

# SKYPARK

SALES BROCHURE  
售樓說明書





SKYPARK

# 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) 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.

#### 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.
- 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 you have 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.
- 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. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (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.
- 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.

# Notes to purchasers of first-hand residential properties

## 一手住宅物業買家須知

### 8. 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).

### 9. Appointment of estate agent

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

### 10. 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

#### 11. Pre-sale Consent

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

#### 12. 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

#### 13. Estimated material date

- Check the estimated material date<sup>1</sup> for the development in the sales brochure.
- Please note that:
  - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
  - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

### For first-hand completed residential properties

#### 14. 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.

#### 15. 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 -

Telephone	2817 3313
Email	enquiry_srpa@hd.gov.hk
Fax	2219 2220

Other useful contacts -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

<sup>1</sup> Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

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」)，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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

#### 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、前庭或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。
- 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。
- 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，關於相當可能對享有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租。
- 留意公契內訂明有關物業內可否飼養動物。

#### 7. 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。
- 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。

## 8. 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。

## 9. 委託地產代理

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

## 10. 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

## 11. 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」。

## 12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，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

## 13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期<sup>1</sup>。
- 請注意：
  - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內(以何者較早為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
  - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

## 適用於一手已落成住宅物業

## 14. 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」。

## 15. 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。

電話	2817 3313
電郵	enquiry_srpa@hd.gov.hk
傳真	2219 2220

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

<sup>1</sup> 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。

## Information on the development

### 發展項目的資料

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

17 Nelson Street

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  
奶路臣街17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

26 storeys (including 1 storey of basement but excluding transfer plate, roof, water tank pump room floor, upper roof and top roof)

樓層總數

26層 (包括1層地庫但不包括轉換層、天台、水箱泵房層、上層天台及頂層天台)

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

B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F

發展項目的經批准的建築圖則所規定的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓

Omitted floor numbers

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

被略去的樓層號數

不設4樓、13樓、14樓及24樓

Refuge floor

No refuge floor

庇護層

不設庇護層



## 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

Urban Renewal Authority (as “owner”)  
Up Fair Limited (as “person so engaged”)

#### Remarks:

1. “Owner” means the legal or beneficial owner of the residential properties of the Development; and
2. “Person so engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

### Holding company of the vendor

Holding company of the owner (Urban Renewal Authority)

Not Applicable

Holding company of the person so engaged (Up Fair Limited)

New World Development Company Limited  
Happy Champion Limited

### Authorized person for the Development

Ms. Chan Wan Ming

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

P&T Architects and Engineers Ltd

### Building contractor for the Development

Hip Seng Builders Limited

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

Deacons  
Kao, Lee & Yip  
Chu & Lau

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

Standard Chartered Bank (Hong Kong) Limited

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

New World Development Company Limited  
New World Finance Company Limited

#### Remark:

The loan made by New World Development Company Limited has been settled.

### 賣方

市區重建局 (作為“擁有人”)  
上燦有限公司 (作為“如此聘用的人”)

#### 備註：

1. “擁有人”指發展項目的住宅物業的法律上的擁有人或實益擁有人
2. “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

### 賣方的控權公司

擁有人 (市區重建局) 的控權公司

不適用

如此聘用的人 (上燦有限公司) 的控權公司

新世界發展有限公司  
冠悅有限公司

### 發展項目的認可人士

陳韻明女士

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團  
巴馬丹拿建築及工程師有限公司

### 發展項目的承建商

協盛建造有限公司

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

的近律師行  
高李葉律師行  
劉漢銓律師行

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

渣打銀行 (香港) 有限公司

已為發展項目的建造提供貸款的任何其他人

新世界發展有限公司  
新世界金融有限公司

#### 備註：

新世界發展有限公司提供的貸款已結清

Relationship between parties involved in the development  
有參與發展項目的各方的關係

(a)	The vendor <sup>#</sup> or a building contractor for the Development is an individual, and that vendor <sup>#</sup> or contractor is an immediate family member of an authorized person for the Development 賣方 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a partnership, and a partner of that vendor <sup>#</sup> or contractor is an immediate family member of such an authorized person 賣方 <sup>#</sup> 或該項目的承建商屬合夥，而該賣方 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of such an authorized person 賣方 <sup>#</sup> 或該項目的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 的控權公司)的董事或秘書屬上述認可人士的家人	Not Applicable 不適用
(d)	The vendor <sup>#</sup> or a building contractor for the Development is an individual, and that vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person 賣方 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a partnership, and a partner of that vendor <sup>#</sup> or contractor is an immediate family member of an associate of such an authorized person 賣方 <sup>#</sup> 或該項目的承建商屬合夥，而該賣方 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of an associate of such an authorized person 賣方 <sup>#</sup> 或該項目的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 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	Not Applicable 不適用
(g)	The vendor <sup>#</sup> or a building contractor for the Development is an individual, and that vendor <sup>#</sup> 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 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a partnership, and a partner of that vendor <sup>#</sup> 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 <sup>#</sup> 或該項目的承建商屬合夥，而該賣方 <sup>#</sup> 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 <sup>#</sup> or a building contractor for the Development is a corporation, and a director or the secretary of that vendor <sup>#</sup> or contractor (or a holding company of that vendor <sup>#</sup> ) is an immediate family member of a proprietor of such a firm of solicitors 賣方 <sup>#</sup> 或該項目的承建商屬法團，而該賣方 <sup>#</sup> 或承建商(或該賣方 <sup>#</sup> 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	Not Applicable 不適用
(j)	The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少10%的已發行股份	Not Applicable 不適用
(k)	The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少1%的已發行股份	Not Applicable 不適用
(l)	The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> 賣方 <sup>#</sup> 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 <sup>#</sup> 、承建商或該賣方 <sup>#</sup> 的控權公司的僱員、董事或秘書	Not Applicable 不適用
(m)	The vendor <sup>#</sup> 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 <sup>#</sup> or contractor 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商的僱員	Not Applicable 不適用

## Relationship between parties involved in the development 有參與發展項目的各方的關係

(n)	The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少10%的已發行股份	Not Applicable 不適用
(o)	The vendor <sup>#</sup> , a holding company of the vendor <sup>#</sup> , 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 <sup>#</sup> , holding company or contractor 賣方 <sup>#</sup> 、賣方 <sup>#</sup> 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 <sup>#</sup> 、控權公司或承建商最少1%的已發行股份	Not Applicable 不適用
(p)	The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商或該賣方 <sup>#</sup> 的控權公司的僱員、董事或秘書	Not Applicable 不適用
(q)	The vendor <sup>#</sup> 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 <sup>#</sup> or contractor 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商的僱員	Not Applicable 不適用
(r)	The vendor <sup>#</sup> 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 <sup>#</sup> or contractor or of a holding company of that vendor <sup>#</sup> 賣方 <sup>#</sup> 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 <sup>#</sup> 或承建商或該賣方 <sup>#</sup> 的控權公司的有聯繫法團	Not Applicable 不適用
(s)	The vendor <sup>#</sup> or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor <sup>#</sup> or of a holding company of that vendor <sup>#</sup> 賣方 <sup>#</sup> 或該項目的承建商屬法團，而該承建商屬該賣方 <sup>#</sup> 或該賣方 <sup>#</sup> 的控權公司的有聯繫法團	Yes* 是*

Remarks :

備註：

<sup>#</sup> A reference to vendor here is a reference to either Urban Renewal Authority (as “owner”) or Up Fair Limited (as “person so engaged”).

<sup>#</sup> 在此提述賣方即提述市區重建局 (作為“擁有人”) 或上燦有限公司 (作為“如此聘用的人”)。

\* The building contractor for the Development, Hip Seng Builders Limited, is an associate corporation of Up Fair Limited (person so engaged) and also an associate corporation of the holding companies of Up Fair Limited (person so engaged).

\* 發展項目承建商協盛建造有限公司屬於上燦有限公司 (如此聘用的人) 的有聯繫法團及上燦有限公司 (如此聘用的人) 之控權公司的有聯繫法團。

## Information on design of the development

### 發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目沒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.

發展項目有構成圍封牆的一部分的幕牆。

Total area of the curtain walls of each residential property and range of thickness of the curtain walls of the building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m. 平方米	mm 毫米
5/F-12/F, 15/F-23/F, 25/F & 26/F (19 storeys) 5樓至12樓、15樓至23樓、25樓及26樓 (19層)	A1	3.902	300
	A2	1.082	
	A3	0.525	
	A5	0.525	
	A6	0.525	
	A7	0.525	
	A8	1.419	
	B1	1.688	
	B2	0.645	
	B3	0.525	
	B5	0.525	
	B6	0.780	
	C1	0.773	
	C2	0.477	
	C3	0.477	
	C5	0.567	
	C6	0.477	
	C7	0.567	
	D1	0.477	
D2	0.477		
D3	0.567		
D5	0.477		

Remark : 13/F, 14/F and 24/F are omitted.

Total area of the curtain walls of each residential property and range of thickness of the curtain walls of the building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m. 平方米	mm 毫米
27/F (1 storey) 27樓 (1層)	A	5.126	300
	A2	1.082	
	A3	0.525	
	A5	0.525	
	A6	0.525	
	A7	0.525	
	A8	1.419	
	B1	1.688	
	B2	0.645	
	B3	0.525	
	B5	0.525	
	B6	0.780	
	C2	0.477	
	C3	0.477	
	C5	0.567	
	C6	0.477	
	C7	0.567	
D1	0.477		
D2	0.477		
D3	0.567		
D5	0.477		

備註：不設13樓、14樓及24樓。

## Information on property management

### 物業管理的資料

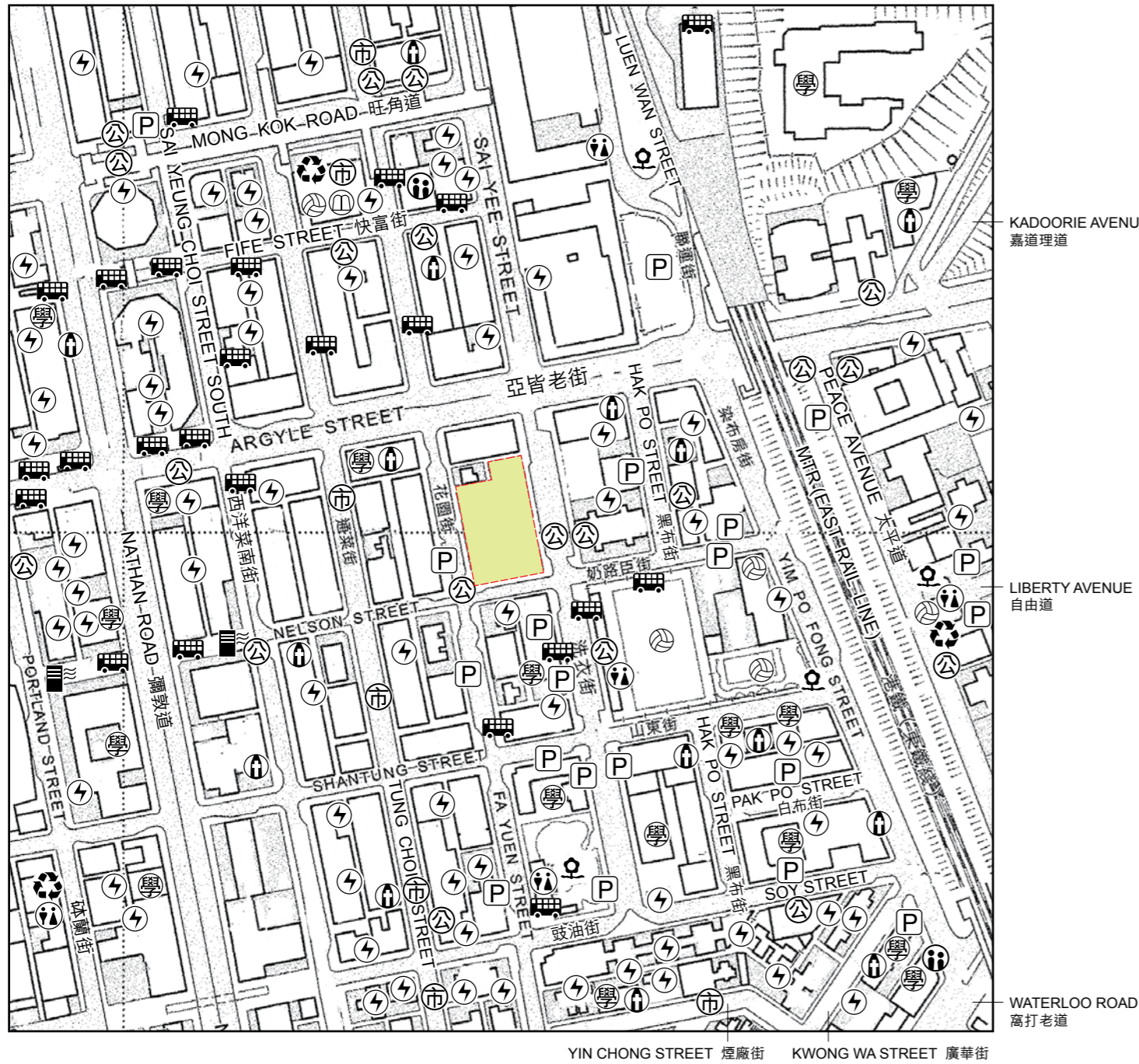
#### The Manager

New World Property Management Company Limited has been appointed as the manager of the Development under the executed deed of mutual covenant in respect of the Development.

#### 管理人

根據發展項目已簽立的公契，新世界物業管理有限公司已獲委任為發展項目的管理人。

# Location plan of the development 發展項目的所在位置圖



Scale 0 100 200 300 400M(米)  
比例

Location of the Development  
發展項目的位置

The above Location Plan is prepared based on a reproduction of Survey Sheet No. 11-NW-D dated 11 May 2017 with adjustments where necessary.

上述所在位置圖依據日期為2017年5月11日之測繪圖(編號11-NW-D)複印後擬備，有需要處經修正處理。



## Legend 圖例

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

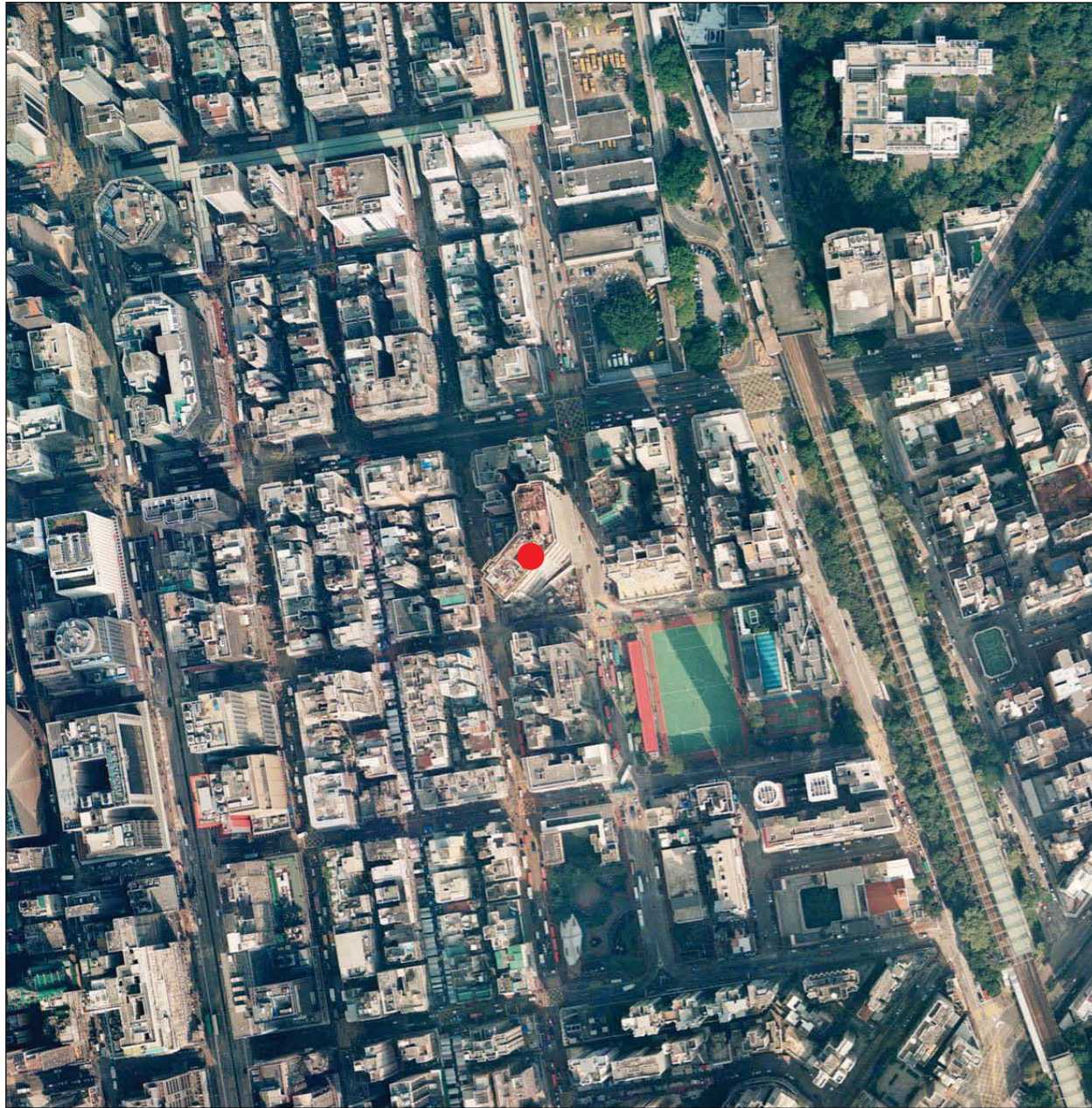
## Remarks :

1. Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 14/2015.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

## 備註：

1. 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號14/2015。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

# 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 6,000 feet, photo No. CS63011, dated 8 January 2016.

摘錄自地政總署測繪處於2016年1月8日在6,000呎飛行高度拍攝之鳥瞰照片，編號為CS63011。

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● Location of the Development  
發展項目的位置

Remarks :

1. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Due to technical reasons as a result of the production of the aerial photograph, the directional sign for this aerial photograph cannot be provided accurately.

備註：

1. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。
2. 因製作鳥瞰照片引致的技術原因，本鳥瞰照片的方向標誌未能準確地提供。

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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

Part of the draft Mong Kok Outline Zoning Plan with plan No. S/K3/30 gazetted on 31 May 2013.  
 摘錄自2013年5月31日憲報公布之旺角分區計劃大綱草圖，圖則編號為S/K3/30。



此區的土地用途地帶見市區重建局上海街 / 亞皆老街發展計劃圖。  
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY SHANGHAI STREET / ARGYLE STREET DEVELOPMENT SCHEME PLAN

Scale 0 100 200 300 400 500 600 700 800M(米)  
 比例

Location of the Development  
 發展項目的位置

Remarks:

- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

### Notation 圖例

#### Zones 地帶

- C** Commercial 商業
- R(A)** Residential (Group A) 住宅 (甲類)
- R(E)** Residential (Group E) 住宅 (戊類)
- G/IC** Government, Institution or Community 政府、機構或社區
- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途

#### Communications 交通

- Railway and Station (underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

#### Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Urban Renewal Authority Development Scheme Area 市區重建局發展計劃圖範圍
- 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)
- Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- P F S** Petrol Filling Station 加油站

### Information on matters shown on the plan (plan No. S/K3/30) 就圖則 (圖則編號S/K3/30) 所顯示的事項的資料

- (A)** Amendment Item A 修訂項目A項  
 Rezoning of a site at the junction of Soy Street and Shanghai Street from "Government, Institution or Community" to "Residential (Group A)4" ("R(A)4") and amending the building height restriction from 2 storeys to 80mPD.  
 把位於豉油街與上海街交界的一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)4」地帶，並把建築物高度限制由兩層修訂為主水平基準上80米。
- (B)** Amendment Item B 修訂項目B項  
 Rezoning of a site located between Shanghai Street and Reclamation Street from "Government, Institution or Community" to "Residential (Group A)" ("R(A)") and amending the building height restriction from 2 storeys to 80mPD.  
 把位於上海街與新填地街之間的一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶，並把建築物高度限制由兩層修訂為主水平基準上80米。

備註:

- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。



# Outline zoning plan etc. relating to the development

## 關乎發展項目的分區計劃大綱圖等

Part of the draft Yau Ma Tei Outline Zoning Plan with plan No. S/K2/22 gazetted on 16 May 2014.  
 摘錄自2014年5月16日憲報公布之油麻地分區計劃大綱草圖，圖則編號為S/K2/22。



Location of the Development  
 發展項目的位置

### Remarks:

1. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of the Hong Kong SAR.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

### Notation 圖例

#### Zones 地帶

- Commercial 商業
- Residential (Group A) 住宅 (甲類)
- Government, Institution or Community 政府、機構或社區
- Open Space 休憩用地
- Other Specified Uses 其他指定用途
- Green Belt 綠化地帶

#### Communications 交通

- Railway and Station (underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

#### Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 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)
- Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)

### Information on matters shown on the plan (plan No. S/K2/22)

就圖則 (圖則編號S/K2/22) 所顯示的事項的資料

- Amendment Item A 修訂項目A項
- Rezoning of a site at No. 54 Waterloo Road from "Government, Institution or Community" ("G/IC") to "G/IC(2)" and amending the building height restriction from 5 storeys to 57mPD.  
 把一塊位於窩打老道54號的用地由「政府、機構或社區」地帶改劃為「政府、機構或社區(2)」地帶，並把建築物高度限制由五層修訂為主水平基準上57米。

### 備註:

1. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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

Part of the approved Ho Man Tin Outline Zoning Plan with plan No. S/K7/24 gazetted on 18 September 2015.  
摘錄自2015年9月18日憲報公布之何文田分區計劃大綱核准圖，圖則編號為S/K7/24。



## Notation 圖例

### Zones 地帶

- C** Commercial 商業
- R(A)** Residential (Group A) 住宅 (甲類)
- R(B)** Residential (Group B) 住宅 (乙類)
- R(C)** Residential (Group C) 住宅 (丙類)
- G/IC** Government, Institution or Community 政府、機構或社區
- O** Open Space 休憩用地
- OU** Other Specified Uses 其他指定用途

### Communications 交通

- Railway and Station (underground) 鐵路及車站 (地下)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

### Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 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)
- Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- P F S** Petrol Filling Station 加油站



Location of the Development  
發展項目的位置



### Remarks :

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- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

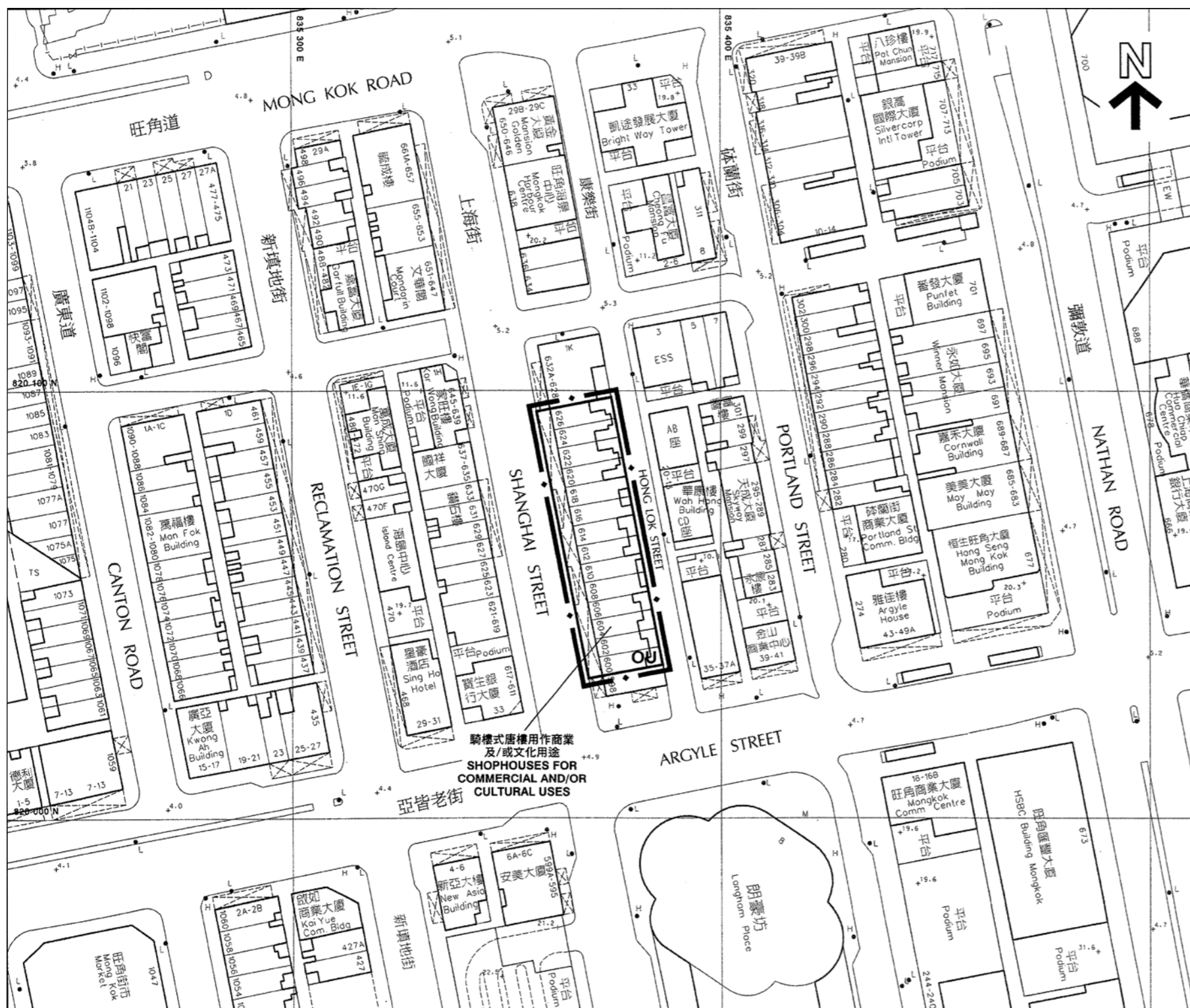
### 備註：

- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

# Outline zoning plan etc. relating to the development

## 關於發展項目的分區計劃大綱圖等

The approved Urban Renewal Authority Shanghai Street / Argyle Street Development Scheme Plan (Plan No. S/K3/URA3/2) gazetted on 12 March 2010  
 2010年3月12日刊憲之市區重建局上海街/亞皆老街發展計劃核准圖 (圖則編號 S/K3/URA3/2)



### Notation 圖例

- ◆— Boundary of Development Scheme  
發展計劃範圍界線
- OU Other Specified Uses  
其他指定用途

### Remarks :

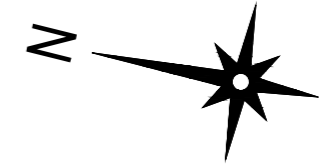
1. For location of the development, please refer to the part of the draft Mong Kok Outline Zoning Plan No. S/K3/30 shown in this section.
2. The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### 備註 :

1. 關於發展項目的位置，請參閱載於本章節的摘錄自旺角分區計劃大綱草圖編號S/K3/30。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



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

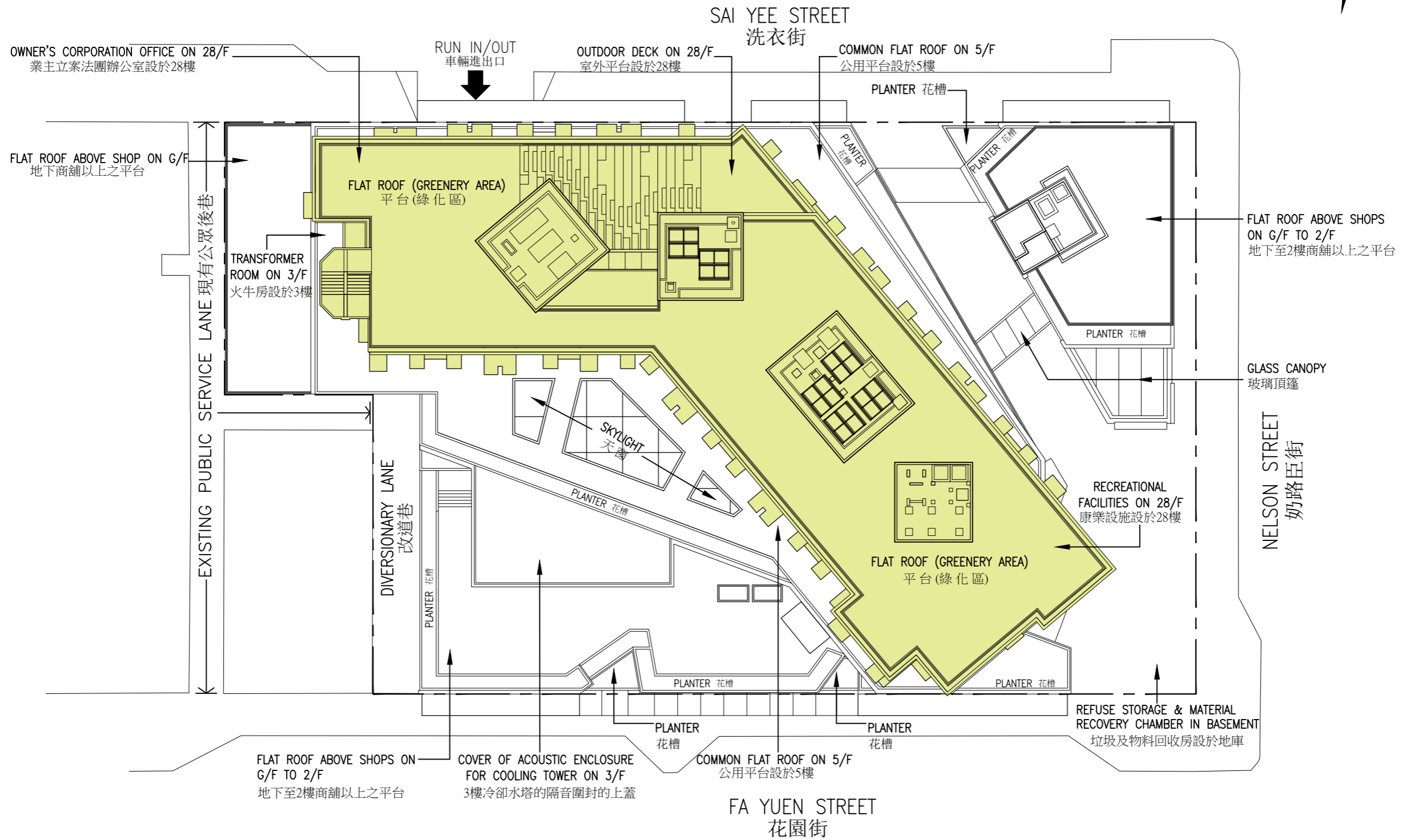
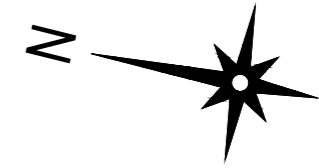


Scale 比例 0 5 10 15 20 25M (米)

Boundary Line of the Development 發展項目的界線

Remark : The layout of the residential tower of the Development shown in the plan is based on the layout applicable to 17/F to 26/F (24/F is omitted).  
備註：圖中所示之發展項目住宅大樓布局參照適用於17樓至26樓 (不設24樓) 之布局。

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



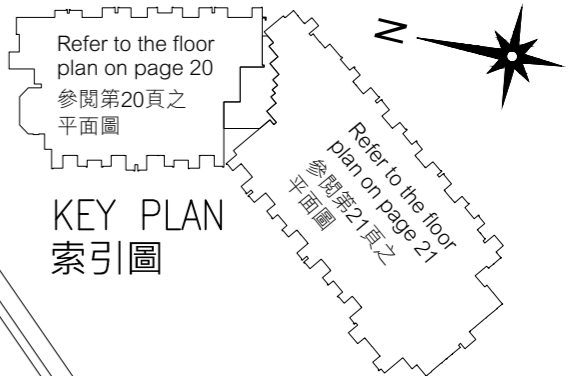
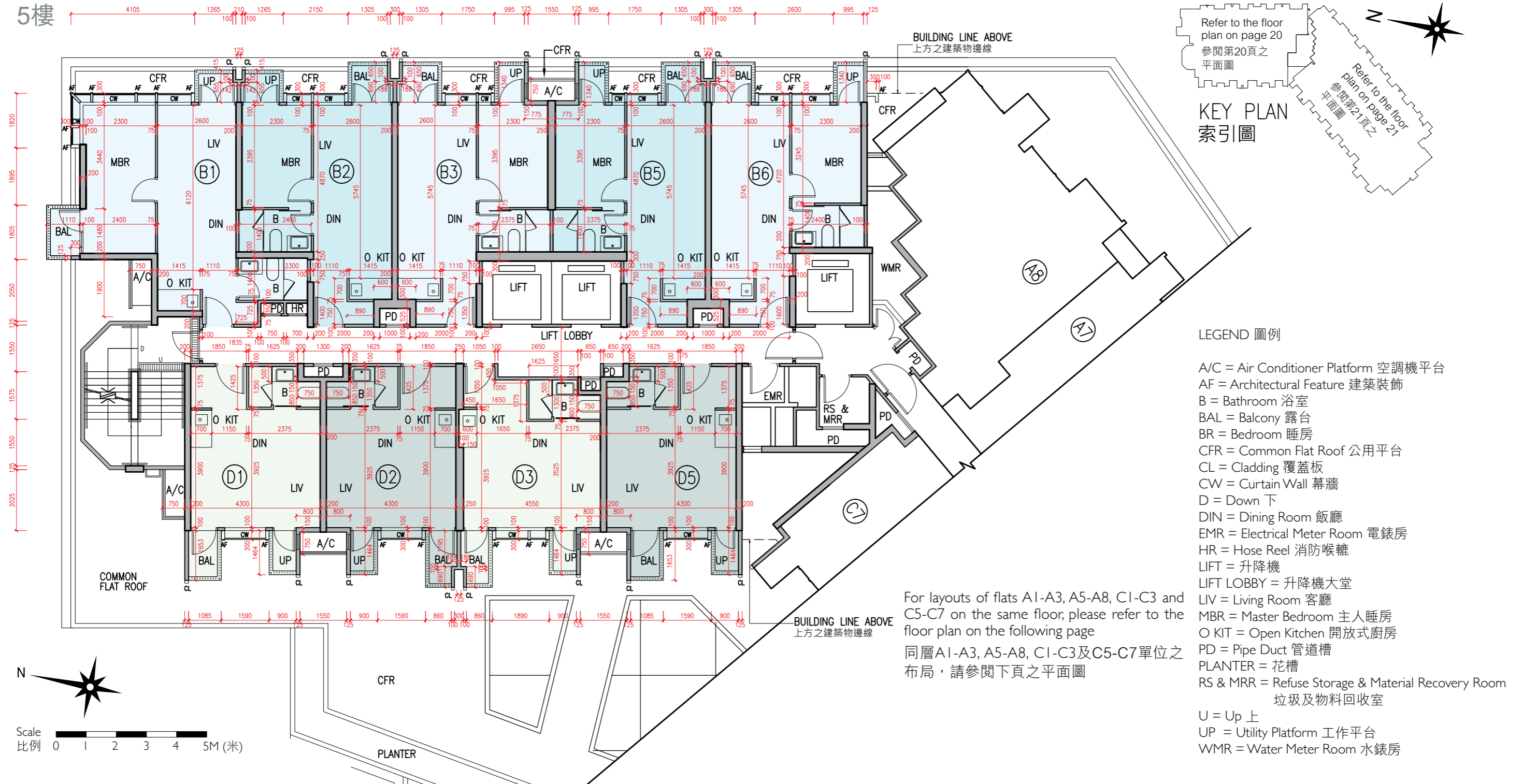
Scale 比例 0 5 10 15 20 25M (米)

Boundary Line of the Development  
發展項目的界線

Remark : The layout of the residential tower of the Development shown in the plan is based on the layout applicable to roof.  
備註：圖中所示之發展項目住宅大樓布局參照適用於天台之布局。

# 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  
5樓



- LEGEND 圖例
- A/C = Air Conditioner Platform 空調機平台
  - AF = Architectural Feature 建築裝飾
  - B = Bathroom 浴室
  - BAL = Balcony 露台
  - BR = Bedroom 睡房
  - CFR = Common Flat Roof 公用平台
  - CL = Cladding 覆蓋板
  - CW = Curtain Wall 幕牆
  - D = Down 下
  - DIN = Dining Room 飯廳
  - EMR = Electrical Meter Room 電錶房
  - HR = Hose Reel 消防喉轆
  - LIFT = 升降機
  - LIFT LOBBY = 升降機大堂
  - LIV = Living Room 客廳
  - MBR = Master Bedroom 主人睡房
  - O KIT = Open Kitchen 開放式廚房
  - PD = Pipe Duct 管道槽
  - PLANTER = 花槽
  - RS & MRR = Refuse Storage & Material Recovery Room 垃圾及物料回收室
  - U = Up 上
  - UP = Utility Platform 工作平台
  - WMR = Water Meter Room 水錶房

For layouts of flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the floor plan on the following page  
同層A1-A3, A5-A8, C1-C3及C5-C7單位之布局，請參閱下頁之平面圖

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.

