THE 名鑄 MASTERPIECE

SALES BROCHURE 售樓説明書

THE 名鑄 MASTERPIECE

Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure-
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

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

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

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

– the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

- Before you appoint an estate agent to look for a property, you should -

  – find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  – find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  – note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  – The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    ➢ strike or lock-out of workmen;

    ➢ riots or civil commotion;

    ➢ force majeure or Act of God;

    ➢ fire or other accident beyond the vendor's control;

    ➢ war; or

    ➢ inclement weather.

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

– The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

– The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority

March 2023

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

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

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

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

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

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

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

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

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

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

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

11. 委託地產代理

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

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該—

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購購置住宅物業前，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。

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

Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局

2023年3月

Information on the development
發展項目的資料

Name of the development
K11 (Name of the residential accommodation: The Masterpiece)

Name of the street and the street number
18 Hanoi Road

Total number of storeys
68 storeys (including 36 storeys of residential floor, 2 storeys of refuge floor and 30 storeys below but excluding roof, upper roof and top roof)

Floor numbering
B4/F-B1/F, G/F, 1/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F and 65/F-67/F

Omitted floor numbers
34/F, 44/F, 54/F and 64/F

Refuge floor
26/F and 47/F

發展項目名稱
K11（住宅部分名稱：名鑄）

街道名稱及門牌號數
河內道18號

樓層總數
68層（包括36層住宅樓層，庇護層2層及其下30層，不包括天台，上層天台及頂層天台）

樓層號數
地庫4層至地庫1層，地下，1樓至33樓、35樓至43樓、45樓至53樓、55樓至63樓及65樓至67樓

被略去的樓層號數
34樓、44樓、54樓及64樓

庇護層
26樓及47樓

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

Vendor
Sunfield Investments Limited
Park New Astor Hotel Limited#

Holding companies of the vendor (Sunfield Investments Limited)
New World Development Company Limited
More Success Developments Limited
Gold Strike Investments Limited

Holding companies of the vendor (Park New Astor Hotel Limited#)
New World Development Company Limited
More Success Developments Limited
Gold Strike Investments Limited

Authorized person for the Development
Mr. Alexis Wong Ming Yim

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Ltd.

Building contractor for the Development
Hip Hing Builders Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Kao, Lee & Yip

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited (Note: The loan has been repaid in full)
Industrial and Commercial Bank of China (Asia) Limited (Note: The loan has been repaid in full)

Any other person who has made a loan for the construction of the Development
Urban Renewal Authority (Note: The loan has been repaid in full)
Park New Astor Hotel Limited# (Note: The loan has been repaid in full)
Adwin Top Limited (Note: The loan has been repaid in full)
Eagleman Investment Limited (Note: The loan has been repaid in full)
Highness Land Investment Company Limited (Note: The loan has been repaid in full)
Peterson Investment Company Limited (Note: The loan has been repaid in full)
Richglows Limited (Note: The loan has been repaid in full)
Speed Star Development Limited (Note: The loan has been repaid in full)
Super Memory Limited (Note: The loan has been repaid in full)
Super Value Development Limited (Note: The loan has been repaid in full)
Top Flash Investments Limited (Note: The loan has been repaid in full)
New World Development Company Limited (Note: The loan has been repaid in full)
New World Finance Company Limited (Note: The loan has been repaid in full)
KLY (Nominee) Limited (Note: The loan has been repaid in full)
Polarway Investment Limited (Note: The loan has been repaid in full)
Kiu Wai Company, Limited (Note: The loan has been repaid in full)

Remarks :
Park New Astor Hotel Limited is a company incorporated in the British Virgin Islands with limited liability.

賣方
信暉投資有限公司
Park New Astor Hotel Limited#

賣方（信暉投資有限公司）的控權公司
新世界發展有限公司
More Success Developments Limited
Gold Strike Investments Limited

賣方（Park New Astor Hotel Limited#）的控權公司
新世界發展有限公司
More Success Developments Limited
Gold Strike Investments Limited

發展項目的認可人士
王明炎先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
劉榮廣伍振民建築師事務所（香港）有限公司

發展項目的承建商
協興建業有限公司

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
高李葉律師行

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
香港上海匯豐銀行有限公司（註：該貸款已全數清還）
中國工商銀行（亞洲）有限公司（註：該貸款已全數清還）

已為發展項目的建造提供貸款的任何其他人
市區重建局（註：該貸款已全數清還）
Park New Astor Hotel Limited#（註：該貸款已全數清還）
偉煊有限公司（註：該貸款已全數清還）
鷹漢投資有限公司（註：該貸款已全數清還）
高地投資有限公司（註：該貸款已全數清還）
保達順置業有限公司（註：該貸款已全數清還）
Richglows Limited（註：該貸款已全數清還）
快星發展有限公司（註：該貸款已全數清還）
Super Memory Limited（註：該貸款已全數清還）
庶榮發展有限公司（註：該貸款已全數清還）
康煌投資有限公司（註：該貸款已全數清還）
新世界發展有限公司（註：該貸款已全數清還）
新世界金融有限公司（註：該貸款已全數清還）
KLY (Nominee) Limited（註：該貸款已全數清還）
遠順投資有限公司（註：該貸款已全數清還）
僑偉有限公司（註：該貸款已全數清還）

備註：
Park New Astor Hotel Limited 為一間於英屬處女群島成立之有限法律責任的公司。

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

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

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人	否

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

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

(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	否

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

There are non-structural prefabricated external 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非結構的預製外牆。

Total area and the range of thickness of the non-structural prefabricated external walls 非結構的預製外牆的總面積及厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	The Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq. m. 平方米	mm 毫米
27/F-33/F, 35/F-43/F 45/F-46/F & 48/F-51/F (22 storeys) 27樓至33樓，35樓至43樓 45樓至46樓及48樓至51樓 (22層)	A	2.123	150
	B	1.597	
	C	4.004	
	D	1.373	
	E	1.931	
	F	1.884	
	G	1.931	
	H	1.938	
	J	3.438	
	K	1.597	
	L	2.123	
52/F-53/F & 55/F-57/F (5 storeys) 52樓至53樓及55樓至57樓 (5層)	A	2.123	
	B	1.597	
	C	4.030	
	D	1.320	
	E	1.958	
	F	1.884	
	G	1.958	
	H	1.912	
	J	3.438	
	K	1.597	
	L	2.123	
58/F-62/F (5 storeys) 58樓至62樓 (5層)	A	2.123	
	B	6.946	
	C	3.841	
	D	3.278	
	E	5.626	
	F	2.123	
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	–	
	B	–	
	C	–	
	D	–	
	E	–	
	F	–	
	G	–	
	H	–	
	J	–	
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	–	
	B	–	
	C	–	
	D	–	
	E	–	
	F	–	
	G	–	
	H	–	
	J	–	

Note : 34/F, 44/F, 54/F and 64/F are omitted.
備註：不設34樓、44樓、54樓及64樓。

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 and the range of thickness of the curtain walls 幕牆的總面積及厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	The Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq. m. 平方米	mm 毫米
27/F-33/F, 35/F-43/F 45/F-46/F & 48/F-51/F (22 storeys) 27樓至33樓，35樓至43樓 45樓至46樓及48樓至51樓 (22層)	A	–	200-300
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	J		
	K		
	L		
52/F-53/F & 55/F-57/F (5 storeys) 52樓至53樓及55樓至57樓 (5層)	A	–	
	B		
	C		
	D		
	E		
	F		
	G		
	H		
	J		
	K		
	L		
58/F-62/F (5 storeys) 58樓至62樓 (5層)	A	–	
	B		
	C		
	D		
	E		
	F		
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	–	
	B	4.870	
	C	–	
	D	–	
	E	7.416	
	F	–	
	G	–	
	H	4.870	
	J	–	
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	–	
	B	4.870	
	C	–	
	D	–	
	E	7.416	
	F	–	
	G	–	
	H	4.870	
	J	–	

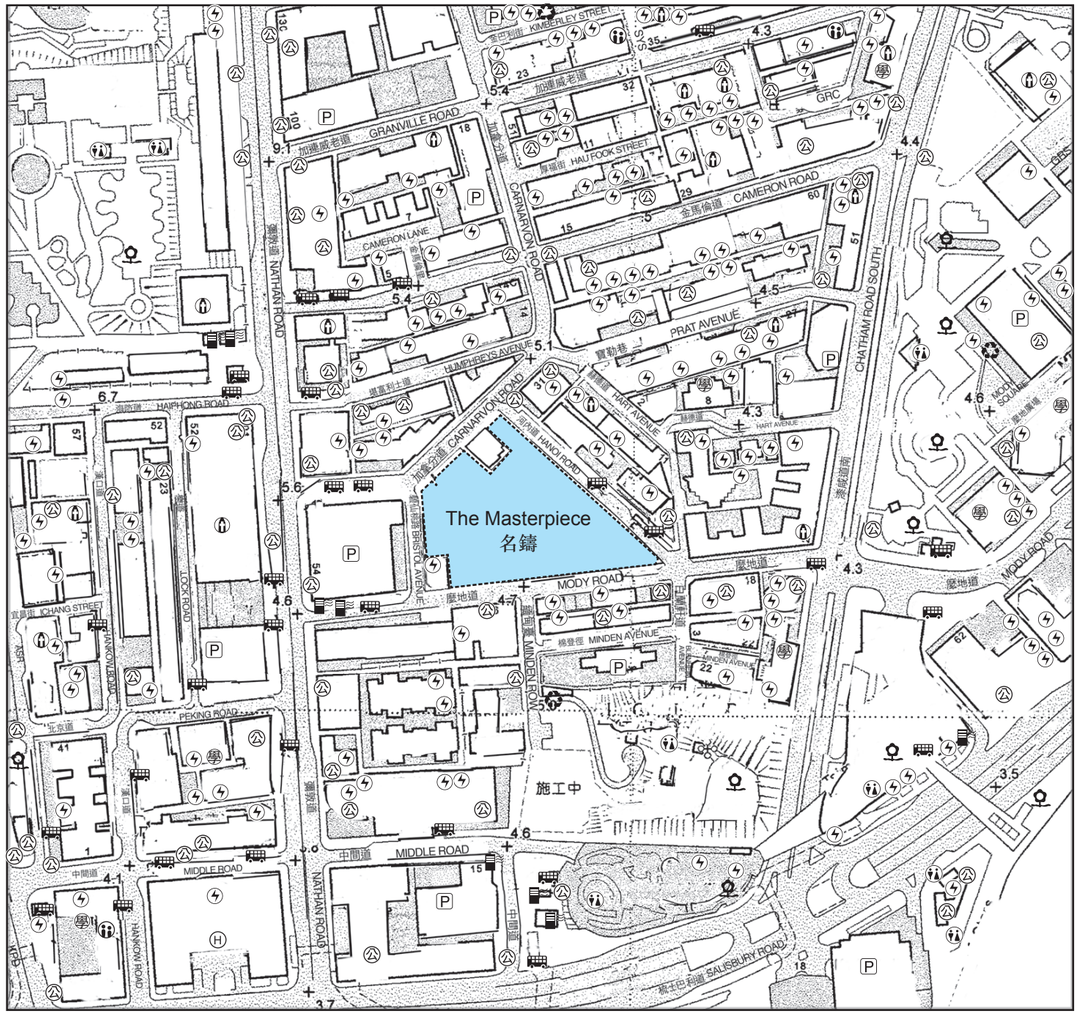
Note : 34/F, 44/F, 54/F and 64/F are omitted.
備註：不設34樓、44樓、54樓及64樓。

Information on property management
物業管理的資料

The person appointed as the manager of the Development under the deed of mutual covenant that has been executed:
Kiu Lok Service Management Company Limited

根據已簽立的公契獲委任為發展項目的管理人：
僑樂服務管理有限公司

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



比例
Scale 0 100 200 300 400 M(米)

