓至23樓) 木製洗面盆櫃連天然石材檯面、皮革、金屬飾面及天然石材(25樓至28樓) 木製洗面盆櫃連天然石材檯面及金屬飾面(29樓至32樓) 坐廁 : 瓷 洗面盆 : 瓷(5樓至12樓、15樓至16樓、18樓至23樓B單位、29樓及30樓A單位及31樓及32樓A單位除外)， 搪瓷鑄鐵(5樓至12樓、15樓至16樓及18樓至23樓B單位)， 實心面板檯面(29樓及30樓A單位及31樓及32樓A單位) 面盆水龍頭 : 古銅 廁紙架 : 古銅 毛巾架 : 古銅 掛鈎 : 古銅 扶手 : 古銅 浴缸： 5樓至12樓、15樓至16樓及18樓至23樓A單位主人浴室： 釉面鋼浴缸 (1700毫米長 x 750毫米寬 x 420毫米高) 5樓至12樓、15樓至16樓及18樓至23樓B單位主人浴室： 釉面鋼浴缸 (1500毫米長 x 700毫米寬 x 450毫米高) 25樓至28樓A單位主人浴室： 釉面鋼浴缸 (1700毫米長 x 750毫米寬 x 420毫米高) 29樓至32樓A單位主人浴室： 壓克力浴缸 (1800毫米長 x 800毫米寬 x 440毫米高) 浴缸及淋浴水龍頭：古銅

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(b) Bathroom	Bathroom Mirror cabinet : Timber structure with metal finish and tempered glass mirror Basin cabinet : Timber structure with natural stone countertop, plastic laminate and metal finish (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F) Timber structure with natural stone countertop, leather, metal finish and natural stone (for 25/F to 32/F) Water closet : Vitreous China Wash basin : Vitreous China Basin Mixer : Bronze Toilet paper holder : Bronze Towel bar : Bronze Single hook : Bronze Bath tub: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit A and Unit B Bathroom: Glazed steel (1500mm L x 700mm W x 420mm H) 25/F to 28/F Unit A Bathroom 1 and 3: Glazed steel (1500mm L x 700mm W x 420mm H) 25/F to 28/F Unit A Bathroom 2: Glazed steel (1500mm L x 700mm W x 450mm H) 29/F to 32/F Unit A Bathroom 1, 2 and 3: Acrylic (1600mm L x 700mm W x 485mm H) Bath and Shower Mixer: Bronze and stainless steel Maid Bathroom Water closet : Vitreous China Wash basin : Vitreous China Basin and Shower Mixer : Copper Please refer to “3.(j) Water Supply” below for type and material of water supply system

3. 室內裝置	
細項	描述
(b) 浴室	浴室 鏡櫃 : 木製櫃身連金屬飾面及強化玻璃鏡 洗面盆櫃 : 木製洗面盆櫃連天然石材檯面、膠板及金屬飾面(5樓至12樓、15樓至16樓及18樓至23樓) 木製洗面盆櫃連天然石材檯面、皮革、金屬飾面及天然石材 (25樓至32樓) 坐廁 : 瓷 洗面盆 : 瓷 面盆水龍頭 : 古銅 廁紙架 : 古銅 毛巾架 : 古銅 掛鈎 : 古銅 浴缸 : 5樓至12樓、15樓至16樓及18樓至23樓A單位及B單位浴室 : 釉面鈦鋼浴缸 (1500毫米長 x 700毫米寬 x 420毫米高) 25樓至28樓A單位浴室1及3 : 釉面鈦鋼浴缸 (1500毫米長 x 700毫米寬 x 420毫米高) 25樓至28樓A單位浴室2 : 釉面鈦鋼浴缸 (1500毫米長 x 700毫米寬 x 450毫米高) 29樓至32樓A單位浴室1、2及3 : 壓克力浴缸 (1600毫米長 x 700毫米寬 x 485毫米高) 浴缸及淋浴水龍頭 : 古銅及不銹鋼 工人浴室 坐 廁 : 瓷 洗面盆 : 瓷 面盆及淋浴水龍頭 : 銅 供水系統的類型及用料，請參閱下文「3.(j) 供水」一欄

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(c) Kitchen	Material of sink: Silgranit sink Material of water supply system: Please refer to "3.(j) Water Supply" below Material and finishes of kitchen cabinet: Timber kitchen cabinet with decorative door panels Type of all other fittings and equipment: Electroplating hot and cold water mixer	
(d) Bedroom	Not applicable	
(e) Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.	
(f) Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of connection points.	
(g) Electrical installations	Conduits are partly concealed and partly exposed*. Three-phase electricity supply with miniature circuit breakers distribution board is provided. Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" below for the location and number of power points and air conditioner points. *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, designated pipe ducts or other materials.	
(h) Gas supply	Towngas supply pipes are installed at kitchen and connected to gas hob, gas water heater and barbeque grill (if applicable)	
(i) Washing machine connection point	Washing machine connection point is located in the kitchen	
(j) Water supply	Copper water pipes with thermal insulation are used for cold and hot water supply uPVC pipes are used for flushing water supply system Water pipes are partly concealed and partly exposed** Hot water is available to kitchen, bathroom and powder room **Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, designated pipe ducts or other materials.	