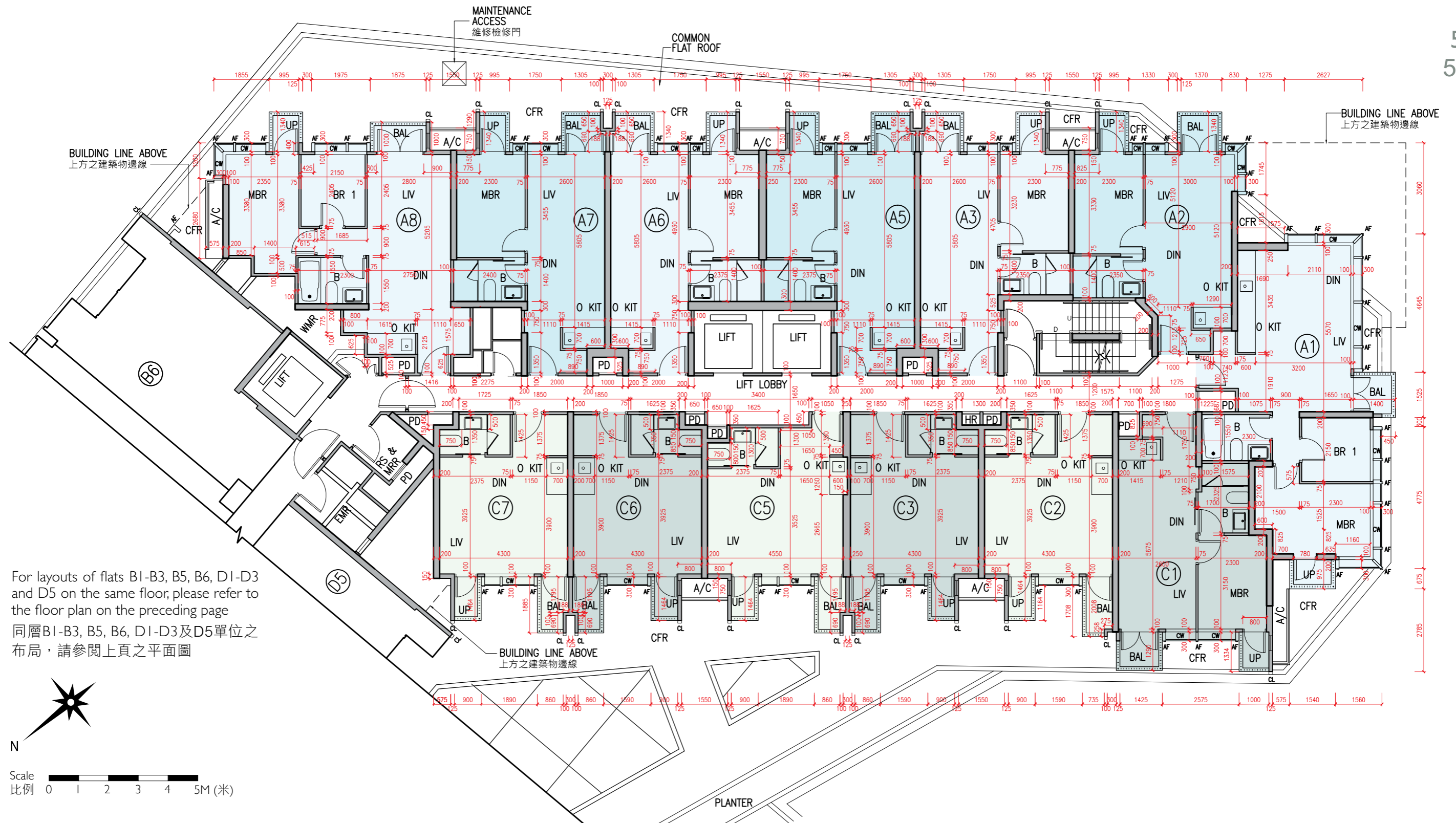
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remark:  
備註:  
The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

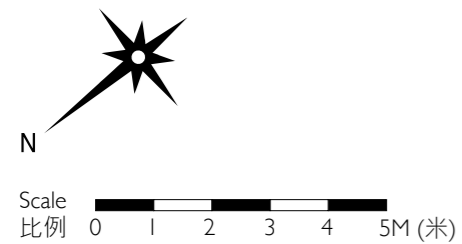
Description 描述	Floor 樓層	Flat 單位								
		B1	B2	B3	B5	B6	D1	D2	D3	D5
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	5/F 5樓	3.225, 3.375, 3.425		3.225, 3.275, 3.375, 3.650					3.225, 3.375, 3.650	
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 175	175	175	175	175	150	150	150	150

# 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  
5樓



For layouts of flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the floor plan on the preceding page  
同層B1-B3, B5, B6, D1-D3及D5單位之布局，請參閱上頁之平面圖



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.

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。

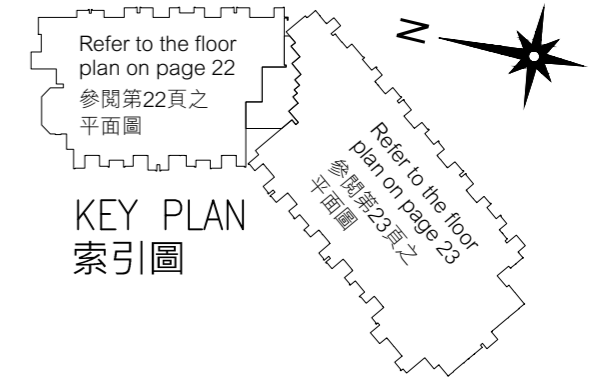
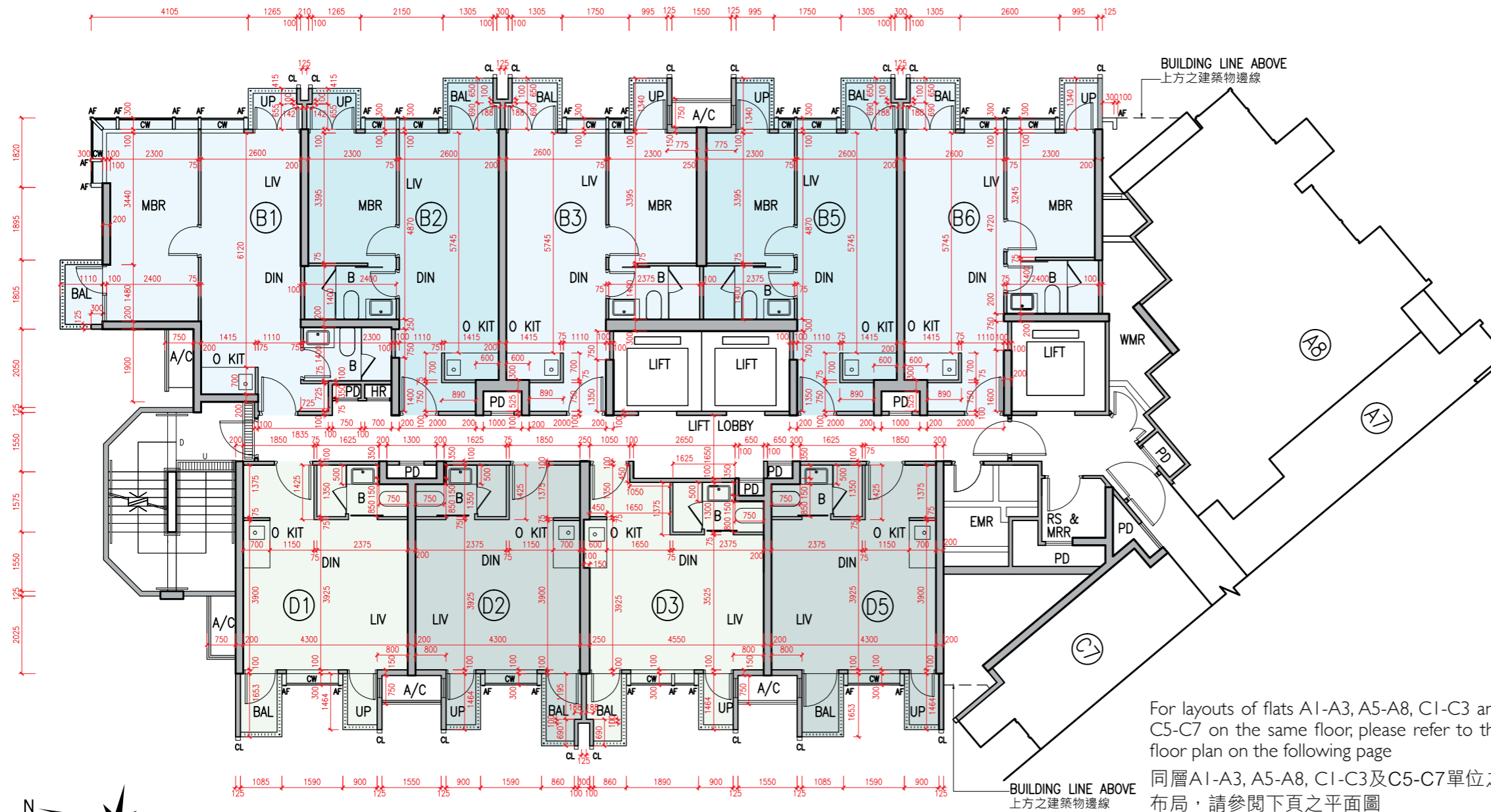
Remark:  
備註:

The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

Description 描述	Floor 樓層	Flat 單位													
		A1	A2	A3	A5	A6	A7	A8	C1	C2	C3	C5	C6	C7	
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	5/F 5樓	3.225, 3.325, 3.375	3.225, 3.275, 3.425	2.775, 3.275, 3.375, 3.650		3.225, 3.275, 3.375, 3.650		3.225, 3.275, 3.425	3.225, 3.275			3.225, 3.375, 3.650			
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		150, 175	175	175	175	175	175	150, 175	175	150	150	150	150	150	

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

6/F - 16/F (13/F & 14/F are omitted)  
6樓 - 16樓 (不設13樓及14樓)

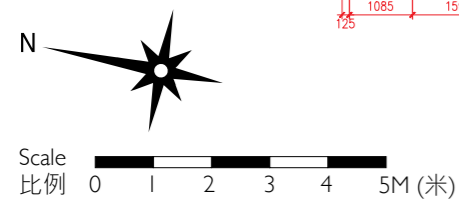


KEY PLAN  
索引圖

LEGEND 圖例

- A/C = Air Conditioner Platform 空調機平台
- AF = Architectural Feature 建築裝飾
- B = Bathroom 浴室
- BAL = Balcony 露台
- BR = Bedroom 睡房
- CFR = Common Flat Roof 公用平台
- CL = Cladding 覆蓋板
- CW = Curtain Wall 幕牆
- D = Down 下
- DIN = Dining Room 飯廳
- EMR = Electrical Meter Room 電錶房
- HR = Hose Reel 消防喉轆
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- LIFT LOBBY = 升降機大堂
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- UP = Utility Platform 工作平台
- WMR = Water Meter Room 水錶房

For layouts of flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the floor plan on the following page  
同層A1-A3, A5-A8, C1-C3及C5-C7單位之布局，請參閱下頁之平面圖



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.

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。

Remark:

備註:

The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

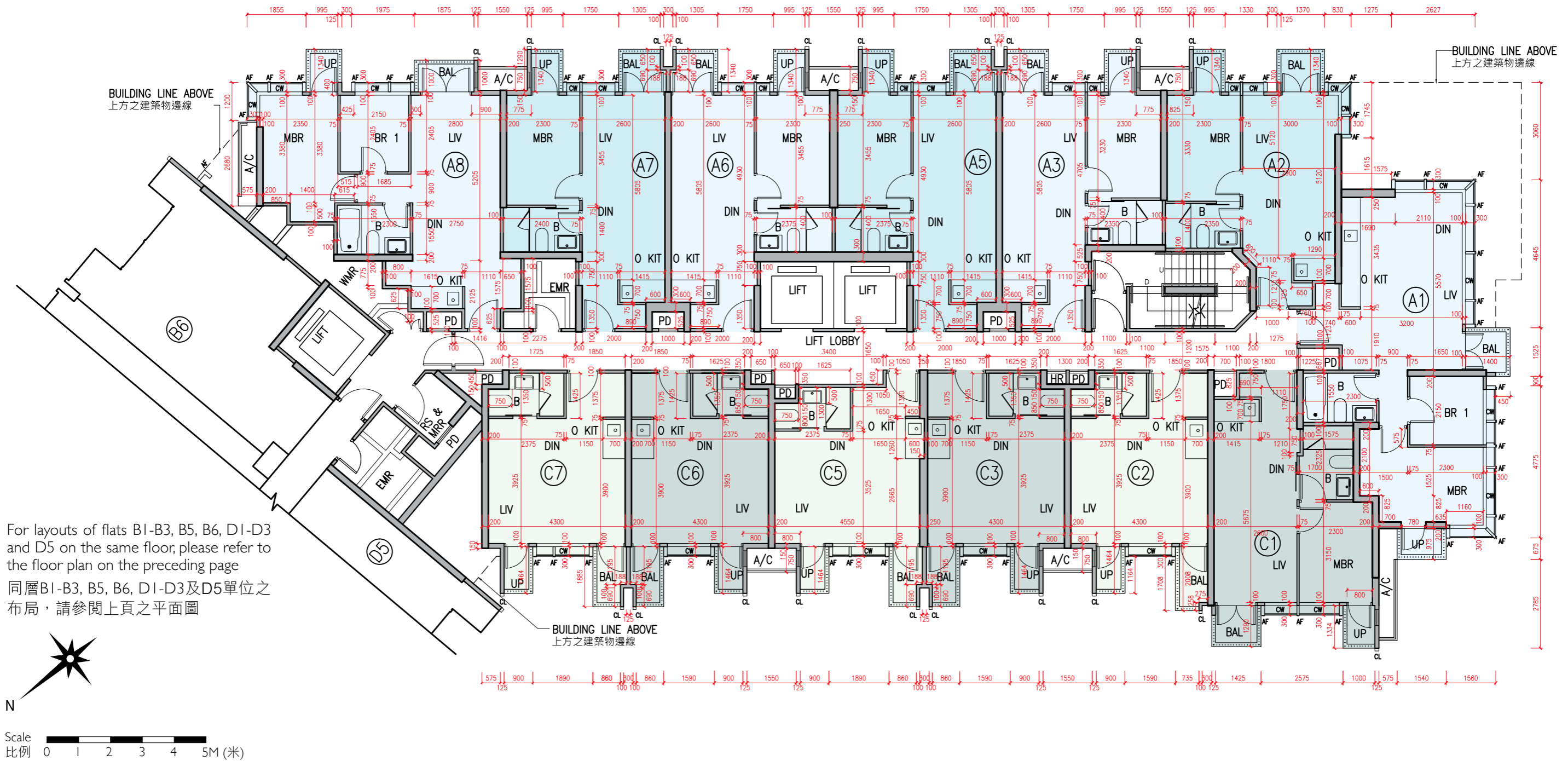
Description 描述	Floor 樓層	Flat 單位								
		B1	B2	B3	B5	B6	D1	D2	D3	D5
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	6/F-16/F (13/F & 14/F are omitted)	3.225								
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	6樓-16樓 (不設13樓及14樓)	150, 175	175	175	175	175	150	150	150	150



# Floor plans of residential properties in the development

## 發展項目的住宅物業的樓面平面圖

6/F - 16/F (13/F & 14/F are omitted)  
6樓 - 16樓 (不設13樓及14樓)



For layouts of flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the floor plan on the preceding page  
同層B1-B3, B5, B6, D1-D3及D5單位之布局，請參閱上頁之平面圖

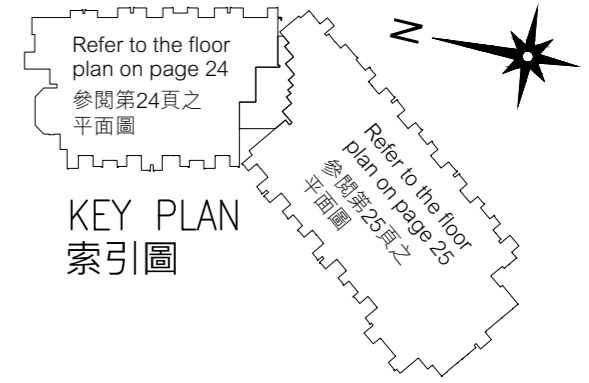
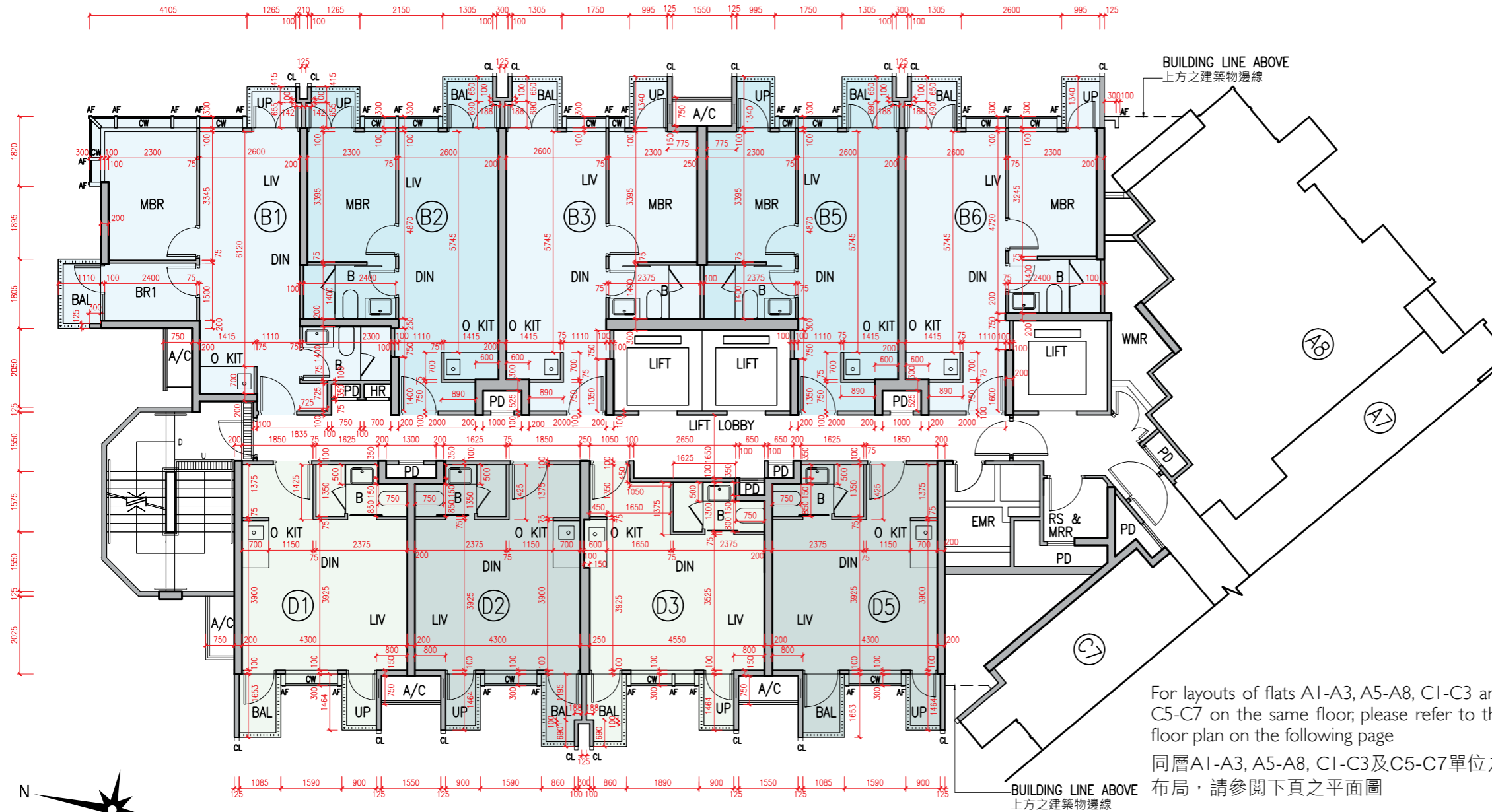
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remark:  
備註:  
The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

Description 描述	Floor 樓層	Flat 單位												
		A1	A2	A3	A5	A6	A7	A8	C1	C2	C3	C5	C6	C7
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	6/F-16/F (13/F & 14/F are omitted)	3.225												
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	6樓-16樓 (不設13樓及14樓)	150, 175	175	175	175	175	175	150, 175	175	150	150	150	150	150

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

17/F - 26/F (24/F is omitted)  
17樓 - 26樓 (不設24樓)

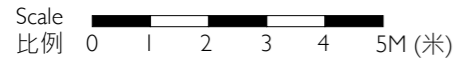


KEY PLAN  
索引圖

LEGEND 圖例

- A/C = Air Conditioner Platform 空調機平台
- AF = Architectural Feature 建築裝飾
- B = Bathroom 浴室
- BAL = Balcony 露台
- BR = Bedroom 睡房
- CFR = Common Flat Roof 公用平台
- CL = Cladding 覆蓋板
- CW = Curtain Wall 幕牆
- D = Down 下
- DIN = Dining Room 飯廳
- EMR = Electrical Meter Room 電錶房
- HR = Hose Reel 消防喉轆
- LIFT = 升降機
- LIFT LOBBY = 升降機大堂
- LIV = Living Room 客廳
- MBR = Master Bedroom 主人睡房
- O KIT = Open Kitchen 開放式廚房
- PD = Pipe Duct 管道槽
- RS & MRR = Refuse Storage & Material Recovery Room 垃圾及物料回收室
- U = Up 上
- UP = Utility Platform 工作平台
- WMR = Water Meter Room 水錶房

For layouts of flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the floor plan on the following page  
同層A1-A3, A5-A8, C1-C3及C5-C7單位之布局，請參閱下頁之平面圖



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.

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。

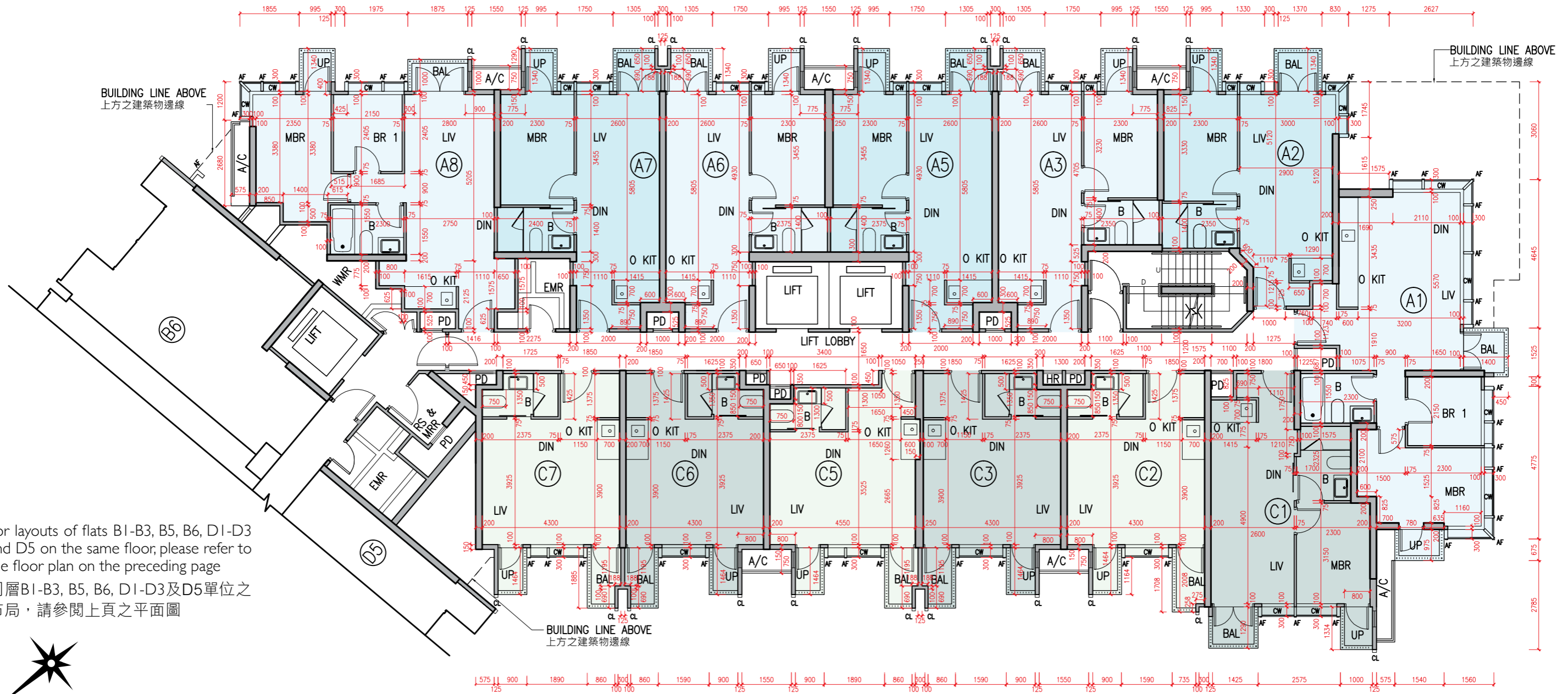
Remark:  
備註:

The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

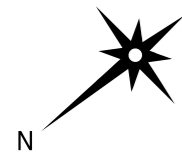
Description 描述	Floor 樓層	Flat 單位								
		B1	B2	B3	B5	B6	D1	D2	D3	D5
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	17/F-26/F (24/F is omitted)	3.225								
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	17樓-26樓 (不設24樓)	150, 175	175	175	175	175	150	150	150	150

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

17/F - 26/F (24/F is omitted)  
17樓 - 26樓 (不設24樓)



For layouts of flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the floor plan on the preceding page  
同層B1-B3, B5, B6, D1-D3及D5單位之布局，請參閱上頁之平面圖



Scale  
比例 0 1 2 3 4 5M (米)

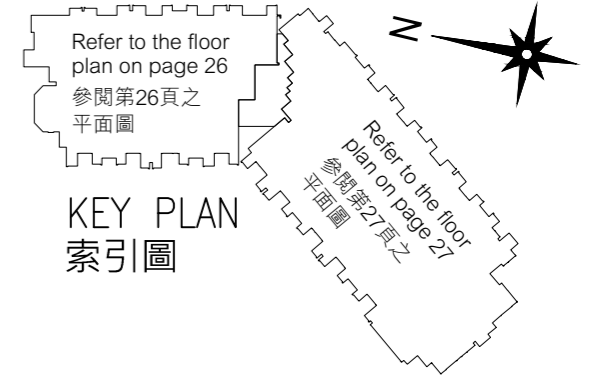
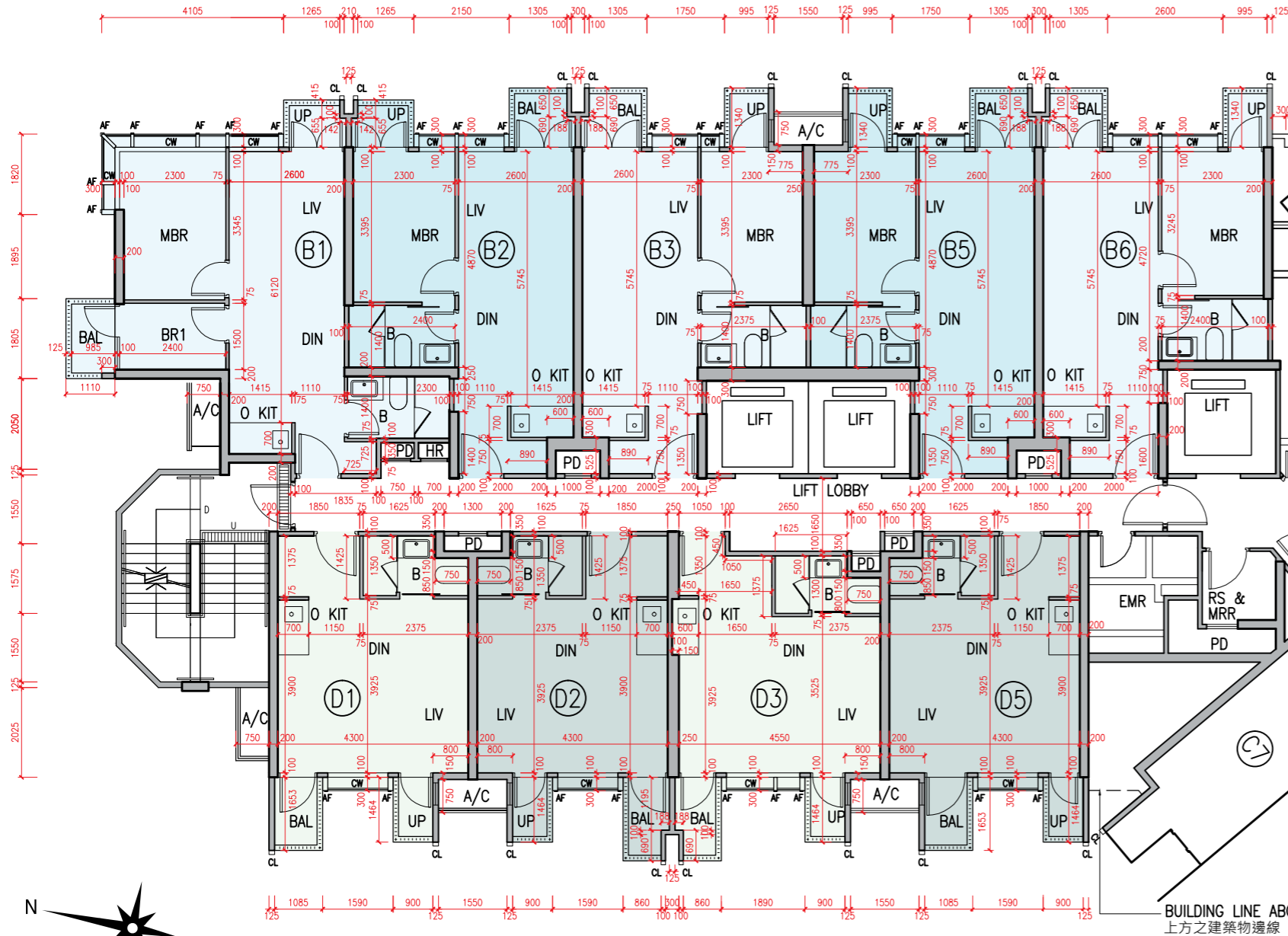
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remark:  
備註:  
The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

Description 描述	Floor 樓層	Flat 單位													
		A1	A2	A3	A5	A6	A7	A8	C1	C2	C3	C5	C6	C7	
	17/F-25/F (24/F is omitted) 17樓-25樓 (不設24樓)	3.225													
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	26/F 26樓	2.925, 3.175, 3.225, 3.575, 3.625	2.775, 2.925, 3.225, 3.525			3.225								2.875, 3.150, 3.225, 3.325, 3.600, 3.675	3.225
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)	17/F-26/F (24/F is omitted) 17樓-26樓 (不設24樓)	150, 175	175	175	175	175	175	150, 175	175	150	150	150	150	150	150

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

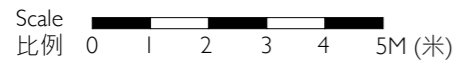
27/F  
27樓



LEGEND 圖例

- A/C = Air Conditioner Platform 空調機平台
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- B = Bathroom 浴室
- BAL = Balcony 露台
- BR = Bedroom 睡房
- CFR = Common Flat Roof 公用平台
- CL = Cladding 覆蓋板
- COVER OF BAL = Cover of Balcony at Floor Below 下層露台上蓋
- COVER OF UP = Cover of Utility Platform at Floor Below 下層工作平台上蓋
- CW = Curtain Wall 幕牆
- D = Down 下
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- PD = Pipe Duct 管道槽
- RS & MRR = Refuse Storage & Material Recovery Room 垃圾及物料回收室
- STORE = 儲物房
- U = Up 上
- UP = Utility Platform 工作平台
- WMR = Water Meter Room 水錶房

For layouts of flats A, A2, A3, A5-A8, C2, C3 and C5-C7 on the same floor, please refer to the floor plan on the following page 同層A, A2, A3, A5-A8, C2, C3及C5-C7單位之布局，請參閱下頁之平面圖



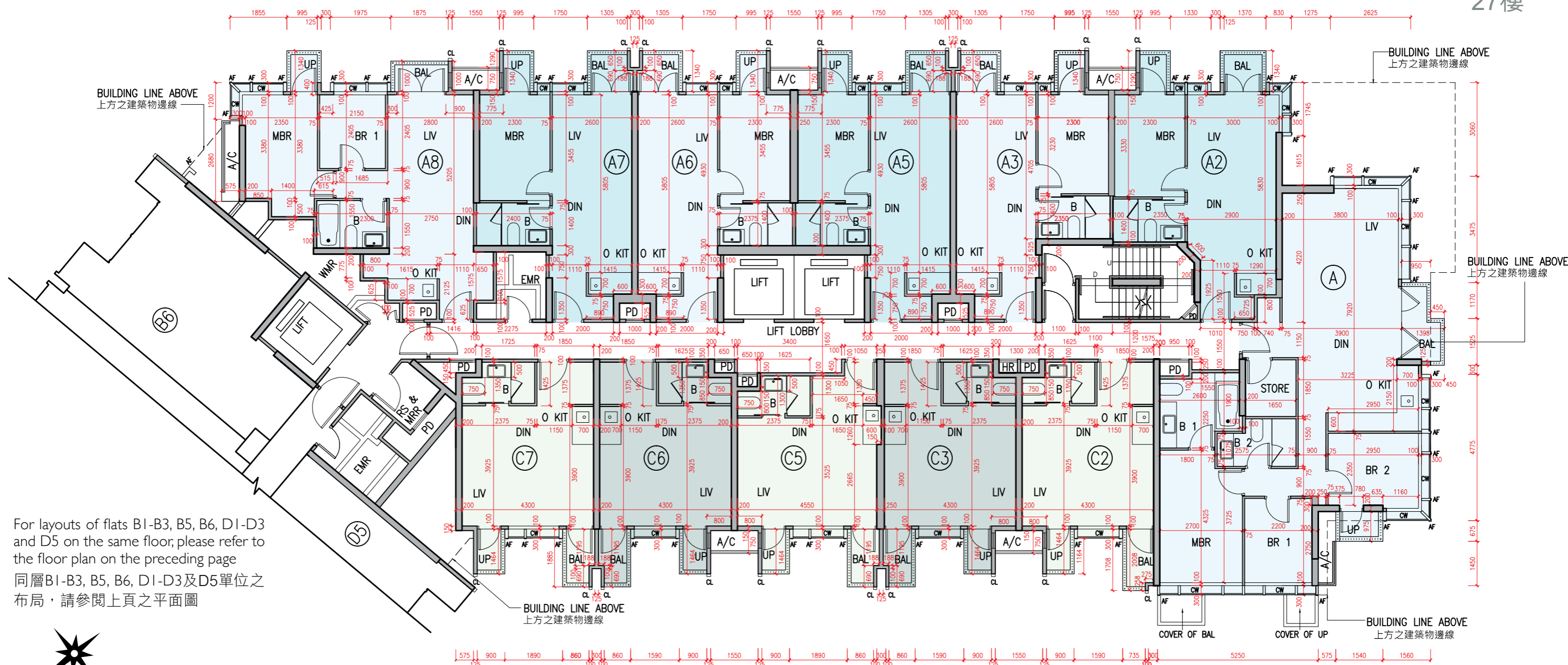
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remark:  
備註:  
The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

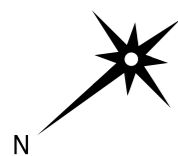
Description 描述	Floor 樓層	Flat 單位								
		B1	B2	B3	B5	B6	D1	D2	D3	D5
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	27/F 27樓	3.325, 3.625, 3.675, 3.775, 4.075	3.425, 3.625, 3.675, 3.700, 3.775, 3.850, 4.075		3.625, 3.700, 3.975, 4.075		3.325, 3.400, 3.675		3.325, 3.400, 3.675	3.325, 3.400, 3.675, 4.125
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		200	200	200	200	200	200	200	200	200

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

27/F  
27樓



For layouts of flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the floor plan on the preceding page  
同層B1-B3, B5, B6, D1-D3及D5單位之布局，請參閱上頁之平面圖



Scale  
比例 0 1 2 3 4 5M (米)

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.  
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。

Remark:  
備註:  
The dimensions in the floor plans are all structural dimensions in millimetre.  
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。

Description 描述	Floor 樓層	Flat 單位											
		A	A2	A3	A5	A6	A7	A8	C2	C3	C5	C6	C7
Floor-to-floor height of each residential property (m) 每個住宅物業的層與層之間的高度 (米)	27/F 27樓	3.325, 3.400, 3.625, 3.675, 3.775	3.775, 3.850, 4.075, 4.125, 4.225	3.325, 3.775, 3.850, 4.125, 4.225	3.325, 3.400, 3.675, 3.775, 3.850, 4.225	3.400, 3.675, 3.775, 3.850, 3.850	3.775, 3.850, 4.125, 4.225	3.775, 3.825, 3.975, 4.075, 4.225			3.325, 3.400, 3.675		
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 厚度 (毫米)		200	200	200	200	200	200	200	200	200	200	200	200

# 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 external wall of some residential properties and/or some of the flat roofs and/or air-conditioner platforms of the Development.
3. There are sunken slabs for mechanical and electrical services and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. There are exposed pipes installed in store and some bathrooms.
5. There are exposed pipes located at the upper part of some utility platforms.
6. Balconies and Utility Platforms are non-enclosed areas.
7. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.
8. The floor-to-floor height of each residential property 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.