The above Location Plan is prepared based on a reproduction of Survey Sheet No. 11-SW-B dated 26th June 2025, with adjustments where necessary.
上述所在位置圖使用日期為2025年6月26日之測繪圖（編號11-SW-B）複印後修正處理。

N

Legend 圖例

- 香港鐵路的通風井 Ventilation shaft for the Mass Transit Railway
- 發電廠 (包括電力分站) Power plant (including electricity sub-stations)
- 垃圾收集站 Refuse collection point
- 公眾停車場 (包括貨車停泊處) Public carpark (including a lorry park)
- 公廁 Public convenience
- 公共交通總站 (包括鐵路車站) Public transport terminal (including a rail station)
- 公用事業設施裝置 Public utility installation
- 宗教場所 (包括教堂、廟宇及祠堂) Religious institution (including a church, a temple and a Tsz Tong)
- 學校 (包括幼稚園) School (including a kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院)
  Social welfare facilities (including an elderly centre and a home for the mentally disabled)
- 公園 Public park
- 直升機升降坪 Helicopter landing pad

Street names not shown in full in the location plan.
於所在位置圖未能顯示全名之街道。

SYS 信義街 SHUN YEE STREET
GRC 嘉蘭圍 GRANVILLE CIRCUIT
GRS 加連威老廣場 GRANVILLE SQUARE
ASR 亞士厘道 ASHLEY ROAD
KPD 九龍公園徑 KOWLOON PARK DRIVE

Location of the Development
發展項目的位置

Notes :
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. 4/2025.
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4/2025。
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. E224792C, dated 7 August 2024.
摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E224792C。

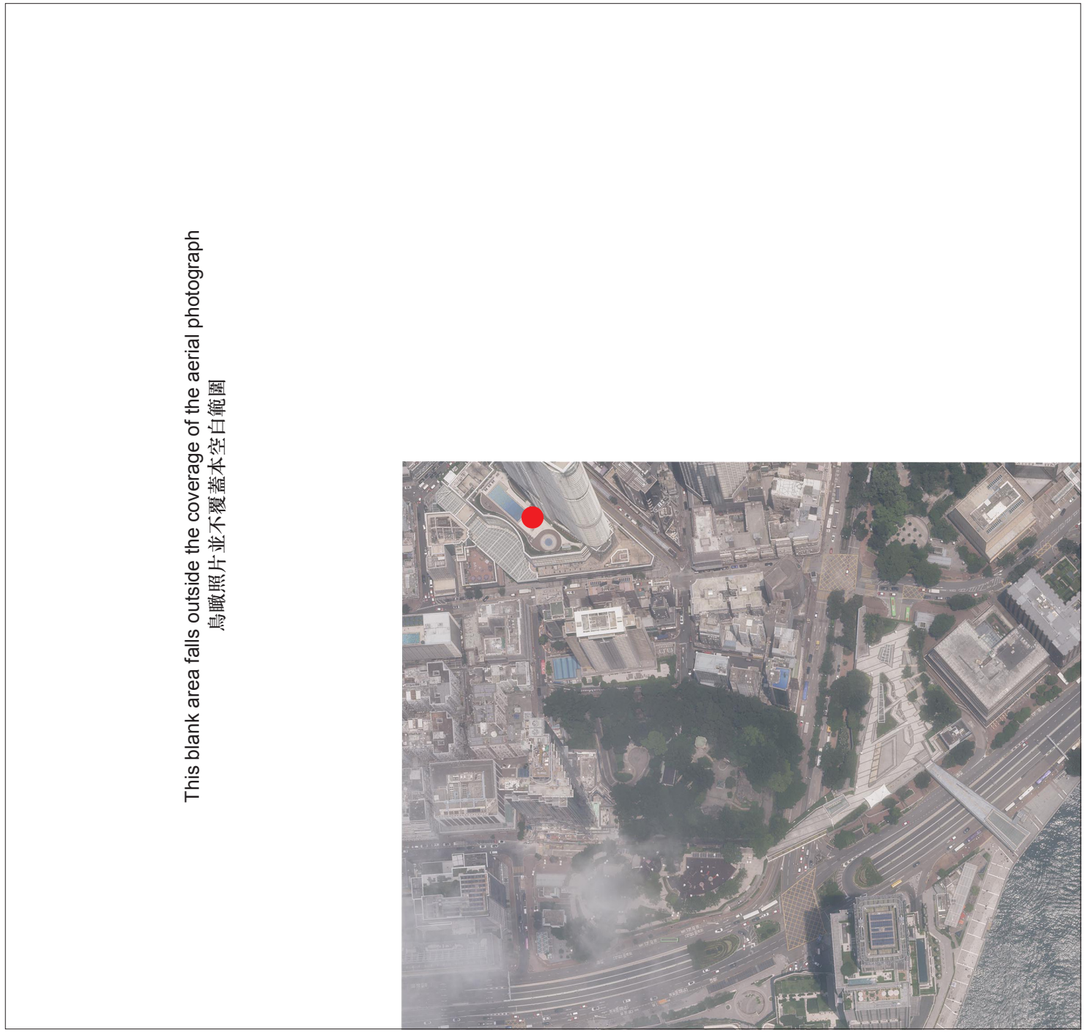


This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development
發展項目的位置

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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. E224790C, dated 7 August 2024.
摘錄自地政總署測繪處於2024年8月7日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E224790C。



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

Notes :
1. The aerial photographs are available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 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。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo No. E220707C, dated 20 March 2024.
摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E220707C。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 2,000 feet, photo No. E220709C, dated 20 March 2024.
摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，編號為E220709C。



Notes :
1. The aerial photographs are available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 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。

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



比例 Scale 0 100 200 300 400 500 M(米)

Location of the Development
發展項目的位置

Part of the draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 gazetted on 17th January 2025.
摘錄自2025年1月17日憲報公布之尖沙咀分區計劃大綱草圖，圖則編號為S/K1/29。

Notation 圖例

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府 機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

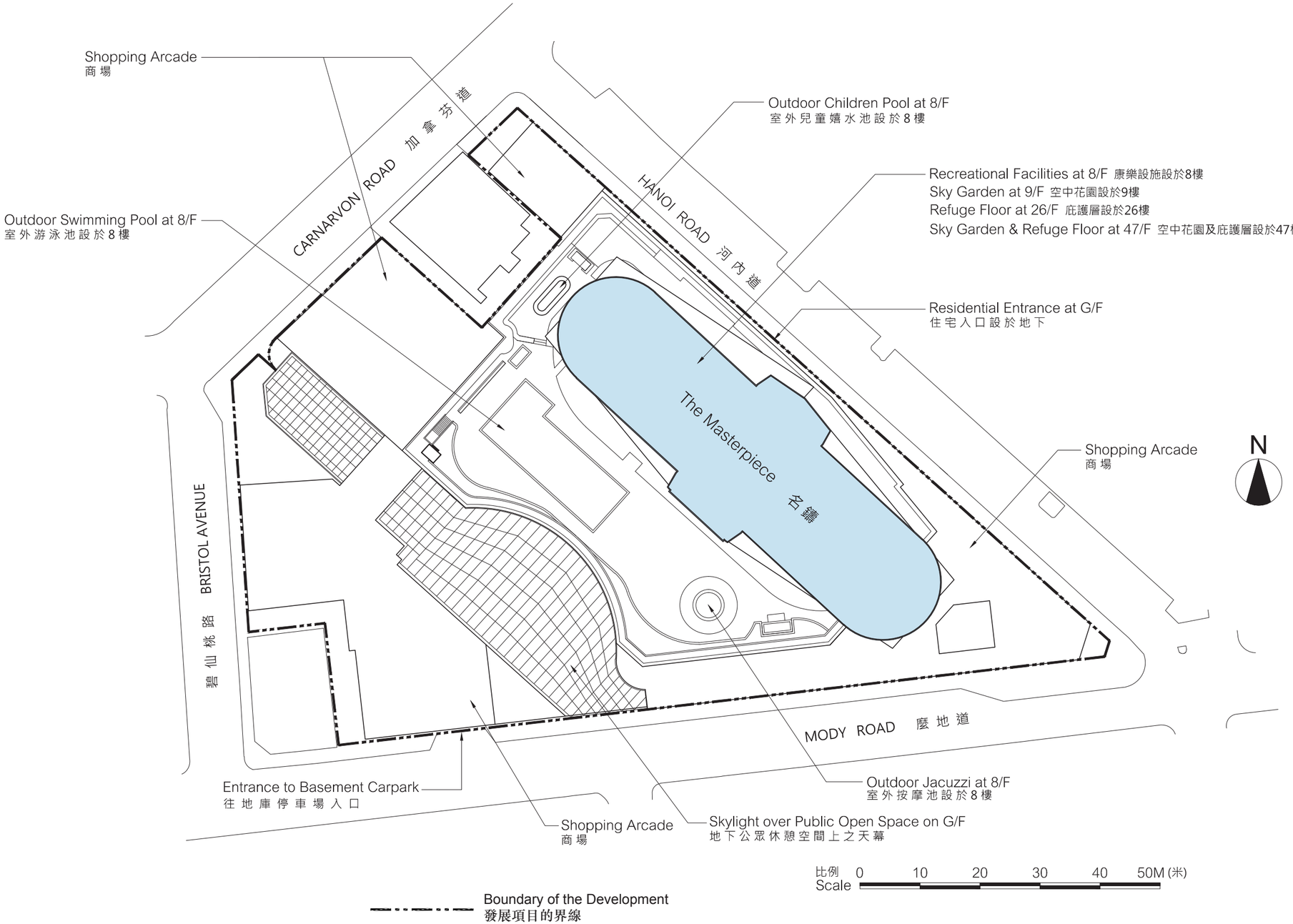
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

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)	80	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	★	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
Amendment to Approved Plan No. S/K1/28		核准圖編號S/K1/28的修訂
AMENDMENT ITEM A		修訂項目A項

Notes :
1. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection during normal office hours at the sales office.
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 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.
4. 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.

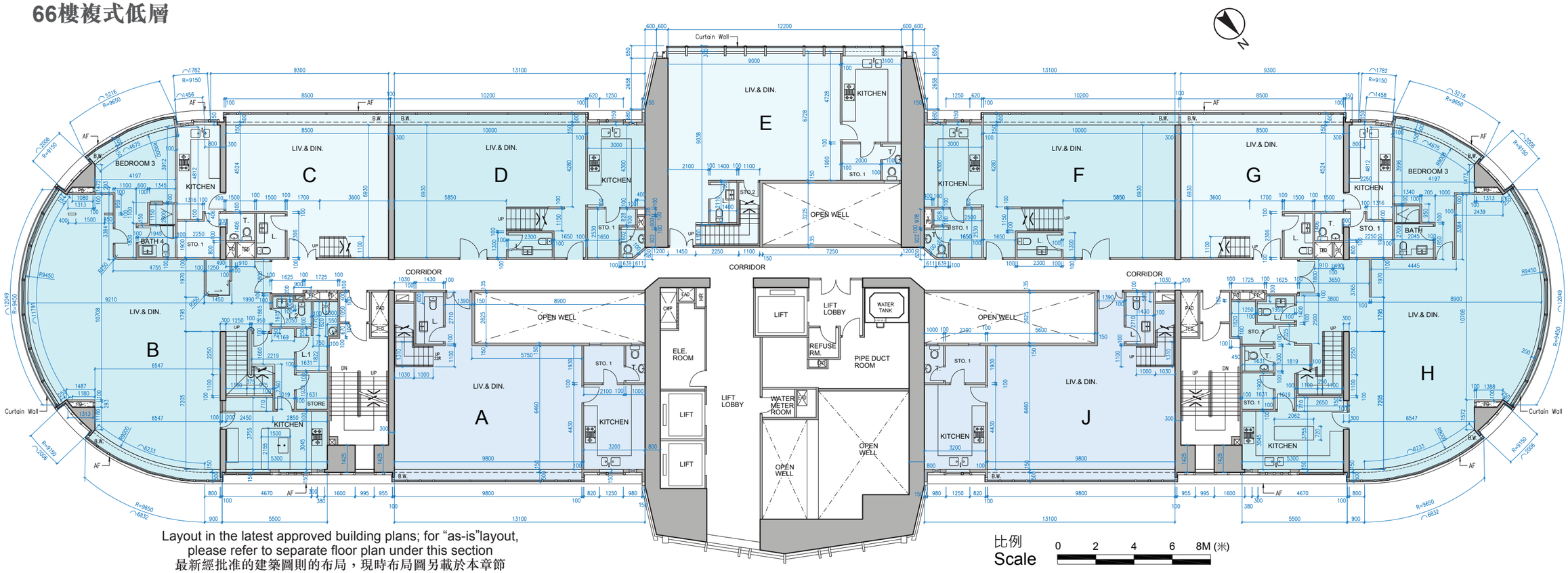
備註：
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
2. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