3. 室內裝置		
細項	描述	
(c) 廚房	洗滌盆的用料：花崗岩石盆 供水系統的用料：請參閱下文「3.(j) 供水」一欄。 廚櫃的用料及裝修物料：木製廚櫃配飾面門板 所有其他裝置及設備的類型：鍍鉻冷熱水龍頭	
(d) 睡房	不適用	
(e) 電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。	
(f) 天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。	
(g) 電力裝置	導管是部分隱藏及部分外露*。提供三相供電並備有裝妥微型斷路器之總電掣箱。 電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。 *備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。	
(h) 氣體供應	廚房裝有煤氣喉，接駁至煤氣煮食爐、煤氣熱水爐及煤氣燒烤爐(如有)	
(i) 洗衣機接駁點	洗衣機接駁點設於廚房	
(j) 供水	冷水及熱水供應採用配有隔熱絕緣體保護之銅喉 沖廁供水系統採用膠喉管 水管是部分隱藏部分外露** 熱水供應至廚房、浴室及化妝間 **備註：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。	

Fittings, finishes and appliances

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	Tower Lifts (serving between 1/F to 32/F): Two "Toshiba" lifts (model no.: ELCOSMO – III) Podium Lifts (serving between B4/F to 1/F): Two "Toshiba" lifts (model no.: SPACEL – III) Vehicle Lifts (serving between B4/F to G/F): Two "ANLEV" lifts (model no.: AT Standard 2000)
(b) Letter box	Timber veneered moisture resistant MDF with electronic lockset
(c) Refuse collection	Refuse storage and material recovery room is provided in each residential floor. Refuse will be collected by cleaner and handled at refuse storage and material recovery room at G/F for removal by refuse vehicle.
(d) Water meter, electricity meter and gas meter	Separate water meter for each residential unit is provided at the common Water Meter Cabinet at 5/F, 7/F, 9/F, 11/F, 15/F, 18/F, 20/F, 25/F and 31/F. Separate electricity meter for each residential unit is provided at the common Electricity Meter Cabinet on respective residential floor. Separate gas meter for each residential unit is provided at kitchen of each residential unit.

5. Security Facilities	
Item	Description
Security System and Equipment	CCTV cameras are provided at various locations at B4/F to 32/F, inside all lift cars, the upper roof and along the perimeter of the Development. Video door phone is provided at each residential unit. Visitor intercom panels are provided at G/F entrance and smart access control system is provided. Vehicle recognition entry system is provided at the G/F drop-off area.

6. Appliances	
Item	Description
Appliances	For the brand name and model number, please refer to the "Appliance 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.

4. 雜項	
細項	描述
(a) 升降機	大樓升降機 (穿梭於1樓至32樓) : 「東芝」升降機 (產品型號 : ELCOSMO — III) 兩部 平台升降機 (穿梭於地庫4樓至1樓) : 「東芝」升降機 (產品型號 : SPACEL — III) 兩部 車輛升降機 (穿梭於地庫4樓至地下) 「安力」升降機 (產品型號 : AT Standard 2000) 兩部
(b) 信箱	木皮飾面防潮纖維板配電子鎖
(c) 垃圾收集	各住宅樓層均設有垃圾儲存及物料回收室。由清潔工人收集垃圾並於地下之垃圾儲存及物料回收室處理，並由垃圾車運走。
(d) 水錶、電錶及氣體錶	每個住宅單位之獨立水錶設於5樓、7樓、9樓、11樓、15樓、18樓、20樓、25樓及31樓之公共水錶櫃。 每個住宅單位之獨立電錶設於相應的住宅樓層之公共電錶櫃。 每個住宅單位之獨立氣體錶設於相應的住宅單位廚房內。

5. 保安設施	
細項	描述
保安系統及設備	閉路電視鏡頭裝設於地庫4樓至32樓、頂部天台及沿發展項目的週邊的不同位置。每個住宅單位均設有視像對講機。地下大堂入口設有訪客對講機，並提供智能出入保安系統。地下上落客區設有車輛識別出入控制系統。

6. 設備	
細項	描述
設備	有關品牌名稱及產品型號，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。

Fittings, finishes and appliances

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及18樓至23樓	
				A	B
Living Room / Dining Room / Corridor / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 / 主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3
			SRK50ZSXH-S	3	1
			SRK35ZSXH-S	-	2
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC35ZSXH-S	-	2
			SRC50ZSXH-S	3	3
			SRC71ZRH-S	2	2
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	2	2
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	-	1
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	2
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1
Kitchen 廚房	Washer Dryer 洗衣乾衣機	Miele	WTD160 WCS	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	KS7743E	1	1
	Built-in Freezer 嵌入式冰箱	Miele	FNS7740F	1	1
	Built-in Wine Cellar 嵌入式酒櫃	Miele	KWT6321 UG	1	1
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G5050 C SCVI	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	Miele	DGC7440 HC PRO	1	1
	Built-in Oven 嵌入式焗爐	Miele	H7264B	1	1
	Cooker Hood 抽油煙機	Miele	DA 4228 W	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	Miele	CS7151FL	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	Miele	CS7152FL	1	1
	Double Induction Hob 雙頭電磁爐	Miele	CS7612FL	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	-
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Lite 456438	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	-

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.