適用於本節之樓面平面圖之備註：

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/或外牆及/或發展項目的部分平台及/或空調機平台上/附近設有外露及/或外牆覆蓋板內藏之公用喉管。
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。
4. 儲物房及部分浴室內裝有外露喉管。
5. 部分工作平台上方裝有外露喉管。
6. 露台及工作平台為不可封閉的地方。
7. 樓面平面圖上所顯示的裝置符號，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。
8. 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。

### Legend for floor plans of residential properties in the Development

#### 發展項目的住宅物業的樓面平面圖圖例

A/C = Air Conditioner Platform 空調機平台

AF = Architectural Feature 建築裝飾

B = Bathroom 浴室

BAL = Balcony 露台

BR = Bedroom 睡房

CFR = Common Flat Roof 公用平台

CL = Cladding 覆蓋板

COVER OF BAL = Cover of Balcony at Floor Below 下層露台上蓋

COVER OF UP = Cover of Utility Platform at Floor Below 下層工作平台上蓋

CW = Curtain Wall 幕牆

D = Down 下

DIN = Dining Room 飯廳

EMR = Electrical Meter Room 電錶房

HR = Hose Reel 消防喉轆

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIV = Living Room 客廳

MBR = Master Bedroom 主人睡房

O KIT = Open Kitchen 開放式廚房

PD = Pipe Duct 管道槽

PLANTER = 花槽

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

STORE = 儲物房

U = Up 上

UP = Utility Platform 工作平台

WMR = Water Meter Room 水錶房

Area of residential properties in the development  
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)											
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院		
SKYPARK	5/F-12/F, 15/F-23/F, 25/F & 26/F  5樓至12樓、 15樓至23樓、 25樓及26樓	A1	55.052 (593) (Balcony 露台: 2.005 (22)) (Utility Platform 工作平台: 1.502 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-		
		A2	36.878 (397) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	
		A3	36.977 (398) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		A5	37.851 (407) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		A6	37.851 (407) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		A7	37.499 (404) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		A8	50.174 (540) (Balcony 露台: 2.000 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		B1	42.996 (463) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.540 (17)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		B2	37.032 (399) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.540 (17)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		B3	37.539 (404) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		B5	37.539 (404) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		B6	37.556 (404) (Balcony 露台: 2.002 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property are 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.
- 13/F, 14/F and 24/F are omitted.

- 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。
- 不設13樓、14樓及24樓。

## Area of residential properties in the development

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SKYPARK	5/F-12/F, 15/F-23/F, 25/F & 26/F  5樓至12樓、 15樓至23樓、 25樓及26樓	C1	36.714 (395) (Balcony 露台: 2.000 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		C2	28.968 (312) (Balcony 露台: 2.001 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		C3	28.748 (309) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		C5	28.794 (310) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		C6	28.749 (309) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		C7	29.339 (316) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		D1	29.256 (315) (Balcony 露台: 2.001 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		D2	28.748 (309) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		D3	28.794 (310) (Balcony 露台: 2.004 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-
		D5	29.301 (315) (Balcony 露台: 2.001 (22)) (Utility Platform 工作平台: 1.501 (16)), (Verandah 陽台: - (-))	-	-	-	-	-	-	-	-	-	-

- The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property are 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.
- 13/F, 14/F and 24/F are omitted.

- 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。
- 不設13樓、14樓及24樓。



Area of residential properties in the development  
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
SKYPARK	27/F 27樓	A	89.321 (961) (Balcony 露台 : 3.117 (34)) (Utility Platform 工作平台 : 1.502 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A2	38.783 (417) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A3	36.977 (398) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A5	37.851 (407) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A6	37.851 (407) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A7	37.499 (404) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		A8	50.174 (540) (Balcony 露台 : 2.000 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		B1	42.996 (463) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.540 (17)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		B2	37.032 (399) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.540 (17)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		B3	37.539 (404) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		B5	37.539 (404) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	
		B6	37.556 (404) (Balcony 露台 : 2.002 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	

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- The floor areas of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property are 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.
- 13/F, 14/F and 24/F are omitted.

- 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。

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- 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。
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## Area of residential properties in the development

### 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有))平方米(平方呎)	Area of other specified items (not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)											
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院		
SKYPARK	27/F 27樓	C2	28.941 (312) (Balcony 露台 : 2.001 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-		
		C3	28.748 (309) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	
		C5	28.794 (310) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	
		C6	28.749 (309) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	
		C7	29.339 (316) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	
		D1	29.256 (315) (Balcony 露台 : 2.001 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	
		D2	28.748 (309) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		D3	28.794 (310) (Balcony 露台 : 2.004 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	-
		D5	29.301 (315) (Balcony 露台 : 2.001 (22)) (Utility Platform 工作平台 : 1.501 (16)), (Verandah 陽台 : - (-))	-	-	-	-	-	-	-	-	-	-	-	-

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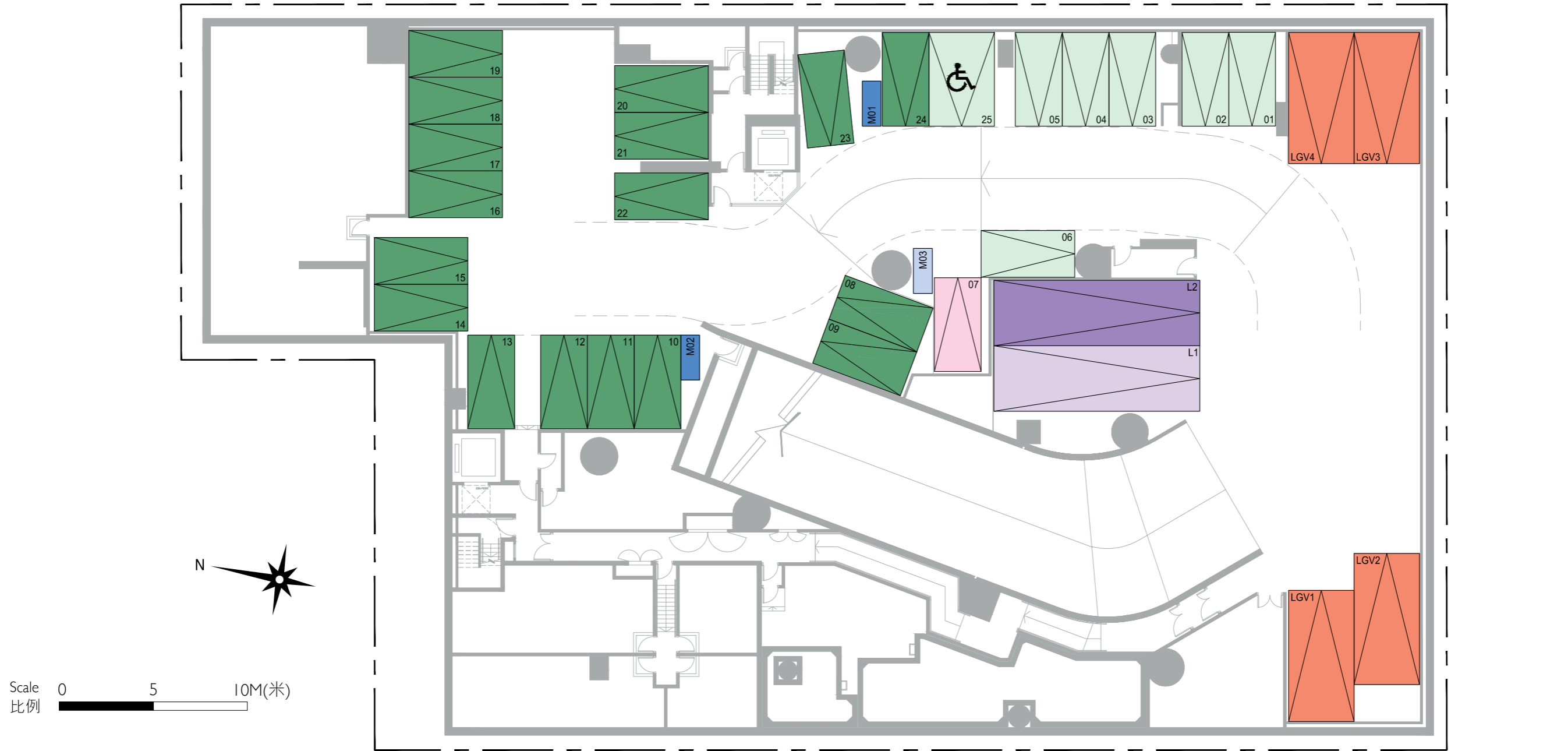
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- 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註 :

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- 不設13樓、14樓及24樓。

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

Basement 地庫



Residential 住宅

- Parking space 車位
- Motor cycle parking space 電單車車位
- Visitor parking space 訪客車位
- Heavy goods vehicle loading and unloading space 重型貨車上落貨車位

Non-domestic 非住宅

- Parking space 車位
- Motor cycle parking space 電單車車位
- Heavy goods vehicle loading and unloading space 重型貨車上落貨車位
- Light goods vehicle loading and unloading space 輕型貨車上落貨車位

- Boundary Line of the Development 發展項目的界線
- ♿ Accessible (disabled) parking space 暢通易達 (傷健人士) 停車位

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

### Number, dimensions and areas of parking spaces 停車位的數目、尺寸及面積

	Category of parking space 停車位類別	Number 數目	Space number 車位編號	Dimensions (L x W) (m.) 尺寸(長x闊)(米)	Area of each parking space (sq.m.) 每個停車位面積(平方米)
Residential 住宅	Parking space 車位	17	08-24	5.0 (L) x 2.5 (W)	12.5
	Motor cycle parking space 電單車車位	2	M01-M02	2.4 (L) x 1 (W)	2.4
	Visitor parking space 訪客車位	1	07	5.0 (L) x 2.5 (W)	12.5
	Heavy goods vehicle loading and unloading space 重型貨車上落貨車位	1	L2	11.0 (L) x 3.5 (W)	38.5
Non-domestic 非住宅	Parking space 車位	6	01-06	5.0 (L) x 2.5 (W)	12.5
	Parking space (Accessible (disabled) parking space) 車位 (暢通易達 (傷健人士) 停車位) 	1	25	5.0 (L) x 3.5 (W)	17.5
	Motor cycle parking space 電單車車位	1	M03	2.4 (L) x 1 (W)	2.4
	Heavy goods vehicle loading and unloading space 重型貨車上落貨車位	1	L1	11.0 (L) x 3.5 (W)	38.5
	Light goods vehicle loading and unloading space 輕型貨車上落貨車位	4	LGVI-LGV4	7.0 (L) x 3.5 (W)	24.5

### Summary of preliminary agreement for sale and purchase 臨時買賣合約的摘要

- |   |  |
|---|--|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.</p> <p>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.</p> <p>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 -</p> <p>(a) that preliminary agreement is terminated;</p> <p>(b) the preliminary deposit is forfeited; and</p> <p>(c) the owner does not have any further claim against the purchaser for the failure.</p> | <p>1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。</p> <p>2. 買方在簽署該臨時合約時須支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 -</p> <p>(a) 該臨時合約即告終止；</p> <p>(b) 有關的臨時訂金即予沒收；及</p> <p>(c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。</p> |
|---|--|

**A. Common parts of the Development**

1. **“Common Areas”** means the Development Common Areas, the Commercial Common Areas and the Residential Common Areas.
2. **“Common Facilities”** means the Development Common Facilities, the Commercial Common Facilities and the Residential Common Facilities.
3. **“Commercial Common Areas”** means the loading and unloading spaces at the Basement provided pursuant to Special Condition No.(22)(a)(iii) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Accommodation by the Owner(s) thereof, the rainwater recycling room and grey water room at the Basement of the Development, portions of the Greenery Area, portions of the External Walls (as for identification purpose only shown and coloured brown and brown stippled black on the elevation plans (certified as to their accuracy by the Authorized Person) annexed to the Deed of Mutual Covenant and Management Agreement (“**DMC**”)) and the metal canopy(ies), glass canopy(ies) and portions of pipe ducts on 1st Floor of the Development, which are not otherwise specifically assigned to or for the exclusive use of an Owner of a particular part of the Commercial Accommodation and are designed or intended for common use and benefit of the Owners of the Commercial Accommodation.
4. **“Commercial Common Facilities”** means those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owner(s) of the Commercial Accommodation and not for the use and benefit of a particular part of the Commercial Accommodation exclusively.
5. **“Development”** means the whole of the development on and/or in the Lot known as "SKYPARK" comprising the Commercial Accommodation, the Car Parks, the Residential Units, the Common Areas and the Common Facilities.
6. **“Development Common Areas”** means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Commercial Common Areas or Residential Common Areas) and shall include but not limited to the portions of the External Walls of the Development (as for identification purpose only shown coloured green on the elevation plans (certified as to their accuracy by the Authorized Person) annexed to the DMC), load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, Commercial Common Areas or Residential Common Areas), 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)), such part of the Slope and Retaining Structures (if any) within the Lot, owner corporation office, F.S. inlets, SPR. & F.S. inlets, Town gas valve cabinet, emergency generator room, generator room, refuse storage and material recovery chamber, low voltage switch room, planters, pipe and/or cable ducts and/or E/M duct (which do not form part of the Units), water master meter room, electrical rooms, telecommunication broadcasting equipment rooms, transformer rooms, pipe ducts, water meter cabinet, electrical meter cabinet, hose reel cabinets, F.S. control centre, F.S. & sprinkler water pump room, exhaust vent duct, service lift lobby, lift shaft, lift machine room, staircases, lift lobby(ies), electrical duct, smoke lobby, cable riser duct, hoisting area for transformer room, covered landscape, transfer plate, flat roof(s), circulation passages, passages in the Development, ramps, driveways, access areas, smoke vent duct, areas for installation of satellite dishes and/or TV antennae, areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities and all other common parts specified in Schedule I to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Commercial Common Areas or Residential Common Areas).

7. **“Development Common Facilities”** means:

- (a) Such of fire service water tank, fire service control, grease tank, master meter, main switch, telecommunication broadcasting equipment, variable refrigerant volume, sprinkler tank, potable and flushing tank, fuel tank, water tank, lift, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, satellite dishes, TV antennae, Transformer Room Facilities referred to in Clause (3:02:01)(ah) of the DMC, plant and machinery, mechanical ventilation system, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (b) Lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (c) Automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
- (d) Burglar alarm, metal gate, manned gate, drop-gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term “Development Common Facilities” shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities or the Residential Common Facilities.

8. **“Greenery Area”** means the area of the Lot provided pursuant to Special Condition No.(8)(b)(ii) of the Government Grant, which is for the purpose of identification shown and coloured brown stippled black and yellow stippled black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
9. **“Lot”** means Kowloon Inland Lot No.11212.
10. **“Recreational Areas”** means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to such areas on 28th Floor and the Roof floor of the Development where recreational facilities, including but not limited to swimming pool (indoor), pool deck, foot bath, lounge, library, lavatories, pantry, sky studio, function room, bar, gallery, planter, gym room and changing rooms are located.
11. **“Recreational Facilities”** means the recreational facilities and facilities ancillary thereto provided or installed for the common use and benefit of the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(12)(a) of the Government Grant.
12. **“Residential Common Areas”** means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, Development Common Areas and Commercial Common Areas) and shall include but not limited to :-
  - (a) the Recreational Areas;
  - (b) the Visitors' Car Park;

## Summary of deed of mutual covenant

### 公契的摘要

- (c) caretaker's office, shuttle lift lobby, pipe ducts, loading and unloading space(s) provided pursuant to Special Condition No.(22)(a)(i) of the Government Grant, lift lobbies, corridors, staircases, lift pit, electrical rooms, room for communal aerial broadcasting distribution system, pipe ducts / cable ducts / vent ducts (which do not form part of the Units), refuse storage and material recovery rooms, hose reel cabinets, flat roofs (which do not form part of the Units), roofs (which do not form part of the Units), water meter rooms, electrical meter rooms, tower water tank and pump room, flushing water pump room, fresh water pump room, water tank and pump room, parapet wall, storages, portions of the Greenery Area, lift shafts, lavatories, air-conditioning platforms, lift machine rooms;
- (d) portions of the External Walls of the Development as for identification purpose only shown and coloured yellow on the elevation plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;
- (e) curtain walls from the 5th Floor to the 28th Floor (except the 13th, 14th and 24th Floors which are not designated) of the Development (excluding the openable parts of such curtain walls wholly enclosing or fronting a Residential Unit and such pieces of glass panels forming part of such curtain walls and wholly enclosing or fronting a Residential Unit);
- (f) 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));
- (g) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them

and all other common parts specified in Schedule I to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

For avoidance of doubt, any glass panel forming part of the curtain walls from the 5th Floor to the 28th Floor (except the 13th, 14th and 24th Floors which are not designated) of the Development which does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas.

13. **"Residential Common Facilities"** means those facilities and ancillary equipment for the common use and benefit of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, metal gate, security system, gas pipes, centralized air-conditioning system, lifts and manual fire alarm for the use and benefit of the Residential Units but excluding the Development Common Facilities and the Commercial Common Facilities.
14. **"Slope and Retaining Structures"** means all slopes, slope treatment works, retaining walls and other structures (if any) within or outside the Lot, the maintenance of which is the liability of the Owners under the Government Grant or the DMC.
15. **"Visitors' Car Park"** means the car parking space(s) provided pursuant to Special Condition No.(21)(a)(iii) of the Government Grant and as shown on Basement Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC and thereon coloured yellow and marked "07" for the purpose of identification.

#### B. Number of undivided shares assigned to each residential property in the Development

Floor	Flat	No. of Undivided Shares allocated to each Residential Unit	Floor	Flat	No. of Undivided Shares allocated to each Residential Unit	
5th Floor	A1	56 / 22,965	6th Floor to 26th Floor* (18 storeys)	C1	37 / 22,965	
	A2	37 / 22,965		C2	29 / 22,965	
	A3	37 / 22,965		C3	29 / 22,965	
	A5	38 / 22,965		C5	29 / 22,965	
	A6	38 / 22,965		C6	29 / 22,965	
	A7	38 / 22,965		C7	30 / 22,965	
	A8	51 / 22,965		D1	30 / 22,965	
	B1	43 / 22,965		D2	29 / 22,965	
	B2	37 / 22,965		D3	29 / 22,965	
	6th Floor to 26th Floor* (18 storeys)	B3	38 / 22,965	27th Floor	A	90 / 22,965
		B5	38 / 22,965		A2	39 / 22,965
		B6	38 / 22,965		A3	37 / 22,965
		C1	37 / 22,965		A5	38 / 22,965
		C2	29 / 22,965		A6	38 / 22,965
		C3	29 / 22,965		A7	38 / 22,965
		C5	29 / 22,965		A8	51 / 22,965
		C6	29 / 22,965		B1	43 / 22,965
		C7	30 / 22,965		B2	37 / 22,965
D1		30 / 22,965	B3		38 / 22,965	
D2		29 / 22,965	B5		38 / 22,965	
D3		29 / 22,965	B6		38 / 22,965	
D5		30 / 22,965	C2		29 / 22,965	
A1		56 / 22,965	C3		29 / 22,965	
A2		37 / 22,965	C5		29 / 22,965	
A3		37 / 22,965	C6		29 / 22,965	
A5		38 / 22,965	C7		30 / 22,965	
A6		38 / 22,965	D1		30 / 22,965	
A7	38 / 22,965	D2	29 / 22,965			
A8	51 / 22,965	D3	29 / 22,965			
B1	43 / 22,965	D5	30 / 22,965			
B2	37 / 22,965					
B3	38 / 22,965					
B5	38 / 22,965					
B6	38 / 22,965					

\*Notes :

There are no designation of 13th Floor, 14th Floor and 24th Floor.

**C. Term of years for which the manager of the Development is appointed**

Subject to the provisions of the Building Management Ordinance (Cap 344), the appointment of the Management Company as the Manager of the Lot and the Development shall be for an initial period of two years from the date of the DMC and shall continue thereafter subject to termination at any time pursuant to Clauses (3:01:01) and (3:01:02) of the DMC.

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

1. Where any Management Expenses relate to or are for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas, Residential Common Facilities or Commercial Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such Management Expenses shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.
2. Where any Management Expenses relate solely to or are solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such Management Expenses shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.
3. The number of Management Shares allocated to a Residential Unit is the same as the number of Undivided Shares allocated to that Residential Unit.

**E. Basis on which the management fee deposit is fixed**

The management fee deposit in respect of a Unit shall be equivalent to 2 months' Management Fee for the Unit payable in accordance with the budget for the 1st year.

**F. Area in the Development retained by the owner (Urban Renewal Authority) for that owner's own use**

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

Unless otherwise defined in this sales brochure, capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.

## A. 發展項目的公用部分

1. 「**公用地方**」指發展項目公用地方、商業公用地方及住宅公用地方。
2. 「**公用設施**」指發展項目公用設施、商業公用設施及住宅公用設施。
3. 「**商業公用地方**」指按政府批地文件特別條件第(22)(a)(iii)條提供指定或擬定給商業區擁有人裝卸與商業區關連的貨車的地庫裝卸區、發展項目地庫的雨水循環再用室及灰色儲水室、綠化區部分、外牆部分(於附在公契及管理協議(「**公契**」)的立面圖(經認可人士核實為準確)上用棕色和棕色加黑點顯示,僅供識別)和發展項目一樓的金屬簷篷、玻璃簷篷及管槽部分。上述地方並非特別指定給或供商業區個別部分的單個擁有人獨家使用,而是指定或擬供商業區擁有人共同使用與享用。
4. 「**商業公用設施**」指供商業區擁有人共同使用與享用,而並非供商業區個別部分獨家使用與享用附屬商業公用地方的該等設施及設備。
5. 「**發展項目**」指位於整個地段之上及/或之內稱為“SKYPARK”的發展項目,包括商業區、停車場、住宅單位、公用地方及公用設施所組成。
6. 「**發展項目公用地方**」指並非特別指定給或供單個擁有人獨家使用,而是指定或擬供擁有人共同使用與享用的整個該地段及發展項目(並非構成單位、商業公用地方或住宅公用地方之部分),並包括但不限於發展項目的外牆部分(於附在公契的立面圖(經認可人士核實為準確)上用綠色顯示,僅供識別)、發展項目的承重牆、結構牆、地基、支柱、大樑及樓板(並非構成單位、商業公用地方或住宅公用地方之部分)、發展項目公用地方的圍牆(但是如果該圍牆連接任何單位,不包括有關單位內該圍牆內面的灰泥及覆層)、該地段內的斜坡及護土構築物(如有)的該等部分、業主立案法團辦公室、消防進水口、灑水器及消防進水口、煤氣公司的煤氣閘櫃、緊急發電機房、發電機房、垃圾存放及物料回收室、低電壓電掣房、花槽、管道及/或管槽及/或機電槽(並非構成單位之部分)、總水喉儀錶房、電力房、通訊廣播設備房、變壓器房、管槽、水錶櫃、電錶櫃、喉轆櫃、消防控制中心、消防及灑水器水泵房、排氣口槽、服務升降機大堂、升降機槽、升降機機房、樓梯、升降機大堂、電力槽、防煙廊、電纜豎管、變壓器房的懸掛區、有蓋園藝區、轉換樓層、平台、迴巡通道、發展項目內的通道、斜道、車道、入口區、排煙槽、安裝衛星接收碟及/或電視天線區、天線廣播分導設施及電訊網絡設施的安裝或使用區域及建築物管理條例(第344章)附表1規定在該地段及發展項目內指定或擬供擁有人共同使用與享用,而並非特別指定給或供單個擁有人獨家使用的一切其他公用部分(如有)(並非構成單位、商業公用地方或住宅公用地方之部分)。
7. 「**發展項目公用設施**」指:
  - (a) 服務發展項目公用地方的消防水箱、消防控制、集油箱、總儀錶、總電掣、電訊廣播設備、變量空調、灑水器水箱、食水及沖廁水水箱、燃料箱、水箱、升降機、路渠連蓋、火警鐘系統、消防栓/喉轆系統、排水渠、管道、明渠、井(如有)、污水渠、電線及電纜、天線廣播分導設施、電訊網絡設施、衛星接收碟、電視天線、公契第(3:02:01)(ah)條提及的變壓器房設施、機械及機器、機械通風系統、機電裝置和目前或任何時候在該地段及發展項目之內、之下、之上或通過將水、污水、電力及任何其他服務供應給該地段及發展項目或其中任何部分,供該地段及發展項目使用與享用,而並非供個別單位使用或享用的其他服務設施,不論是否套上套管;
  - (b) 發展項目內供該地段及發展項目使用與享用,而並非供個別單位使用或享用的照明,包括外觀照明;
  - (c) 發展項目內供該地段及發展項目使用與享用,而並非供個別單位使用或享用的自動灑水系統、防火及警報系統和消防栓及喉轆系統;
  - (d) 供該地段及發展項目使用與享用,而並非供個別單位使用或享用的防盜警鐘、鐵閘、人動閘、下拉閘及保安系統(如有);

和供該地段及發展項目使用與享用,而並非供個別單位獨家使用或享用的其他設施及系統。

為免存疑,「發展項目公用設施」一詞不包括構成商業公用設施或住宅公用設施之部分的該等設施、設備及其他類似構築物。

8. 「**綠化區**」指按政府批地文件特別條件第(8)(b)(ii)條提供該地段的區域,於附在公契的圖則(經認可人士核實為準確)上用棕色加黑點和黃色加黑點顯示,以供識別。
9. 「**地段**」指九龍內地段第11212號。
10. 「**康樂區**」指擬供住宅單位住戶和他們的真正訪客作康樂用途的區域,包括但不限於發展項目28樓及天台層設置康樂設施,包括但不限於(室內)游泳池、池邊曬台、洗腳池、休憩室、圖書館、洗手間、茶水間、空中作坊、多功能室、酒吧、走廊、花槽、健身室及更衣室的該等區域。
11. 「**康樂設施**」指按政府批地文件特別條件第(12)(a)條提供或安裝供住宅單位住戶和他們的真正訪客共同使用與享用的康樂設施及配套設施。
12. 「**住宅公用地方**」指指定或擬供住宅單位擁有人共同使用與享用,而並非特別指定給或供個別住宅單位單個擁有人獨家使用該地段及發展項目的該等部分(並非構成單位、發展項目公用地方及商業公用地方之部分),包括但不限於:-
  - (a) 康樂區;
  - (b) 訪客車位;
  - (c) 管理員辦公室、穿梭升降機大堂、管槽、按政府批地文件特別條件第(22)(a)(i)條提供的裝卸區、升降機大堂、走廊、樓梯、升降機井、電力房、公共天線廣播分導系統房、管槽/電纜槽/排氣槽(並非構成單位之部分)、垃圾存放及物料回收室、喉轆櫃、平台(並非構成單位之部分)、天台(並非構成單位之部分)、水錶房、電錶房、大廈水箱及泵房、沖廁水泵房、食水泵房、水箱及泵房、護牆、儲物室、綠化區的部分、升降機槽、洗手間、空調機平台、升降機機房;
  - (d) 發展項目外牆部分,於附在公契的立面圖(經認可人士核實為準確)上用黃色顯示,僅供識別;
  - (e) 發展項目5樓至28樓(不設13樓、14樓及24樓)的幕牆(不包括完全圍封或臨向住宅單位幕牆可打開部分和構成該等幕牆之部分並完全圍封或臨向住宅單位的各塊玻璃面板);
  - (f) 住宅公用地方的圍牆(但如果該等圍牆連接任何單位,則不包括有關單位內該等圍牆內面的灰泥及覆層);
  - (g) 住宅單位或其內或任何其中的結構牆、間隔、支柱、大樑、樓板及其他結構件及支撐物;

和建築物管理條例《第344章》附表1規定該地段及發展項目內指定或擬供住宅單位擁有人共同使用與享用,而並非特別指定給或供個別住宅單位單個擁有人獨家使用的所有其他公用部分(如有)。

為免存疑,發展項目5樓至28樓(不設13樓、14樓及24樓)的幕牆之部分中並非完全圍封一個住宅單位,而是延伸超過2個或以上住宅單位的任何玻璃面板須構成住宅公用地方之部分。

13. 「**住宅公用設施**」指供住宅單位共同使用與享用,而並非供個別住宅單位獨家使用及享用的該等設施及配套設備,包括但不限於供住宅單位使用與享用的康樂設施、水箱、水泵、排水渠、管道、明渠、污水渠、消防系統、電線及電纜、電力設備、空調或機械裝置、照明、防盜警鐘、鐵閘、保安系統、煤氣管、中央空調系統、升降機及手控火警鐘,但不包括發展項目公用設施及商業公用設施。



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14. 「斜坡及護土構築物」指政府批地文件或公契規定擁有人有責任保養該地段之內或之外的所有斜坡、斜坡處理工程、護土牆及其他構築物（如有）。
15. 「訪客車位」指按政府批地文件特別條件第(21)(a)(iii)條提供的車位，於附在公契的地庫圖（經認可人士核實為準確）上用黃色顯示並註明“07”，以供識別。

## B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	每個住宅單位獲分配的不分割份數數目	樓層	單位	每個住宅單位獲分配的不分割份數數目
5樓	A1	56 / 22,965	6樓至26樓* (18層樓)	C1	37 / 22,965
	A2	37 / 22,965		C2	29 / 22,965
	A3	37 / 22,965		C3	29 / 22,965
	A5	38 / 22,965		C5	29 / 22,965
	A6	38 / 22,965		C6	29 / 22,965
	A7	38 / 22,965		C7	30 / 22,965
	A8	51 / 22,965		D1	30 / 22,965
	B1	43 / 22,965		D2	29 / 22,965
	B2	37 / 22,965		D3	29 / 22,965
	B3	38 / 22,965		D5	30 / 22,965
	B5	38 / 22,965	27樓	A	90 / 22,965
	B6	38 / 22,965		A2	39 / 22,965
	C1	37 / 22,965		A3	37 / 22,965
	C2	29 / 22,965		A5	38 / 22,965
	C3	29 / 22,965		A6	38 / 22,965
	C5	29 / 22,965		A7	38 / 22,965
	C6	29 / 22,965		A8	51 / 22,965
	C7	30 / 22,965		B1	43 / 22,965
	D1	30 / 22,965		B2	37 / 22,965
	D2	29 / 22,965		B3	38 / 22,965
D3	29 / 22,965	B5	38 / 22,965		
D5	30 / 22,965	B6	38 / 22,965		
6樓至26樓* (18層樓)	A1	56 / 22,965	C2	29 / 22,965	
	A2	37 / 22,965	C3	29 / 22,965	
	A3	37 / 22,965	C5	29 / 22,965	
	A5	38 / 22,965	C6	29 / 22,965	
	A6	38 / 22,965	C7	30 / 22,965	
	A7	38 / 22,965	D1	30 / 22,965	
	A8	51 / 22,965	D2	29 / 22,965	
	B1	43 / 22,965	D3	29 / 22,965	
	B2	37 / 22,965	D5	30 / 22,965	
	B3	38 / 22,965			
	B5	38 / 22,965			
	B6	38 / 22,965			

\*註：不設13樓、14樓及24樓。

## C. 有關發展項目的管理人的委任年期

除建築物管理條例《第344章》的規定外，管理公司獲委任為該地段及發展項目的管理人，任期為公契之日起的2年初期階段，並在其後繼續任職，直至其任期在任何時候按公契第(3:01:01)及(3:01:02)條終止。

## D. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

1. 如果任何管理開支涉及或供該地段及發展項目（但並非僅涉及或僅供任何單位、住宅公用地方、商業公用地方、住宅公用設施或商業公用設施受益）、發展項目公用地方及/或發展項目公用設施受益，該等管理開支的所有款項須由發展項目的所有擁有人按他們持有管理份數的數目之比例進行分攤。
2. 如果任何管理開支僅涉及或僅供住宅單位（但並非僅涉及或僅供任何個別住宅單位受益）、住宅公用地方及/或住宅公用設施受益，該等管理開支的所有款項須由住宅單位擁有人按他們持有管理份數的數目之比例進行分攤。
3. 住宅單位獲分配的管理份數數目與該住宅單位獲分配的不分割份數數目相同。

## E. 計算管理費按金的基準

一個單位的管理費按金相等於該單位按第1年預算應繳付的2個月的管理費。

## F. 擁有人（市區重建局）在發展項目中保留作自用的範圍

擁有人（市區重建局）在發展項目中沒有保留一手住宅物業銷售條例附表1第一部第14(2)(f)條提及作自用的範圍。

除非本售樓說明書另有界定，本公契的摘要內大寫術語具有在公契內界定該等術語的相同意義。

## Summary of land grant 批地文件的摘要

1. The lot number of the land on which the Development is situated: Kowloon Inland Lot No. I 1212 (“**the lot**”)
2. The term of years under the Conditions of Exchange No.20177 (“**the land grant**”): 50 years commencing from 21 December 2012
3. The user restrictions applicable to that land
  - (a) Special Condition No.(6)(a) of the land grant provides that:  
Subject to Special Condition No.(6)(b), the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.
  - (b) Special Condition No.(6)(b) of the land grant provides that:  
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 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 Special Condition No.(6) and that the use of any basement level shall be further restricted as provided in Special Condition No.(6)(b)(iii);
    - (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 3 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.
  - (c) Special Condition No.(6)(c) of the land grant provides that:  
Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos.(21) and (22) of the land grant or plant room or both shall not be counted as one of the floors referred to in Special Condition No.(6)(b) of the land grant. The determination by the Director of Lands (“**the Director**”) as to whether the use to which a floor is to be put is a use for the purposes permitted under Special Condition No.(6)(c) shall be final and binding on the Grantee.
  - (d) Special Condition No.(6)(d) of the land grant provides that:  
For the purpose of Special Condition No.(6) of the land grant, the decision of the Director as to what constitutes a floor or a basement floor shall be final and binding on the Grantee.
  - (e) Special Condition No.(37) of the land grant provides that:  
No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. General Condition No.6(a) of the land grant provides that:  
The Grantee shall throughout the tenancy (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected or which may after the date of the land grant be erected in accordance with the General and Special Conditions of the land grant (“**these Conditions**”) or any subsequent contractual variation of them, in good substantial repair and condition.
5. Special Condition No.(5) of the land grant provides that:  
The Grantee 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 30th day of June 2018.
6. Special Condition No.(7) of the land grant provides that :  
No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
7. Special Condition No.(8)(b) of the land grant provides that:
  - (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants;
  - (ii) Not less than 50% of the 20% referred to in Special Condition No.(8)(b)(i) of the land grant (“**the Greenery Area**”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot;
  - (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in Special Condition No.(8)(b)(i) shall be final and binding on the Grantee; and
  - (iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.
8. Special Condition No.(8)(c) of the land grant provides that:  
The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director; and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
9. Special Condition No.(8)(d) of the land grant provides that:  
The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
10. Special Condition No.(10)(b) of the land grant provides that:  
Unless and until the Grantee has fulfilled his obligations under Special Condition No.(10)(c) in all respects to the satisfaction of the Director, the Grantee shall:
  - (i) keep and retain an existing lane within the areas shown coloured pink hatched black stippled black, pink stippled black and pink stippled black cross-hatched green on PLAN I annexed to the land grant (“**the Existing Lane**”) except with the prior written approval of the Director;
  - (ii) at his own expense and to the satisfaction of the Director maintain and manage the Existing Lane in good and substantial repair and condition; and
  - (iii) at all times permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Existing Lane and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works under Special Condition No.(10)(c);

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except that he may carry out necessary works on pink hatched black stippled black area in compliance with Special Condition No.(10)(c) and on pink stippled black cross-hatched green area in compliance with Special Condition No.(10)(d).