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



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

66/F Lower Duplex
66樓複式低層



Layout in the latest approved building plans; for "as-is"layout, please refer to separate floor plan under this section
最新經批准的建築圖則的布局，現時布局圖另載於本章節

Description 描述	Unit 單位								
	A	B	C	D	E	F	G	H	J
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.500	3.500 7.000	3.500					3.500 7.000	3.500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150	150 225	225	200	150 225	150 225	150	150 200

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。

Note 備註：

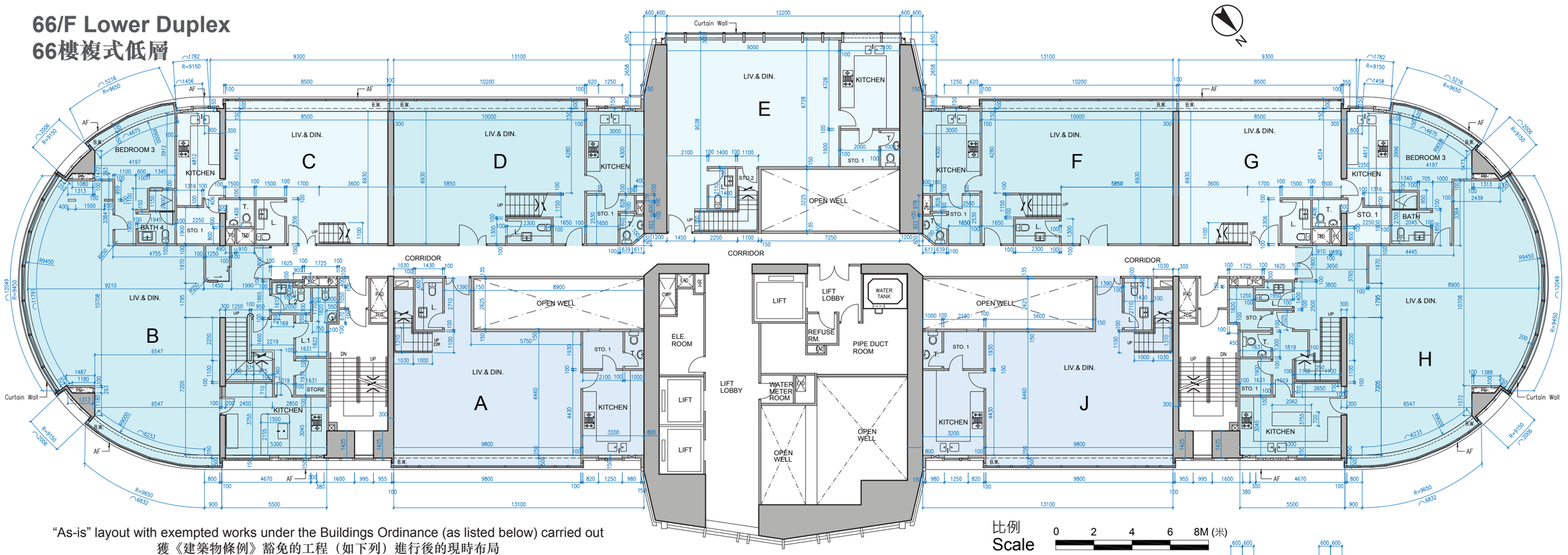
The dimensions in the floor plans are all structural dimensions in millimetre.
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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

66/F Lower Duplex
66樓複式低層

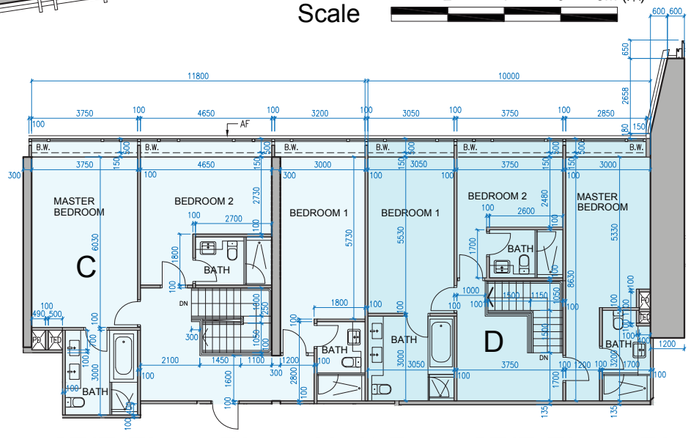


"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of configuration of stove in the Kitchen of Unit A, Unit F and Unit H.
A單位，F單位及H單位的廚房的煮食爐更改爐頭的擺放位置。

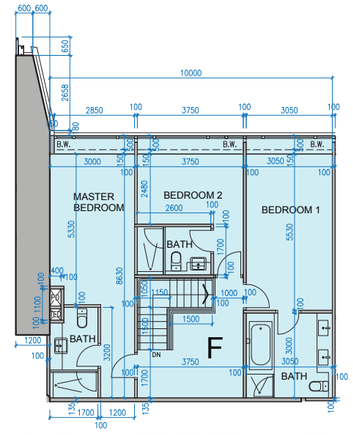
(b) Change of configuration of sink in the Kitchen of Unit A, Unit E, Unit H and Unit J.
A單位，E單位，H單位及J單位的廚房的洗滌盆更改擺放位置。

比例 Scale 0 2 4 6 8M (米)



Unit C on 67/F Floor Plan
67樓C單位平面圖

Unit D on 67/F Floor Plan
67樓D單位平面圖



Unit F on 67/F Floor Plan
67樓F單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of swing direction of the shower cubicle door in the Bathroom of Master Bedroom of Unit C, Bathroom of Bedroom 1 of Unit D and Bathroom of Bedroom 1 of Unit F.
C單位主人睡房浴室，D單位睡房1浴室及F單位睡房1浴室的淋浴間門更改掩門方向。

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。

Note 備註：

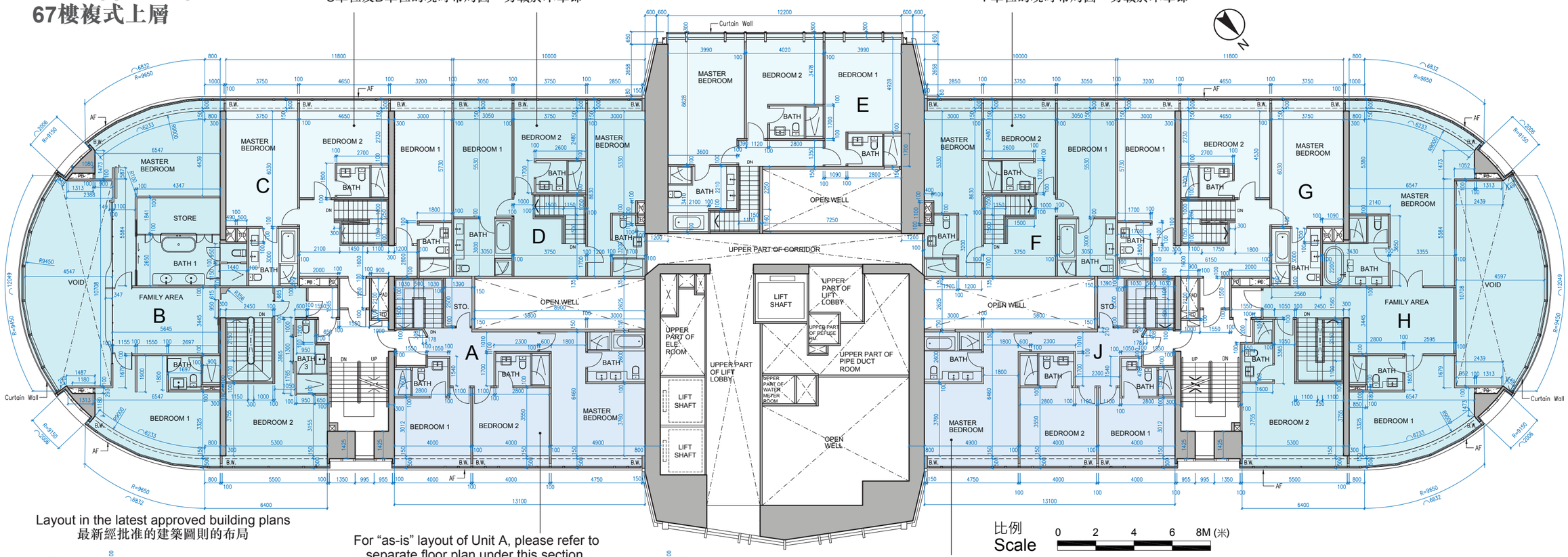
The dimensions in the floor plans are all structural dimensions in millimetre.
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

67/F Upper Duplex
67樓複式上層

For "as-is" layout of Unit C and Unit D, please refer to separate floor plan under this section.
C單位及D單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit F, please refer to separate floor plan under this section.
F單位的現時布局圖，另載於本章節。

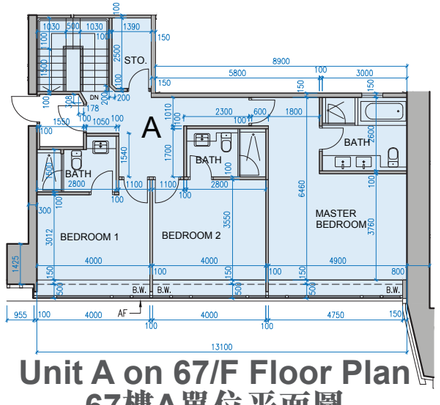


Layout in the latest approved building plans
最新經批准的建築圖則的布局

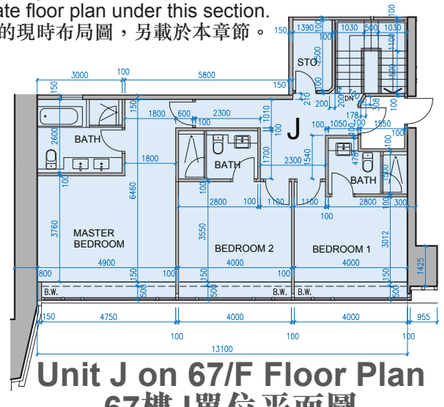
比例 Scale 0 2 4 6 8M (米)

For "as-is" layout of Unit A, please refer to separate floor plan under this section.
A單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit J, please refer to separate floor plan under this section.
J單位的現時布局圖，另載於本章節。



Unit A on 67/F Floor Plan
67樓A單位平面圖



Unit J on 67/F Floor Plan
67樓J單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) The non-structural wall of the store of Unit A and Unit J has been modified at one corner.
A單位及J單位的儲物房的非結構牆於牆角進行了修改。