Remarks :

1. "1, 2," means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

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。

備註：

1. "1, 2," 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Living Room / Dining Room / Corridor / Family Room / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 / 家庭廳 / 主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3	2	2
			SRK63ZRH-S	2	2	-	-
			FDUM71VH	-	-	3	3
			SRK50ZSXH-S	3	3	4	4
			FDUM60VH	2	2	3	3
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC50ZSXH-S	3	3	4	4
			SRC63ZRH-S	2	2	-	-
			SRC71ZRH-S	3	3	2	2
			FDC71VNX	-	-	3	3
			SRC60ZSX-S	2	2	3	3
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	-	-	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	3	3	3	3
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	2	3	3
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	2	2	-	-
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	1	1	1

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.

Remarks :

- “1, 2,” means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
- “-” denotes “not applicable”.
- 13/F, 14/F and 24/F are omitted.

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。

備註：

- “1, 2,” 表示此設備於該住宅物業內提供及/或安裝的數量。
- “-” 代表 “不適用”。
- 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Kitchen 廚房	Washer 洗衣機	V-Zug	AW4T-11023	1	1	1	1
	Dryer 乾衣機	V-Zug	AT2T-12011	1	1	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	K2801VI	1	1	1	1
	Built-in Freezer 嵌入式冰箱	Miele	F2411VI	1	1	1	1
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	1	1	-	-
	Built-in Dishwasher 嵌入式洗碗碟機	V-Zug	AS6T-41171	1	1	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	V-Zug	CS4T-23031	1	1	1	1
	Built-in Oven 嵌入式焗爐	V-Zug	C2T-21043	1	1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Max 456440	1	1	1	1
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1	1	1
	Cooker Hood 抽油煙機	V-Zug	DWPQ12LG	1	1	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	V-Zug	GAS411GSBZ	1	1	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	V-Zug	GAS421GSBZ	1	1	1	1
	Double Induction Hob 雙頭電磁爐	V-Zug	CTI4T-31144	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	-	2	2
	Induction Hob with Teppanyaki Accessory 電磁爐連鐵板燒配件	V-Zug	CTI4T-31144	-	-	1	1
	Downdraft Cooker Hood (for Teppanyaki) 下抽式抽油煙機 (供鐵板燒用)	V-Zug	DSMS	-	-	1	1
	Vacuum Drawer 抽真空機	V-Zug	VS60144	1	1	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1

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.

Remarks :

1. "1, 2," means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

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。

備註：

1. "1, 2," 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及 18樓至23樓		25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
		A	B	A	A	A	A
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Lighting Point 燈位	7	6	13	13	19	19
	Lighting Switch 燈掣	9	7	8	8	7	7
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	1	1	1	1	-	-
	Exhaust Fan Switch for Powder Room 化妝間抽氣扇開關掣	1	-	1	1	1	1
	Exhaust Fan Switch for Kitchen 廚房抽氣扇開關掣	1	1	1	1	-	-
	Auto Sensor Night Lamp 自動感應夜燈	2	2	3	3	-	-
	Single 13A Socket Outlet 單位13安培電插座	1	1	-	-	4	3
	Double 13A Socket Outlet 雙位13安培電插座	5	4	3	3	4	4
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	-	-	2	2	-	-
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	1	1	5	5	5	5
	TV/FM Antenna Outlet 電視及電台天線插座	2	2	2	2	3	3
	Telephone Outlet 電話插座	2	2	2	2	2	2
	Concealed Conduit (for Data) 數據暗喉位	2	2	2	2	3	3
	Data Outlet for Home Automation 智能家居接入點	1	1	2	2	2	2
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	3	3	7	7	11	11
	Door Bell 門鐘	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	2	2	5	5	6	6
Master Bedroom 主人房	Lighting Point 燈位	1	1	3	3	2	2
	Lighting Switch 燈掣	2	2	6	4	4	3
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	-	-	1	1	-	-
	Auto Sensor Night Lamp 自動感應夜燈	1	-	2	2	-	-
	Double 13A Socket Outlet 雙位13安培電插座	3	1	1	1	1	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	2	2	2	2	2	2
	TV/FM Antenna Outlet 電視及電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	-	-
	Concealed Conduit (for Data) 數據暗喉位	2	2	2	2	2	2
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	2	4	4	4	3	3
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	1	-	1	1	1	1

Remarks :

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” denotes “not applicable”.
- 13/F, 14/F and 24/F are omitted.