### 11. Special Condition No.(10)(c) of the land grant provides that:

The Grantee shall on or before 30 June 2018, at his own expense, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

- (i) lay, form and surface the areas shown coloured pink hatched black and pink hatched black stippled black on PLAN I annexed to the land grant (**“the Diversionary Lane”**); and
- (ii) construct and provide a pedestrian passage way together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Diversionary Lane;

so that pedestrian traffic may be carried on the Diversionary Lane.

### 12. Special Condition No.(10)(d) of the land grant provides that:

The Grantee shall on or before 30 June 2018, at his own expense and in all respects to the satisfaction of the Director demolish and remove the existing buildings, structures and foundations erected on the areas shown coloured pink hatched green, pink cross-hatched green and pink stippled black cross-hatched green on PLAN I annexed to the land grant (**“the Passage Area”**), and thereafter in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

- (i) lay, form and surface the Passage Area; and
- (ii) construct and provide pedestrian passage ways together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Passage Area;

so that pedestrian traffic may be carried on the Passage Area.

### 13. Special Condition No.(10)(e) of the land grant provides that:

The Grantee shall at all times during the term agreed to be granted by the land grant at his own expense manage and maintain the Diversionary Lane and the Passage Area, and upon and from the completion of the works provided in Special Condition No.(10)(c) and (d), together with the pedestrian passage ways and such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures provided or constructed pursuant to Special Condition No.(10)(c)(ii) and (d)(ii), in good and substantial repair and condition in all respects to the satisfaction of the Director.

### 14. Special Condition No.(10)(f) of the land grant provides that:

The Grantee shall at all times after the works referred to in Special Condition No.(10)(c) and (d) have been completed to the satisfaction of the Director permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane and the Passage Area.

### 15. Special Condition No.(10)(g) of the land grant provides that:

No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Existing Lane and the structure or structures constructed or to be constructed in accordance with Special Condition No.(10)(c)(ii)) shall be erected or constructed or placed on, over, under, above, below or within the Diversionary Lane.

### 16. Special Condition No.(10)(h) of the land grant provides that :

Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed:

- (i) at ground level(s) of the area coloured pink hatched green along Fa Yuen Street shown on PLAN I annexed to the land grant or within the air space extending upwards from the ground level(s) of the area to a height of 3.5 metres; and
- (ii) at ground level(s) of the areas coloured pink cross-hatched green and pink stippled black cross-hatched green along Nelson Street shown on PLAN I annexed to the land grant or within the air space extending upwards from the ground level(s) of the areas to a height of 15 metres.

For the purpose of Special Condition No.(10) of the land grant, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Grantee.

### 17. Special Condition No.(10)(i) of the land grant provides that:

No object or material of whatsoever nature which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Passage Area shall be placed within the Passage Area. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee) there is any object or material which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Passage Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and within such time limit as shall be specified by the Director, to demolish or remove such object or material and to reinstate the Passage Area in all respects to the satisfaction of the Director.

### 18. Special Condition No.(10)(k) of the land grant provides that:

The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Diversionary Lane and the Passage Area) for the purpose of :

- (i) inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(10)(c), (d) and (i) of the land grant;

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- (ii) carrying out, inspecting, checking and supervising the works under Special Condition No.(10)(j) of the land grant; and
- (iii) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(32) of the land grant) being or running upon, over or under the Diversionary Lane and the Passage Area and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Diversionary Lane and the Passage Area.

19. Special Condition No.(10)(n) of the land grant provides that:

Notwithstanding the provision contained in Special Condition No.(6) of the land grant, the Diversionary Lane shall not be used for any purpose other than for members of the public to pass and repass in accordance with Special Condition No.(10)(f) and for providing the access as provided in Special Condition No.(10)(k).

20. Special Condition No.(12)(a) of the land grant provides that:

The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (**“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.

21. Special Condition No.(12)(c) of the land grant provides that:

In the event that any part of the Facilities is exempted from the gross floor area calculations pursuant to Special Condition No.(12)(b) (**“the Exempted Facilities”**):

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(18)(a)(v) of the land grant;
- (ii) the Grantee 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 within the lot and their bona fide visitors and by no other person or persons.

22. Special Condition No.(21)(a)(i) of the land grant provides that:

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 (**“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 in Special Condition No.(21)(a)(i) of the land grant unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the said table.

23. Special Condition No.(21)(a)(iii) of the land grant provides that:

If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, 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 building or buildings erected or to be erected on the lot shall be provided at a prescribed rate.

24. Special Condition No.(21)(a)(iv) of the land grant provides that:

The spaces provided under Special Condition No.(21)(a)(i) and (a)(iii) of the land grant 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 car cleaning and beauty services.

25. Special Condition No.(21)(b)(i) of the land grant provides that:

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 at prescribed rates in relation to the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose and gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes unless the Director consents to another rate.

26. Special Condition No.(21)(b)(iii) of the land grant provides that:

The spaces provided under Special Condition No.(21)(b)(i) of the land grant shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said Special Condition No.(21)(b)(i) of the land grant and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

27. Special Condition No.(21)(c)(i) of the land grant provides that:

Out of the spaces provided under Special Condition No.(21)(a) and (b), the Grantee shall reserve and designate 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, at a prescribed rate or at such other rates as may be approved by the Director.

28. Special Condition No.(21)(c)(ii) of the land grant provides that:

The spaces to be provided under Special Condition No.(21)(c)(i) shall be located at such position and level as shall be approved in writing by the Director.

29. Special Condition No.(21)(c)(iii) of the land grant provides that:

The spaces provided under Special Condition No.(21)(c)(i) of the land grant 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 car cleaning and beauty services.

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30. Special Condition No.(21)(d)(i) of the land grant provides that:

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 prescribed rates unless the Director consents to another rate.

31. Special Condition No.(21)(d)(ii) of the land grant provides that:

The Residential Motor Cycle Parking Spaces (as defined in the land grant) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

32. Special Condition No.(21)(d)(iii) of the land grant provides that:

The spaces (other than the Residential Motor Cycle Parking Spaces) provided under Special Condition No.(21)(d)(i)(II) of the land grant shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purposes stipulated in Special Condition No.(21)(b)(i) of the land grant and their bona fide guests, visitors or invitees and in particular the said spaces (other than the Residential Motor Cycle Parking Spaces) shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

33. Special Condition No.(22)(a) and (b) of the land grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the prescribed rates or such other rates or numbers as the Director may consent to, and 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 referred to in Special Condition No.(22)(a).

34. Special Condition No.(24)(a) of the land grant provides that:

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.

35. Special Condition No.(26) of the land grant provides that:

The parking, loading and unloading spaces indicated on the car park layout plan approved by and deposited with the Director shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(21) and (22) of the land grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, 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.

36. Special Condition No.(28)(a) of the land grant provides that:

Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term agreed to be granted by the land grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

37. Special Condition No.(28)(c) of the land grant provides that:

In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

38. Special Condition No.(28)(d) of the land grant provides that:

In addition to any other rights or remedies in the land grant provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

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39. Special Condition No.(30) of the land grant provides that:

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

40. Special Condition No.(32) of the land grant provides that:

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

41. Special Condition No.(33)(a) of the land grant provides that:

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

42. Special Condition No.(33)(b) of the land grant provides that:

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

43. Special Condition No.(34)(a) of the land grant provides that:

The Grantee acknowledges that part of the lot is situated within the tunnel protection area situated to the south of the broken line marked “HARBOUR AREA TREATMENT SCHEME TUNNEL PROTECTION AREA” on PLAN I annexed to the land grant (“**the Tunnel Protection Area**”) and a sewerage tunnel (“**the Sewage Tunnel**”) is constructed and running outside the lot but under, below and within the Tunnel Protection Area. There is reserved unto the Government, the Director, their officers, contractors, workmen and other persons duly authorized by them, with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from or through the lot or any part thereof for the purposes of operating, inspecting, maintaining, repairing, renewing and reconstructing the Sewage Tunnel and carrying out any other works which the Director may require or authorize.

44. Special Condition No.(34)(b) of the land grant provides that:

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during the Works to avoid causing any damage, disturbance or obstruction to the Sewage Tunnel. The Grantee shall prior to carrying out any of the Works submit his proposals for dealing with the Sewage Tunnel which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any of the Works whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Sewage Tunnel in granting the aforesaid approval.

Remarks:

The expression “Grantee” as mentioned in this section means the grantee under the land grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

# Summary of land grant 批地文件的摘要

1. 發展項目所位於的土地的地段編號：  
九龍內地段第11212號（「**該地段**」）
2. 換地條件第20177號（「**批地文件**」）規定的年期：  
自2012年12月21日起計50年
3. 適用於該地段的用途限制
  - (a) 批地文件特別條件第(6)(a)條規定：  
除特別條件第(6)(b)條規定外，該地段或其中任何部分或在其上已建或擬建的任何建築物不能用作非工業（不包括倉庫、酒店及加油站）用途以外的任何用途。
  - (b) 批地文件特別條件第(6)(b)條規定：  
該地段上已建或擬建的任何建築物或其部分不能用作下列用途以外的任何用途：
    - (i) 最低三層樓用作非工業（不包括倉庫、酒店及加油站）用途。但是為免存疑，任何地庫層（如興建），不論其尺寸或樓面面積之大小，須視作特別條件第(6)條界定的樓層和任何地庫層的使用還須受到特別條件第(6)(b)(iii)條的規限；
    - (ii) 餘下樓層（倘若超過3層地庫層，不包括最低三層以上的任何一層或多層地庫層（如興建）用作私人住宅用途；及
    - (iii) 任何地庫層（如興建），不論是最低三層之其中一層或最底三層上面的一層地庫層用作非工業（不包括住宅、倉庫、酒店及加油站）用途。
  - (c) 批地文件特別條件第(6)(c)條規定：  
按批地文件特別條件第(21)和(22)條規定僅用作安置車位及裝卸區或機房或兩者的任何樓層不能視作批地文件特別條件第(6)(b)條界定的樓層。地政總署署長（「**署長**」）對任何樓層是否用作特別條件第(6)(c)條准許的用途的決定是最終的及約束承批人。
  - (d) 批地文件特別條件第(6)(d)條規定：  
在批地文件特別條件第(6)條中，署長對如何界定樓層或地庫層的決定是最終的及約束承批人。
  - (e) 批地文件特別條件第(37)條規定：  
不准在該地段上搭建或建造墳墓或骨灰龕，亦不准在其內或其上埋葬或放置人類遺骸或動物遺骸，不論是以陶罐或骨灰甕或其他器皿裝載。
4. 批地文件一般條件第6(a)條規定：  
  
承批人須在整個租約期間(i)按經批准的設計、方位或高度及任何經批准建築圖則保養所有建築物，不能對其作出更改或變更；及(ii)按批地文件的一般條件和特別條件（「**本條件**」）或任何其後合約性變更保養已建或在批地文件之日後擬建的所有建築物處於妥善與充足維修及狀況。
5. 批地文件特別條件第(5)條規定：  
  
承批人須開發該地段，在其上興建建築物，並須於2018年6月30日或之前完成建築和使其適合佔用，在一切方面符合本條件和當時或任何時候在香港實施對建築、衛生及規劃的一切條例、附例及規例。
6. 批地文件特別條件第(7)條規定：  
  
未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出同意書時，對於樹木進行移植、補償性景觀美化工程或再植，可施加他認為合適的條件。
7. 批地文件特別條件第(8)(b)條規定：
  - (i) 該地段不少於20%的範圍須種植樹木、灌木或其他植物；
  - (ii) 批地文件特別條件第(8)(b)(i)條提及的20%中不少於50%（「**綠化區**」）須安置在署長自行酌情決定的位置或水平，以便行人可以看見或進入該地段的任何人士可接觸到綠化區；
  - (iii) 署長對承批人建議的園藝工程是否構成特別條件第(8)(b)(i)條提及的20%之決定是最終的及約束承批人；及
  - (iv) 署長可自行酌情接受承批人建議的其他非種植裝飾代替種植樹木、灌木或其他植物。
8. 批地文件特別條件第(8)(c)條規定：  
  
承批人須按經批准園藝圖則自費美化該地段，在一切方面使署長滿意。未經署長的預先書面同意，不能對經批准園藝圖則作出修訂、更改、改動、變更或更換。
9. 批地文件特別條件第(8)(d)條規定：  
  
承批人須自費保養與保持園藝工程處於安全、清潔、整潔、井然及健康狀態，在一切方面使署長滿意。
10. 批地文件特別條件第(10)(b)條規定：  
  
除非及直至承批人已完全履行特別條件第(10)(c)條規定他的責任，在一切方面使署長滿意，承批人須：
  - (i) 保持與保存批地文件附錄的圖則I上用粉紅色加黑斜線黑點、粉紅色加黑點及粉紅色加黑點綠交叉斜線顯示的範圍內的一條現有小巷（「**現有小巷**」），除非經署長預先書面批准；
  - (ii) 自費保養與管理現有小巷處於妥善與充足維修及狀況，使署長滿意；及
  - (iii) 准許公眾人士為了一切合法目的在任何時候免費及不受任何阻礙步行或以輪椅進入、通過及再通過現有小巷，並確保上述進入與通過不會受到按特別條件第(10)(c)條進行的工程所干涉或阻礙；  
除了他可以按特別條件第(10)(c)條對粉紅色加黑斜線黑點範圍和按特別條件第(10)(d)條對粉紅色加黑點綠交叉斜線範圍進行必要工程。
11. 批地文件特別條件第(10)(c)條規定：  
  
承批人須於2018年6月30日或之前，按署長要求或批准的方式、材料及標準、水平、方位、設計，在各方面均令署長滿意下自費：
  - (i) 鋪設、塑造及平整批地文件附錄圖則I上用粉紅色加黑斜線和粉紅色加黑斜線黑點顯示的範圍（「**改道巷**」）；及

# Summary of land grant 批地文件的摘要

- (ii) 在改道巷內建造與提供行人通道連同溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道和署長絕對酌情要求的其他構築物；

以便行人交通可設於改道巷。

## 12. 批地文件特別條件第(10)(d)條規定：

承批人須在2018年6月30日或之前自費拆除與清理在批地文件附錄的圖則I上用粉紅色加綠斜線、粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示的範圍（「**通道範圍**」）內搭建的現有建築物、構築物及地基，在一切方面使署長滿意並在其後按署長要求或批准的方式、材料及標準、水平、方位、設計，在各方面均令署長滿意下自費：

- (i) 鋪設、塑造及平整通道範圍；及
- (ii) 在通道範圍內建造與提供行人通道連同溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道和署長絕對酌情要求的其他構築物；

以便行人交通可設於通道範圍。

## 13. 批地文件特別條件第(10)(e)條規定：

承批人須在批地文件同意批租的整個年期期間，自費管理與保養改道巷及通道範圍，並從完成特別條件第10(c)和(d)條規定的工程日起，連同行人通道和溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道，以及按特別條件第(10)(c)(ii)和(d)(ii)條規定提供或興建的其他構築物處於妥善與充足維修及狀況，在一切方面使署長滿意。

## 14. 批地文件特別條件第(10)(f)條規定：

承批人須在完成特別條件第(10)(c)和(d)條提及的工程使署長滿意後，准許公眾人士為了一切合法目的在任何時間內免費及不受任何干涉步行或以輪椅進入、通過及再通過改道巷及通道範圍。

## 15. 批地文件特別條件第(10)(g)條規定：

在改道巷，其上面、下面、以上、以下或之內不准種植樹木或灌木及不准搭建或興建或安置任何建築物或構築物或任何建築物或構築物的承托物（惟現有小巷和按特別條件第(10)(c)(ii)條已建或擬建的構築物除外）。

## 16. 批地文件特別條件第(10)(h)條規定：

除非經署長的預先書面同意和符合他施加的任何條件，包括支付他要求的任何行政費及地價，不准在下列地方搭建或興建建築物、構築物、任何建築物、構築物的承托物或伸展物：

- (i) 批地文件附錄的圖則I上用粉紅色加綠斜線顯示花園街一帶範圍的地面或從該範圍的地面向上伸展3.5米高的大氣空間內；及
- (ii) 批地文件附錄的圖則I上用粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示奶路臣街一帶範圍的地面或從該範圍的地面向上伸展15米高的大氣空間內。

在批地文件特別條件第(10)條中，署長對如何界定地面的決定是最終的及約束承批人。

## 17. 批地文件特別條件第(10)(i)條規定：

不能在通道範圍內放置任何性質的物件或材料，以致阻礙進入、自由通過、經過及穿越通道範圍。倘若署長認為（他的意見是最終的及約束承批人）任何物件或材料可能阻礙進入、自由通過、經過及穿越通道範圍，署長有權發出書面通知，要求承批人在署長指定的期限內自費拆除或移走上述物件或材料並恢復通道範圍，在一切方面使署長滿意。

## 18. 批地文件特別條件第(10)(k)條規定：

承批人須准許署長、他的官員、承建商、代理人及他或他們授權的任何其他人士攜帶或不攜帶工具、設備、機器或機動車輛在所有合理時間內有權自由及不受限制地出入、經過及再經過該地段或其中任何部分（包括改道巷及通道範圍），旨在：

- (i) 視察、檢查及監督按批地文件特別條件第(10)(c)、(d)及(i)條進行的任何工程；
- (ii) 進行、視察、檢查及監督批地文件特別條件第(10)(j)條的工程；及
- (iii) 鋪設、安裝、分道、清除、視察、維修及保養改道巷及通道範圍之處或穿過及之上或之下的服務（按批地文件特別條件第(32)條界定的該等部分並進行署長認為必要在改道巷及通道範圍，其上面、下面、以上、以下或之內的其他工程（包括但不限於涉及服務的該等工程）。

## 19. 批地文件特別條件第(10)(n)條規定：

縱使批地文件特別條件第(6)條所載條文，改道巷除了按特別條件第(10)(f)條給公眾通過與再通過和按特別條件第(10)(k)條提供通道之外，不能作任何其他用途。

## 20. 批地文件特別條件第(12)(a)條規定：

承批人可以在該地段內搭建、興建及提供署長書面批准的該等康樂設施及其附屬設施（「**設施**」），惟設施的類型、尺寸、設計、高度及方位還須經署長預先書面批准。

## 21. 批地文件特別條件第(12)(c)條規定：

倘若設施的任何部分按特別條件第(12)(b)條規定獲豁免列入計算總樓面面積（「**獲豁免設施**」）：

- (i) 獲豁免設施須指定為並構成批地文件特別條件第(18)(a)(v)條提述的公用地方之部分；
- (ii) 承批人須自費保養獲豁免設施處於妥善與充足維修及狀況並操作獲豁免設施使署長滿意；及
- (iii) 獲豁免設施只能由該地段內已建或擬建住宅大廈的住戶和他們的真正訪客使用，並非其他人使用。



# Summary of land grant 批地文件的摘要

## 22. 批地文件特別條件第(21)(a)(i)條規定：

除非署長同意按有異於下述表格規定的比率或數目提供住宅車位外，車位必須按批地文件特別條件第(21)(a)(i)條載有的表格列明在該地段已建或擬建的住宅單位尺寸計算的比率在該地段內提供（「住宅車位」），供該地段內已建或擬建的建築物內住宅單位的住戶和他們的真正來賓、訪客或獲邀請人停泊他們擁有按道路交通條例、其下的任何規例及任何修訂法例領有牌照的車輛，使署長滿意。

## 23. 批地文件特別條件第(21)(a)(iii)條規定：

如果在該地段已建或擬建的任何住宅單位大廈有超過75個住宅單位，額外車位必須按規定的比率提供，供該地段已建或擬建的建築物住戶的真正來賓、訪客或獲邀請人停泊他們擁有按道路交通條例、其下的任何規例及任何修訂法例領有牌照的車輛。

## 24. 批地文件特別條件第(21)(a)(iv)條規定：

按批地文件特別條件第(21)(a)(i)和(a)(iii)條提供的車位不能作其所規定以外的任何用途，特別是，上述車位不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

## 25. 批地文件特別條件第(21)(b)(i)條規定：

除非署長同意其他比率，車位必須根據該地段已建或擬建作寫字樓用途的建築物的總樓面面積和該地段已建或擬建作非工業（不包括住宅、寫字樓、酒店、倉庫及加油站）用途的建築物的總樓面面積，按規定的比率在該地段內提供，供停泊按道路交通條例、其下的任何規例及任何修訂法例領有牌照的車輛，使署長滿意。

## 26. 批地文件特別條件第(21)(b)(iii)條規定：

按批地文件特別條件第(21)(b)(i)條提供的車位不能作該地段為了批地文件特別條件第(21)(b)(i)條指定的目的已建或擬建的建築物佔用人和他們的真正來賓、訪客或獲邀請人停泊他們擁有按道路交通條例、其下的任何規例及任何修訂法例領有牌照的車輛以外的任何用途，特別是上述車位不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

## 27. 批地文件特別條件第(21)(c)(i)條規定：

承批人須從特別條件第(21)(a)和(b)條提供的車位中，按規定的比率或署長批准的其他比率保留與指定車位，供道路交通條例、其下的任何規例及任何修訂法例界定的傷殘人士停泊車輛。

## 28. 批地文件特別條件第(21)(c)(ii)條規定：

按特別條件第(21)(c)(i)條提供的車位須設置在署長書面批准的位置及水平。

## 29. 批地文件特別條件第(21)(c)(iii)條規定：

按批地文件特別條件第(21)(c)(i)條提供的車位不能作道路交通條例、其下的任何規例及任何修訂法例界定的傷殘人士停泊車輛以外的任何其他用途，並屬於該地段已建或擬建的建築物住戶或佔用人和他們的真正來賓、訪客或獲邀請人，特別是上述車位不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

## 30. 批地文件特別條件第(21)(d)(i)條規定：

除非署長同意其他比率，車位必須按規定的比率在該地段內提供，供停泊按道路交通條例、其下的任何規例及任何修訂法例領有牌照的電單車，使署長滿意。

## 31. 批地文件特別條件第(21)(d)(ii)條規定：

住宅電單車車位（按批地文件界定）不能作該地段已建或擬建的建築物內住宅單位的住戶和他們的真正來賓、訪客或獲邀請人停泊他們擁有按道路交通條例、其下的任何規例及任何修訂法例領有牌照的電單車以外的任何其他用途，特別是上述車位不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

## 32. 批地文件特別條件第(21)(d)(iii)條規定：

按批地文件特別條件第(21)(d)(i)(II)條提供的車位（住宅電單車車位除外）不能作該地段為了批地文件特別條件第(21)(b)(i)條指定的目的已建或擬建的建築物佔用人和他們的真正來賓、訪客或獲邀請人停泊他們擁有按道路交通條例、其下的任何規例及任何修訂法例領有牌照的電單車以外的任何用途，特別是上述車位（住宅電單車車位除外）不得用作儲存、陳列或展示汽車出售或其他用途或提供車輛清潔及美容服務。

## 33. 批地文件特別條件第(22)(a)和(b)條規定：

車位必須按規定的比率或署長可同意的其他比率或數目在該地段內提供，供貨車裝卸，使署長滿意。該車位僅能用作與特別條件第(22)(a)條提及建築物有關的貨車裝卸之用途。

## 34. 批地文件特別條件第(24)(a)條規定：

即使已遵守與履行本條件使署長滿意，住宅車位及住宅電單車車位不能

(i) 轉讓，除非

(I) 連同該地段的不分割份數及獨家使用及管有該地段已建或擬建的建築物內住宅單位的權利；或

(II) 給已經是該地段的不分割份數及獨家使用及管有該地段已建或擬建的建築物內住宅單位的權利的業主之人士；或

(ii) 分租，除非給該地段已建或擬建的建築物內住宅單位的住戶。

但是在任何情況下，不得轉讓或分租總數超過3個住宅車位和住宅電單車車位給予該地段已建或擬建的建築物內任何一個住宅單位的業主或住戶。

## 35. 批地文件特別條件第(26)條規定：

經署長批准並交予其存放的停車場布局圖內標示的車位和裝卸區不能用作批地文件特別條件第(21)和(22)條分別列明的用途以外的任何其他用途。承批人須按經批准圖則保養車位、裝卸區及其他區域，包括但不限於升降機、梯台、調度區及迴旋處，及未經署長的預先書面同意不能更改該布局。除了上述經批准圖則標示的車位外，該地段任何部分或其上的任何建築物或構築物不能作泊車用途。

# Summary of land grant 批地文件的摘要

## 36. 批地文件特別條件第(28)(a)條規定：

如果任何土地需要或已經被削去、移除或後移或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關於塑造、平整或開發該地段或其中任何部分或承批人按本條件需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承批人須在批地文件同意批出的年期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於妥善與充足的維修及狀況，使署長滿意。

## 37. 批地文件特別條件第(28)(c)條規定：

倘若因為承批人進行任何構建、平整、開發或其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復及彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

## 38. 批地文件特別條件第(28)(d)條規定：

除了批地文件規定對違反本條件的任何其他權利或補救外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程，承批人須在要求時歸還政府因此產生的費用連同任何行政費及專業費用及開支。

## 39. 批地文件特別條件第(30)條規定：

如果已安裝預應力地樁，在開發或重建該地段或其中任何部分時，承批人須在預應力地樁整個使用期間自費對其進行定期維修和定期檢查，使署長滿意，並在署長不時絕對酌情要求時向署長提交上述檢查工程的報告及資料。如果承批人不理會或未能進行要求的檢查工程，署長可立即執行與進行上述檢查工程，承批人須在要求時付還上述開支給政府。

## 40. 批地文件特別條件第(32)條規定：

承批人須在任何時候，特別是在任何拆除、清理、建築、保養、翻新或維修工程期間（「**工程**」），採取或促使他人採取一切適當及足夠的照料、技巧及預防措施，避免對該地段或其中部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（統稱「**服務**」）造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現在位置及水平，並提交處理任何可受工程影響的服務一切方面的書面建議給署長，供他審批和必須在取得署長對工程及上述建議作出的書面批准後才能進行該等工程。承批人須履行署長在給予前述批准對服務的任何要求和承擔符合該等要求支出的費用，包括必要的改道、重鋪或修復的費用。承批人必須自費維修、彌補及修復工程對該地段或其中部分或任何服務造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水喉由署長進行修復，承批人須在要求時向政府支付該等工程費用），在一切方面使署長滿意。如果承批人未能對該地段或其中部分或服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，承批人須在要求時向政府支付該等工程的費用。

## 41. 批地文件特別條件第(33)(a)條規定：

承批人須自費建造及保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，並使署長滿意，以便截斷與引導落於或流動於該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

## 42. 批地文件特別條件第(33)(b)條規定：

連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已建及試用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責，承批人須在要求時向政府支付上述連接工程的費用。另一選擇是，該等連接工程亦可由承批人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責往後的保養，承批人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承批人未能保養在政府土地內修建的任何一段上述連接工程，署長可進行他認為必要的保養工程，承批人須在要求時向政府支付上述工程費用。

## 43. 批地文件特別條件第(34)(a)條規定：

承批人承認該地段一部分位於批地文件附錄的圖則I上用虛線表示並註明「淨化海港計劃隧道保護區」南面的隧道保護區（「**隧道保護區**」）內和穿過該地段外面並在隧道保護區下面、之下及之內已建一條排污隧道（「**排污隧道**」）。特此保留權利予政府、署長、他們的官員、承建商、工人及他們正式授權的其他人士攜帶或不攜帶工具、設備、機器或車輛自由及不受限制出入、經過及再經過該地段或其中任何部分，旨在操作、視察、保養、維修、翻新及重建排污隧道，並進行署長可要求或授權的任何其他工程。

## 44. 批地文件特別條件第(34)(b)條規定：

承批人須採取或促使他人採取一切適當及足夠的照料、技巧及預防措施，在任何時候特別是在工程期間避免對排污隧道造成任何損壞、干擾或阻塞。承批人在進行任何工程前須向署長提交他對處理工程涉及可能影響排污隧道各方面之書面建議供他審批，並在取得署長對該工程及上述建議作出的書面批准後才能進行各種工程。承批人須遵守及自費承擔符合署長在授予上述批准時關於排污隧道而施加的任何要求。

## 備註：

本章提及的「承批人」指批地文件下的承批人，並在上下文義允許或要求之下包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，包括他的繼承人及受讓人。

A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

**I. The Existing Lane, the Diversionary Lane, the Passage Area and the pedestrian passage ways together with other structures therein as referred to in Special Condition No.(10) of the land grant**

(a) Relevant Provisions of Land Grant  
Special Condition No.(10)

“(a) The Grantee hereby acknowledges that there is an existing lane within the areas shown coloured pink hatched black stippled black, pink stippled black and pink stippled black cross-hatched green on PLAN I annexed hereto (hereinafter referred to as “the Existing Lane”).

(b) Unless and until the Grantee has fulfilled his obligations under sub-clause (c) of this Special Condition in all respects to the satisfaction of the Director, the Grantee shall:

- (i) keep and retain the Existing Lane except with the prior written approval of the Director;
- (ii) at his own expense and to the satisfaction of the Director maintain and manage the Existing Lane in good and substantial repair and condition; and
- (iii) at all times permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Existing Lane and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works under sub-clause (c) of this Special Condition;

except that he may carry out necessary works on pink hatched black stippled black area in compliance with sub-clause (c) and on pink stippled black cross-hatched green area in compliance with sub-clause (d) hereinbelow.

(c) The Grantee shall on or before the date specified in Special Condition No. (5) hereof, at his own expense, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

- (i) lay, form and surface the areas shown coloured pink hatched black and pink hatched black stippled black on PLAN I annexed hereto (hereinafter referred to as “the Diversionary Lane”); and
- (ii) construct and provide a pedestrian passage way together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Diversionary Lane;

so that pedestrian traffic may be carried on the Diversionary Lane.

(d) The Grantee shall on or before the date specified in Special Condition No. (5) hereof, at his own expense and in all respects to the satisfaction of the Director demolish and remove the existing buildings, structures and foundations erected on the areas shown coloured pink hatched green, pink cross-hatched green and pink stippled black cross-hatched green on PLAN I annexed thereto (hereinafter referred to as “the Passage Area”), and thereafter in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

- (i) lay, form and surface the Passage Area; and

- (ii) construct and provide pedestrian passage ways together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Passage Area;

so that pedestrian traffic may be carried on the Passage Area.

(e) The Grantee shall at all times during the term hereby agreed to be granted at his own expense manage and maintain the Diversionary Lane and the Passage Area, and upon and from the completion of the works provided in sub-clauses (c) and (d) of this Special Condition, together with the pedestrian passage ways and such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures provided or constructed pursuant to sub-clauses (c)(ii) and (d)(ii) of this Special Condition, in good and substantial repair and condition in all respects to the satisfaction of the Director.

(f) The Grantee shall at all times after the works referred to in sub-clauses (c) and (d) of this Special Condition have been completed to the satisfaction of the Director permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane and the Passage Area.

(g) No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Existing Lane and the structure or structures constructed or to be constructed in accordance with sub-clause (c)(ii) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within the Diversionary Lane.

(h) Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed:

- (i) at ground level(s) of the area coloured pink hatched green along Fa Yuen Street shown on PLAN I annexed hereto or within the air space extending upwards from the ground level(s) of the area to a height of 3.5 metres; and
- (ii) at ground level(s) of the areas coloured pink cross-hatched green and pink stippled black cross-hatched green along Nelson Street shown on PLAN I annexed hereto or within the air space extending upwards from the ground level(s) of the areas to a height of 15 metres.

For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Grantee.

(i) No object or material of whatsoever nature which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Passage Area shall be placed within the Passage Area. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee) there is any object or material which may cause obstruction to the access to and the free passage on, over, along, to, from and through the Passage Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and within such time limit as shall be specified by the Director, to demolish or remove such object or material and to reinstate the Passage Area in all respects to the satisfaction of the Director.

(j) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (c) and (d) of this Special Condition or upon the failure or neglect by the Grantee to perform, observe or comply with the notice served upon him under sub-clause (i) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(k) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Diversionary Lane and the Passage Area) for the purposes of:

- (i) inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (c), (d) and (i) of this Special Condition;
- (ii) carrying out, inspecting, checking and supervising the works under sub-clause (j) of this Special Condition; and
- (iii) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No. (32) hereof) being or running upon, over or under the Diversionary Lane and the Passage Area and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Diversionary Lane and the Passage Area.

(l) The Government, the Director, his or their officers, contractors and agents and any other persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Director, his officers, contractors and agents and any other persons authorized by him or them of the rights conferred under sub-clauses (j) and (k) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made by the Grantee against the Government, the Director or his or their officers, contractors and agents and any other persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance.

(m) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in sub-clause (f) of this Special Condition arises by contract and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Diversionary Lane and the Passage Area to the public for the right of passage.

(n) Notwithstanding the provision contained in Special Condition No. (6) hereof, the Diversionary Lane shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (f) of this Special Condition and for providing the access as provided in sub-clause (k) of this Special Condition.

(o) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in sub-clause (f) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, any substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

(b) Relevant Provisions of Deed of Mutual Covenant

Recital (1)(a)

"Commercial Accommodation" means "Those parts of the Development for commercial use in accordance with the Approved Plans and those parts of the Development ancillary thereto, and including, but not limited to:

- (a) the Diversionary Lane;
- (b) the Passage Area;

... but excluding the Commercial Common Areas. The Commercial Accommodation is for identification purpose only shown and coloured pink, pink hatched black and pink cross-hatched black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed."

"Diversionary Lane" means "The areas referred to in Special Condition No.(10)(c)(i) of the Government Grant and shown coloured pink hatched black and pink hatched black stippled black on Plan I annexed to the Government Grant."

"Passage Area" means "The areas referred to in Special Condition No.(10)(d) of the Government Grant and shown coloured pink hatched green, pink cross-hatched green and pink stippled black cross-hatched green on Plan I annexed to the Government Grant."

Clause (2)(d) of the Third Schedule

"(2) Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Development and the exclusive right to hold use occupy and enjoy each Unit is held :- ...

- (d) the right for all members of the public at all times for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane and the Passage Area.

... Provided always that the Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities."

Clause (57) of the Fourth Schedule

"(57) The Owner or Owners of the Commercial Accommodation shall in accordance with Special Condition No.(10)(e) of the Government Grant manage and maintain at its or their own cost and expense the Diversionary Lane and the Passage Area together with the pedestrian passage ways and such structures constructed or provided thereon or therein in accordance with Special Condition Nos.(10)(c) and (10)(d) of the Government Grant and shall at its or their own cost and expense comply with the provisions under the Government Grant in connection with the Diversionary Lane and the Passage Area."

**B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT**

**I. The Existing Lane, the Diversionary Lane, the Passage Area and the pedestrian passage ways together with other structures therein as referred to in Special Condition No.(10) of the land grant**

(a) Relevant Provisions of Land Grant

Special Condition No.(10)(b), (e), (f) and (n)

"(b) Unless and until the Grantee has fulfilled his obligations under sub-clause (c) of this Special Condition in all respects to the satisfaction of the Director, the Grantee shall:

- (i) keep and retain the Existing Lane except with the prior written approval of the Director;
- (ii) at his own expense and to the satisfaction of the Director maintain and manage the Existing Lane in good and substantial repair and condition; and

## Information on public facilities and public open spaces

### 公共設施及公眾休憩用地的資料

- (iii) at all times permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Existing Lane and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works under sub-clause (c) of this Special Condition;

except that he may carry out necessary works on pink hatched black stippled black area in compliance with sub-clause (c) and on pink stippled black cross-hatched green area in compliance with sub-clause (d) hereinbelow.”