(b) The swing direction of the shower cubicle door in the Bathroom of Master Bedroom of Unit A and Unit J has been changed.
A單位及J單位的主人睡房的浴室的淋浴間門更改了掩門方向。

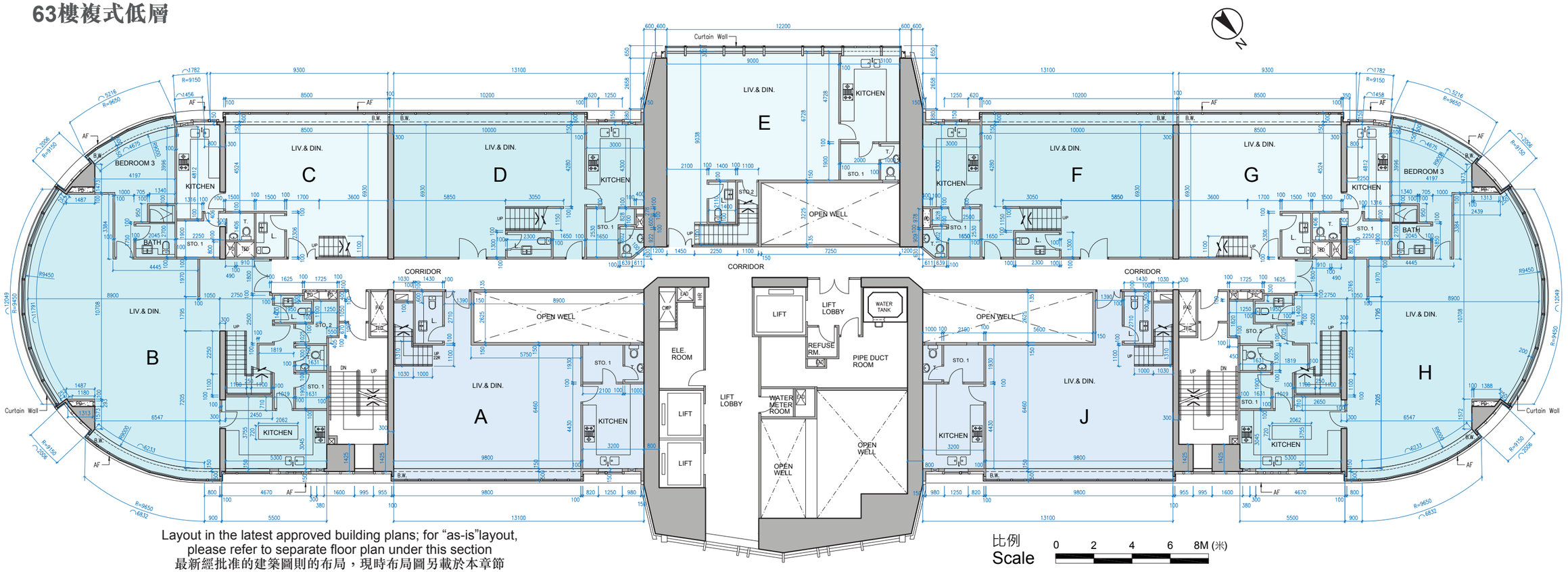
Description 描述	Unit 單位								
	A	B	C	D	E	F	G	H	J
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.500								
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	225	225 300	250	225	225	225	250	225 250 300	200 225

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。

Note 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。

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

63/F Lower Duplex
63樓複式低層



Layout in the latest approved building plans; for "as-is"layout, please refer to separate floor plan under this section
最新經批准的建築圖則的布局，現時布局圖另載於本章節

Description 描述	Unit 單位								
	A	B	C	D	E	F	G	H	J
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.500	3.500 7.000	3.500					3.500 7.000	3.500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150	150 225	225	200	150 225	150 225	150	150 200

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。

Note 備註：

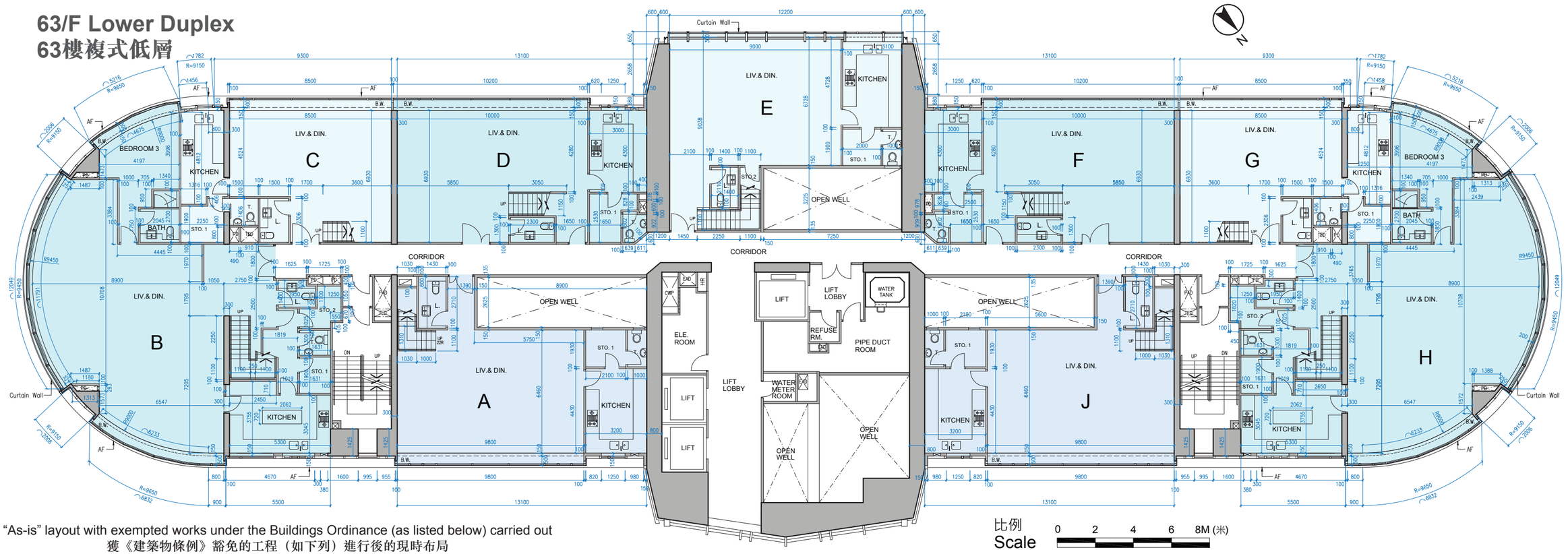
The dimensions in the floor plans are all structural dimensions in millimetre.
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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

63/F Lower Duplex
63樓複式低層



"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

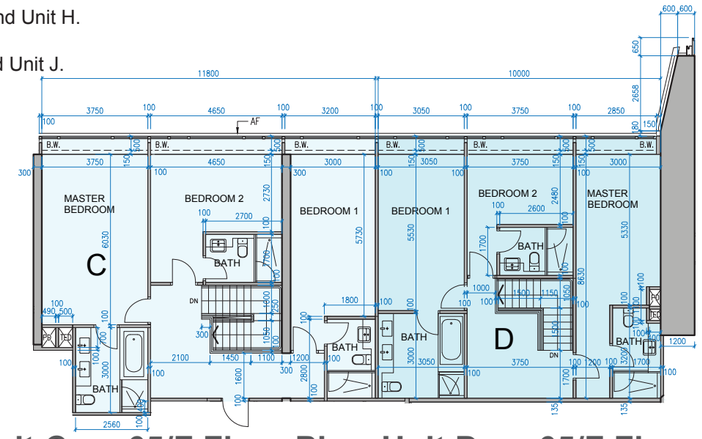
(a) Change of configuration of stove in the Kitchen of Unit A, Unit F, Unit G and Unit H.
A單位，F單位，G單位及H單位的廚房的煮食爐更改爐頭的擺放位置。

(b) Change of configuration of sink in the Kitchen of Unit A, Unit B, Unit H and Unit J.
A單位，B單位，H單位及J單位的廚房的洗滌盆更改擺放位置。

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。

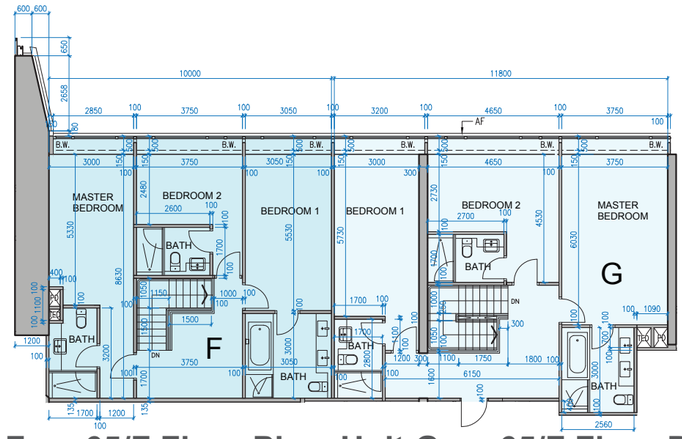
Note 備註：

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。



Unit C on 65/F Floor Plan
65樓C單位平面圖

Unit D on 65/F Floor Plan
65樓D單位平面圖



Unit F on 65/F Floor Plan
65樓F單位平面圖

Unit G on 65/F Floor Plan
65樓G單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

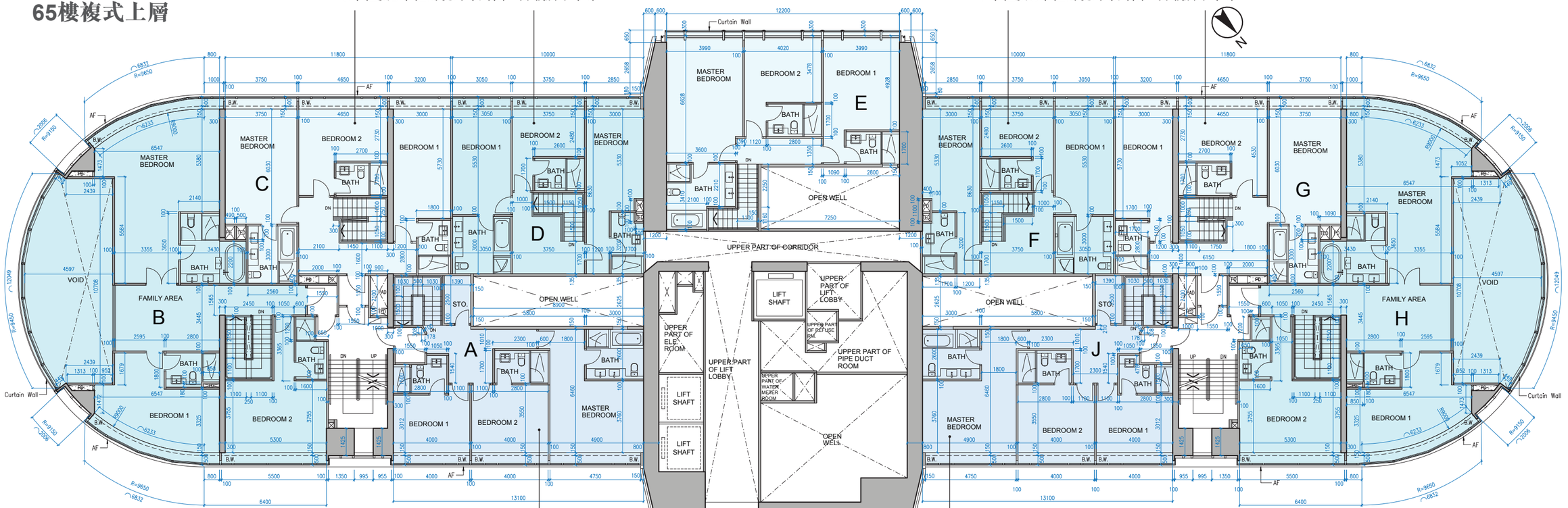
(a) Change of swing direction of the shower cubicle door in the Bathroom of Master Bedroom of Unit C, Bathroom of Bedroom 1 of Unit D, Bathroom of Bedroom 1 of Unit F and Bathroom of Master Bedroom of Unit G.
C單位主人睡房浴室，D單位睡房1浴室，F單位睡房1浴室及G單位主人房浴室的淋浴間門更改掩門方向。