備註：

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “-” 代表 “不適用”。
- 不設13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及 18樓至23樓		25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
		A	B	A	A	A	A
Closet 衣帽間	Lighting Point 燈位	2	2	2	2	4	4
	Lighting Switch 燈掣	2	2	-	-	1	1
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	1	1	-	-	1	1
	Single 13A Socket Outlet 單位13安培電插座	-	-	-	-	1	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	1	-	-	-	-	-
	Double 13A Socket Outlet 雙位13安培電插座	1	3	5	6	5	5
	Concealed Conduit (for Data) 數據暗喉位	1	-	1	1	1	1
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	-	1	1	1	1	1
	Exhaust Fan Switch for Bathroom 浴室抽氣扇開關掣	-	-	-	-	1	1
	Telephone Outlet 電話插座	-	-	-	-	1	1
Master Bathroom 主人浴室	Lighting Point 燈位	8	6	8	8	15	15
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	2	1	2	2	2	2
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	1	1	1	1	1	1
	Power Point for Gas Water Heater 煤氣熱水爐供電位	-	-	1	1	1	1
	Power Supply Point for Towel Rack 毛巾架供電位	1	1	1	1	1	1
	Single 13A Socket Outlet 單位13安培電插座	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	-	-	-	-	1	1
	Concealed Conduit (for Data) 數據暗喉位	1	1	-	-	-	-
	Double 13A Socket Outlet (concealed) 雙位13安培電插座 (不外露)	1	1	-	-	-	-
Bedroom 1 睡房1	Lighting Point 燈位	2	2	2	2	1	1
	Lighting Switch 燈掣	3	3	3	3	3	3
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	1	1	1	1	1	1
	Double 13A Socket Outlet 雙位13安培電插座	1	1	1	1	1	1
	Single 13A Socket Outlet 單位13安培電插座	-	1	-	-	-	-
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	2	2	2	2	2	2
	TV/FM Antenna Outlet 電視及電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Concealed Conduit (for Data) 數據暗喉位	2	2	2	2	2	2
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	2	2	2	2	2	2
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	1	1	1	1	1	1

Remarks :

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- “-” denotes “not applicable”.
- 13/F, 14/F and 24/F are omitted.

備註：

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
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Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及 18樓至23樓		25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
		A	B	A	A	A	A
Bathroom 1 浴室1	Lighting Point 燈位	4	4	5	5	5	5
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	1	1	1	1	1	1
	Single 13A Socket Outlet 單位13安培電插座	1	1	1	1	1	1
Bedroom 2 睡房2	Lighting Point 燈位	1	1	2	2	1	1
	Lighting Switch 燈掣	2	2	4	3	3	3
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	-	-	1	1	1	1
	Double 13A Socket Outlet 雙位13安培電插座	1	1	1	1	1	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	2	2	2	2	2	2
	TV/FM Antenna Outlet 電視及電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Concealed Conduit (for Data) 數據暗喉位	2	2	2	2	2	2
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	1	1	1	1	1	1
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	1	1	1	1	1	1
Bedroom 3 睡房3	Lighting Point 燈位	1	1	1	1	2	2
	Lighting Switch 燈掣	2	2	2	2	4	4
	Thermo Ventilator Switch for Bathroom 浴室浴室寶開關掣	-	-	-	-	1	1
	Double 13A Socket Outlet 雙位13安培電插座	1	1	1	1	1	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	2	2	2	2	2	2
	TV/FM Antenna Outlet 電視及電台天線插座	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Concealed Conduit (for Data) 數據暗喉位	2	2	2	2	2	2
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	1	1	1	1	2	2
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	1	1	1	1	1	1

Remarks :

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” denotes “not applicable”.
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備註：

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
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裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

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		A	B	A	A	A	A
Bathroom 2 浴室2	Lighting Point 燈位	4	4	5	5	5	5
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	1	1	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	1	1	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	1	1	1	1	1	1
	Single 13A Socket Outlet 單位13安培電插座	1	1	1	1	1	1
	Concealed Conduit (for Data) 數據暗喉位	-	1	-	-	-	-
	Double 13A Socket Outlet (Concealed) 雙位13安培電插座 (隱藏式)	-	1	-	-	-	-
Bathroom 3 浴室3	Lighting Point 燈位	-	-	5	5	5	5
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	-	-	1	1	1	1
	Power Supply Point for Thermo Ventilator 浴室寶供電位	-	-	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	-	-	1	1	1	1
	Single 13A Socket Outlet 單位13安培電插座	-	-	1	1	1	1
Powder Room 化妝間	Lighting Point 燈位	2	-	2	2	2	2
	Single 13A Socket Outlet with USB Port 單位13安培電插座連USB插座	1	-	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	-	1	1	1	1

Remarks :

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備註：

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Fittings, finishes and appliances