“(e) The Grantee shall at all times during the term hereby agreed to be granted at his own expense manage and maintain the Diversionary Lane and the Passage Area, and upon and from the completion of the works provided in sub-clauses (c) and (d) of this Special Condition, together with the pedestrian passage ways and such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings, access steps, stairways, ramps, and such other structures provided or constructed pursuant to sub-clauses (c)(ii) and (d)(ii) of this Special Condition, in good and substantial repair and condition in all respects to the satisfaction of the Director.”

“(f) The Grantee shall at all times after the works referred to in sub-clauses (c) and (d) of this Special Condition have been completed to the satisfaction of the Director permit members of the public for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane and the Passage Area.”

“(n) Notwithstanding the provision contained in Special Condition No. (6) hereof, the Diversionary Lane shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (f) of this Special Condition and for providing the access as provided in sub-clause (k) of this Special Condition.”

#### (b) Relevant Provisions of Deed of Mutual Covenant

##### Recital (1)(a)

“Commercial Accommodation” means “Those parts of the Development for commercial use in accordance with the Approved Plans and those parts of the Development ancillary thereto, and including, but not limited to:

- (a) the Diversionary Lane;
- (b) the Passage Area;

... but excluding the Commercial Common Areas. The Commercial Accommodation is for identification purpose only shown and coloured pink, pink hatched black and pink cross-hatched black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed.”

“Diversionary Lane” means “The areas referred to in Special Condition No.(10)(c)(i) of the Government Grant and shown coloured pink hatched black and pink hatched black stippled black on Plan I annexed to the Government Grant.”

“Passage Area” means “The areas referred to in Special Condition No.(10)(d) of the Government Grant and shown coloured pink hatched green, pink cross-hatched green and pink stippled black cross-hatched green on Plan I annexed to the Government Grant.”

#### Clause (2)(d) of the Third Schedule

“(2) Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Development and the exclusive right to hold use occupy and enjoy each Unit is held :- ...

- (d) the right for all members of the public at all times for all lawful purposes free of charge and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane and the Passage Area.

... Provided always that the Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities.”

#### Clause (57) of the Fourth Schedule

(57) The Owner or Owners of the Commercial Accommodation shall in accordance with Special Condition No.(10)(e) of the Government Grant manage and maintain at its or their own cost and expense the Diversionary Lane and the Passage Area together with the pedestrian passage ways and such structures constructed or provided thereon or therein in accordance with Special Condition Nos.(10)(c) and (10)(d) of the Government Grant and shall at its or their own cost and expense comply with the provisions under the Government Grant in connection with the Diversionary Lane and the Passage Area.

The facilities mentioned in paragraph B above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.<sup>1</sup>

C. OPEN SPACE THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Not Applicable

D. PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP.123 SUB. LEG. F)

Not Applicable

In relation to any of those facilities mentioned in paragraphs A and B above that are for public use, the general public has the right to use the facilities in accordance with the land grant.

Remark:

- I. According to the provisions of the Deed of Mutual Covenant, the Diversionary Lane and the Passage Area form part of the Commercial Accommodation, and the Owner or Owners of the Commercial Accommodation shall at its or their own cost and expense be responsible for the maintenance and management of the Diversionary Lane and the Passage Area.

# Information on public facilities and public open spaces

## 公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(10)條提及的現有小巷、改道巷、通道範圍及行人通道連同當中的其他構築物。

(a) 批地文件的有關條文  
特別條件第(10)條

“(a) 承批人於此承認在批地文件附錄的圖則I上用粉紅色加黑斜線黑點、粉紅色加黑點及粉紅色加黑點綠交叉斜線顯示的範圍內的一條現有小巷(以下簡稱「現有小巷」)。

(b) 除非及直至承批人已完全履行本特別條件第(c)項規定他的責任，在一切方面使署長滿意，承批人須

- (i) 保持與保存現有小巷，惟經署長預先書面批准則除外；
- (ii) 自費保養與管理現有小巷處於妥善與充足維修及狀況，使署長滿意；及
- (iii) 准許公眾人士為了一切合法目的在任何時候免費及不受任何阻礙步行或以輪椅進入、通過及再通過現有小巷，並確保上述進入與通過不會受到按本特別條件第(c)項進行的工程所干涉或阻礙；

除了他可以按以下第(c)項對粉紅色加黑斜線黑點範圍和第(d)項對粉紅色加黑點綠交叉斜線範圍進行必要工程。

(c) 承批人須於批地文件特別條件第(5)條指定的日期或之前，按署長要求或批准的方式、材料及標準、水平、方位、設計、在各方面均令署長滿意下自費：

- (i) 鋪設、塑造及平整批地文件附錄圖則I上用粉紅色加黑斜線和粉紅色加黑斜線黑點顯示的範圍(以下簡稱「改道巷」)；及
- (ii) 在改道巷內建築與提供行人通道連同溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道和署長絕對酌情要求的其他構築物；

以便行人交通可設於改道巷。

(d) 承批人須於批地文件特別條件第(5)條指定的日期或之前自費拆除與清理在批地文件附錄的圖則I上用粉紅色加綠斜線、粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示的範圍(以下簡稱「通道範圍」)內搭建的現有建築物、構築物及地基，在一切方面使署長滿意並在其後按署長要求或批准的方式、材料及標準、水平、方位、設計、在各方面均令署長滿意下自費：

- (i) 鋪設、塑造及平整通道範圍；及
- (ii) 在通道範圍內建築與提供行人通道連同溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道和署長絕對酌情要求的其他構築物；

以便行人交通可設於通道範圍。

(e) 承批人須在批地文件同意批租的整個年期期間，自費管理與保養改道巷及通道範圍，並從完成本特別條件第(c)和(d)項規定的工程日起，連同行人通道和溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道，以及按本特別條件第(c)(ii)和(d)(ii)項規定提供或興建的其他構築物處於妥善與充足維修及狀況，在一切方面使署長滿意。

(f) 承批人須在完成本特別條件第(c)和(d)項提及的工程使署長滿意後，准許公眾人士為了一切合法目的在任何時間內免費及不受任何干涉步行或以輪椅進入、通過及再通過改道巷及通道範圍。

(g) 在改道巷，其上面、下面、以上、以下或之內不准種植樹木或灌木及不准搭建或興建或安置任何建築物或構築物或任何建築物或構築物的承托物(惟現有小巷和按本特別條件第(c)(ii)項已建或擬建的構築物除外)。

(h) 除非經署長的預先書面同意和符合他施加的任何條件，包括支付他要求的任何行政費及地價，不准在下列地方搭建或興建建築物、構築物、任何建築物、構築物的承托物或伸展物：

- (i) 批地文件附錄的圖則I上用粉紅色加綠斜線顯示花園街一帶範圍的地面或從該範圍的地面向上伸展3.5米高的大氣空間內；及
- (ii) 批地文件附錄的圖則I上用粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示奶路臣街一帶範圍的地面或從該範圍的地面向上伸展15米高的大氣空間內。

就本特別條件而言，署長對如何界定地面的決定是最終的及約束承批人。

(i) 不能在通道範圍內放置任何性質的物件或材料，以致阻礙進入、自由通過、經過及穿越通道範圍。倘若署長認為(他的意見是最終的及約束承批人)任何物件或材料可能阻礙進入、自由通過、經過及穿越通道範圍，署長有權發出書面通知，要求承批人在署長指定的期限內自費拆除或移走上述物件或材料並恢復通道範圍，在一切方面使署長滿意。

(j) 倘若沒有履行本特別條件第(c)和(d)項規定承批人的責任或當承批人沒有或忽視履行、遵守或執行按本特別條件第(i)項向他發出的通知，政府可以進行必要的工程，費用由承批人承擔。承批人須在要求時向政府支付一筆相等於該工程費用的款項，該款項須由署長決定，署長作出的決定是最終的及約束承批人。

(k) 承批人須准許署長、他的官員、承建商、代理人及他或他們授權的任何其他人士攜帶或不攜帶工具、設備、機器或機動車輛在所有合理時間內有權自由及不受限制地出入、經過及再經過該地段或其中任何部分(包括改道巷及通道範圍)，旨在：

- (i) 視察、檢查及監督按本特別條件第(c)、(d)及(i)項進行的任何工程；
- (ii) 進行、視察、檢查及監督本特別條件第(j)項的工程；及
- (iii) 鋪設、安裝、分道、清除、視察、維修及保養改道巷及通道範圍之處或穿過及之上或之下的服務(按在此的特別條件第(32)條界定的)該等部分並進行署長認為必要在改道巷及通道範圍，其上面、下面、以上、以下或之內的其他任何工程(包括但不限於涉及服務的該等工程)。

- (l) 政府、署長、他的或他們的官員、承建商、代理人及他或他們授權的任何其他人士對承批人履行本特別條件的責任或署長、他的官員、承建商、代理人及他或他們授權的任何其他人士行使本特別條件第(j)和(k)項造成承批人或使其蒙受或附帶產生的任何損失、損害、滋擾或干擾毋須承擔任何責任。承批人不能就上述任何損失、損害、滋擾或干擾向政府、署長、他的或他們的官員、承建商、代理人及他或他們授權的任何其他人士要求補償或其他賠償。
- (m) 特此明文同意，聲明及規定本特別條件第(f)項載有承批人的責任因合同產生並透過施加該條件，承批人不擬奉獻和政府亦沒有同意任何奉獻改道巷及通道範圍給公眾作通道權。
- (n) 縱使在此的特別條件第(6)條所載條文，改道巷除了按本特別條件第(f)項給公眾通過與再通過和按本特別條件第(k)項提供通道之外，不能作任何用途。
- (o) 特此明文同意與聲明，本特別條件第(f)項載有承批人的合同責任不會產生期待或要求或涉及額外上蓋面積或地積比的優惠或權利，不論是根據建築物(規劃)規例第22(1)條規定、任何修訂條文、代替條文或其他規定作出。為免存疑，承批人明文放棄按建築物(規劃)規例第22(1)條規定、任何修訂條文或代替條文要求任何額外上蓋面積或地積比的任何優惠或權利。”

(b) 公契的有關條文  
敘文(1)(a)

「商業區」指 “按經批准圖則用作商業用途的發展項目該等部分及發展項目的其他輔助部分，包括但不限於：

- (a) 改道巷；  
(b) 通道範圍；

……但是不包括商業公用地方。商業區在本公契附錄的圖則(經認可人士核實為準確)上用粉紅色、粉紅色加黑斜線和粉紅色加黑交叉斜線顯示，僅供識別。”

「改道巷」指 “政府批地文件特別條件第(10)(c)(i)條提及的區域，在政府批地文件附錄的圖則I上用粉紅色加黑斜線及粉紅色加黑斜線黑點顯示。”

「通道範圍」指 “政府批地文件特別條件第(10)(d)條提及的範圍，在政府批地文件附錄的圖則I上用粉紅色加綠斜線、粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示。”

第三附表第(2)(d)條

“(2) 持有該地段及發展項目不分割份數及持有、使用、佔用及享用連帶持有的每個單位的獨家權利受制的地役權、權利及特權：…

- (d) 一切公眾人士有權為了一切合法目的在任何時候免費及不受阻礙步行或以輪椅進入、通過及再通過改道巷及通道範圍。

……但是管理人具有充分權利及權力控制與管理公用地方及公用設施。”

第四附表 第(57)條

“(57) 商業區擁有人須按政府批地文件特別條件第(10)(e)條自費管理與保養改道巷及通道範圍連同按政府批地文件特別條件第(10)(c)和(10)(d)條在其上或其內興建或提供的行人通道及構築物並自費履行政府批地文件對改道巷及通道範圍的條文。”

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

**1. 批地文件特別條件第(10)條提及的現有小巷、改道巷、通道範圍及行人通道連同當中的其他構築物。**

(a) 批地文件的有關條文  
特別條件第(10)(b)、(e)、(f)及(n)條

“(b) 除非及直至承批人已完全履行本特別條件第(c)項規定他的責任，在一切方面使署長滿意，承批人須

- (i) 保持與保存現有小巷，惟經署長預先書面批准則除外；  
(ii) 自費保養與管理現有小巷處於妥善與充足維修及狀況，使署長滿意；及

(iii) 准許公眾人士為了一切合法目的在任何時候免費及不受任何阻礙步行或以輪椅進入、通過及再通過現有小巷，並確保上述進入與通過不會受到按本特別條件第(c)項進行的工程所干涉或阻礙；

除了他可以按以下第(c)項對粉紅色加黑斜線黑點範圍和第(d)項對粉紅色加黑點綠交叉斜線範圍進行必要工程。”

“(e) 承批人須在批地文件同意批租的整個年期期間，自費管理與保養改道巷及通道範圍，並從完成本特別條件第(c)和(d)項規定的工程日起，連同行人通道和溝渠、污水渠、排水渠、消防栓及水管連接總水喉、街燈、交通標誌、街道設施及道路標記、入口階梯、樓梯、斜道，以及按本特別條件第(c)(ii)和(d)(ii)項規定提供或興建的其他構築物處於妥善與充足維修及狀況，在一切方面使署長滿意。”

“(f) 承批人須在完成本特別條件第(c)和(d)項提及的工程使署長滿意後，准許公眾人士為了一切合法目的在任何時間內免費及不受任何干涉步行或以輪椅進入、通過及再通過改道巷及通道範圍。”

“(n) 縱使在此的特別條件第(6)條所載條文，改道巷除了按本特別條件第(f)項給公眾通過與再通過和按本特別條件第(k)項提供通道之外，不能作任何用途。”

# Information on public facilities and public open spaces

## 公共設施及公眾休憩用地的資料

### (b) 公契的有關條文 敘文 (1) (a)

「商業區」指 “按經批准圖則用作商業用途的發展項目該等部分及發展項目的其他輔助部分，包括但不限於：

- (a) 改道巷；
- (b) 通道範圍；

……但是不包括商業公用地方。商業區在本公契附錄的圖則（經認可人士核實為準確）上用粉紅色、粉紅色加黑斜線和粉紅色加黑交叉斜線顯示，僅供識別。”

「改道巷」指 “政府批地文件特別條件第(10) (c) (i) 條提及的區域，在政府批地文件附錄的圖則I上用粉紅色加黑斜線及粉紅色加黑斜線黑點顯示。”

「通道範圍」指 “政府批地文件特別條件第(10) (d) 條提及的範圍，在政府批地文件附錄的圖則I上用粉紅色加綠斜線、粉紅色加綠交叉斜線及粉紅色加黑點綠交叉斜線顯示。”

### 第三附表第 (2) (d) 條

“ (2) 持有該地段及發展項目不分割份數及持有、使用、佔用及享用連帶持有的每個單位的獨家權利受制的地役權、權利及特權：…

- (d) 一切公眾人士有權為了一切合法目的在任何時候免費及不受阻礙步行或以輪椅進入、通過及再通過改道巷及通道範圍。

……但是管理人具有充分權利及權力控制與管理公用地方及公用設施。”

### 第四附表 第 (57) 條

(57) 商業區擁有人須按政府批地文件特別條件第(10) (e) 條自費管理與保養改道巷及通道範圍連同按政府批地文件特別條件第(10) (c) 和(10) (d) 條在其上或其內興建或提供的行人通道及構築物並自費履行政府批地文件對改道巷及通道範圍的條文。

以上第B段所述的設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支<sup>1</sup>。

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

不適用

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

不適用

就以上第A及B段所述的供公眾使用的設施，公眾有權按照批地文件使用該等設施。

備註：

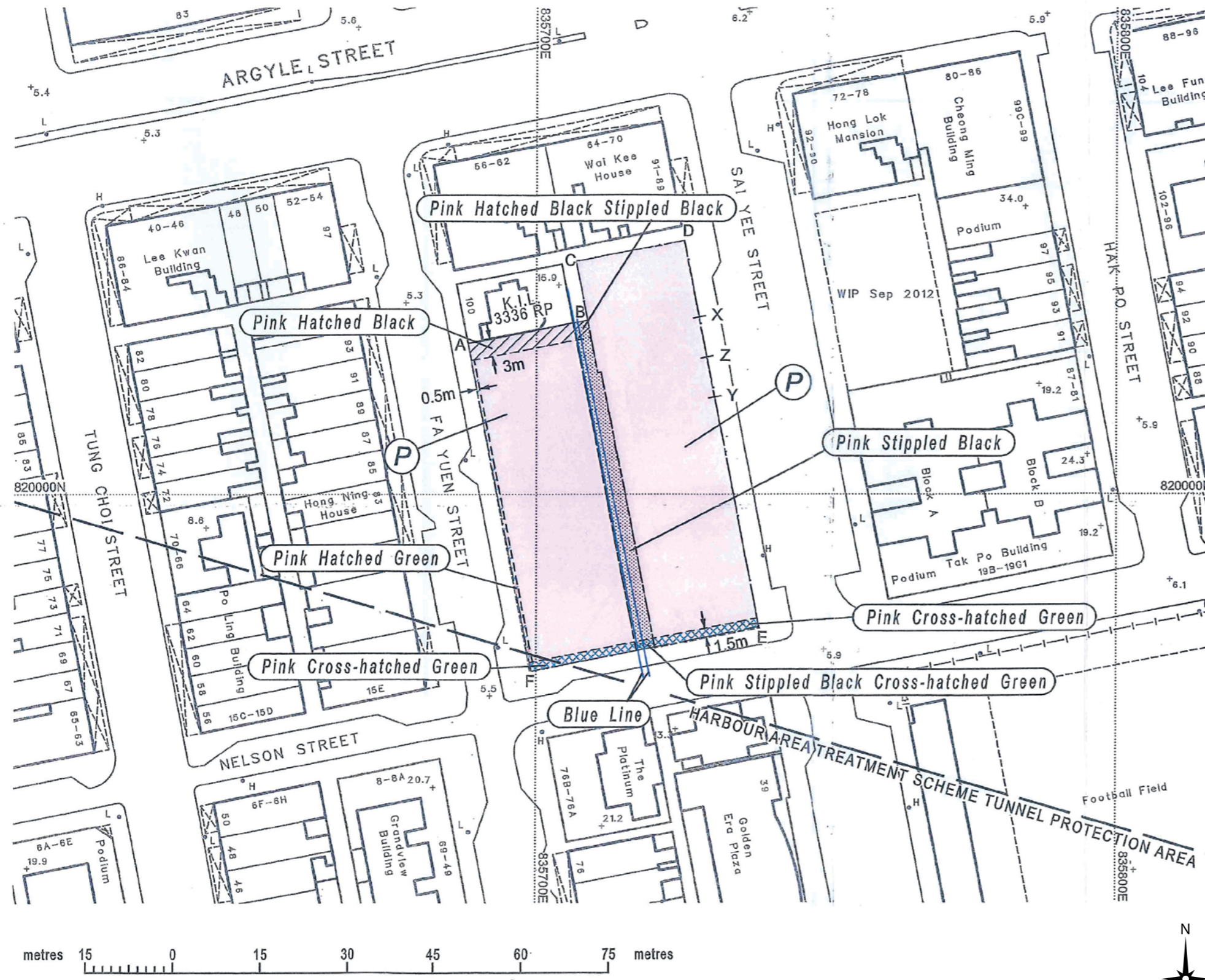
1. 根據公契條文，改道巷及通道範圍構成商業區之部分，商業區擁有人須出資負責保養與管理改道巷及通道範圍。



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


A plan showing location of the Existing Lane, the Diversionary Lane and the Passage Area mentioned in paragraphs A and B above, as far as it is practicable to do so, is set out below:  
在切實可行範圍內，盡量顯示以上第A及B段所述的現有小巷、改道巷及通道範圍的位置的圖則，載列如下：


## PLAN I 圖則 I




### Legend 圖例


Existing Lane 現有小巷

 Pink hatched black stippled black  
粉紅色加黑斜線黑點

 Pink stippled black  
粉紅色加黑點


 Pink stippled black cross-hatched green  
粉紅色加黑點綠交叉斜線


Diversionary Lane 改道巷


 Pink hatched black  
粉紅色加黑斜線

 Pink hatched black stippled black  
粉紅色加黑斜線黑點

Passage Area 通道範圍

 Pink hatched green  
粉紅色加綠斜線

 Pink cross-hatched green  
粉紅色加綠交叉斜線

 Pink stippled black cross-hatched green  
粉紅色加黑點綠交叉斜線

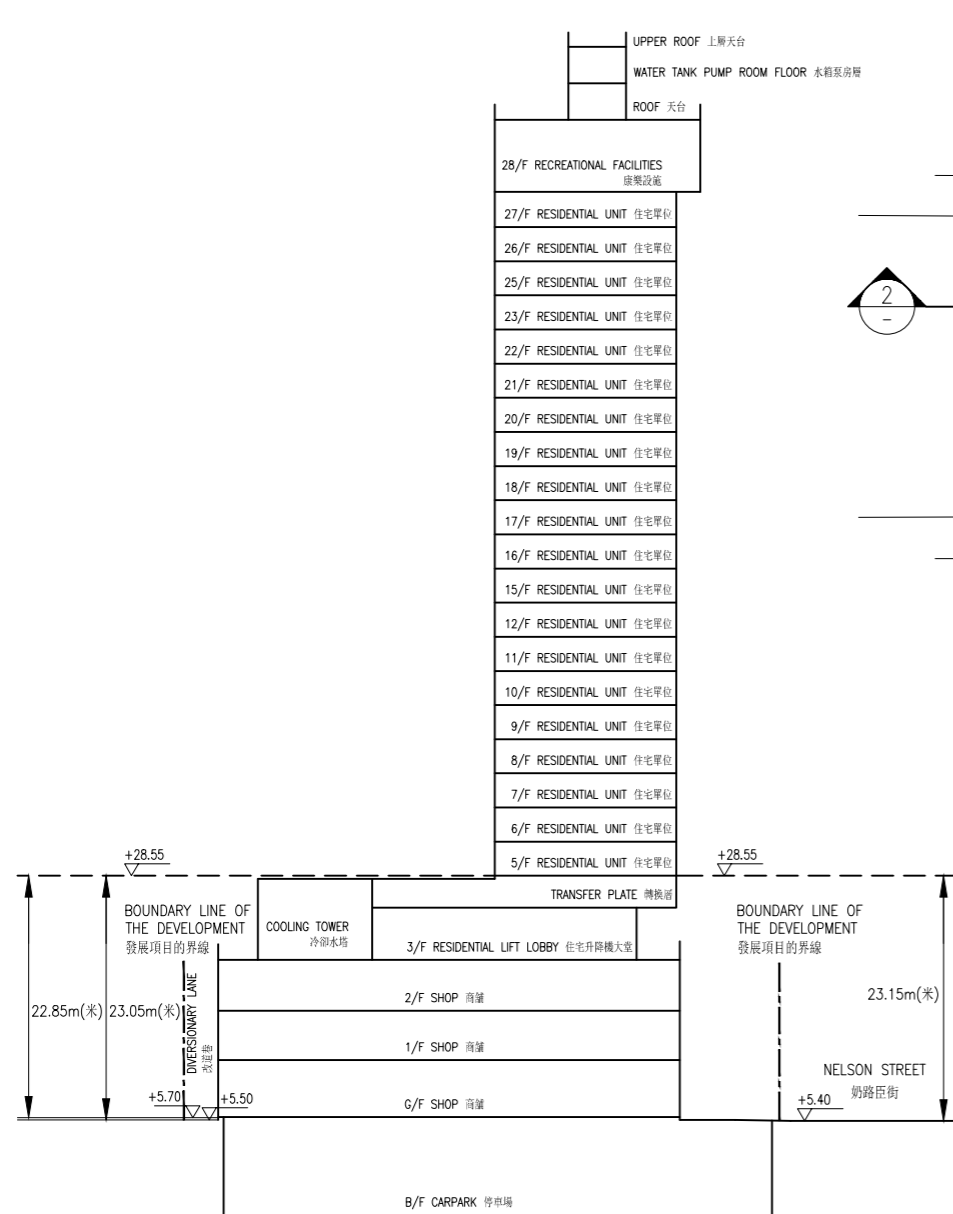
Remarks 備註：

1. This plan is an extract of Plan I annexed to the Land Grant.  
本圖乃摘錄自附於批地文件的圖則 I。
2. This plan is for showing the location of the Existing Lane, the Diversionary Lane and the Passage Area only. Other matters shown in this plan may not reflect their latest condition.  
本圖則僅作顯示現有小巷、改道巷及通道範圍的位置。本圖中所示之其他事項未必能反映其最新狀況。

## Warning to purchasers 對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors.
  - (d) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- (a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
  - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所。
  - (d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

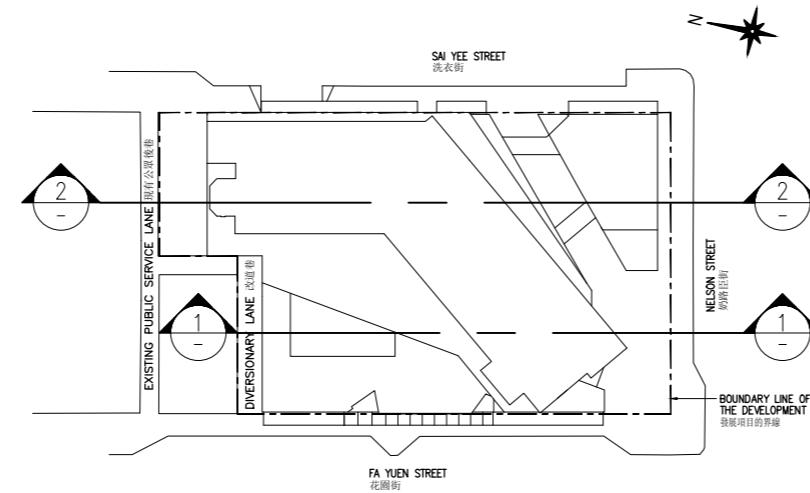


Cross-Section Plan 1-1  
橫截面圖 1-1

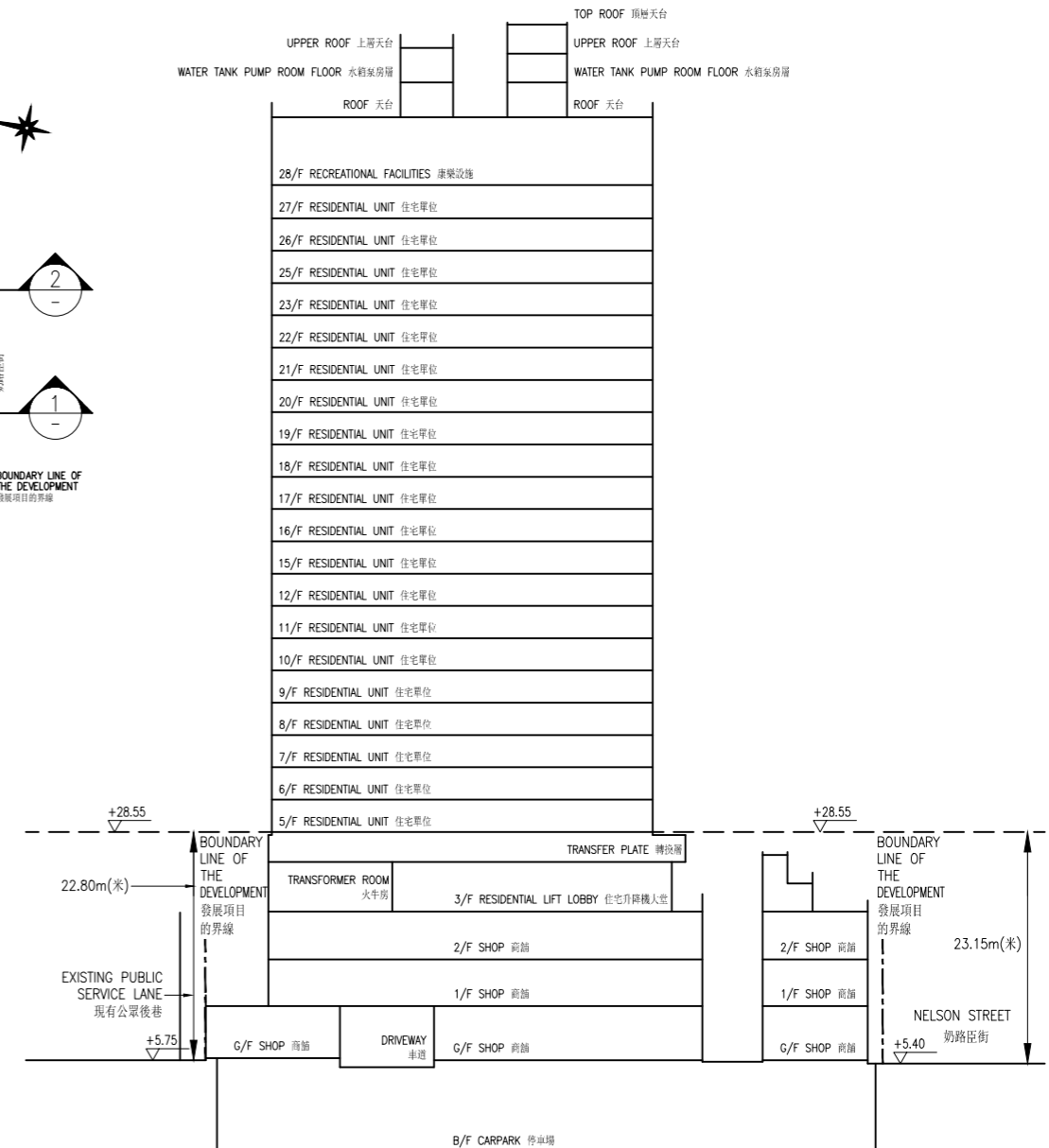
--- Dotted line denotes the lowest residential floor  
虛線為最低住宅樓層水平

The part of Diversionary Lane adjacent to the building is 5.50 to 5.70 metres above Hong Kong Principal Datum.  
毗連建築物的一段改道巷為香港主水平基準以上5.50米至5.70米。

The part of Nelson Street adjacent to the building is 5.40 metres above Hong Kong Principal Datum.  
毗連建築物的一段奶路臣街為香港主水平基準以上5.40米。



Key Plan 索引圖



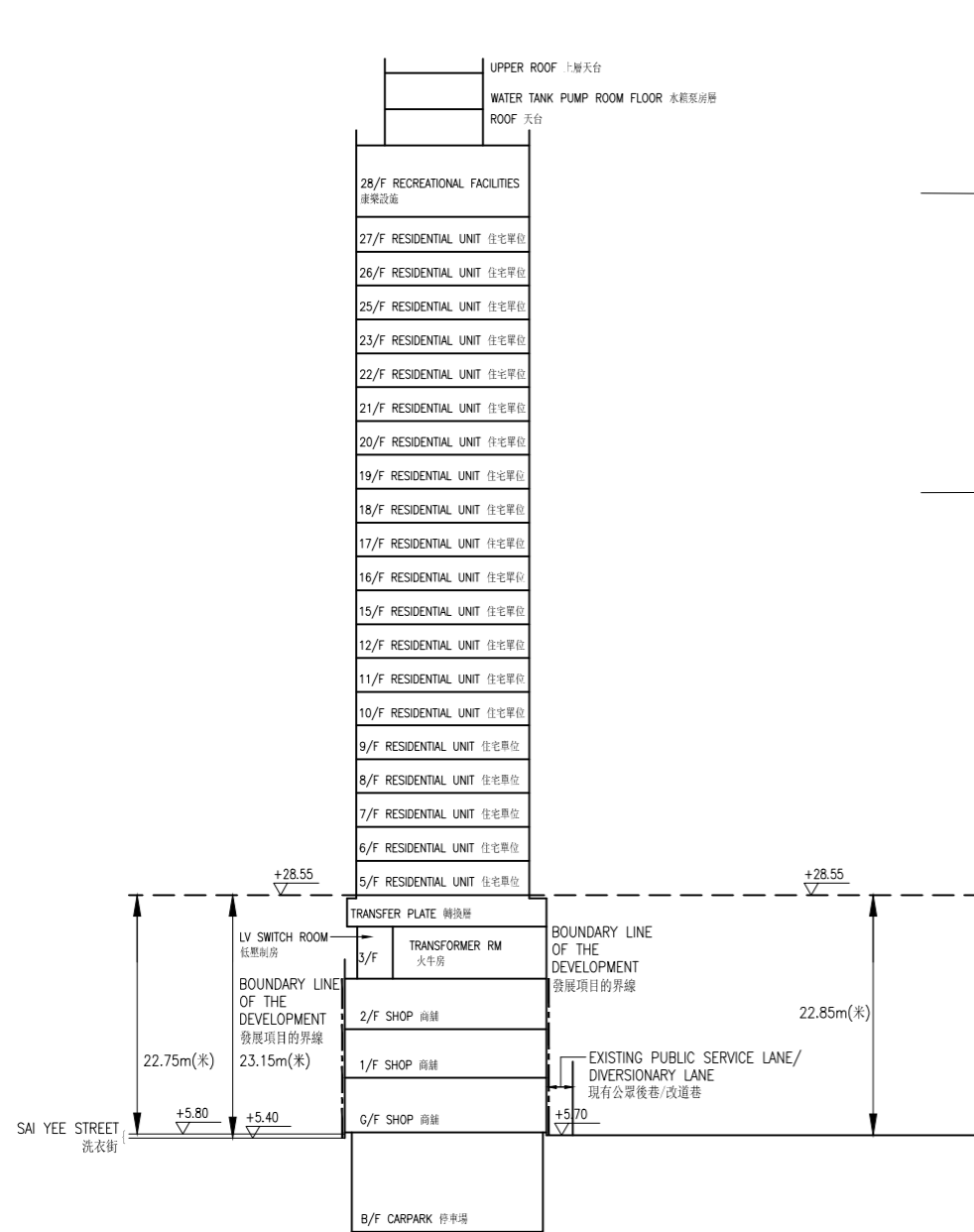
Cross-Section Plan 2-2  
橫截面圖 2-2

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

The part of Existing Public Service Lane adjacent to the building is 5.75 metres above Hong Kong Principal Datum.  
毗連建築物的一段現有公眾後巷為香港主水平基準以上5.75米。

The part of Nelson Street adjacent to the building is 5.40 metres above Hong Kong Principal Datum.  
毗連建築物的一段奶路臣街為香港主水平基準以上5.40米。