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

65/F Upper Duplex
65樓複式上層

For "as-is" layout of Unit C and Unit D, please refer to separate floor plan under this section.
C單位及D單位的現時布局圖，另載於本章節。

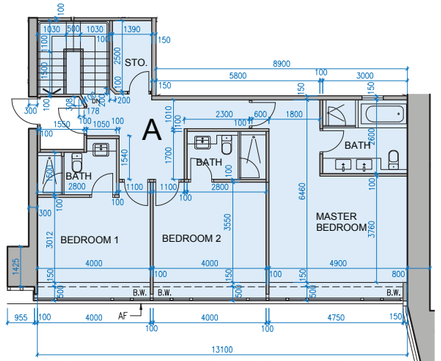
For "as-is" layout of Unit F and Unit G, please refer to separate floor plan under this section.
F單位及G單位的現時布局圖，另載於本章節。



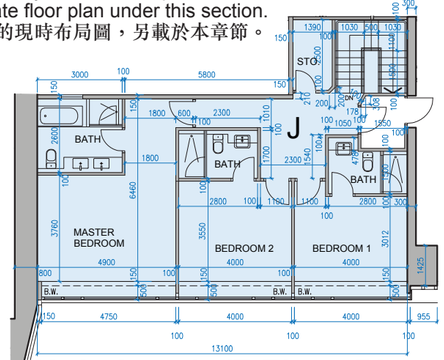
Layout in the latest approved building plans
最新經批准的建築圖則的布局

For "as-is" layout of Unit A, please refer to separate floor plan under this section.
A單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit J, please refer to separate floor plan under this section.
J單位的現時布局圖，另載於本章節。



Unit A on 65/F Floor Plan
65樓A單位平面圖



Unit J on 65/F Floor Plan
65樓J單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) The non-structural wall of the store of Unit A and Unit J has been modified at one corner.
A單位及J單位的儲物房的非結構牆於牆角進行了修改。

(b) The swing direction of the shower cubicle door in the Bathroom of Master Bedroom of Unit A and Unit J has been changed.
A單位及J單位的主人睡房的浴室的淋浴間門更改了掩門方向。

Description 描述	Unit 單位								
	A	B	C	D	E	F	G	H	J
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.500								
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150 200 300	225 300	225	225	225	225 300	150 200 300	200

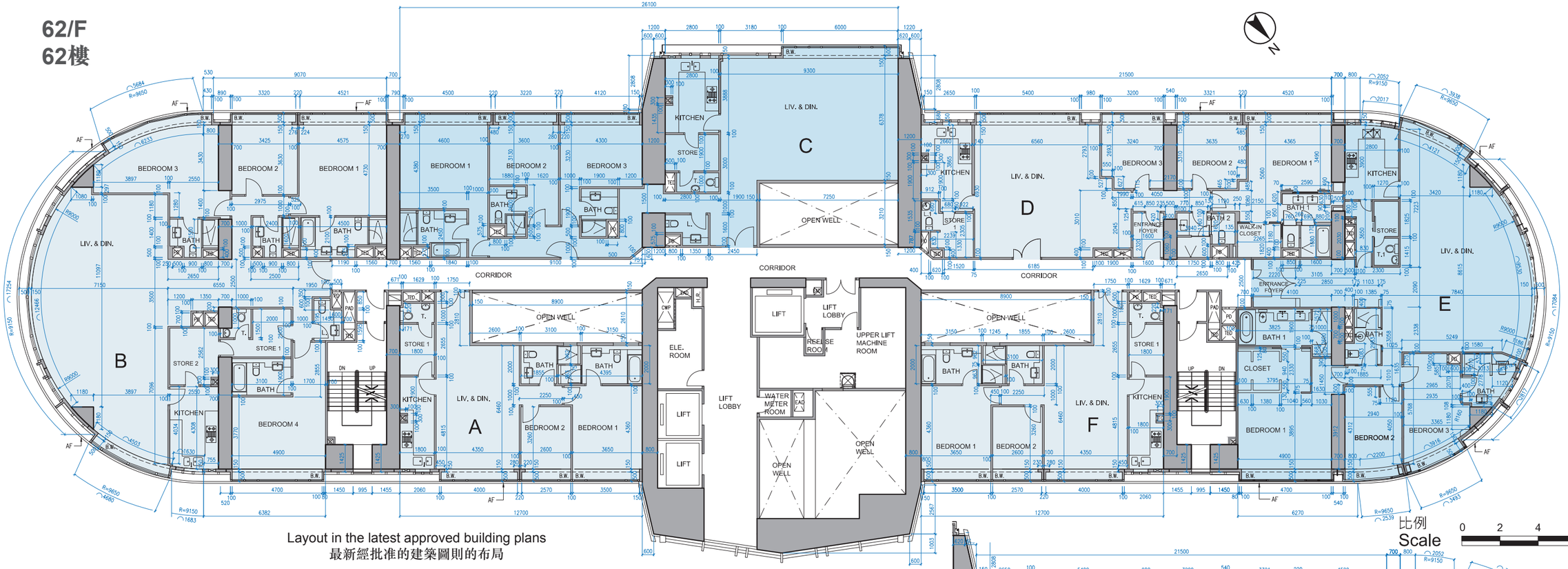
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 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。

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

62/F
62樓



Layout in the latest approved building plans
最新經批准的建築圖則的布局

Description 描述	Unit 單位					
	A	B	C	D	E	F
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.700					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150 200 300	200 225	200	150 200 300	200

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。

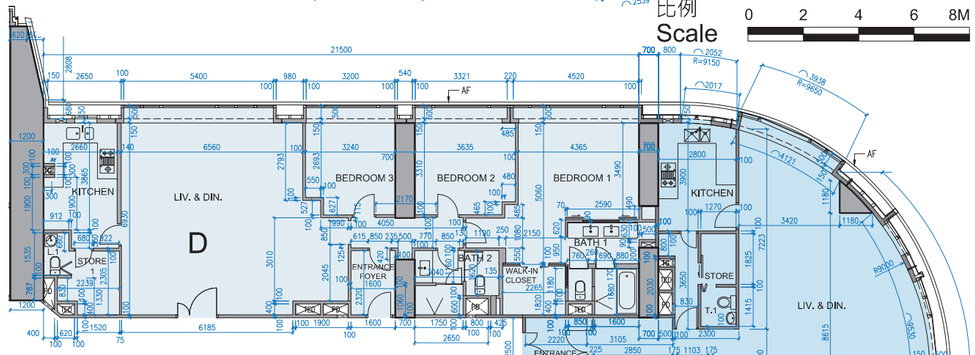
Note 備註：

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。

Unit D Floor Plan
D單位平面圖

(a) Installation of aluminium folding louvre door at Lavatory 1.
洗手間1裝設鋁百葉摺門。

(b) Change of configuration of stove in the Kitchen
廚房的煮食爐更改爐頭的擺放位置。



Unit E Floor Plan
E單位平面圖

(a) Change of timber swing door of Toilet 1 to aluminium folding louvre door
洗手間1的木掩門改裝為鋁百葉摺門。

(b) Change of inner timber swing doors at entrance foyer to glass swing doors
入口門廊內面的木門改為玻璃門。

(c) Change of configuration of stove in the Kitchen
廚房的煮食爐更改爐頭的擺放位置。

比例 Scale 0 2 4 6 8M (米)

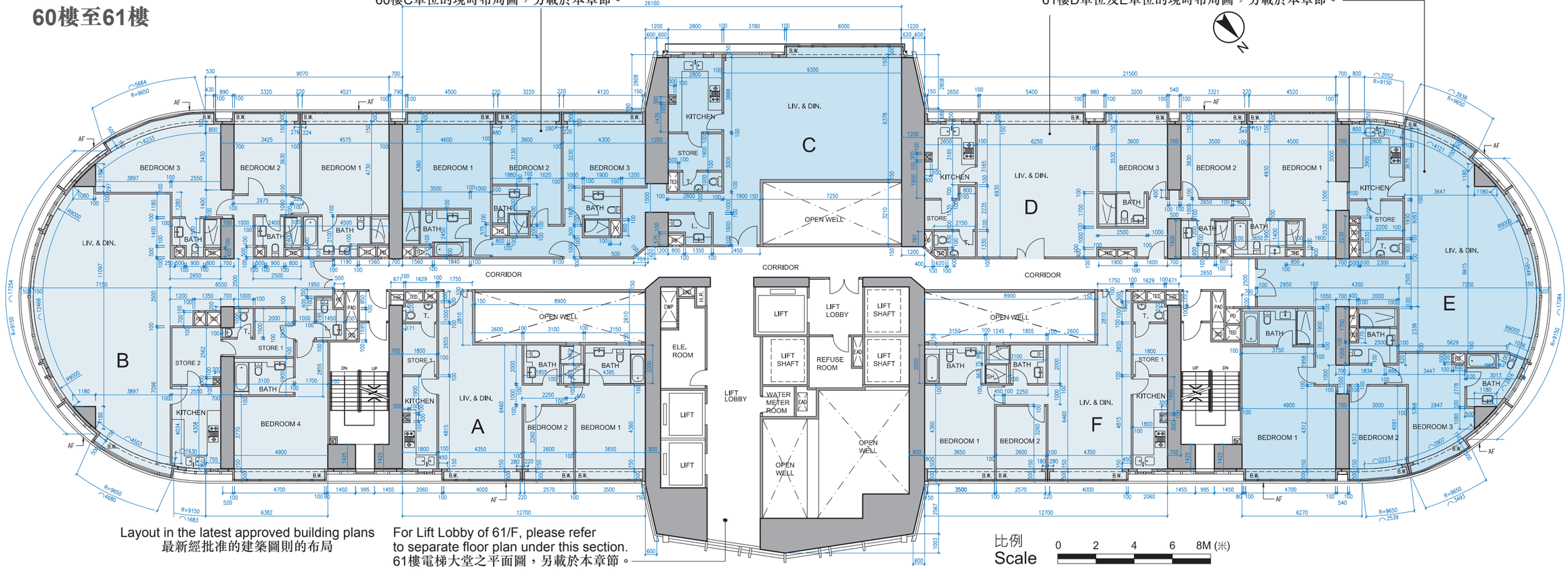
"As-is" layout with exempted works under the Buildings Ordinance (as listed above) carried out
獲《建築物條例》豁免的工程（如上列）進行後的現時布局

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

60/F-61/F
60樓至61樓

For "as-is" layout of Unit C on 60/F, please refer to separate floor plan under this section.
60樓C單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit D and Unit E on 61/F, please refer to separate floor plan under this section.
61樓D單位及E單位的現時布局圖，另載於本章節。



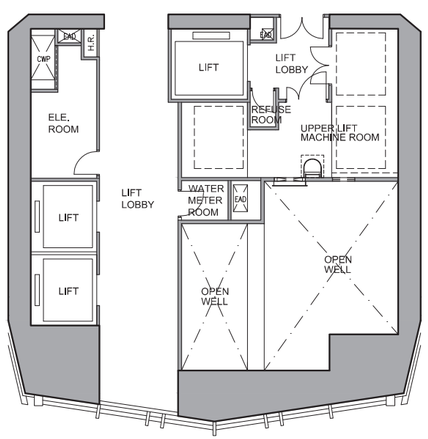
Layout in the latest approved building plans
最新經批准的建築圖則的布局