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及 18樓至23樓		25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
		A	B	A	A	A	A
Kitchen 廚房	Lighting Point 燈位	10	11	9	9	14	13
	Lighting Switch 燈掣	1	1	1	1	2	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	2	2	2	2	1	1
	Power Point for Gas Water Heater 煤氣熱水爐供電位	1	-	-	-	2	2
	Main Circuit Breaker Board 總電掣箱	1	1	1	1	-	-
	Gas Meter 煤氣錶	1	1	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	1	1	-	-	-	-
	Power Supply Point for Exhaust Fan 抽氣扇供電位	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	1	1	1	1
	13A Kitchen Appliances Power Supply (concealed) 13安培廚房電器電源 (不外露)	9	9	11	11	12	12
	20A Kitchen Appliances Power Supply (concealed) 20安培廚房電器電源 (不外露)	3	3	3	3	3	3
	20A Double Pole Switch for Steam Oven 20安培電蒸爐曲架掣	1	1	1	1	1	1
	20A Double Pole Switch for Oven 20安培電焗爐曲架掣	1	1	1	1	1	1
	20A Double Pole Switch for Induction 20安培電磁爐曲架掣	1	1	1	1	2	2
	Concealed Conduit (for Data) 數據暗喉位	1	-	1	1	1	1
	Telephone Outlet 電話插座	-	-	1	1	1	1
	Exhaust Fan Switch for Kitchen 廚房抽氣扇開關掣	-	-	-	-	1	1
	TV/FM Antenna Outlet 電視及電台天線插座	-	-	-	-	1	1
	Double 13A Socket Outlet (concealed) 雙位13安培電插座 (不外露)	1	-	1	1	1	1
Maid Room & Maid Bathroom 工人房及工人浴室	Lighting Point 燈位	2	2	3	3	2	2
	Lighting Switch 燈掣	1	1	3	3	2	2
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1
	Power Supply Point for Exhaust Fan 抽氣扇電源	1	1	1	1	1	1
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	1	1	1	1	1	1
	Gas Water Heater Control Panel 煤氣熱水爐控制面板	1	-	1	1	1	1
	Power Point for Gas Water Heater 煤氣熱水爐供電位	1	2	2	2	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	1	1

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		A	B	A	A	A	A
Balcony (adjoining Living Room) 露台 (接連客廳)	Lighting Point 燈位	3	3	3	3	-	3
Utility Platform (adjoining Master Bedroom) 工作平台 (接連主人房)	Lighting Point 燈位	1	1	1	-	-	-
Utility Platform (adjoining Maid Room) 工作平台 (接連工人房)	Lighting Point 燈位	-	-	-	1	-	-
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	-	1	-	-
Family Room 家庭房	Lighting Point 燈位	-	-	-	-	10	10
	Lighting Switch 燈掣	-	-	-	-	5	5
	Single 13A Socket Outlet 單位13安培電插座	-	-	-	-	2	2
	Double 13A Socket Outlet 雙位13安培電插座	-	-	-	-	2	2
	Double 13A Socket Outlet with USB Port 雙位13安培電插座連USB插座	-	-	-	-	1	1
	TV/FM Antenna Outlet 電視及電台天線插座	-	-	-	-	1	1
	Concealed Conduit (for Data) 數據暗喉位	-	-	-	-	3	3
	5A Switched Fused Spur Unit for Electric Curtain 電動窗簾5安培菲士接線位	-	-	-	-	2	2
	20A Double Pole Switch with Pilot Light for Indoor A/C Unit 20安培室內冷氣機曲架掣連指示燈	-	-	-	-	1	1
	Door Bell 門鐘	-	-	-	-	1	1
Internal Staircase 室內樓梯	Lighting Point 燈位	-	-	-	-	1	3
	Lighting Switch 燈掣	-	-	-	-	-	2
Balcony (adjoining Master Bedroom) 露台 (接連主人房)	Lighting Point 燈位	-	-	-	-	3	-
Utility Platform (adjoining Bathroom) 工作平台 (接連浴室)	Lighting Point 燈位	-	-	-	-	1	1

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裝置、裝修物料及設備

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		A	B	A	A	A	A
Flat Roof (adjoining Master Bedroom) 平台 (接連主人房)	Lighting Point 燈位	-	-	3	-	-	-
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	1	-	-	-
Flat Roof (adjoining Bedroom) 平台 (接連睡房)	Lighting Point 燈位	-	-	2	-	-	-
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	1	-	-	-
Flat Roof (adjoining Kitchen / Maid Room) 平台 (接連廚房 / 工人房)	Lighting Point 燈位	-	-	3	-	12	-
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	1	-	1	-
Flat Roof (adjoining Living Room) 平台 (接連客廳)	Lighting Point 燈位	-	-	-	-	3	-
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	-	-	2	-
Roof 天台	Lighting Point 燈位	-	-	-	-	-	10
	Single Waterproof 13A Socket Outlet 單位13安培防水電插座	-	-	-	-	-	3
Store Room 儲物房	Lighting Point 燈位	-	-	-	-	1	1
	Lighting Switch 燈掣	-	-	-	-	1	1

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備註：

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Service agreements 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hongkong Electric Company, Limited.