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



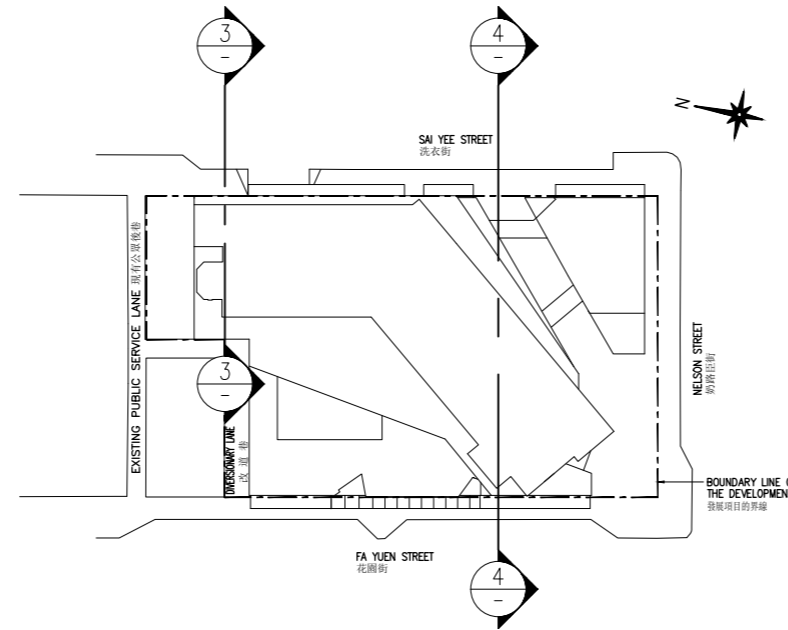
Cross-Section Plan 3-3  
橫截面圖 3-3

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

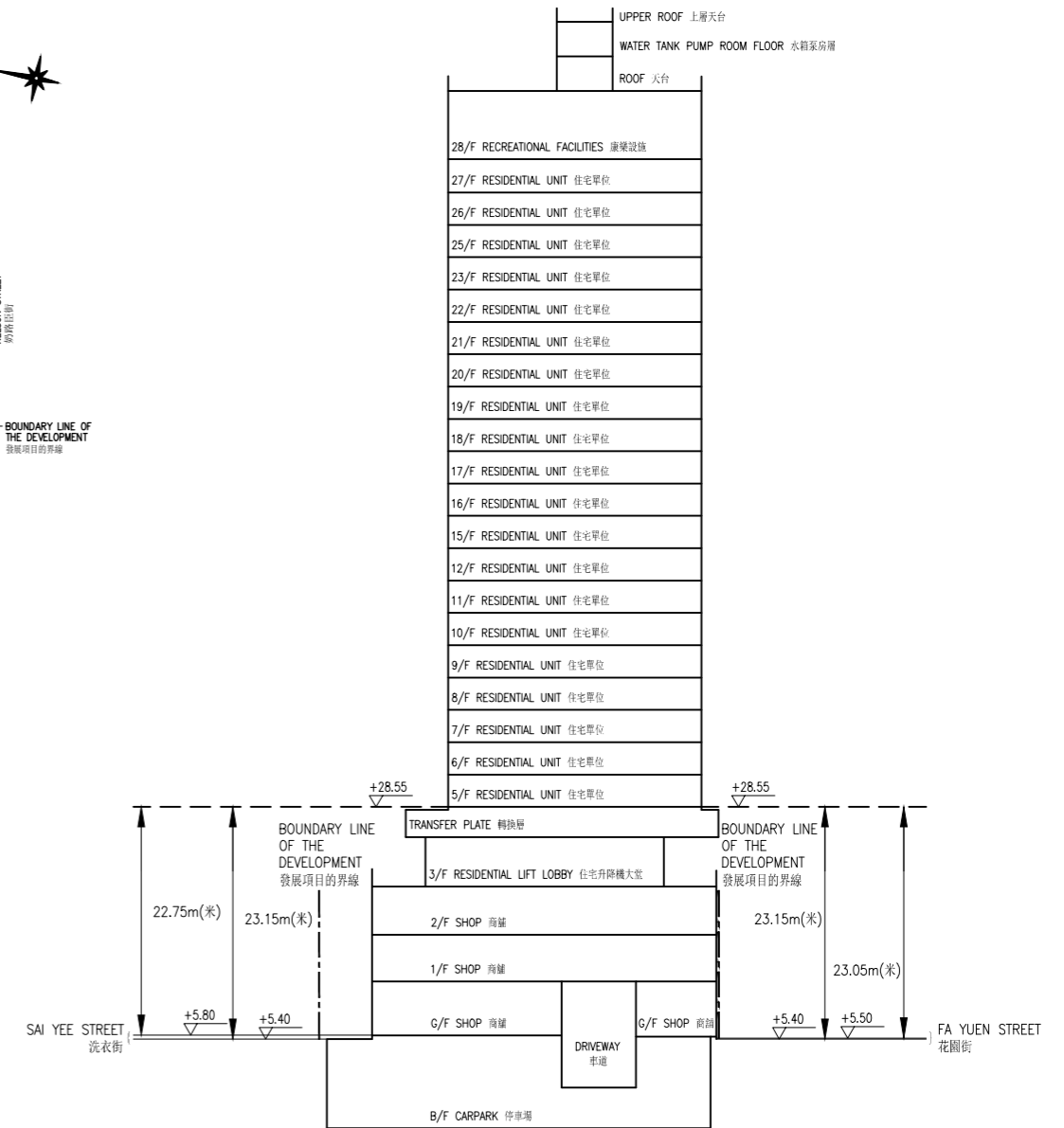
The part of Sai Yee Street adjacent to the building is 5.40 to 5.80 metres above Hong Kong Principal Datum.  
毗連建築物的一段洗衣街為香港主水平基準以上5.40米至5.80米。

The part of Existing Public Service Lane / Diversionary Lane adjacent to the building is 5.70 metres above Hong Kong Principal Datum.  
毗連建築物的一段現有公眾後巷/改道巷為香港主水平基準以上5.70米。

毗連建築物的一段現有公眾後巷/改道巷為香港主水平基準以上5.70米。



Key Plan 索引圖



Cross-Section Plan 4-4  
橫截面圖 4-4

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

The part of Sai Yee Street adjacent to the building is 5.40 to 5.80 metres above Hong Kong Principal Datum.  
毗連建築物的一段洗衣街為香港主水平基準以上5.40米至5.80米。

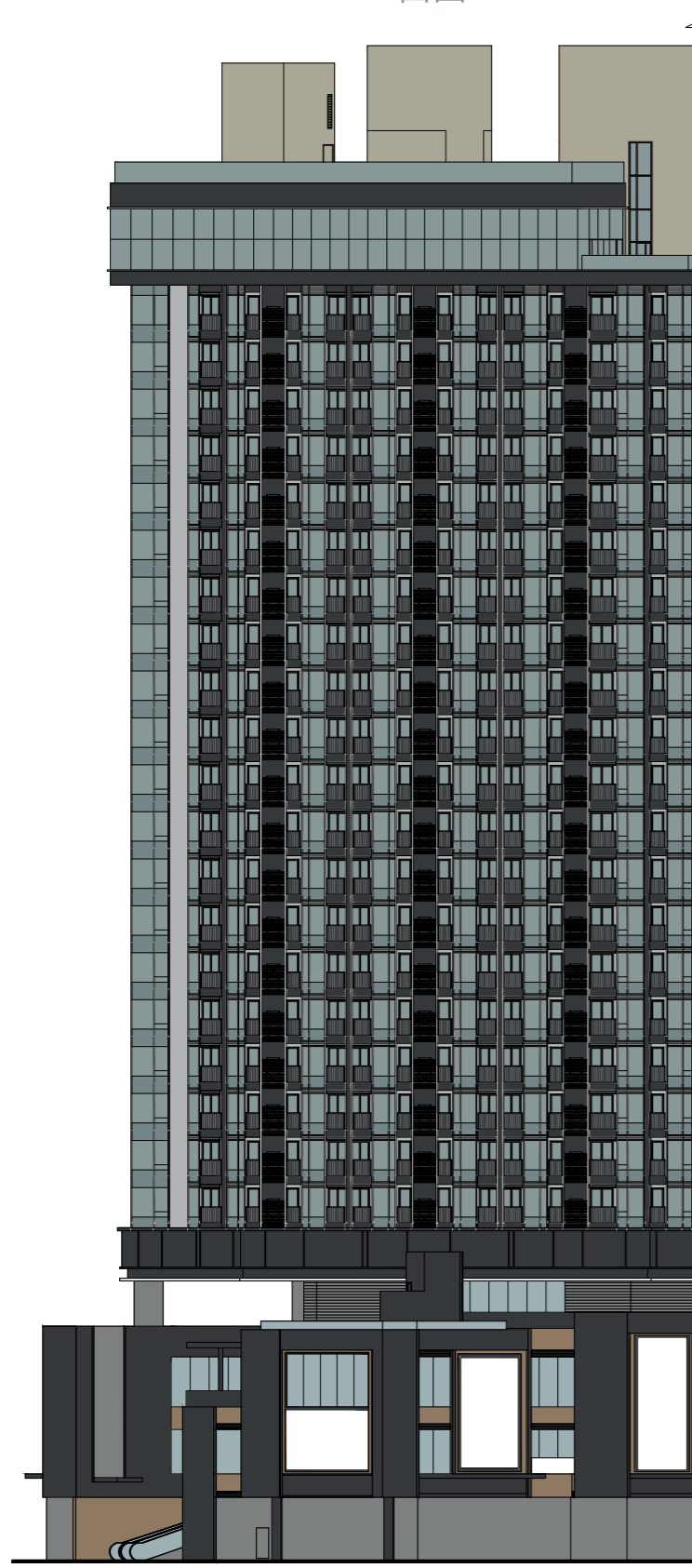
The part of Fa Yuen Street adjacent to the building is 5.40 to 5.50 metres above Hong Kong Principal Datum.  
毗連建築物的一段花園街為香港主水平基準以上5.40米至5.50米。

毗連建築物的一段花園街為香港主水平基準以上5.40米至5.50米。

# Elevation plan 立面圖

Elevation Plan 1  
立面圖 1

Elevation Plan 2  
立面圖 2

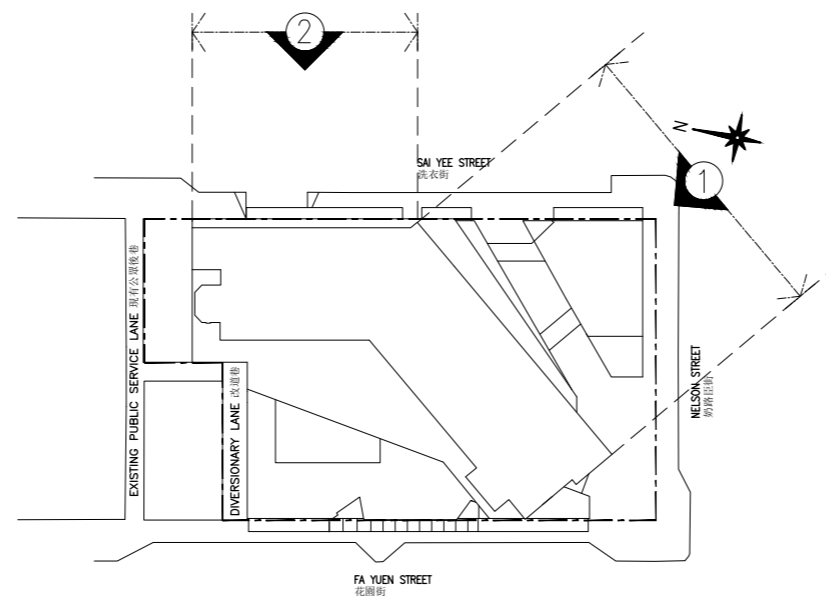


FOR THE OTHER SIDE OF ELEVATION OF THE DEVELOPMENT,  
PLEASE REFER TO ELEVATION PLAN 2

發展項目之另一邊立面  
請參閱立面圖2

FOR THE OTHER SIDE OF ELEVATION OF THE DEVELOPMENT,  
PLEASE REFER TO ELEVATION PLAN 1

發展項目之另一邊立面  
請參閱立面圖1



Key Plan 索引圖

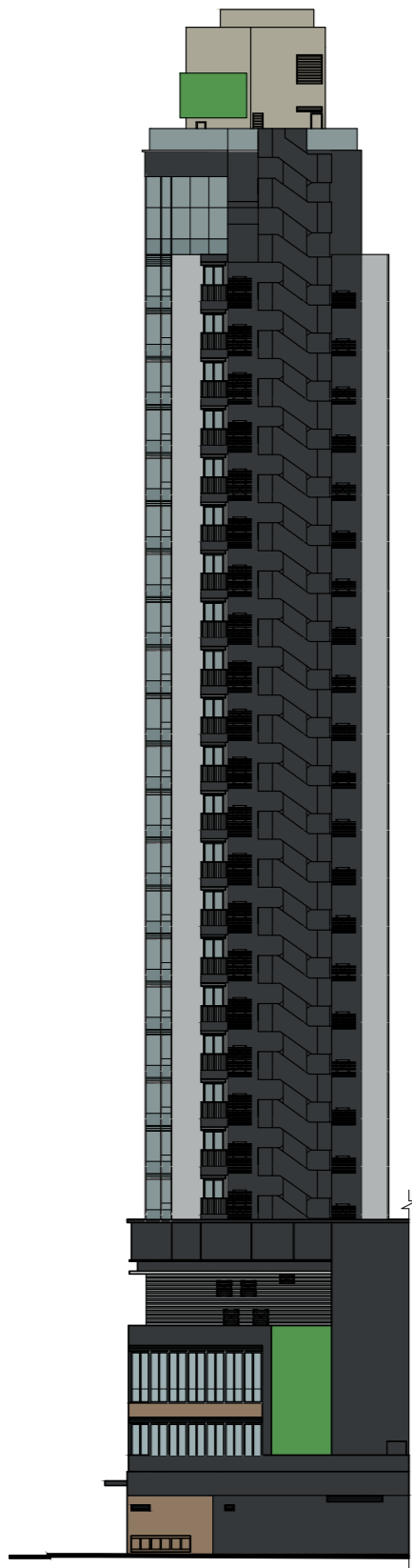


The Authorized Person for the Development has certified that the elevations shown on this plan :  
1. are prepared on the basis of the approved building plans for the Development as of 4 October 2016;  
2. are in general accordance with the outward appearance of the Development.

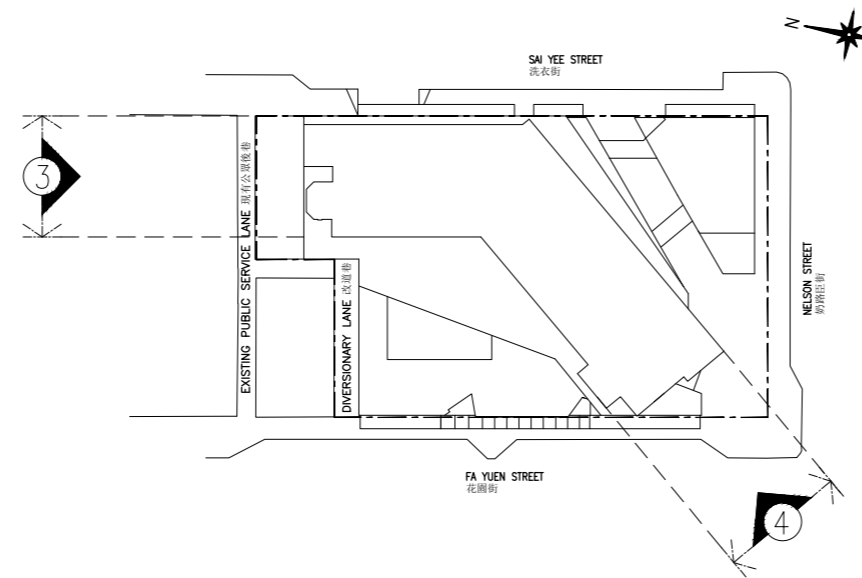
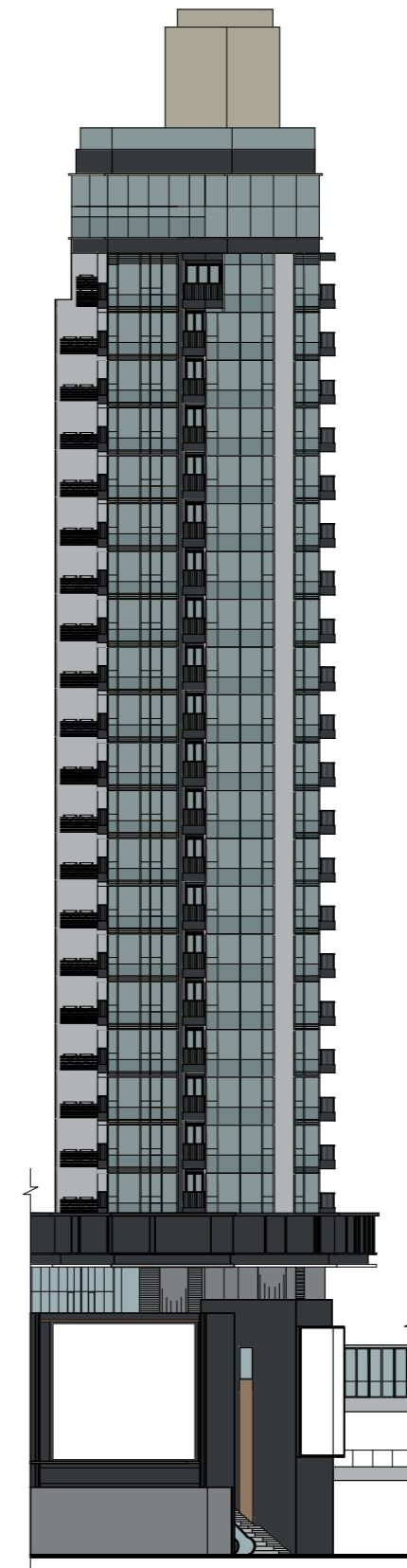
發展項目的認可人士已證明本圖所顯示的立面：  
1. 以2016年10月4日的情況為準的發展項目經批准的建築圖則為基礎擬備；  
2. 大致上與該發展項目的外觀一致。

# Elevation plan 立面圖

Elevation Plan 3  
立面圖 3



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 this plan :  
 1. are prepared on the basis of the approved building plans for the Development as of 4 October 2016;  
 2. are in general accordance with the outward appearance of the Development.

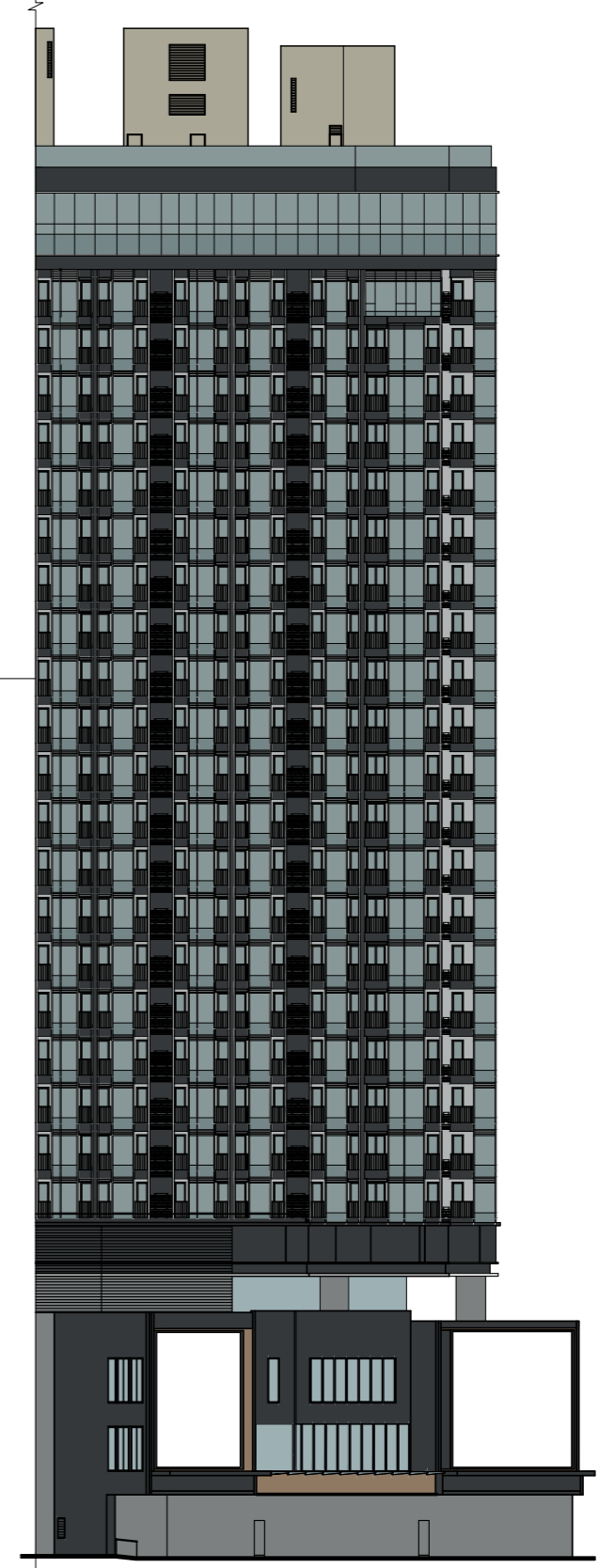
發展項目的認可人士已證明本圖所顯示的立面：  
 1. 以2016年10月4日的情況為準的發展項目經批准的建築圖則為基礎擬備；  
 2. 大致上與該發展項目的外觀一致。

# Elevation plan 立面圖

Elevation Plan 5  
立面圖 5

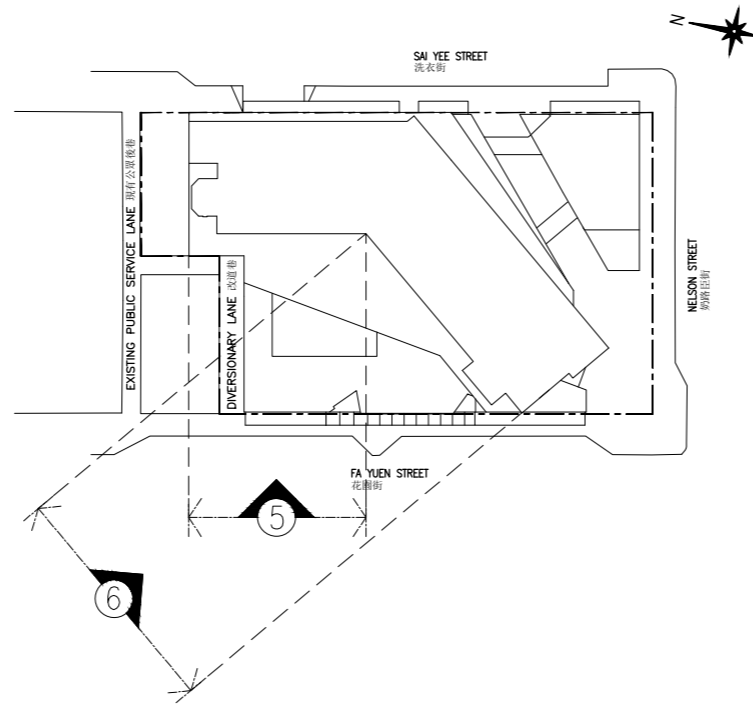


Elevation Plan 6  
立面圖 6



FOR THE OTHER SIDE OF ELEVATION OF THE DEVELOPMENT,  
PLEASE REFER TO ELEVATION PLAN 6  
發展項目之另一邊立面  
請參閱立面圖6

FOR THE OTHER SIDE OF ELEVATION OF THE DEVELOPMENT,  
PLEASE REFER TO ELEVATION PLAN 5  
發展項目之另一邊立面  
請參閱立面圖5



Key Plan 索引圖

The Authorized Person for the Development has certified that the elevations shown on this plan :  
1. are prepared on the basis of the approved building plans for the Development as of 4 October 2016;  
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2016年10月4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。

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		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方呎	sq. m. 平方米	sq. ft. 平方呎
Residents' Clubhouse (including any recreational facilities for residents' use) This facility is covered 住客會所 (包括供住客使用的任何康樂設施) 此設施有上蓋遮蓋	Covered 有上蓋	807.413	8,691	807.413	8,691
	Uncovered 沒有上蓋	—	—		
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) This facility is partly covered and partly uncovered 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) 此設施部分有上蓋遮蓋，部分無上蓋遮蓋	Covered 有上蓋	5.121	55	687.303	7,398
	Uncovered 沒有上蓋	682.182	7,343		
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)	Covered 有上蓋	—	—	—	—
	Uncovered 沒有上蓋	—	—		

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近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](http://www.ozp.tpb.gov.hk)
- (a) A copy of the executed deed of mutual covenant in respect of the specified residential properties is available for inspection at the place at which the specified residential properties are offered to be sold.  
(b) The inspection is free of charge.

- 備有關於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](http://www.ozp.tpb.gov.hk)
- (a) 指明住宅物業的已簽立的公契存放在指明住宅物業的售樓處，以供閱覽。  
(b) 無須為閱覽付費。



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

1. Exterior Finishes	
Item	Description
(a) External wall	- Finished with aluminium curtain wall, window wall, ceramic tiles, natural stone, aluminium cladding, aluminium louvre, aluminium grille, metal balustrade, glass balustrade and paint.
(b) Window	- Aluminium window frames fitted with single glazing.
(c) Bay window	- Not provided.
(d) Planter	- Finished with natural stone, ceramic tiles and grano finish.
(e) Verandah or balcony	- Balcony provided with metal balustrade, wall finished with ceramic tiles and aluminium cladding, floor finished with ceramic tiles. - Balconies are covered. - There is no verandah.
(f) Drying facilities for clothing	- A movable plastic and metal drying rack is provided for each residential property.

2. Interior Finishes	
Item	Description
(a) Lobby	<p><b>Main Entrance Lobby on Ground Floor</b></p> <ul style="list-style-type: none"> <li>- Floor finished with natural stone.</li> <li>- Wall finished with plaster with emulsion paint, natural stone and metal cladding.</li> <li>- Gypsum board false ceiling finished with emulsion paint.</li> </ul> <p><b>Shuttle Lift Lobby at Podium Level</b></p> <ul style="list-style-type: none"> <li>- Floor finished with natural stone.</li> <li>- Wall finished with plaster with emulsion paint, natural stone, metal cladding, glass panels and mirror.</li> <li>- Gypsum board false ceiling finished with emulsion paint.</li> </ul> <p><b>Lift Lobby on 5/F-27/F (13/F, 14/F &amp; 24/F omitted)</b></p> <ul style="list-style-type: none"> <li>- Floor finished with ceramic tiles.</li> <li>- Wall finished with plaster with emulsion paint, plastic laminate and mirror.</li> <li>- Gypsum board false ceiling finished with emulsion paint.</li> </ul>
(b) Internal wall and ceiling	<ul style="list-style-type: none"> <li>- Internal wall of living room and dining room finished with plaster with emulsion paint and plastic laminate except area above false ceiling level and area covered by bulkhead at which there are no wall finishes.</li> <li>- Internal wall of bedroom finished with plaster with emulsion paint, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes.</li> <li>- Ceiling of living room, dining room and bedroom are finished with plaster with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint.</li> </ul>
(c) Internal floor	<ul style="list-style-type: none"> <li>- Floor of living room, dining room and bedroom finished with ceramic tiles and timber skirting for the following residential properties: Flat A, A1, A2, A3, A5, A6, A7, A8, B1, B2, B3, B5, B6 and C1</li> <li>- Floor of living room and dining room finished with ceramic tiles and natural stone, and timber skirting for the following residential properties: Flat C2, C3, C5, C6, C7, D1, D2, D3, and D5</li> </ul>
(d) Bathroom	<ul style="list-style-type: none"> <li>- Wall finished with ceramic tiles up to the level of false ceiling (except areas covered by bulkhead, vanity counter and mirror cabinets at which there are no wall finishes).</li> <li>- Floor finished with ceramic tiles (except floor inside shower cubicle).</li> <li>- Floor of shower cubicle finished with natural stone.</li> <li>- Ceiling provided with gypsum board false ceiling finished with emulsion paint.</li> </ul>

1. 外部裝修物料	
細項	描述
(a) 外牆	- 鋪砌鋁玻璃幕牆、玻璃牆、瓷磚、天然石、鋁面板、鋁百葉、鋁格柵、金屬圍欄、玻璃圍欄及油漆。
(b) 窗	- 鋁窗框配單片玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 鋪砌天然石、瓷磚及石米面。
(e) 陽台或露台	- 露台裝設金屬圍欄，牆身鋪砌瓷磚及鋁面板，地台鋪砌瓷磚。 - 露台均設有上蓋。 - 沒有陽台。
(f) 乾衣設施	- 每個住宅物業配備流動塑膠及金屬晾衫架。

2. 室內裝修物料	
細項	描述
(a) 大堂	<p>地下入口大堂</p> <ul style="list-style-type: none"> <li>- 地台鋪砌天然石。</li> <li>- 牆身鋪批盪髹乳膠漆、天然石及金屬面板。</li> <li>- 石膏板假天花髹乳膠漆。</li> </ul> <p>平台穿梭升降機大堂</p> <ul style="list-style-type: none"> <li>- 地台鋪砌天然石。</li> <li>- 牆身鋪批盪髹乳膠漆、天然石、金屬面板、玻璃板及鏡。</li> <li>- 石膏板假天花髹乳膠漆。</li> </ul> <p>5樓-27樓 (不設13樓、14樓及24樓) 升降機大堂</p> <ul style="list-style-type: none"> <li>- 地台鋪砌瓷磚。</li> <li>- 牆身鋪批盪髹乳膠漆、膠板及鏡。</li> <li>- 石膏板假天花髹乳膠漆。</li> </ul>
(b) 內牆及天花板	<ul style="list-style-type: none"> <li>- 客廳及飯廳的內牆身鋪批盪髹乳膠漆及膠板，但不包括假天花以上及被假陣遮蓋之牆身，該處之牆身不設裝修物料。</li> <li>- 睡房的內牆身鋪批盪髹乳膠漆，但不包括假天花以上及被假陣遮蓋之牆身，該處之牆身不設裝修物料。</li> <li>- 客廳、飯廳及睡房的外露天花板鋪批盪髹乳膠漆；其他部份設有石膏板假天花及假陣髹乳膠漆。</li> </ul>
(c) 內部地板	<ul style="list-style-type: none"> <li>- 以下住宅物業的客廳、飯廳及睡房之地台鋪砌瓷磚及木腳線： A, A1, A2, A3, A5, A6, A7, A8, B1, B2, B3, B5, B6 及 C1 單位。</li> <li>- 以下住宅物業的客廳及飯廳之地台鋪砌瓷磚和天然石，及木腳線： C2, C3, C5, C6, C7, D1, D2, D3 及 D5 單位。</li> </ul>
(d) 浴室	<ul style="list-style-type: none"> <li>- 牆身鋪砌瓷磚至假天花底 (假陣、檯面櫃及鏡櫃遮蓋之部份除外，該處之牆身不設裝修物料)。</li> <li>- 地台鋪砌瓷磚(淋浴間內之地台除外)。</li> <li>- 淋浴間之地台鋪砌天然石。</li> <li>- 天花板設石膏板假天花髹乳膠漆。</li> </ul>

## Fittings, finishes and appliances

### 裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(e) Kitchen	<p><b>Open Kitchen</b></p> <ul style="list-style-type: none"> <li>- Wall (except those areas covered by kitchen cabinet, areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes) finished with plaster and emulsion paint up to level of false ceiling for the following residential properties: Flat A, A1, A8 and B1 (for 17/F -27/F only, 24/F is omitted)</li> <li>- Wall (except those areas covered by kitchen cabinet, areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes) finished with back painted glass up to level of false ceiling for the following residential properties: Flat A2, A3, A5, A6, A7, B1 (for 5/F-16/F only, 13/F &amp; 14/F are omitted), B2, B3, B5, B6 and C1</li> <li>- There is no exposed wall for Flat C2, C3, C5, C6, C7, D1, D2, D3 and D5.</li> <li>- Floor finished with ceramic tiles (except those areas covered by kitchen cabinet at which there are cement sand screeding).</li> <li>- Ceiling finished with plaster with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint.</li> <li>- Cooking bench top is finished with artificial stone.</li> </ul>

3. Interior Fittings	
Item	Description
(a) Doors	<p><b>Main Entrance of Residential Property</b></p> <ul style="list-style-type: none"> <li>- Solid core fire rated timber door finished with plastic laminate, fitted with lockset, concealed door closer, eye viewer, door guard and door stopper.</li> </ul> <p><b>Bedroom (from living room to bedroom and from corridor to bedroom)</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door finished with plastic laminate, fitted with lockset.</li> </ul> <p><b>Store</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door finished with plastic laminate, fitted with lockset for the following residential property: Flat A</li> </ul> <p><b>Bathroom (from living room to bathroom)</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door finished with plastic laminate, fitted with lockset for the following residential properties: Flat A2, A3, A5, A6, A7, B1, B2, B3, B5, B6 and C1</li> <li>- Hollow core timber door with timber louvre, finished with plastic laminate, fitted with lockset for the following residential properties: Flat C2, C3, C5, C6, C7, D1, D2, D3 and D5</li> </ul> <p><b>Bathroom (from corridor to bathroom)</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door finished with plastic laminate, fitted with lockset for the following residential property: Flat A8</li> <li>- Hollow core timber door with timber louvre, finished with plastic laminate, fitted with lockset for the following residential properties: Flat A and A1</li> </ul> <p><b>Bathroom (from bedroom to bathroom)</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door with timber louvre, finished with plastic laminate, fitted with lockset for the following residential properties: Flat A2, A3, A5, A6, A7, B2, B3, B5, B6 and C1</li> </ul> <p><b>Bathroom (from master bedroom to bathroom)</b></p> <ul style="list-style-type: none"> <li>- Hollow core timber door, finished with plastic laminate, fitted with lockset for the following residential property: Flat A</li> </ul> <p><b>Doors to Balcony</b></p> <ul style="list-style-type: none"> <li>- Glazed door with aluminium door frame and lockset.</li> </ul> <p><b>Doors to Utility Platform</b></p> <ul style="list-style-type: none"> <li>- Glazed door with aluminium door frame and lockset.</li> </ul>

2. 室內裝修物料	
細項	描述
(e) 廚房	<p><b>開放式廚房</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業，除了被廚櫃、假天花及假陣遮蓋的位置(該處之牆身不設裝修物料)外，牆身鋪批盪及髹乳膠漆至假天花高度： A, A1, A8 及 17樓-27樓(不設24樓)之B1單位</li> <li>- 以下住宅物業，除了被廚櫃、假天花及假陣遮蓋的位置(該處之牆身不設裝修物料)外，牆身鋪砌背漆玻璃至假天花高度： A2, A3, A5, A6 及 A7單位, 5樓-16樓(不設13樓及14樓)之B1單位, B2, B3, B5, B6 及 C1單位</li> <li>- C2, C3, C5, C6, C7, D1, D2, D3 及 D5單位之開放式廚房皆沒有外露牆身</li> <li>- 除了被廚櫃遮蓋的位置(該處之地台為英泥沙批盪)外，地台均鋪砌瓷磚。</li> <li>- 外露天花板鋪批盪髹乳膠漆；其他部分設有石膏板假天花及假陣髹乳膠漆。</li> <li>- 灶台的裝修物料為人造石。</li> </ul>

3. 室內裝置	
細項	描述
(a) 門	<p><b>住宅物業大門</b></p> <ul style="list-style-type: none"> <li>- 實心防火木門配膠板飾面，裝設門鎖、暗氣鼓、防盜眼、防盜扣及門擋。</li> </ul> <p><b>睡房 (由客廳入睡房及由走廊入睡房)</b></p> <ul style="list-style-type: none"> <li>- 空心木門配膠板飾面，裝設門鎖。</li> </ul> <p><b>儲物房</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門配膠板飾面，裝設門鎖： A單位</li> </ul> <p><b>浴室(由客廳入浴室)</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門配膠板飾面，裝設門鎖： A2, A3, A5, A6, A7, B1, B2, B3, B5, B6 及 C1單位</li> </ul> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門裝設有木百葉，配膠板飾面，裝設門鎖： C2, C3, C5, C6, C7, D1, D2, D3 及 D5單位</li> </ul> <p><b>浴室(由走廊入浴室)</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門配膠板飾面，裝設門鎖： A8單位</li> <li>- 以下住宅物業配備空心木門裝設有木百葉，配膠板飾面，裝設門鎖： A及A1單位</li> </ul> <p><b>浴室(由睡房入浴室)</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門裝設有木百葉，配膠板飾面，裝設門鎖： A2, A3, A5, A6, A7, B2, B3, B5, B6 及 C1單位</li> </ul> <p><b>浴室(由主人睡房入浴室)</b></p> <ul style="list-style-type: none"> <li>- 以下住宅物業配備空心木門配膠板飾面，裝設門鎖： A單位</li> </ul> <p><b>通往露台門扇</b></p> <ul style="list-style-type: none"> <li>- 玻璃門配鋁門框及門鎖。</li> </ul> <p><b>通往工作平台門扇</b></p> <ul style="list-style-type: none"> <li>- 玻璃門配鋁門框及門鎖。</li> </ul>

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

3. Interior Fittings	
Item	Description
(b) Bathroom	<ul style="list-style-type: none"> <li>- Timber vanity counter with natural stone countertop.</li> <li>- Timber mirror cabinet finished with plastic laminate and metal trimming.</li> <li>- Vitreous china water closet.</li> <li>- Vitreous china wash basin with chrome plated cold and hot water basin mixer.</li> <li>- Chrome plated toilet paper holder and chrome plated hanging hook.</li> <li>- Tempered glass shower cubicle and chrome plated shower mixer provided for all bathrooms with shower cubicle.</li> <li>- Enameled steel bathtub (1500mmL x 700mmW x 390mmD) with chrome plated cold and hot water bathtub mixer is provided for all bathrooms in Flat A1 and Flat A8.</li> <li>- Enameled steel bathtub (1600mmL x 700mmW x 430mmD) with chrome plated cold and hot water bathtub mixer is provided for the bathroom of master bedroom in Flat A.</li> <li>- Ventilation system is provided to all bathrooms.</li> <li>- Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.</li> </ul>
(c) Kitchen	<p><b>Open Kitchen</b></p> <ul style="list-style-type: none"> <li>- Stainless steel sink and chrome plated cold and hot water sink mixer are provided.</li> <li>- Copper pipes for cold and hot water supply system.</li> <li>- Fitted with timber kitchen cabinet finished with plastic laminate, with plastic laminate door panels, artificial stone surface material countertop for the following residential properties: Flat A, A1, A8, C2, C3, C5, C6, C7, D1, D2, D3 and D5</li> <li>- Fitted with timber cabinets finished with plastic laminate, with plastic laminate door panels, artificial stone surface material countertop. Fitted with timber work counter finished with plastic laminate countertop for the following residential properties: Flat A2, A3, A5, A6, A7, B1, B2, B3, B5, B6 and C1</li> <li>- For type of equipment, please refer to the "Appliances Schedule".</li> </ul>
(d) Bedroom	No fittings.
(e) Telephone	<ul style="list-style-type: none"> <li>- Telephone connection points are provided.</li> <li>- For location and number of connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties" and the "Mechanical &amp; Electrical Provisions Plan".</li> </ul>
(f) Aerials	<ul style="list-style-type: none"> <li>- Communal TV/FM points are provided.</li> <li>- For location and number of connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties" and the "Mechanical &amp; Electrical Provisions Plan".</li> </ul>
(g) Electrical installations	<ul style="list-style-type: none"> <li>- Three-phase electricity supply with miniature circuit breakers distribution board is provided. Conduits are partly concealed and partly exposed*.</li> <li>- For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties" and the "Mechanical &amp; Electrical Provisions Plan".</li> </ul> <p>* Note: other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>
(h) Gas supply	- Not provided.