For Lift Lobby of 61/F, please refer to separate floor plan under this section.
61樓電梯大堂之平面圖，另載於本章節。

比例 Scale 0 2 4 6 8M (米)

Legend 圖例

AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度



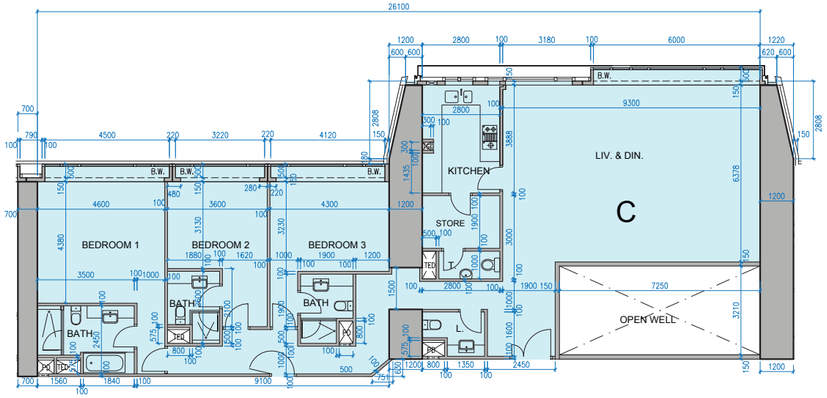
61/F Part Plan
61樓部分平面圖

Description 描述	Unit 單位					
	A	B	C	D	E	F
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	60/F 60樓：3.400 61/F 61樓：3.750					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150 175 200 300	150 200 225	150 200	175 200 300	200

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。

Note 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。

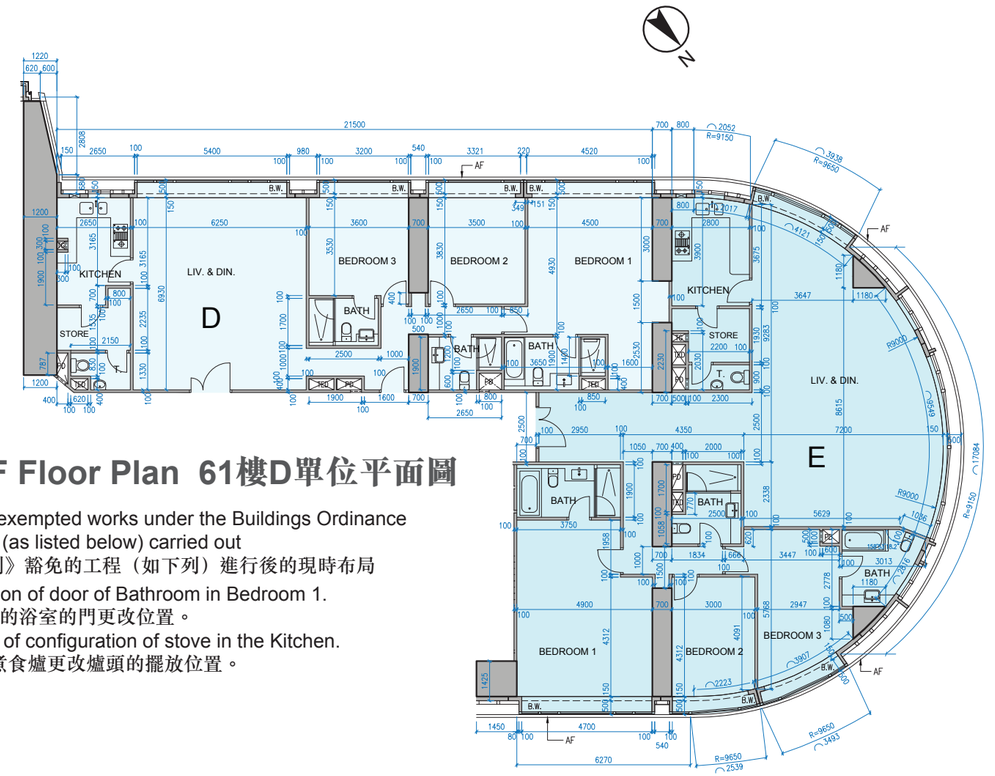
Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖



Unit C on 60/F Floor Plan 60樓C單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of configuration of stove in the Kitchen.
廚房的煮食爐更改爐頭的擺放位置。



Unit D on 61/F Floor Plan 61樓D單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Relocation of door of Bathroom in Bedroom 1.
睡房1內的浴室的門更改位置。

(b) Change of configuration of stove in the Kitchen.
廚房的煮食爐更改爐頭的擺放位置。

比例 Scale 0 2 4 6 8M (米)

Unit E on 61/F Floor Plan 61樓E單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of location of stove in the Kitchen
廚房的煮食爐頭更改位置

Legend 圖例

AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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。

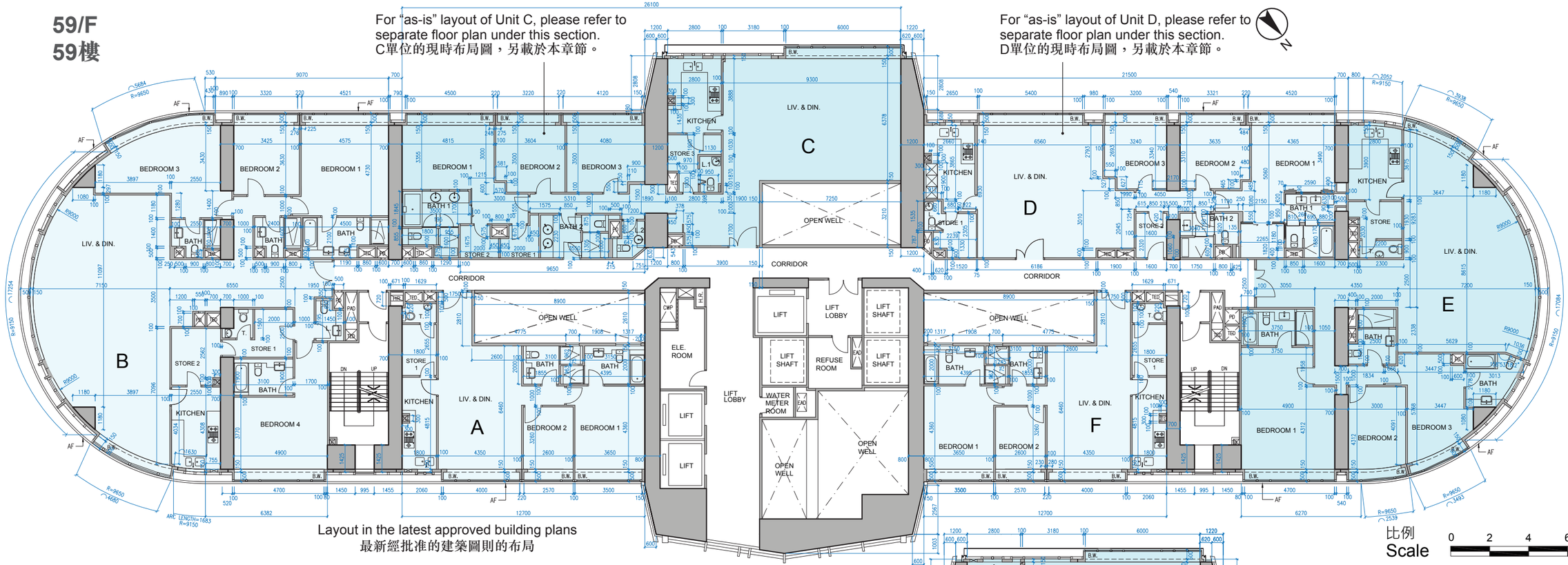
Note 備註：
The dimensions in the floor plans are all structural dimensions in millimetre.
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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

59/F
59樓

For "as-is" layout of Unit C, please refer to separate floor plan under this section.
C單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit D, please refer to separate floor plan under this section.
D單位的現時布局圖，另載於本章節。



Layout in the latest approved building plans
最新經批准的建築圖則的布局

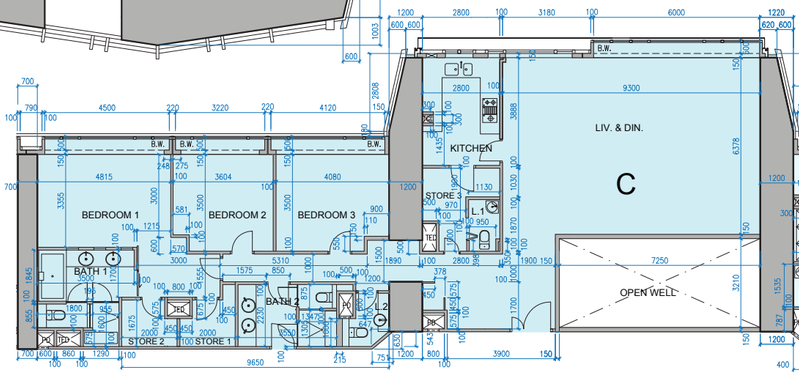
比例 Scale 0 2 4 6 8M (米)

Description 描述	Unit 單位					
	A	B	C	D	E	F
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.400					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150 175 200 300	150 200 225	150 200	175 200 300	200

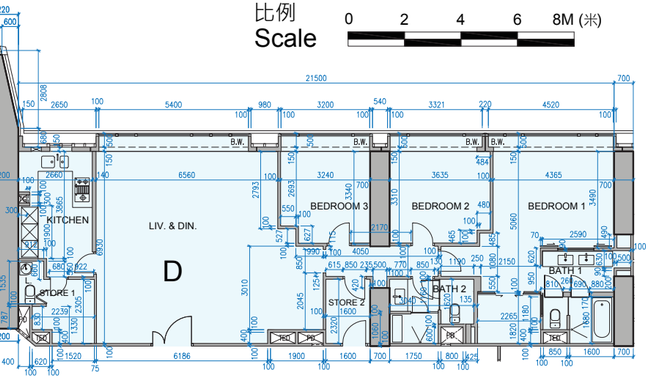
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 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。



Unit C on 59/F Floor Plan
59樓C單位平面圖



Unit D on 59/F Floor Plan
59樓D單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

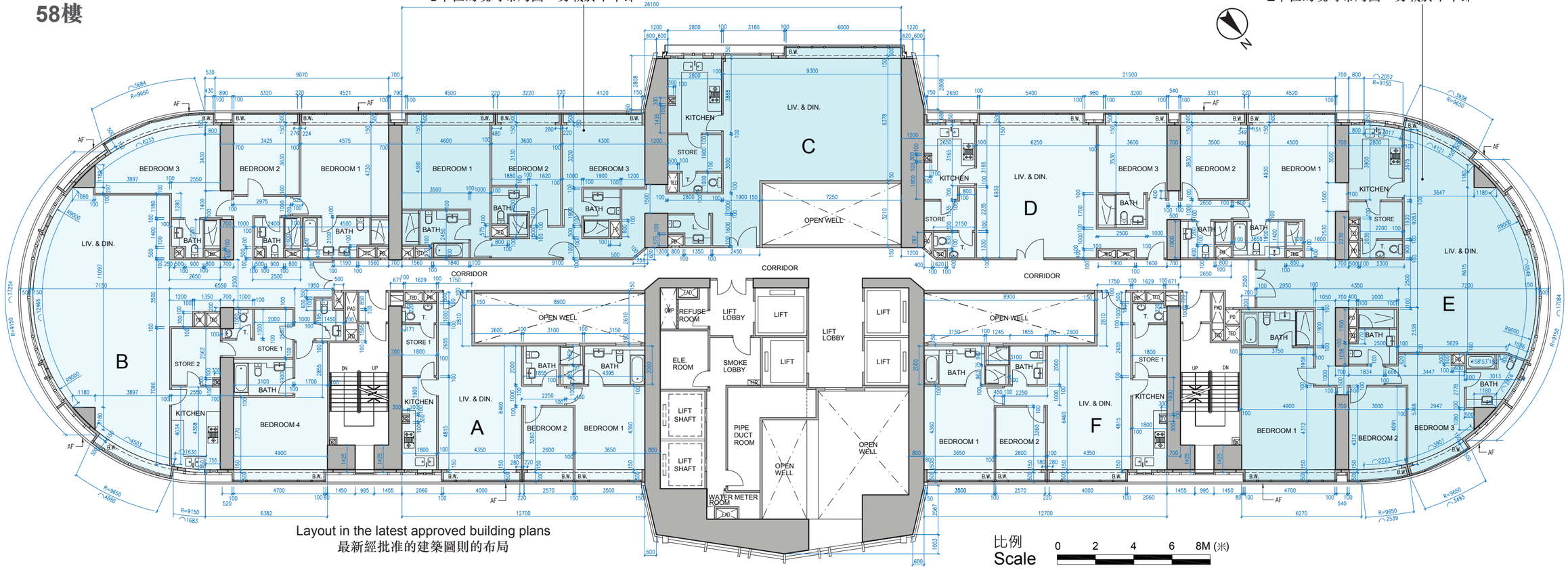
(a) Change of configuration of stove in the Kitchen of Unit C and Unit D.
C單位及D單位的廚房的煮食爐更改爐頭的擺放位置。