電力由香港電燈有限公司供應。

Town gas is supplied by The Hong Kong and China Gas Company Limited.

煤氣由香港中華煤氣有限公司供應。

Government rent 地稅

The vendor is liable for the Government rent payable for the specified residential property of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

賣方有法律責任就發展項目的指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地稅。

Miscellaneous payments by purchaser 買方的雜項付款

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

Remarks :

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

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

備註：

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

Defect liability warranty period 欠妥之處的保養責任期

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

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

Maintenance of slopes

斜坡維修

1. Provisions of the Land Grant

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

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

- "(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's right under these Conditions, in particular Special Condition No. (27) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 such falling away, landslide or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

2. Provisions of the Deed of Mutual Covenant ("DMC")

Under the latest draft of the DMC, the Manager of the Development has the Owners' authority to carry out the maintenance work. Under Clause 1 (as) of Subsection B of Section VI of the latest draft DMC, the Manager of the Development has the full authority of the Owners at their expense to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope Structures or other structure in compliance with the Land Grant and in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual(s) for the Slope Structures ("slope maintenance manual") prepared in accordance with Geoguide 5 and in particular, in accordance with all guidelines issued from time to time by the appropriate Government Departments regarding the maintenance of the Slope Structures and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance and repair and such other works. For the purpose of this Clause, the Manager shall include the Owners' Corporation, if formed. Under Clause 1 (bf) of Subsection B of Section VI of the latest draft DMC, the Manager has the duty and power to maintain all areas slopes open spaces and facilities as are required to be maintained under the provisions of the Land Grant and in particular, the Slope Structures (irrespective of whether such part of the Slope Structures are located on an area inside or outside the Land).

3. Each of the owners of the residential properties is obliged to contribute towards the costs of the maintenance work.
4. Owner's undertaking to maintain any slope in relation to the Development at the owner's own cost : Not applicable.
5. The plan showing the slope, retaining wall and related structures constructed, or to be constructed, within or outside the land on which the Development is situated, is annexed at the end of this section (as shown coloured  for identification purpose only).

Notes:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.
2. The reference to the "Director" in the Land Grant or the latest draft of the DMC means the Director of Lands.
3. Unless otherwise defined in this sales brochure, the capitalized terms used in the above shall have the same meaning of such terms in the Land Grant or the latest draft of the DMC.
4. For full details, please refer to the Land Grant and the latest draft of the DMC. Copies of the Land Grant and the latest draft of the DMC are available for inspection free of charge during opening hours at the sales office.

1. 「批地文件」條文

「批地文件」訂明「發展項目」住宅物業擁有人須自費維修各斜坡。

「批地文件」特別條件第(28)條訂明：

- 『(a) 如該地段或任何「政府」土地內現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行任何削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」等規定「買方」執行的任何其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」須在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。
- (b) 本特別條件(a)款的規定概不妨礙此等「批地條款」賦予「政府」的權利，其中尤以特別條件本文第(27)條為要。
- (c) 無論何時，如因「買方」進行任何平整、水準測量、發展或其他工程或因任何其他事故導致或引起該地段內的任何土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」因為或由於此等滑土、山泥傾瀉或地陷而直接或間接蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、訴求、法律行動及法律程序作出彌償，並保持令其獲得彌償及免責。
- (d) 除享有本文訂明可就違反任何此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、擋土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修復任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不在通知訂明的期限內以「署長」滿意的方式完成執行通知的指示，「署長」可即時執行和進行任何必要的工程。「買方」須在接獲通知時向「政府」償還有關的費用，連同任何行政或專業收費與費用。』

2. 「公契」條文

根據「公契」最新擬稿，「發展項目」的「管理人」獲「業主」授權執行維修工程。「公契」最新擬稿第VI節B次節第1(as)條訂明，「業主」授予「發展項目」「管理人」全權，由彼等付費聘用適當的合資格人員，依照「批地文件」、土力工程處頒布的《岩土指南第五冊 — 斜坡維修指南》(及不時頒布的修訂本或取代本)和依照《岩土指南第五冊》編製的「斜坡結構」維修手冊(「斜坡維修手冊」)檢驗、保養和維修「斜坡結構」或其他構築物並就此執行任何必要的工程，以保持其修繕妥當及狀況良好，其中特別須遵照相關「政府部門」不時頒布之所有關乎「斜坡結構」及相關構築物的維修指引，此外並可向「業主」收取上述維修、修理工程及其他工程合法招致或將會合法招致之所有費用。於本條，「管理人」的定義包括「業主立案法團」(如已成立)。「公契」最新擬稿第VI節B次節第1(bf)條訂明，「管理人」有責任和權力依照「批地文件」規定維修所有指定維修的相關地方、斜坡、休憩用地及設施，其中特別以「斜坡結構」為要(不論是否屬於「該土地」之內或之外的「斜坡結構」一部分)。