3. 室內裝置	
細項	描述
(b) 浴室	<ul style="list-style-type: none"> <li>- 木櫃檯面鋪砌天然石。</li> <li>- 金屬包邊及膠板飾面木鏡櫃。</li> <li>- 陶瓷坐廁。</li> <li>- 陶瓷洗手盆配鍍鉻冷熱水水龍頭。</li> <li>- 設有鍍鉻廁紙架及鍍鉻毛巾掛鈎。</li> <li>- 所有設淋浴間的浴室，均有強化玻璃淋浴間隔及設有鍍鉻淋浴花灑套裝。</li> <li>- 所有A1單位及A8單位的浴室，均裝設 (1500毫米長 x 700毫米闊 x 390毫米深) 搪瓷鋼製浴缸配鍍鉻冷熱水浴缸水龍頭。</li> <li>- A單位的主人睡房內之浴室，均裝設 (1600毫米長 x 700毫米闊 x 430毫米深) 搪瓷鋼製浴缸配鍍鉻冷熱水浴缸水龍頭。</li> <li>- 所有浴室均配備通風系統。</li> <li>- 冷熱供水系統均採用銅喉管；沖廁供水系統採用膠喉管。</li> </ul>
(c) 廚房	<p><b>開放式廚房</b></p> <ul style="list-style-type: none"> <li>- 不銹鋼洗滌盆連鍍鉻冷熱水洗滌盆水龍頭。</li> <li>- 冷熱供水系統均採用銅喉。</li> <li>- 以下住宅物業設有木廚櫃組合配膠板飾面，膠板飾面門板及人造石檯面： A, A1, A8, C2, C3, C5, C6, C7, D1, D2, D3 及 D5單位</li> <li>- 以下住宅物業設有木櫃組合配膠板飾面，膠板飾面門板及人造石檯面。設有木工作檯配膠板檯面： A2, A3, A5, A6, A7, B1, B2, B3, B5, B6 及 C1單位</li> <li>- 設備之類型，請參閱「設備說明表」。</li> </ul>
(d) 睡房	沒有裝置。
(e) 電話	<ul style="list-style-type: none"> <li>- 設有電話插座。</li> <li>- 有關接駁點的位置及數目，請參考「住宅物業機電裝置數量說明表」及「機電裝置平面圖」。</li> </ul>
(f) 天線	<ul style="list-style-type: none"> <li>- 設有公共電視/電台接收插座。</li> <li>- 有關接駁點的位置及數目，請參考「住宅物業機電裝置數量說明表」及「機電裝置平面圖」。</li> </ul>
(g) 電力裝置	<ul style="list-style-type: none"> <li>- 三相電力配電箱並裝置微型斷路器。導管是部分隱藏及部分外露*。</li> <li>- 有關電插座及空調機接駁點的位置及數目，請參考「住宅物業機電裝置數量說明表」及「機電裝置平面圖」。</li> </ul> <p>* 註：除部分隱藏於混凝土內之導管外，其他部分的導管皆為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料所覆蓋或掩藏，並不容易看見。</p>
(h) 氣體供應	- 沒有供應。

## Fittings, finishes and appliances

### 裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(i) Washing machine connection point	<ul style="list-style-type: none"> <li>- Drainage connection point and water connection point are provided for washing machine.</li> <li>- For location of connection points, please refer to the "Mechanical &amp; Electrical Provisions Plan".</li> </ul>
(j) Water supply	<ul style="list-style-type: none"> <li>- Copper pipes are used for hot and cold water supply. Hot water is available.</li> <li>- UPVC pipes are used for flushing water system.</li> <li>- Water pipes are partly concealed and partly exposed*.</li> </ul> <p>* Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>

4. Miscellaneous	
Item	Description
(a) Lifts	<p><b>Residential Lifts</b></p> <ul style="list-style-type: none"> <li>- Four "Kone" passenger lifts (model no.: Mini Space MX14) serving 3/F to 28/F (4/F, 13/F, 14/F &amp; 24/F omitted) and one "Kone" service lift (model no.: Mini Space MX14) serving B/F to Roof (4/F, 13/F, 14/F &amp; 24/F omitted).</li> </ul> <p><b>Shuttle Lifts of Podium</b></p> <ul style="list-style-type: none"> <li>- Two "Kone" shuttle lifts (model no.: Mono Space MX20) serving G/F and 3/F.</li> </ul>
(b) Letter box	<ul style="list-style-type: none"> <li>- Metal letter boxes are provided.</li> </ul>
(c) Refuse collection	<ul style="list-style-type: none"> <li>- Refuse storage and material recovery room is provided at the common area of each of the residential floor. Central refuse storage and material recovery chamber is provided on B/F for collection and removal of refuse by cleaners.</li> </ul>
(d) Water meter, electricity meter and gas meter	<ul style="list-style-type: none"> <li>- Separate electricity meters for individual residential properties are provided in common electricity meter room on each residential floor.</li> <li>- Separate water meters for individual residential properties are provided in common water meter room on each residential floor.</li> <li>- No gas meter is provided.</li> </ul>

5. Security facilities	
Description	
<ul style="list-style-type: none"> <li>- CCTV cameras are provided at main entrance lobby on Ground Floor; shuttle lift lobby at Podium Level, carpark driveway, service lift lobbies at podium and lift cars.</li> <li>- Visitor intercom panel and smart card reader are provided at entrance of main entrance lobby on Ground Floor with intercom connected to concierge at shuttle lift lobby at Podium Level.</li> <li>- Each residential property equipped with a handset type door phone with panic alarm push button.</li> </ul>	

6. Appliances	
Description	
<ul style="list-style-type: none"> <li>- As set out in the "Appliances Schedule".</li> </ul>	

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.

3. 室內裝置	
細項	描述
(i) 洗衣機接駁點	<ul style="list-style-type: none"> <li>- 洗衣機配備來水及去水接駁點。</li> <li>- 有關接駁點的位置，請參考「機電裝置平面圖」。</li> </ul>
(j) 供水	<ul style="list-style-type: none"> <li>- 冷熱供水系統均採用銅喉管。有熱水供應。</li> <li>- 沖廁供水系統採用膠喉管。</li> <li>- 水管是部分隱藏及部分外露*。</li> </ul> <p>* 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。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料所覆蓋或掩藏，並不容易看見。</p>

4. 雜項	
細項	描述
(a) 升降機	<p><b>客用升降機</b></p> <ul style="list-style-type: none"> <li>- 裝有4部「通力」客用升降機〔產品型號：Mini Space MX14〕由3樓至28樓（不設4樓、13樓、14樓及24樓）及1部「通力」服務升降機〔產品型號：Mini Space MX14〕由地庫至天台（不設4樓、13樓、14樓及24樓）。</li> </ul> <p><b>平台穿梭升降機</b></p> <ul style="list-style-type: none"> <li>- 裝有2部「通力」穿梭升降機〔產品型號：Mono Space MX20〕由地下及3樓。</li> </ul>
(b) 信箱	<ul style="list-style-type: none"> <li>- 設有金屬信箱。</li> </ul>
(c) 垃圾收集	<ul style="list-style-type: none"> <li>- 每層住宅樓層的公用地方設有垃圾及物料回收室，並由清潔工人收集及運送至地庫之垃圾及物料回收房作中央處理。</li> </ul>
(d) 水錶、電錶及氣體錶	<ul style="list-style-type: none"> <li>- 每戶住宅物業的獨立電錶設於每層住宅樓層之公用電錶房內。</li> <li>- 每戶住宅物業的獨立水錶設於每層住宅樓層之公用水錶房內。</li> <li>- 不設氣體錶。</li> </ul>

5. 保安設施	
描述	
<ul style="list-style-type: none"> <li>- 地下入口大堂、平台穿梭升降機大堂、停車場車道、平台服務升降機大堂及升降機內均設有閉路電視。</li> <li>- 地下入口大堂入口裝有對講機及智能讀卡器，對講機可接駁至平台穿梭升降機大堂接待處。</li> <li>- 每個住宅物業均配備手提式對講機及警鐘按鈕。</li> </ul>	

6. 設備	
描述	
<ul style="list-style-type: none"> <li>- 於「設備說明表」列出。</li> </ul>	

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。

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 - 26/F 5樓至26樓																							
				A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	C1	C2	C3	C5	C6	C7	D1	D2	D3	D5		
Living Room, Dining Room, Master Bedroom, Bedroom (if any) 客廳、飯廳、 主人睡房、 睡房 (如有)	Split-type Air- Conditioner (Indoor Unit) 分體空調機 (室內機)	Toshiba 東芝	RAS-M22N3KCV(HK)	✓	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
		Toshiba 東芝	RAS-M10N3KCV(HK)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-M16N3KCV(HK)	—	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-13N3KCV(HK)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-M13N3KCV(HK)	—	—	—	—	—	—	—	—	—	—	—	—	✓	✓	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-18N3KCV(HK)	—	—	—	—	—	—	—	✓	—	—	—	—	—	—	✓	✓	✓	✓	✓	—	✓	✓	—	
	Split-type Air- Conditioner (Outdoor Unit) 分體空調機 (室外機)	Toshiba 東芝	RAS-22N3KCV(HK)I	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	✓	—	—	✓		
		Toshiba 東芝	RAS-5M38UACV	✓	✓	—	—	—	—	—	—	—	—	—	—	✓	✓	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-3M23GACV-E	—	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—	—		
		Toshiba 東芝	RAS-18N3ACV	—	—	—	—	—	—	—	✓	—	—	—	—	—	—	✓	✓	✓	✓	✓	—	✓	✓		
Open Kitchen 開放式廚房	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	EH375ME11E	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
		Siemens 西門子	EH651FD17E	✓	—	—	—	—	—	—	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
	Microwave Combination Oven 微波組合式焗爐	Siemens 西門子	CM656GBSIB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Steam Oven 蒸氣式焗爐	Siemens 西門子	CD634GBSI	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
	Cookerhood 抽油煙機	Siemens 西門子	LI46631GB	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		Siemens 西門子	LI46931GB	✓	—	—	—	—	—	—	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
	Refrigerator 雪櫃	Gorenje	RBIU6091AW	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		Gorenje	NRKI4181CW	✓	—	—	—	—	—	—	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
	Wine Cooler 酒櫃	Vinvautz 法國名望	VZ06BN	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
	2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WKI4D320GB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Coffee Machine 咖啡機	Nespresso 奈斯派索	PIXIE Titan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Nespresso 奈斯派索	LATTISSIMA	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Bathroom 浴室	Electric Water Heater 電熱水爐	Siemens 西門子	DE1821515	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			

Remarks: 1. "✓" means 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.

備註: 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。  
2. "—" 代表"不適用"。  
3. 不設13樓、14樓及24樓。

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.

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。

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	27/F 27樓																				
				A	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	C2	C3	C5	C6	C7	D1	D2	D3	D5
Living Room, Dining Room, Master Bedroom, Bedroom (if any) 客廳、飯廳、 主人睡房、 睡房 (如有)	Split-type Air- Conditioner (Indoor Unit) 分體空調機 (室內機)	Toshiba 東芝	RAS-M22N3KCV(HK)	—	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
		Toshiba 東芝	RAS-M10N3KCV(HK)	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-M16N3KCV(HK)	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-13N3KCV(HK)	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-M13N3KCV(HK)	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-18N3KCV(HK)	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Toshiba 東芝	RAS-22N3KCV(HK)I	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Split-type Air- Conditioner (Outdoor Unit) 分體空調機 (室外機)	Toshiba 東芝	RAS-5M38UACV	✓	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-3M23GACV-E	—	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	—	—	—	—	—
		Toshiba 東芝	RAS-18N3ACV	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Toshiba 東芝		RAS-22N3ACV-I	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Open Kitchen 開放式廚房	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	EH375ME11E	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Siemens 西門子	EH651FD17E	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Microwave Combination Oven 微波組合式焗爐	Siemens 西門子	CM656GBSIB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Steam Oven 蒸氣式焗爐	Siemens 西門子	CD634GBSI	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Cookerhood 抽油煙機	Siemens 西門子	LI46631GB	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Siemens 西門子	LI46931GB	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Refrigerator 雪櫃	Gorenje	RBIU6091AW	—	✓	✓	✓	✓	✓	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Gorenje	NRKI4181CW	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Wine Cooler 酒櫃	Vinvautz 法國名望	VZ06BN	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	2 in 1 Washer & Dryer 二合一洗衣乾衣機	Siemens 西門子	WKI4D320GB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Coffee Machine 咖啡機	Nespresso 奈斯派索	PIXIE Titan	—	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Nespresso 奈斯派索	LATTISSIMA	✓	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Bathroom 浴室	Electric Water Heater 電熱水爐	Siemens 西門子	DE1821515	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		

Remarks: 1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.  
2. "—" denotes "Not applicable".

備註: 1. "✓" 表示此設備於該住宅物業內提供及/或安裝。  
2. "—" 代表"不適用"。

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.

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

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

Location 位置	Floor 樓層	5/F - 16/F 5樓至16樓																					
	Flat 單位	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	C1	C2	C3	C5	C6	C7	D1	D2	D3	D5
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	3	3	3	3	3	2	3	3	3	3	3	3	4	4	5	4	4	4	4	5	4
	13A Twin Socket Outlet 13A雙位電插座	4	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Power Bar 拖板	—	1	1	1	1	1	—	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	2	1	1	1	1	1	—	—	—	—	—	—	—	—	
	13A Single Socket Outlet 13A單位電插座	3	2	2	2	2	2	3	2	2	2	2	2	2	—	—	—	—	—	—	—	—	
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	2	1	1	1	1	1	—	—	—	—	—	—	—	—	
Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	1	1	1	1	1	2	1	1	1	1	1	—	—	—	—	—	—	—	—		
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台接收插座	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Telephone Outlet 電話插座	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	13A Single Socket Outlet 13A單位電插座	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	13A Twin Socket Outlet 13A雙位電插座	2	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A單位電插座	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	—	1	1	1	1	—	
	13A Twin Socket Outlet 13A雙位電插座	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bathroom 浴室	Power Bar 拖板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Remarks: 1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "—" denotes "Not applicable".  
3. 13/F and 14/F are omitted.

備註: 1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "—" 代表"不適用"。  
3. 不設13樓及14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	Floor 樓層	17/F - 26/F 17樓至26樓																					
	Flat 單位	A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	C1	C2	C3	C5	C6	C7	D1	D2	D3	D5
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	3	3	3	3	3	2	3	3	3	3	3	3	4	4	5	4	4	4	4	5	4
	13A Twin Socket Outlet 13A雙位電插座	4	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Power Bar 拖板	—	1	1	1	1	1	—	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—
	13A Single Socket Outlet 13A單位電插座	3	2	2	2	2	2	3	2	2	2	2	2	2	—	—	—	—	—	—	—	—	—
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—
Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
Bedroom 1 睡房 1	TV/FM Outlet 電視/電台接收插座	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Telephone Outlet 電話插座	1	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	13A Single Socket Outlet 13A單位電插座	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	13A Twin Socket Outlet 13A雙位電插座	2	—	—	—	—	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A單位電插座	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	—	1	1	1	1	—	1
	13A Twin Socket Outlet 13A雙位電插座	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Power Bar 拖板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Remarks: 1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property.  
2. "—" denotes "Not applicable".  
3. 24/F is omitted.

備註: 1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。  
2. "—" 代表"不適用"。  
3. 不設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	Floor 樓層	27/F 27樓																					
	Flat 單位	A	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	C2	C3	C5	C6	C7	D1	D2	D3	D5	
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台接收插座	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	13A Single Socket Outlet 13A單位電插座	1	3	3	3	3	3	2	3	3	3	3	3	4	4	5	4	4	4	4	4	5	4
	13A Twin Socket Outlet 13A雙位電插座	4	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Bar 拖板	—	1	1	1	1	1	1	—	1	1	1	1	1	—	—	—	—	—	—	—	—	—
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
	13A Single Socket Outlet 13A單位電插座	3	2	2	2	2	2	3	2	2	2	2	2	—	—	—	—	—	—	—	—	—	
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	1	1	1	1	1	1	1	1	1	1	1	—	—	—	—	—	—	—	—	—	
Bedroom 1 or 2* 睡房 1 或 2*	TV/FM Outlet 電視/電台接收插座	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Telephone Outlet 電話插座	1	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	
	13A Single Socket Outlet 13A單位電插座	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	13A Twin Socket Outlet 13A雙位電插座	2	—	—	—	—	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A單位電插座	4	1	1	1	1	1	1	1	1	1	1	1	1	1	—	1	1	1	1	—	1	
	13A Twin Socket Outlet 13A雙位電插座	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bathroom, Bathroom 1 or Bathroom 2* 浴室、浴室1或浴室2*	Power Bar 拖板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Store 儲物房	13A Twin Socket Outlet 13A雙位電插座	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	

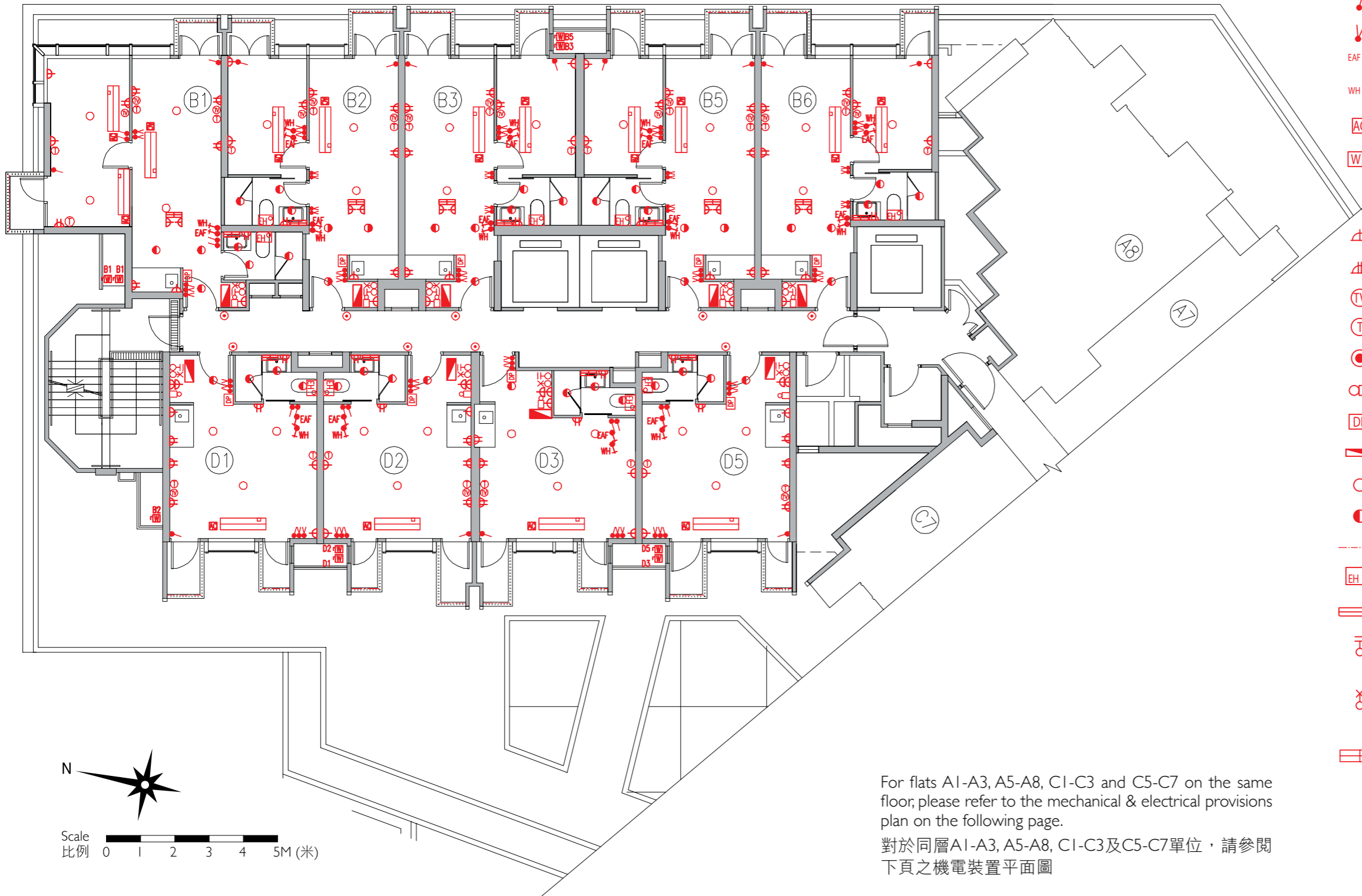
Remarks: 1. "1, 2, ....." denotes the quantity of such provision(s) provided in the residential property. For location marked with \*, "1, 2, ....." denotes the quantity of provision(s) in each bedroom or bathroom.  
2. "—" denotes "Not applicable".

備註: 1. "1, 2, ....." 表示提供於該住宅物業內的裝置數量。就有\*的位置, "1, 2, ....." 表示於每個睡房或浴室內的裝置數量。  
2. "—" 代表"不適用"。

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

5/F  
5樓

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Legend 圖例

-  Lighting Switch 燈掣
-  2-way Lighting Switch 二路燈掣
-  Switch for Exhaust Fan 抽氣扇開關掣
-  Switch for Electrical Water Heater 電熱水爐開關掣
-  Switch for Indoor Air-Conditioner 室內空調機接線位
-  Isolator for Outdoor Air-Conditioner (xx Denotes Unit Served) 室外空調機開關掣 (xx代表供應單位)
-  13A Single Socket Outlet 13A 單位電插座
-  13A Twin Socket Outlet 13A 雙位電插座
-  TV/FM Outlet 電視/電台接收插座
-  Telephone Outlet 電話插座
-  Door Bell Push Button 門鈴按鈕
-  Door Bell 門鈴
-  Door Phone 對講機
-  M.C.B. Board 總電掣箱
-  Lamp Holder 燈位
-  Recessed Downlight 暗藏式天花燈
-  Strip Light 燈帶
-  Electric Water Heater 電熱水爐
-  Indoor Air-Conditioner 室內空調機
-  Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
-  Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
-  Power Bar 拖板

For flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the mechanical & electrical provisions plan on the following page.

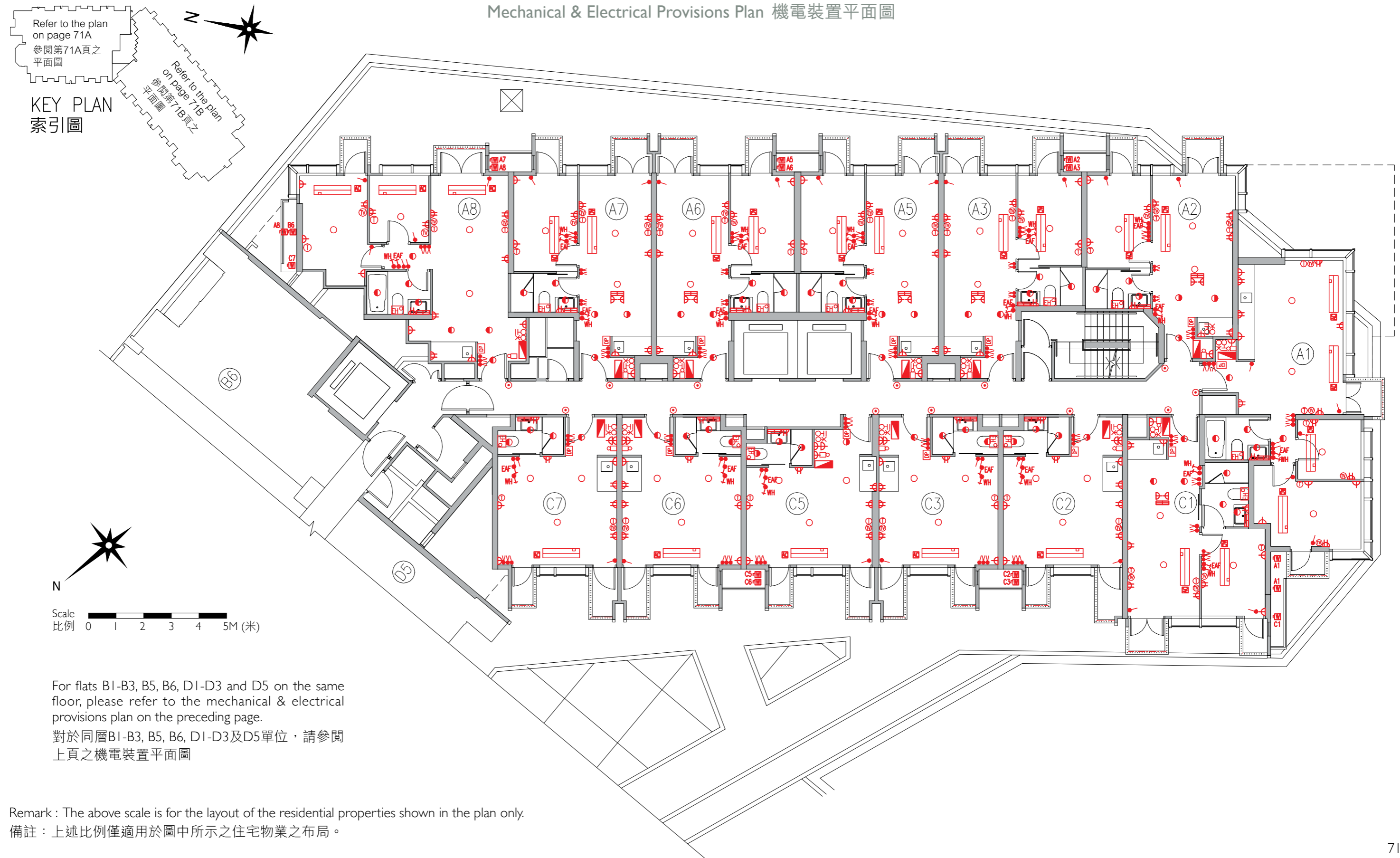
對於同層A1-A3, A5-A8, C1-C3及C5-C7單位，請參閱下頁之機電裝置平面圖

Remark : The above scale is for the layout of the residential properties shown in the plan only.

備註：上述比例僅適用於圖中所示之住宅物業之布局。

5/F  
5樓

Mechanical & Electrical Provisions Plan 機電裝置平面圖



Refer to the plan on page 71A  
參閱第71A頁之平面圖

Refer to the plan on page 71B  
參閱第71B頁之平面圖

KEY PLAN  
索引圖

Scale  
比例 0 1 2 3 4 5M(米)

For flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the mechanical & electrical provisions plan on the preceding page.

對於同層B1-B3, B5, B6, D1-D3及D5單位，請參閱上頁之機電裝置平面圖

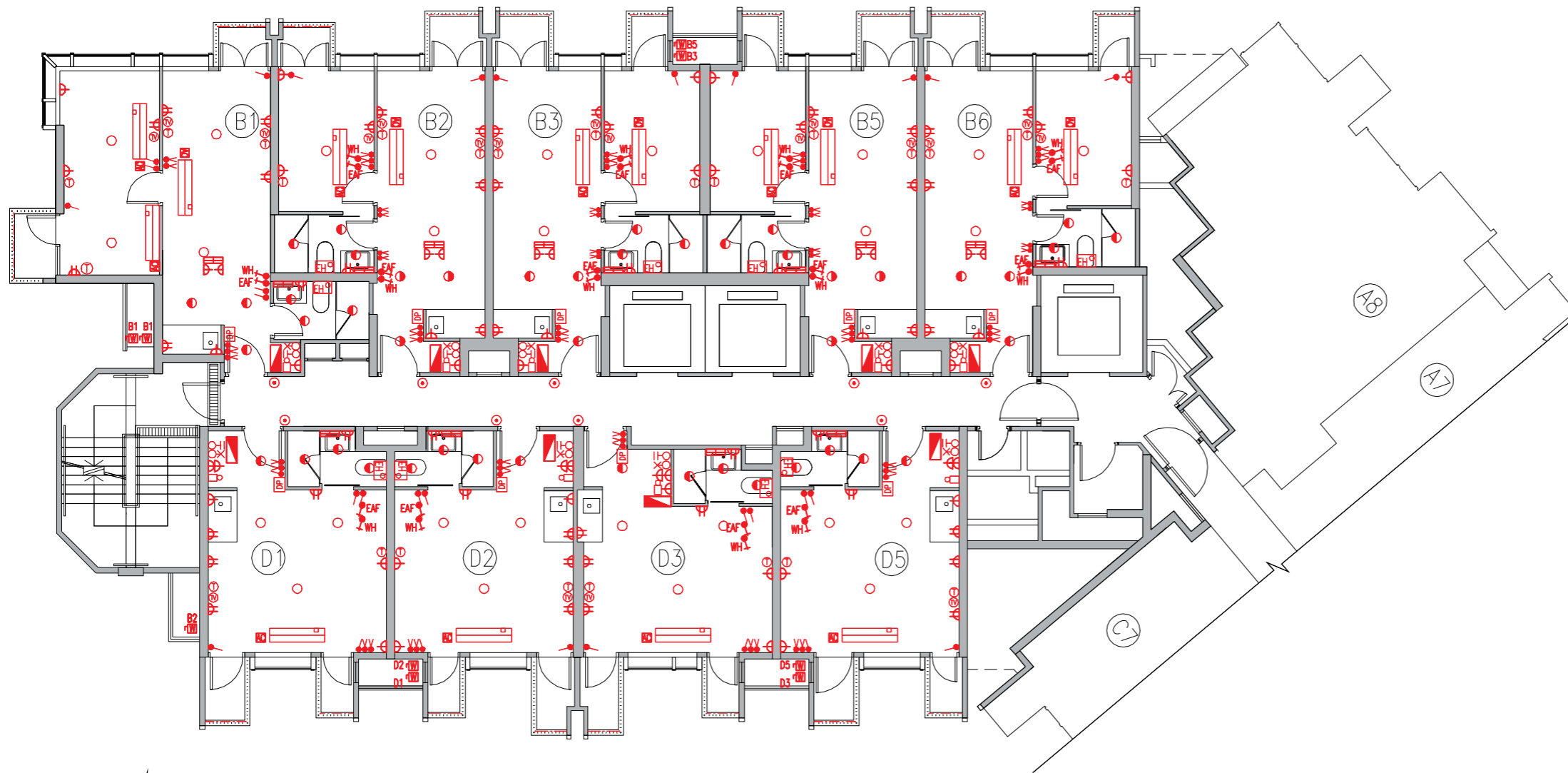
Remark : The above scale is for the layout of the residential properties shown in the plan only.

備註：上述比例僅適用於圖中所示之住宅物業之布局。

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

6/F - 16/F (13/F & 14/F are omitted)  
6樓 - 16樓 (不設13樓及14樓)

Mechanical & Electrical Provisions Plan 機電裝置平面圖

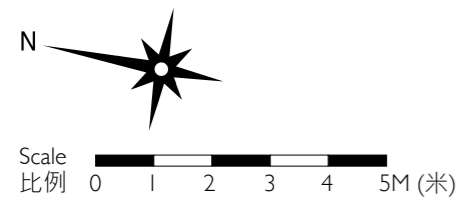


Legend 圖例

-  Lighting Switch 燈掣
-  2-way Lighting Switch 二路燈掣
-  Switch for Exhaust Fan 抽氣扇開關掣
-  Switch for Electrical Water Heater 電熱水爐開關掣
-  Switch for Indoor Air-Conditioner 室內空調機接線位
-  Isolator for Outdoor Air-Conditioner (xx Denotes Unit Served) 室外空調機開關掣 (xx代表供應單位)
-  13A Single Socket Outlet 13A 單位電插座
-  13A Twin Socket Outlet 13A 雙位電插座
-  TV/FM Outlet 電視/電台接收插座
-  Telephone Outlet 電話插座
-  Door Bell Push Button 門鈴按鈕
-  Door Bell 門鈴
-  Door Phone 對講機
-  M.C.B. Board 總電掣箱
-  Lamp Holder 燈位
-  Recessed Downlight 暗藏式天花燈
-  Strip Light 燈帶
-  Electric Water Heater 電熱水爐
-  Indoor Air-Conditioner 室內空調機
-  Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
-  Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
-  Power Bar 拖板

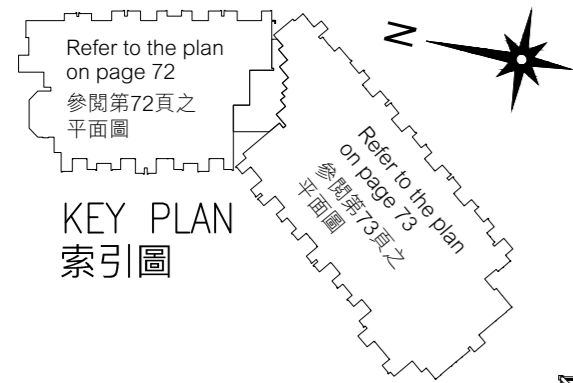
For flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the mechanical & electrical provisions plan on the following page.

對於同層A1-A3, A5-A8, C1-C3及C5-C7單位，請參閱下頁之機電裝置平面圖

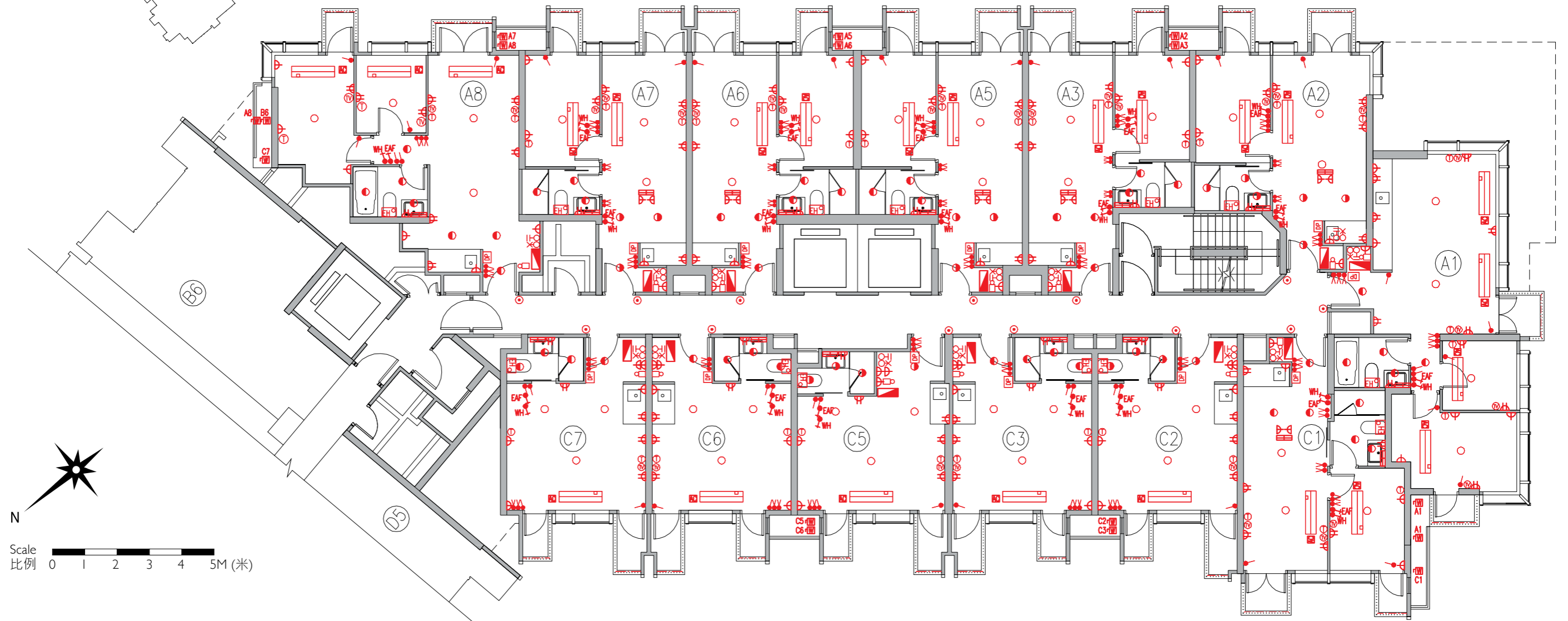


Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。

6/F - 16/F (13/F & 14/F are omitted)  
6樓 - 16樓 (不設13樓及14樓)



Mechanical & Electrical Provisions Plan 機電裝置平面圖



For flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the mechanical & electrical provisions plan on the preceding page.