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

58/F
58樓

For "as-is" layout of Unit C, please refer to separate floor plan under this section.
C單位的現時布局圖，另載於本章節。

For "as-is" layout of Unit E, please refer to separate floor plan under this section.
E單位的現時布局圖，另載於本章節。



Layout in the latest approved building plans
最新經批准的建築圖則的布局

比例 Scale 0 2 4 6 8M (米)

Legend 圖例

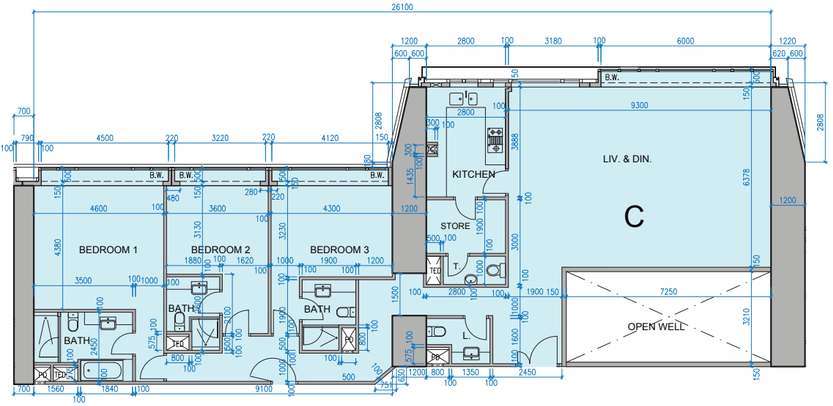
AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

Description 描述	Unit 單位					
	A	B	C	D	E	F
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.400					
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150 175 200 300	150 200 225	150 200	175 200 300	200

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。

Note 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。

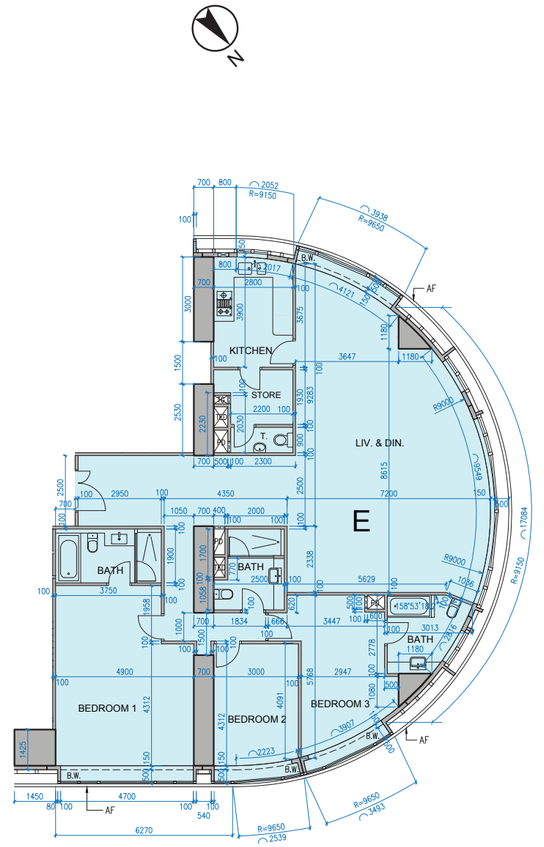
Floor plans of residential properties in the development
發展項目的住宅物業的樓面平面圖



Unit C on 58/F Floor Plan 58樓C單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of configuration of stove in the Kitchen.
廚房的煮食爐更改爐頭的擺放位置。



Unit E on 58/F Floor Plan 58樓E單位平面圖

"As-is" layout with exempted works under the Buildings Ordinance (as listed below) carried out
獲《建築物條例》豁免的工程（如下列）進行後的現時布局

(a) Change of location of stove in the kitchen
廚房的煮食爐頭更改位置

比例 Scale 0 2 4 6 8M (米)

Legend 圖例

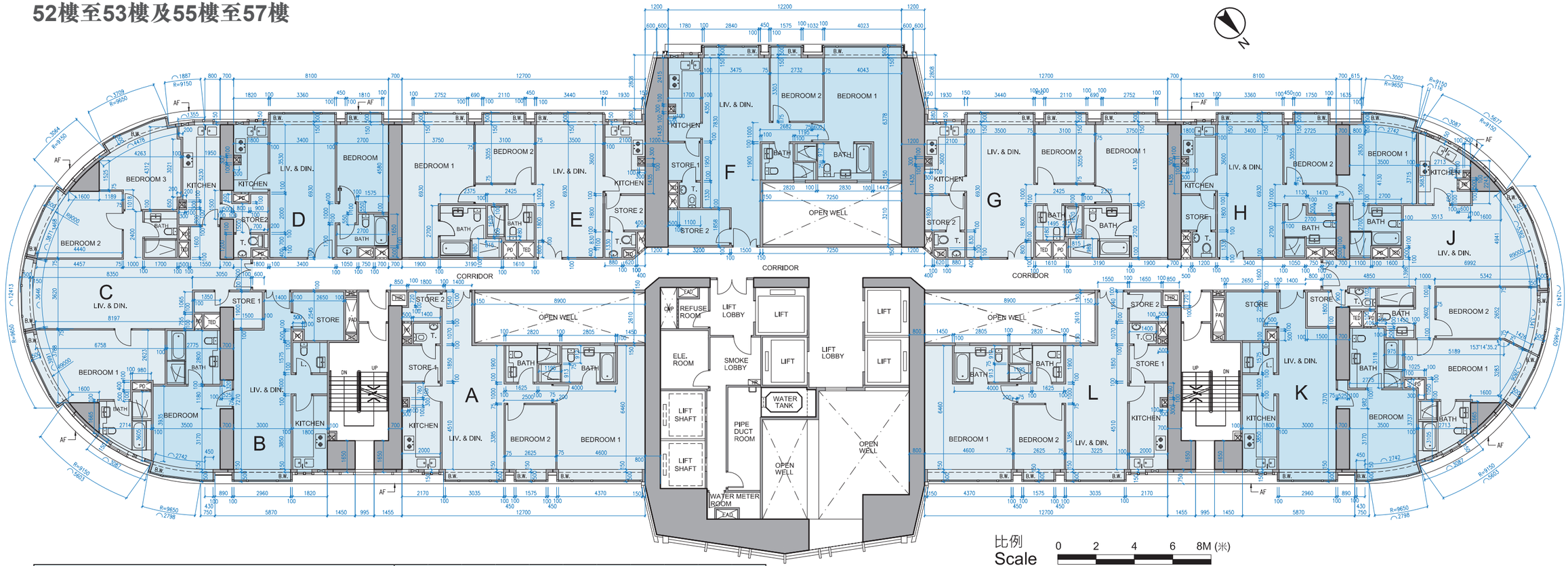
AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
B.W. = Bay Window = 窗台
CORRIDOR = 走廊
CURTAIN WALL = 幕牆
CWP = Condensation Water Pipe = 冷凝水管
DN = Down = 下
EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
ELECTRICAL RISER DUCT ROOM = 電線槽房
ENTRANCE FOYER = 前廳
FAMILY AREA = 家庭廳
FLAT ROOF = 平台
HR = Hose Reel = 消防喉轆
KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
L. = Lavatory = 洗手間
LIV. & DIN. = Living & Dining Room = 客飯廳
MASTER BEDROOM = 主人睡房
OPEN WELL = 天井
PAD = Primary Air Duct = 新風槽
PD = Pipe Duct = 管道槽
PIPE DUCT ROOM = 管道槽房
R = Radius = 半徑
REFUSE ROOM = 垃圾房
SMOKE LOBBY = 防煙廊
STO. = STORE = 儲物房
T. = TOILET = 洗手間
TED = Toilet Exhaust Duct = 廁所抽風槽
TG = Town Gas = 煤氣
UP = 上
UPPER LIFT MACHINE ROOM = 上層升降機機房
UPPER PART OF CORRIDOR = 走廊上部
UPPER PART OF ELE. ROOM = Upper Part of Electrical Room = 電器房上部
UPPER PART OF LIFT LOBBY = 升降機大堂上部
UPPER PART OF PIPE DUCT ROOM = 管道槽房上部
UPPER PART OF REFUSE ROOM = 垃圾房上部
UPPER PART OF WATER METER ROOM = 水錶房上部
VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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。

Note 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。

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

52/F-53/F & 55/F-57/F
52樓至53樓及55樓至57樓



Description 描述		Unit 單位										
		A	B	C	D	E	F	G	H	J	K	L
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)		52/F-53/F & 55/F-56/F 52樓至53樓及55樓至56樓：3.325 57/F 57樓：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)的厚度(毫米)	57/F 57樓	200	200	150 175 200	150 200	150 200	200	150 200	150 200	175 200	200	200
	52/F-53/F, 55/F & 56/F 52樓至53樓、55樓及56樓	200	200	150 200	150 200	150 200	200	150 200	150 200	150 200	200	200

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。

Note 備註：

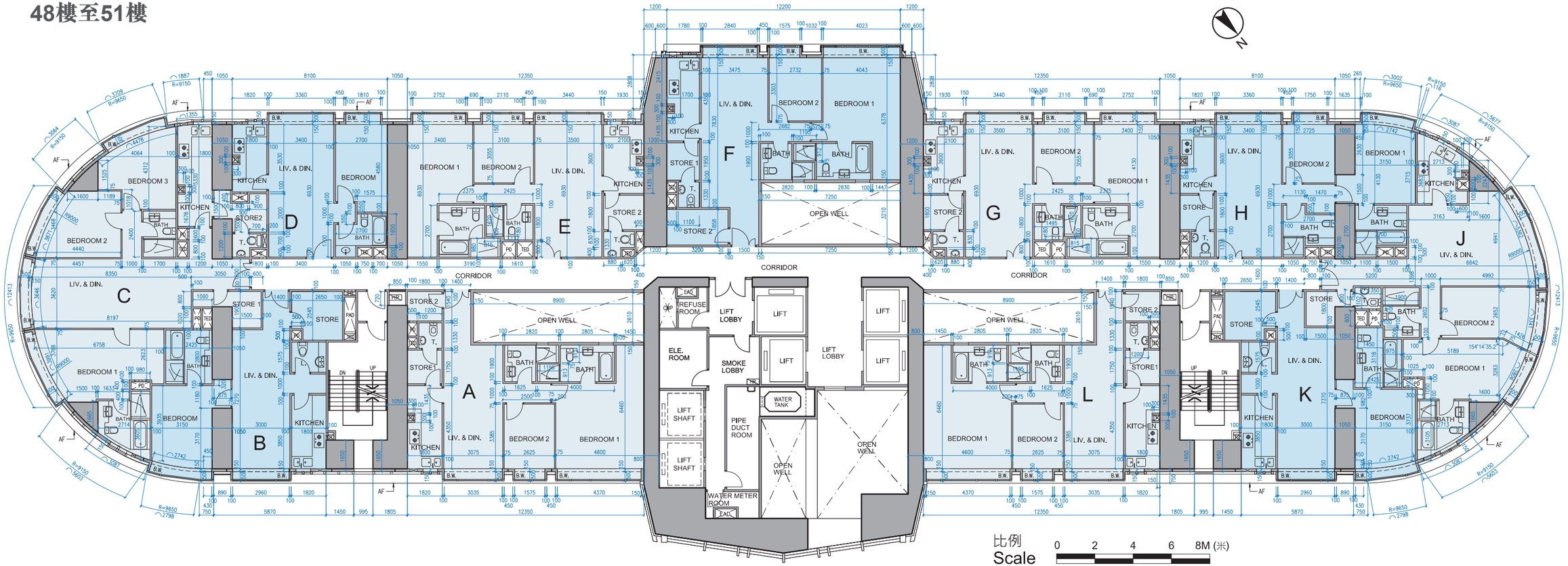
The dimensions in the floor plans are all structual dimensions in millimetre.
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