3. 每個住宅物業擁有人均須負責分擔維修工程的費用。

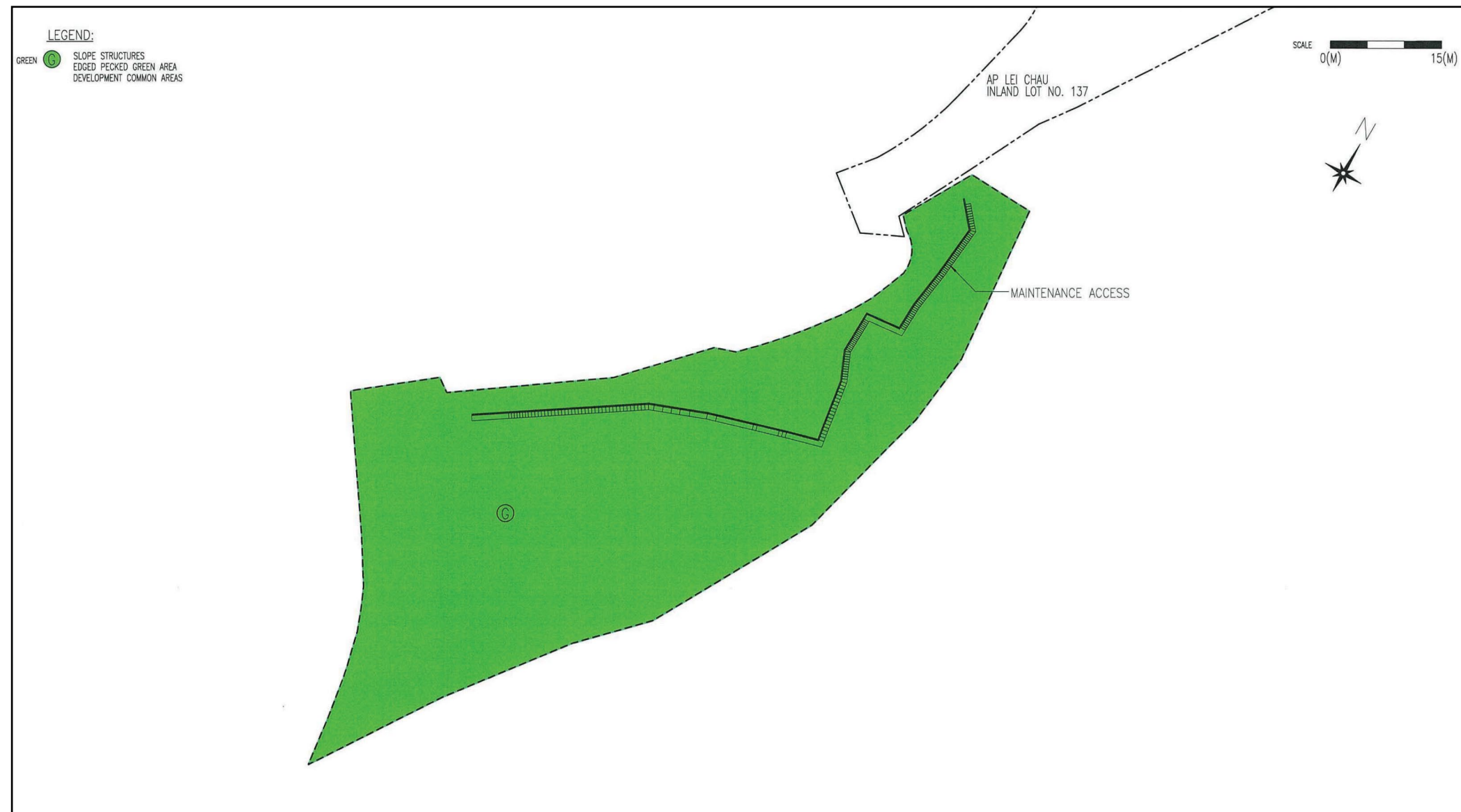
4. 「業主」承諾自費維修任何與「發展項目」相關的斜坡：不適用。

5. 顯示「發展項目」所在該土地之內或之外各斜坡、擋土牆和相關已建或擬建結構位置的圖則已夾附於本節末頁(以  顯示以供識別)。

註：

- 「批地文件」中「買方」一詞指「批地文件」的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。
- 「批地文件」或「公契」最新擬稿中「署長」一詞指地政總署署長。
- 除非本售樓說明書另行規定，上文所採用加上括號的詞彙在「批地文件」或「公契」最新擬稿內的意思相同。
- 請參考「批地文件」及「公契」最新擬稿了解全部詳情。「批地文件」及「公契」最新擬稿副本已備於售樓處，於開放時間可供免費查閱。

Maintenance of slopes 斜坡維修



Note: This plan is for showing the location of the Slopes and Retaining Walls only. Other matters shown in this plan may not reflect their latest conditions.
備註：此圖僅作顯示斜坡及護土牆的位置，圖中所示之其他事項未必能反映其最新狀況。

Modification
修訂

Not Applicable

不適用

Relevant information

有關資料

1. Gondola Systems

For routine inspection, cleaning or maintenance arrangement for the Development, gondola system may operate in the airspace above and around the perimeter of the Development. The property manager shall inform the occupants of the affect residential units in advance when such operation arrangements are scheduled.