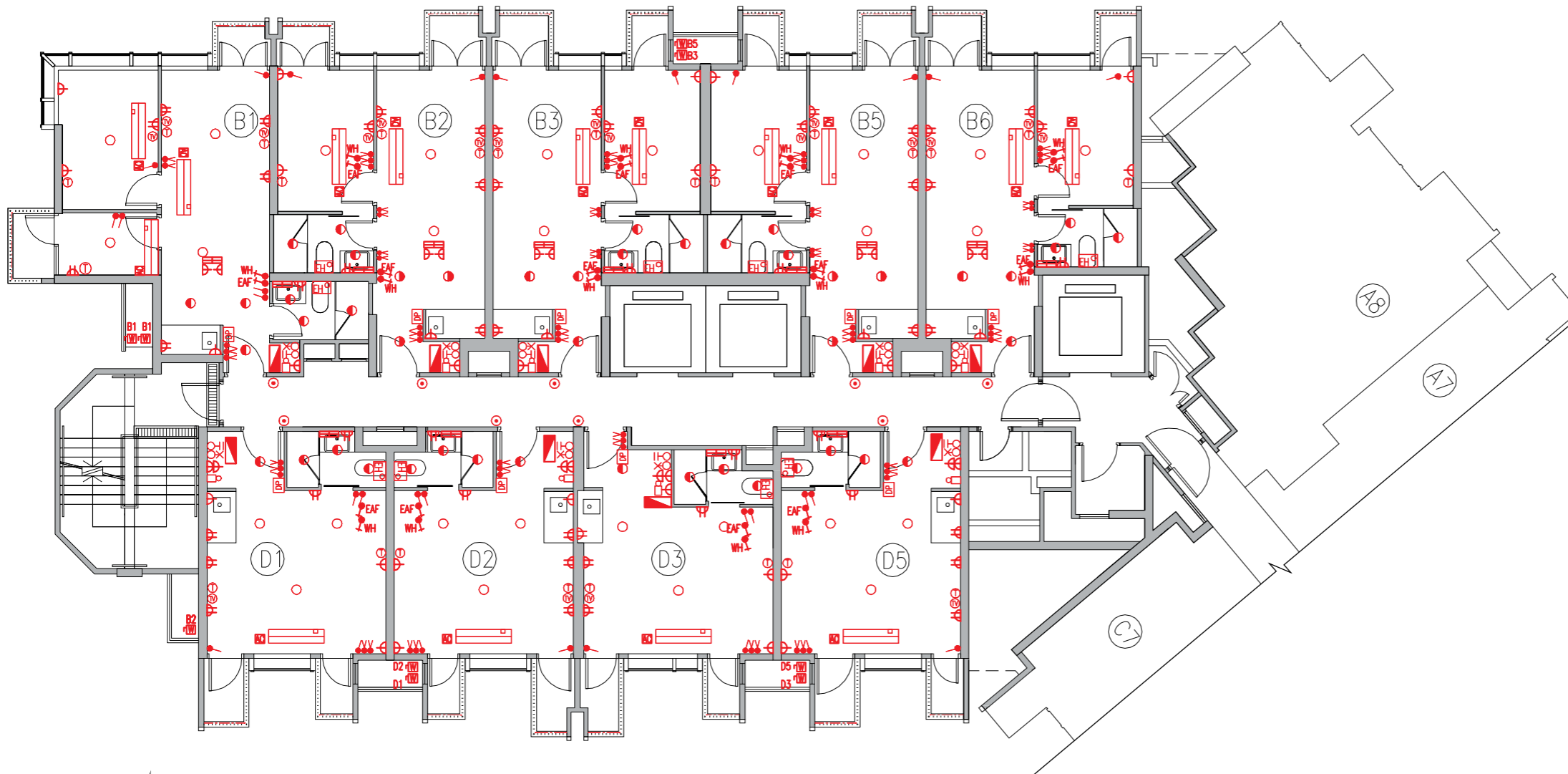
對於同層B1-B3, B5, B6, D1-D3及D5單位，請參閱上頁之機電裝置平面圖

Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。



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

17/F - 26/F (24/F is omitted)  
17樓 - 26樓 (不設24樓)

Mechanical & Electrical Provisions Plan 機電裝置平面圖

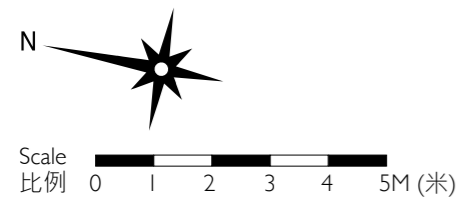


## Legend 圖例

-  Lighting Switch 燈掣
-  2-way Lighting Switch 二路燈掣
-  Switch for Exhaust Fan 抽氣扇開關掣
-  Switch for Electrical Water Heater 電熱水爐開關掣
-  Switch for Indoor Air-Conditioner 室內空調機接線位
-  Isolator for Outdoor Air-Conditioner (xx Denotes Unit Served) 室外空調機開關掣 (xx代表供應單位)
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-  13A Twin Socket Outlet 13A 雙位電插座
-  TV/FM Outlet 電視/電台接收插座
-  Telephone Outlet 電話插座
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-  Door Bell 門鈴
-  Door Phone 對講機
-  M.C.B. Board 總電掣箱
-  Lamp Holder 燈位
-  Recessed Downlight 暗藏式天花燈
-  Strip Light 燈帶
-  Electric Water Heater 電熱水爐
-  Indoor Air-Conditioner 室內空調機
-  Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
-  Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
-  Power Bar 拖板

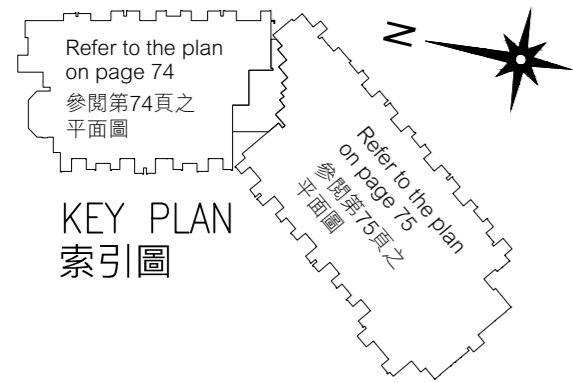
For flats A1-A3, A5-A8, C1-C3 and C5-C7 on the same floor, please refer to the mechanical & electrical provisions plan on the following page.

對於同層A1-A3, A5-A8, C1-C3及C5-C7單位，請參閱下頁之機電裝置平面圖

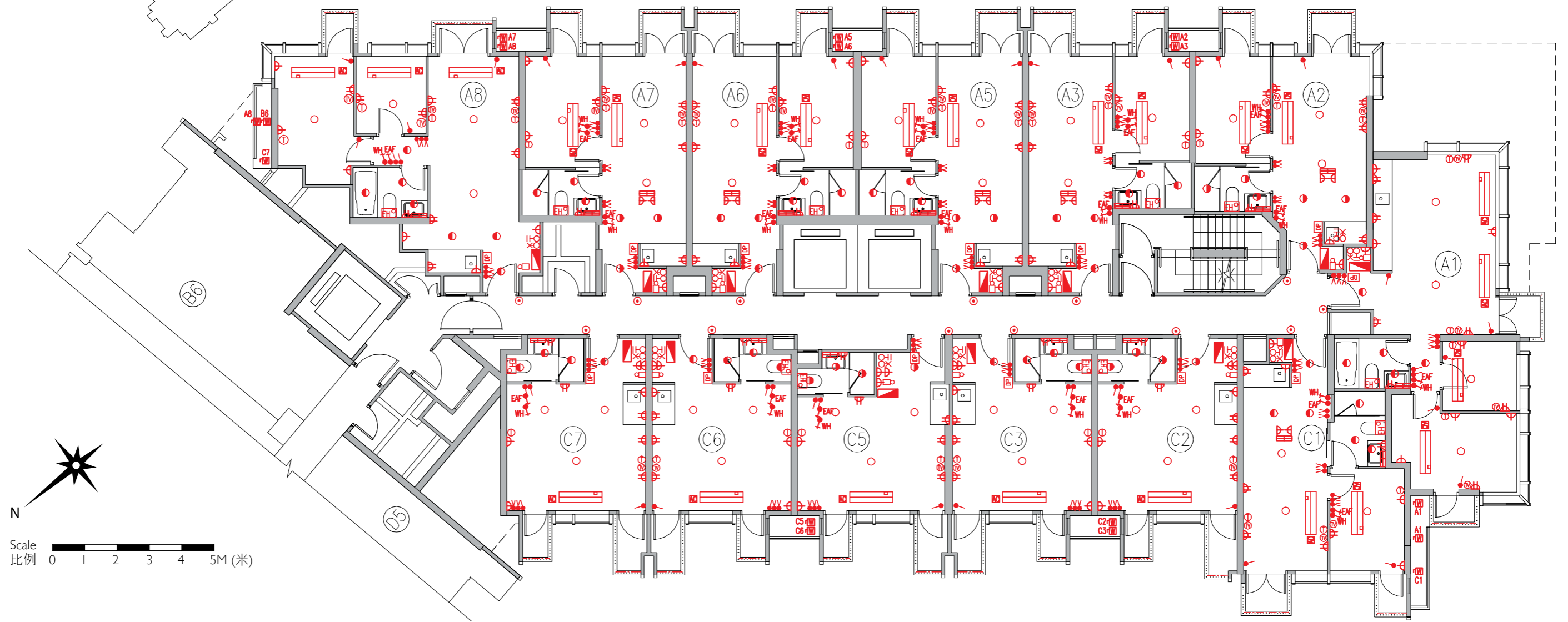


Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。

17/F - 26/F (24/F is omitted)  
17樓 - 26樓 (不設24樓)



Mechanical & Electrical Provisions Plan 機電裝置平面圖



For flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the mechanical & electrical provisions plan on the preceding page.

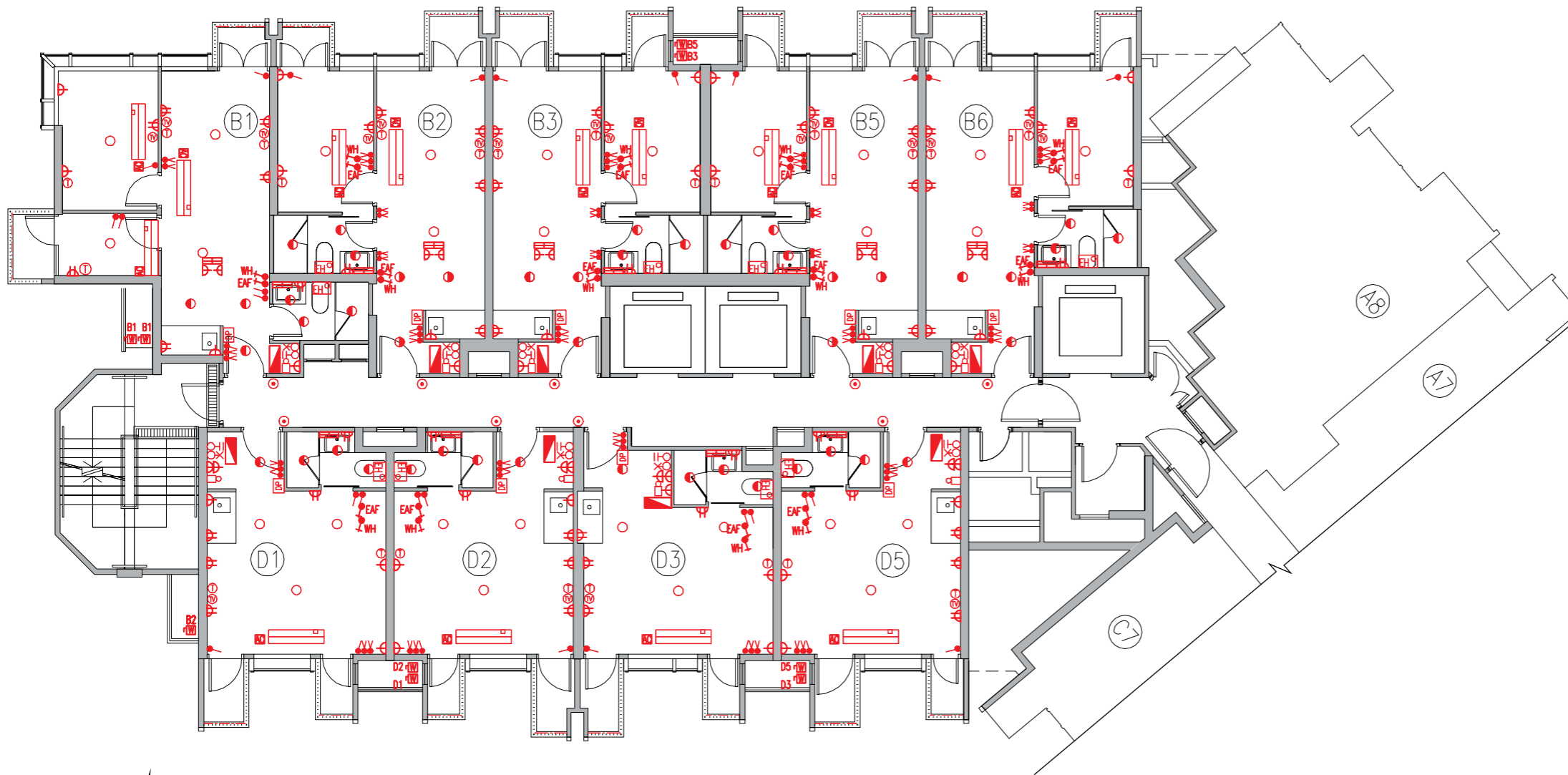
對於同層B1-B3, B5, B6, D1-D3及D5單位，請參閱上頁之機電裝置平面圖

Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。

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

27/F  
27樓

## Mechanical & Electrical Provisions Plan 機電裝置平面圖

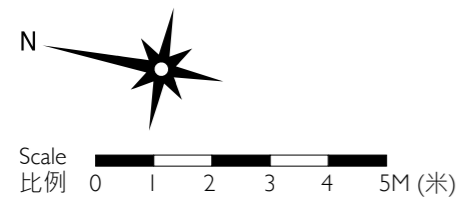


## Legend 圖例

-  Lighting Switch 燈掣
-  2-way Lighting Switch 二路燈掣
-  Switch for Exhaust Fan 抽氣扇開關掣
-  Switch for Electrical Water Heater 電熱水爐開關掣
-  Switch for Indoor Air-Conditioner 室內空調機接線位
-  Isolator for Outdoor Air-Conditioner (xx Denotes Unit Served) 室外空調機開關掣 (xx代表供應單位)
-  13A Single Socket Outlet 13A 單位電插座
-  13A Twin Socket Outlet 13A 雙位電插座
-  TV/FM Outlet 電視/電台接收插座
-  Telephone Outlet 電話插座
-  Door Bell Push Button 門鈴按鈕
-  Door Bell 門鈴
-  Door Phone 對講機
-  M.C.B. Board 總電掣箱
-  Lamp Holder 燈位
-  Recessed Downlight 暗藏式天花燈
-  Strip Light 燈帶
-  Electric Water Heater 電熱水爐
-  Indoor Air-Conditioner 室內空調機
-  Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)
-  Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)
-  Power Bar 拖板

For flats A, A2, A3, A5-A8, C2, C3 and C5-C7 on the same floor, please refer to the mechanical & electrical provisions plan on the following page.

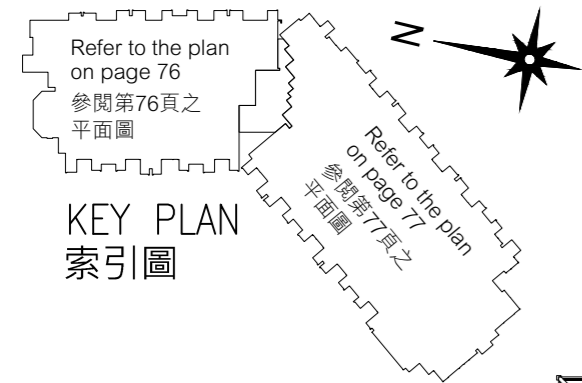
對於同層A, A2, A3, A5-A8, C2, C3及C5-C7單位，請參閱下頁之機電裝置平面圖



Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。

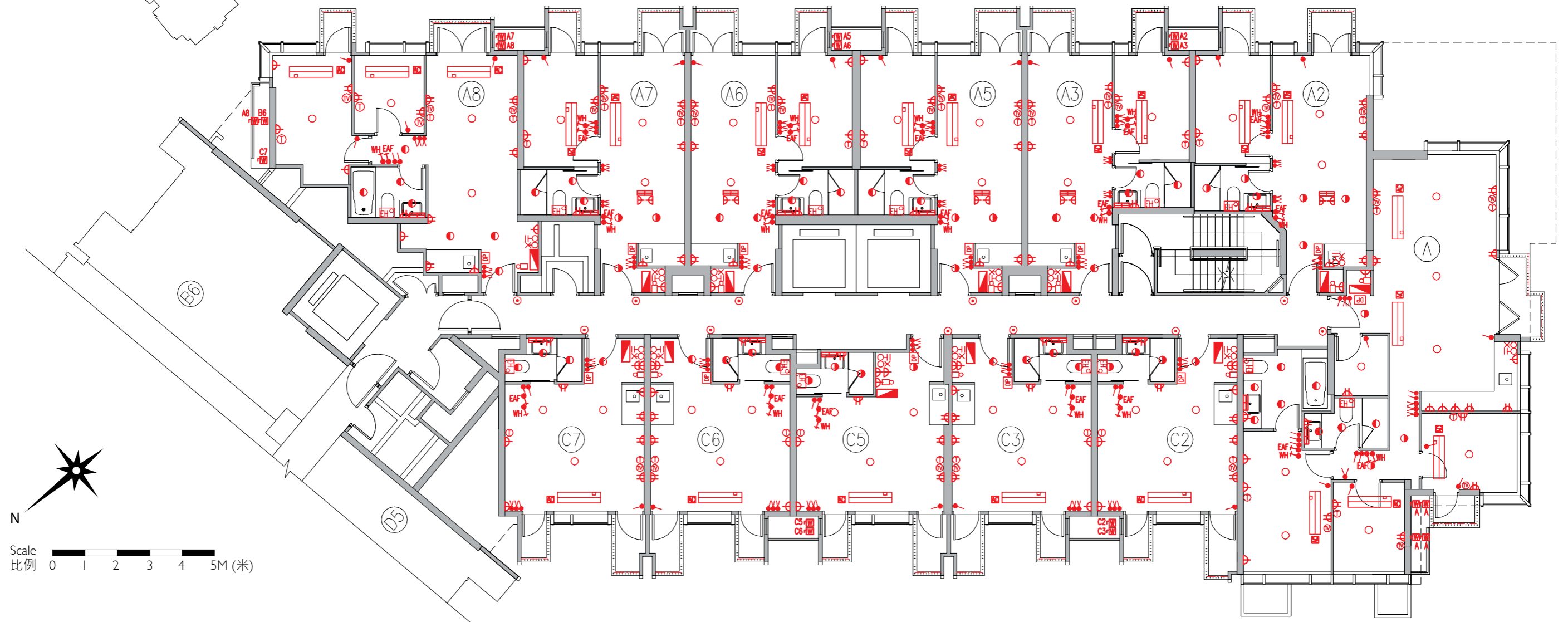


27/F  
27樓



KEY PLAN  
索引圖

Mechanical & Electrical Provisions Plan 機電裝置平面圖



For flats B1-B3, B5, B6, D1-D3 and D5 on the same floor, please refer to the mechanical & electrical provisions plan on the preceding page.

對於同層B1-B3, B5, B6, D1-D3及D5單位，請參閱上頁之機電裝置平面圖

Remark : The above scale is for the layout of the residential properties shown in the plan only.  
備註：上述比例僅適用於圖中所示之住宅物業之布局。

## 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 CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

## Government rent 地稅

The Owner 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.

擁有人有法律責任就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 (note: i.e. Urban Renewal Authority) 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 :

1. No gas supply is provided to the residential properties.
2. 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（註：即市區重建局）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：

1. 住宅物業不設氣體供應。
2. 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

Not applicable

不適用

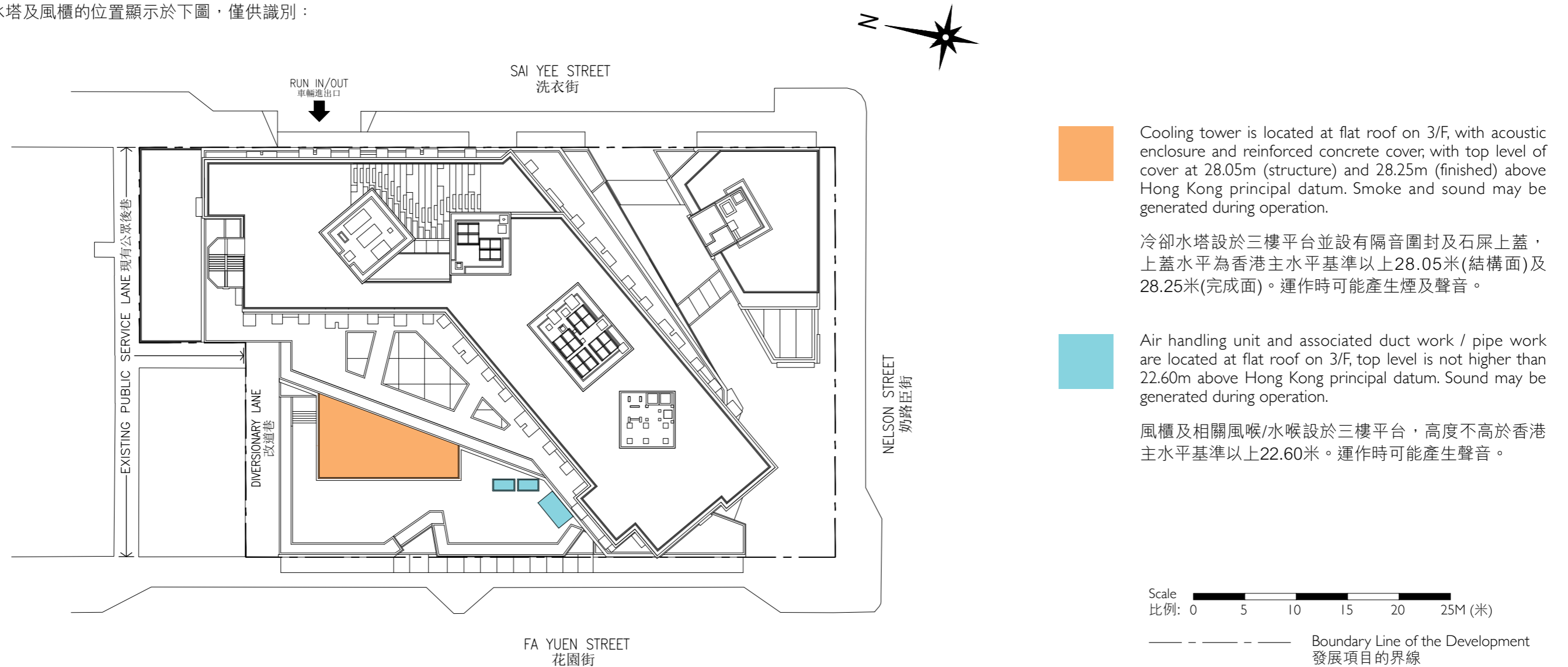
## Modification 修訂

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

本發展項目並沒有向政府提出申請修訂批地文件。

## Relevant information 有關資料

The location of the cooling tower and air handling unit in the Development is for the purpose of identification only shown in the plan below:  
發展項目的冷卻水塔及風櫃的位置顯示於下圖，僅供識別：



## 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.skypark.com.hk](http://www.skypark.com.hk)

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

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

## Breakdown of GFA Concessions Obtained for All Features

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

### 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。

		<b>Area (m<sup>2</sup>) 面積 (平方米)</b>
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> <b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
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)	1,796.324
2	<b>Plant rooms and similar services</b> <b>機房及相類設施</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	253.424
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1,089.538
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	458.530
<b>Green Features under Joint Practice Notes 1 and 2</b> <b>根據聯合作業備考第1及第2號提供的環保設施</b>		
3	Balcony 露台	439.558
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A
5	Communal sky garden 公用空中花園	N/A
6	Acoustic fin 隔聲鰭	N/A
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A
8	Non-structural prefabricated external wall 非結構預製外牆	N/A
9	Utility platform 工作平台	329.25
10	Noise barrier 隔音屏障	N/A

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		<b>Area (m<sup>2</sup>)</b> 面積 (平方米)
<b>Amenity Features</b> 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	35.962
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	807.413
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	333.254
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	N/A
15	Larger lift shaft 擴大升降機井道	118.926
16	Chimney shaft 煙囪管道	N/A
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	N/A
18 (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	240.234
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要的機房所需的管槽、氣槽	38.839
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	40.658
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	N/A

Information in application for concession on gross floor area of building  
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		Area (m <sup>2</sup> ) 面積 (平方米)
<b>Other Exempted Items</b> <b>其他項目</b>		
23 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A
24 (#)	Other projections 其他伸出物	23.848
25	Public transport terminus 公共交通總站	N/A
26 (#)	Party structure and common staircase 共用構築物及樓梯	N/A
27 (#)	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	279.189
28 (#)	Public passage 公眾通道	N/A
29	Covered set back area 因建築物後移導致的覆蓋面積	N/A
<b>Bonus GFA</b> <b>額外總樓面面積</b>		
30	Bonus GFA 額外總樓面面積	N/A

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。

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



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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	YES
提供中央空調	有
Provision of Energy Efficient Features	YES
提供具能源效益的設施	有
Energy Efficient Features proposed:	Water cooled chiller system, Variable speed fans cooling tower
擬安裝的具能源效益的設施：-	水冷式冷水機、變頻式風機冷卻塔

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 (m <sup>2</sup> ) 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 / m <sup>2</sup> / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m <sup>2</sup> / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m <sup>2</sup> / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m <sup>2</sup> / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note3) 有使用中央屋宇裝備裝置(註腳3)的部份	4508	464	--	423	--

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			✓



# 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

### Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:

- (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
  - (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
  3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

### 註腳:

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- (a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)第 4 節及附錄 8 中的「年能源消耗」具有相同涵義；及
  - (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第 4 節及附錄 8 中的“基準建築物模式(零分標準)”具有相同涵義。
  3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)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。

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**Date of Printing : 18 June 2015**  
印製日期：2015年6月18日

# Examination Record 檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
11 September 2015	11	Location plan of the development is updated
	12	1. Aerial photograph of the development is updated 2. Obsolete aerial photograph of the development is deleted
	13	Obsolete aerial photograph of the development is deleted
	18, 19	Layout is updated according to the latest approved building plans
	21, 25	Printing error is corrected
	26	Floor-to-floor heights of some residential properties are amended
	27	1. Floor-to-floor height of Flat A8 is amended 2. Printing error is corrected
	28	Remark no. 3 is amended and remark no. 8 is added
	33	Floor plan of parking spaces in the development is updated according to the latest approved building plans
	34	Information for number, dimensions and areas of parking spaces is updated according to the latest approved building plans
	57, 58	Key plan is updated according to the latest approved building plans
	59-61	1. Key plan and elevation plans are updated according to the latest approved building plans 2. Dates of the latest approved building plans are updated
	62	Information on common facilities in the development is updated according to the latest approved building plans
	64	Design of ceiling of open kitchen is amended
	73, 75, 77	Mechanical & electrical provisions are updated
	80	The plan in "Relevant information" is amended
	81-83	Information on Breakdown of GFA Concessions Obtained for All Features is updated according to the latest approved building plans
3 December 2015	16	Outline zoning plan relating to the development is updated
	72, 73, 75-77	Mechanical & electrical provisions are updated
	74	1. Mechanical & electrical provisions are updated 2. Typing error is corrected

檢視/修改日期	所作修改	
	頁次	所作修改
2015年9月11日	11	更新發展項目的所在位置圖
	12	1. 更新發展項目的鳥瞰照片 2. 刪除發展項目的過時鳥瞰照片
	13	刪除發展項目的過時鳥瞰照片
	18, 19	根據最新經批准之建築圖則更新布局
	21, 25	更正排印錯誤
	26	修訂部分住宅物業的層與層之間的高度
	27	1. 修訂A8單位的層與層之間的高度 2. 更正排印錯誤
	28	修訂備註第3點及加入備註第8點
	33	根據最新經批准之建築圖則更新發展項目中的停車位的樓面平面圖
	34	根據最新經批准之建築圖則更新停車位的數目、 尺寸及面積資料
	57, 58	根據最新經批准之建築圖則更新索引圖
	59-61	1. 根據最新經批准之建築圖則更新索引圖及立面圖 2. 更新最新經批准之建築圖則的日期
	62	根據最新經批准之建築圖則更新發展項目中的公用設施的資料
	64	修訂開放式廚房天花板的設計
	73, 75, 77	更新機電裝置
	80	修訂“有關資料”的圖
	81-83	根據最新經批准之建築圖則更新獲寬免總樓面面積的設施分項的資料
2015年12月3日	16	更新關乎發展項目的分區計劃大綱圖
	72, 73, 75-77	更新機電裝置
	74	1. 更新機電裝置 2. 更正打印錯誤

## Examination Record 檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
18 February 2016	11	Location plan of the development is updated
	12	Latest aerial photograph of the development is added
12 May 2016	11	Location plan of the development is updated
	12	1. An aerial photograph of the development is updated 2. An obsolete aerial photograph of the development is deleted
	18-27	Layout is updated according to the latest approved building plans
	29	Saleable area of Flat A1 is amended according to the latest approved building plans
	59-61	Elevation plans are updated according to the latest approved building plans
	62	Information on common facilities in the development is updated according to the latest approved building plans
	67, 68	Model of split-type air-conditioners (Indoor Unit and Outdoor Unit) for Flat D1 & D5 is changed
	72-77	Layout is amended to follow that in the floor plan
	80	The plan in "Relevant information" is updated according to the latest approved building plans
	81-83	Information in "Breakdown of GFA Concessions Obtained for All Features" is updated according to the latest approved building plans
7 July 2016	11	Location plan of the development is updated
	18-27	Layout is updated according to the latest approved building plans
	57, 58	Key plan is updated according to the latest approved building plans
	59-61	Elevation plans and key plan are updated according to the latest approved building plans
	71A, 71B (additional page)	1. Mechanical & Electrical Provisions Plans for 5/F are individually provided on these pages 2. Layout is amended to follow that in the floor plan
	72, 73	1. Mechanical & Electrical Provisions Plans for 5/F are separated and individually provided on pages 71A and 71B 2. Layout is amended to follow that in the floor plan
	74-77	Layout is amended to follow that in the floor plan
	80	The plan in "Relevant information" is updated according to the latest approved building plans
	81, 82	Information in "Breakdown of GFA Concessions Obtained for All Features" is updated according to the latest approved building plans

檢視/修改日期	所作修改	
	頁次	所作修改
2016年2月18日	11	更新發展項目的所在位置圖
	12	增添發展項目的最新鳥瞰照片
2016年5月12日	11	更新發展項目的所在位置圖
	12	1. 更新發展項目的最新鳥瞰照片 2. 刪除發展項目的過時鳥瞰照片
	18-27	根據最新經批准之建築圖則更新布局
	29	根據最新經批准之建築圖則修訂A1單位的實用面積
	59-61	根據最新經批准之建築圖則更新立面圖
	62	根據最新經批准之建築圖則更新發展項目中的公用設施的資料
	67, 68	更改D1及D5單位的分體空調機(室內機及室外機)之型號
	72-77	布局跟隨平面圖修訂
	80	根據最新經批准之建築圖則更新“有關資料”的圖
	81-83	根據最新經批准之建築圖則更新“獲寬免總樓面面積的設施分項”的資料
2016年7月7日	11	更新發展項目的所在位置圖
	18-27	根據最新經批准之建築圖則更新布局
	57, 58	根據最新經批准之建築圖則更新索引圖
	59-61	根據最新經批准之建築圖則更新立面圖及索引圖
	71A, 71B (加頁)	1. 個別提供5樓機電裝置平面圖於此等頁次 2. 布局跟隨平面圖修訂
	72, 73	1. 區分及個別提供5樓機電裝置平面圖於第71A及71B頁 2. 布局跟隨平面圖修訂
	74-77	布局跟隨平面圖修訂
	80	根據最新經批准之建築圖則更新“有關資料”的圖
81, 82	根據最新經批准之建築圖則更新“獲寬免總樓面面積的設施分項”的資料	

## Examination Record 檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
14 September 2016	11	Location plan of the development is updated
	18, 19	The estimated date of completion of the buildings and facilities, as provided by the Authorized Person for the Development is amended
8 December 2016	6	1. The heading for the "Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development" is updated 2. Status of the development is updated
	10	Status of the development is updated
	11	Location plan of the development is updated
	18, 19	1. The statement regarding the estimated date of completion of the buildings and facilities is deleted 2. Layout is updated according to the latest approved building plans
	20-27	Layout is updated according to the latest approved building plans
	59-61	1. Elevations plans are updated according to the latest approved building plans 2. Date of the latest approved building plan is updated
	62	Information on common facilities in the development is updated according to the latest approved building plans
	71A, 71B, 72-77	Layout is amended to follow that in the floor plan
	80	The plan in "Relevant Information" is updated according to the latest approved building plans
	82	Information in "Breakdown of GFA Concessions Obtained for All Features" is updated according to the latest approved building plans
84	Information in "Estimated Energy Performance or Consumption for the Common Parts of the Development" is updated	
2 March 2017	11	Location plan of the development is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2016年9月14日	11	更新發展項目的所在位置圖
	18, 19	修訂由發展項目的認可人士提供的建築物及設施的預計落成日期
2016年12月8日	6	1. 更新“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”的標題 2. 更新發展項目的狀況
	10	更新發展項目的狀況
	11	更新發展項目的所在位置圖
	18, 19	1. 刪除關於建築物及設施的預計落成日期的陳述 2. 根據最新經批准之建築圖則更新布局
	20-27	根據最新經批准之建築圖則更新布局
	59-61	1. 根據最新經批准之建築圖則更新立面圖 2. 更新最新經批准的建築圖則的日期
	62	根據最新經批准之建築圖則更新發展項目中的公用設施的資料
	71A, 71B, 72-77	布局跟隨平面圖修訂
	80	根據最新經批准之建築圖則更新“有關資料”的圖
	82	根據最新經批准之建築圖則更新“獲寬免總樓面面積的設施分項”的資料
84	更新“發展項目的公用部分的預計能量表現或消耗”的資料	
2017年3月2日	11	更新發展項目的所在位置圖

Examination / Revision Date	Revision Made	
	Page number	Revision Made
25 May 2017	6	The status of the development is updated
	10	The status of the deed of mutual covenant and the status of appointment of the manager of the development are updated
	11	Location plan of the development is updated
	33	Printing error is corrected
	62	The status of the deed of mutual covenant is updated
	86	1. The section of "Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent" is deleted as the certificate of compliance of the development has been issued 2. The description of "There may be future changes to the Development and the surrounding areas" and "Date of Printing" originally on page 87 is moved to this page
	87 (deleted page)	The description of "There may be future changes to the Development and the surrounding areas" and "Date of Printing" originally on this page is moved to page 86

檢視/修改日期	所作修改	
	頁次	所作修改
2017年5月25日	6	更新發展項目的狀況
	10	更新公契的狀況及發展項目的管理人委任狀況
	11	更新發展項目的所在位置圖
	33	更正排印錯誤
	62	更新公契的狀況
	86	1. 由於發展項目的合格證明書經已發出，因此刪除“地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料”的章節 2. 轉移原先載於第87頁的“發展項目及其周邊地區日後可能出現改變”及“印製日期”的描述至此頁
	87 (刪頁)	轉移原先載於此頁的“發展項目及其周邊地區日後可能出現改變”及“印製日期”的描述至第86頁