2. Double deck parking

Certain car parking spaces in the Development constitute double deck parking systems. Such systems require the provision of electricity and regular maintenance at the expense of the respective owners. For details, please refer to Clause(C)(9) in Section V of the Deed of Mutual Covenant of the Development.

3. Regular fire service inspections

The Property contains fire services installations such as fire damper.

Pursuant to Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, Chapter 95B of the Laws of Hong Kong, the owner(s) of any fire services installations which are installed in any premises shall have such installations inspected by a Registered Fire Service Installation Contractor (RFSIC) at least once in every 12 months.

Owner of the Property shall allow the fire service installations mentioned above to be subject to annual or other maintenance, testing and commissioning conducted by the registered fire service installation contractor of the manager of the Development, and shall allow access to his Property to the manager of the Development and the aforesaid contractor for the purpose of carrying out the aforesaid maintenance, testing and commissioning, such maintenance, testing and commissioning shall be at the cost of the Owner of the Property.

1. 吊船系統

為安排發展項目的定期檢查、清潔及維修保養，吊船將會在發展項目的上空及沿發展項目的週界進行操作。物業管理人將提前通知因此而受影響的住宅單位之住戶。

2. 雙層停車系統

部份於發展項目內的停車位由雙層停車系統組成。該系統要求相關車位之業主自費提供電力及定期維修保養。詳情請參閱發展項目的大廈公契第五章第(C)(9)條。

3. 定期消防系統檢查

本物業內包含防火閘等消防裝置。

根據香港法例第95B章《消防(裝置及設備)規例》第8(b)條，在任何處所內裝置的任何消防裝置的擁有人須安排每12個月由一名註冊消防裝置承辦商檢查該等消防裝置至少一次。

本物業的業主須准許發展項目的管理人之註冊消防裝置承辦商就上述之消防安全裝置進行年度或其他維修、測試及試行，並須准許發展項目的管理人及前述之承辦商進入其本物業進行前述之維修、測試及試行，該等維修、測試及試行費用由本物業的業主負責。

Address of the website designated by the vendor for the development 賣方就發展項目指定的互聯網網站的網址

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

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

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	2453.300
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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	126.726
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《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	800.289
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	5.285
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	105.392
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	96.024
5.	Communal sky garden 公用空中花園	297.504
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	-
9.	Utility platform 工作平台	28.500
10.	Noise barrier 隔音屏障	-

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積(平方米)
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	49.177
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	409.561
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	-
14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	5.464
15.	Larger lift shaft 擴大升降機槽	96.692
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18. (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	137.818
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	-
22.	Sunshade and reflector 遮陽篷及反光罩	-
23. (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 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	-
24.	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 《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 Exempted Items 其他項目		
25. (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	-
27.	Public transport terminus 公共交通總站	-
28. (#)	Party structure and common staircase 共用構築物及公用樓梯	-

Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

		Area (m²) 面積(平方米)
29. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	798.681
30.	Public passage 公眾通道	-
31.	Covered set back area 有蓋的後移部分	-
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	-
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	-

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

註： 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

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

Green Building Certification

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

Provisional
GOLD



PROVISIONAL
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NB V1.2 2022
HKGBC
BEAM Plus

Application no.: PAG0192/25

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
金級



暫定
金級
NB V1.2 2022
HKGBC
BEAM Plus

申請編號: PAG0192/25

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

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:
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：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	1. High coefficient of performance (COP) AC Units 採用高效能的空調設備
	2. LED light fittings 採用LED光管/燈膽

Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1)					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部分	1148.216	185.617	Not Applicable 不適用	182.393	Not Applicable 不適用

Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

Part III : The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓	-	-
Air Conditioning Installations 空調裝置	✓	-	-
Electrical Installations 電力裝置	✓	-	-
Lift & Escalator Installations 升降機及自動梯的裝置	✓	-	-
Performance-based Approach 以總能源為本的方法	-	-	✓

- Notes:
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPGconsumption (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.

- 備註：
- 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。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

Date of Printing: 2 March 2026
印製日期：2026年3月2日

Examination Record

檢視紀錄

Examination / Revision Date 檢視/修改日期	Page number 頁次	Revision Made 所作修改
29 May 2026 2026年5月29日	16	Location Plan of the Development has been updated 更新發展項目的所在位置圖
	77-80	Elevation Plan has been updated 更新立面圖
	82, 84-86, 88, 89, 91-94	Fittings, Finishes and Appliances have been updated 更新裝置、裝修物料及設備