AF = Architectural Feature = 建築裝飾
BATH = Bathroom = 浴室
BEDROOM = 睡房
BUILDING LINE ABOVE = 上層建築物邊線
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EAD = Exhaust Air Duct = 抽風槽
ELE. ROOM = Electrical Room = 電器房
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ENTRANCE FOYER = 前廳
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VOID = 中空
WALK-IN CLOSET = 衣帽間
WATER METER ROOM = 水錶房
WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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

48/F-51/F
48樓至51樓



Description 描述		Unit 單位										
		A	B	C	D	E	F	G	H	J	K	L
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)		3.325										
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	48/F-51/F 48樓至51樓	200	200	150 200	150 200	150 200	200	150 200	150 200	150 200	200	200

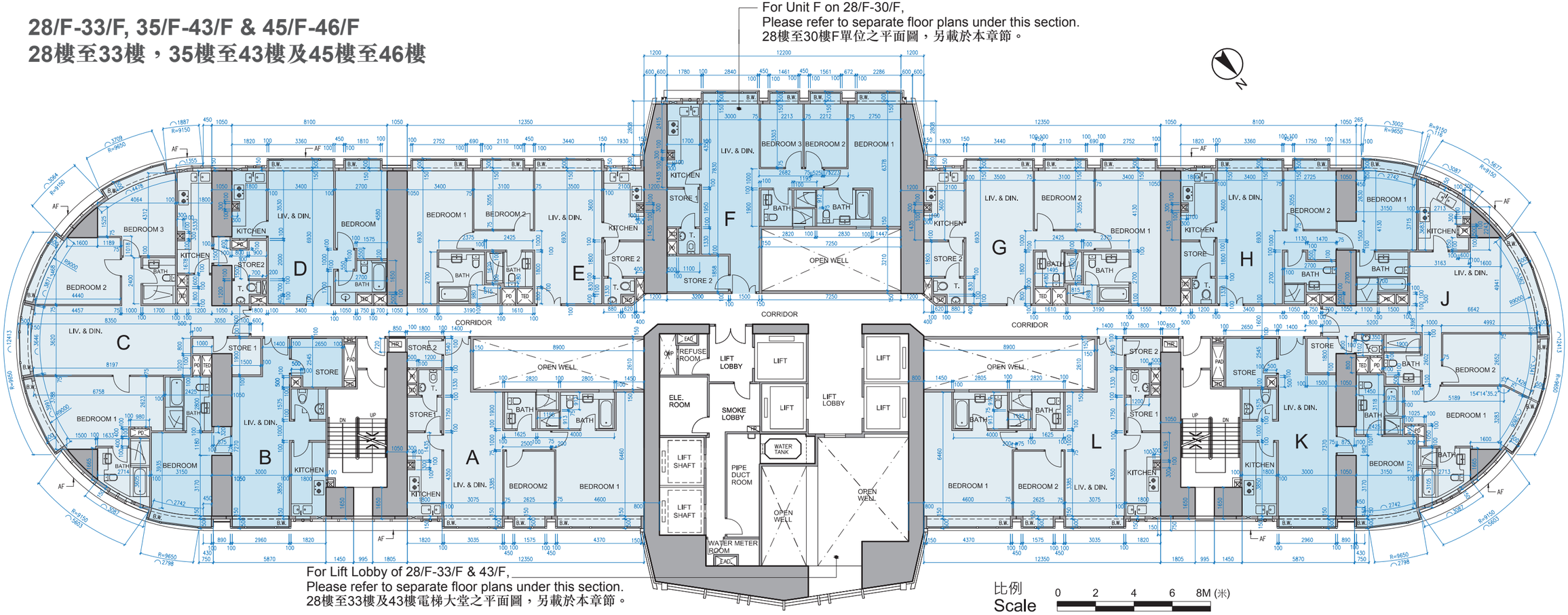
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Note 備註：

The dimensions in the floor plans are all structual 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。

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

28/F-33/F, 35/F-43/F & 45/F-46/F
28樓至33樓，35樓至43樓及45樓至46樓



Description 描述		Unit 單位										
		A	B	C	D	E	F	G	H	J	K	L
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)		28/F-33/F, 35/F-43/F & 45/F 28樓至33樓，35樓至43樓及45樓：3.325 46/F 46樓：3.525										
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	46/F 46樓	200	200 250	200 250	200	200	225	200	200 250	200 225	200 250	200
	28/F-33/F, 35/F-43/F & 45/F 28樓至33樓， 35樓至43樓及45樓	200	200	150 200	150 200	150 200	200	150 200	150 200	150 200	200	200

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。

Note 備註：

The dimensions in the floor plans are all structual 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。

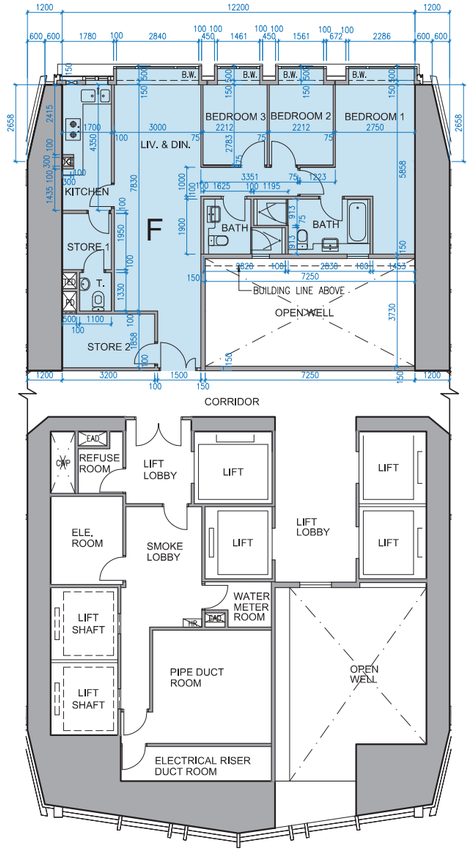
Legend 圖例

AF = Architectural Feature = 建築裝飾
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⌒ = Arc Length 弧線長度

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

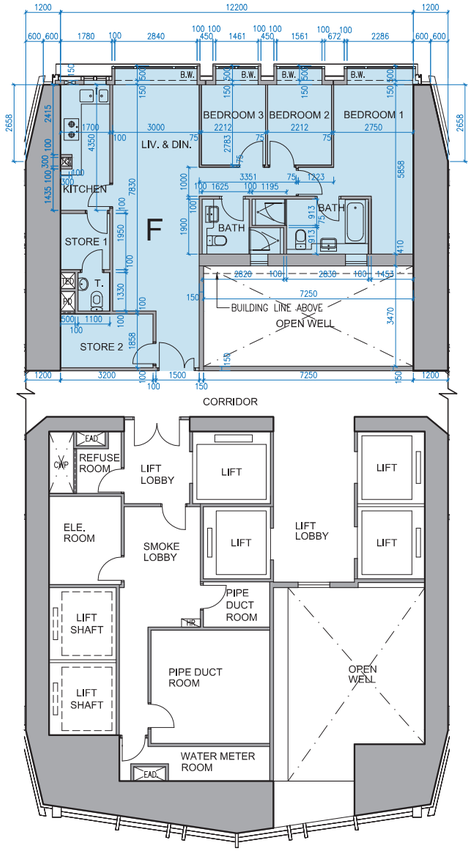
Part Plan
部分平面圖

28/F Unit F
28樓F單位



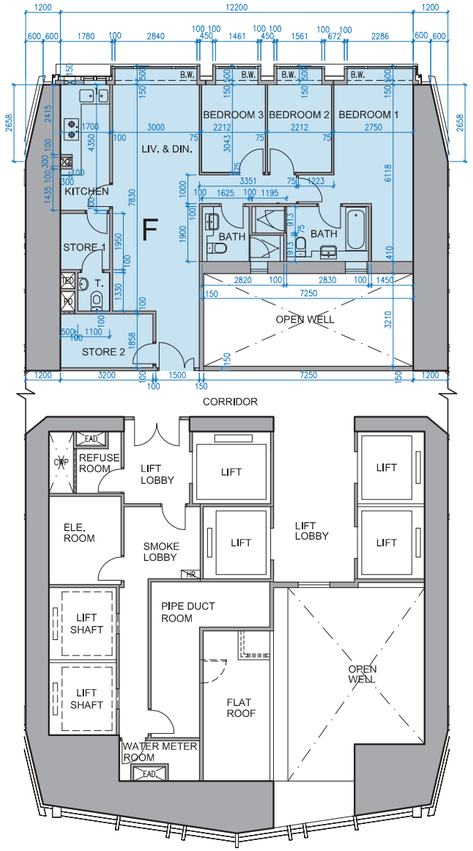
28/F Part Plan
28樓部分平面圖

29/F Unit F
29樓F單位

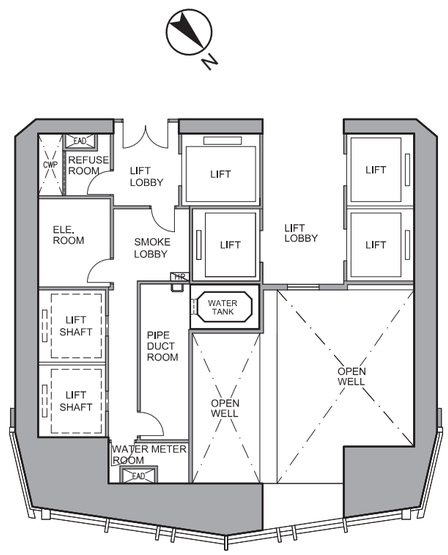


29/F Part Plan
29樓部分平面圖

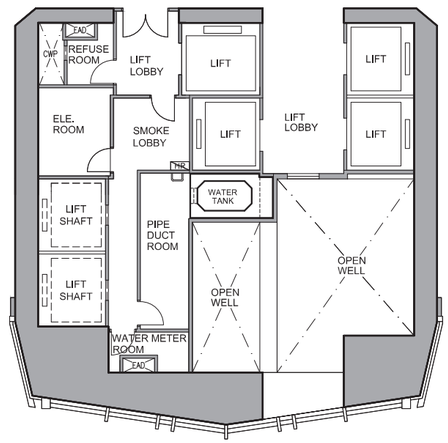
30/F Unit F
30樓F單位



30/F Part Plan
30樓部分平面圖



31/F-33/F Part Plan
31樓至33樓部分平面圖

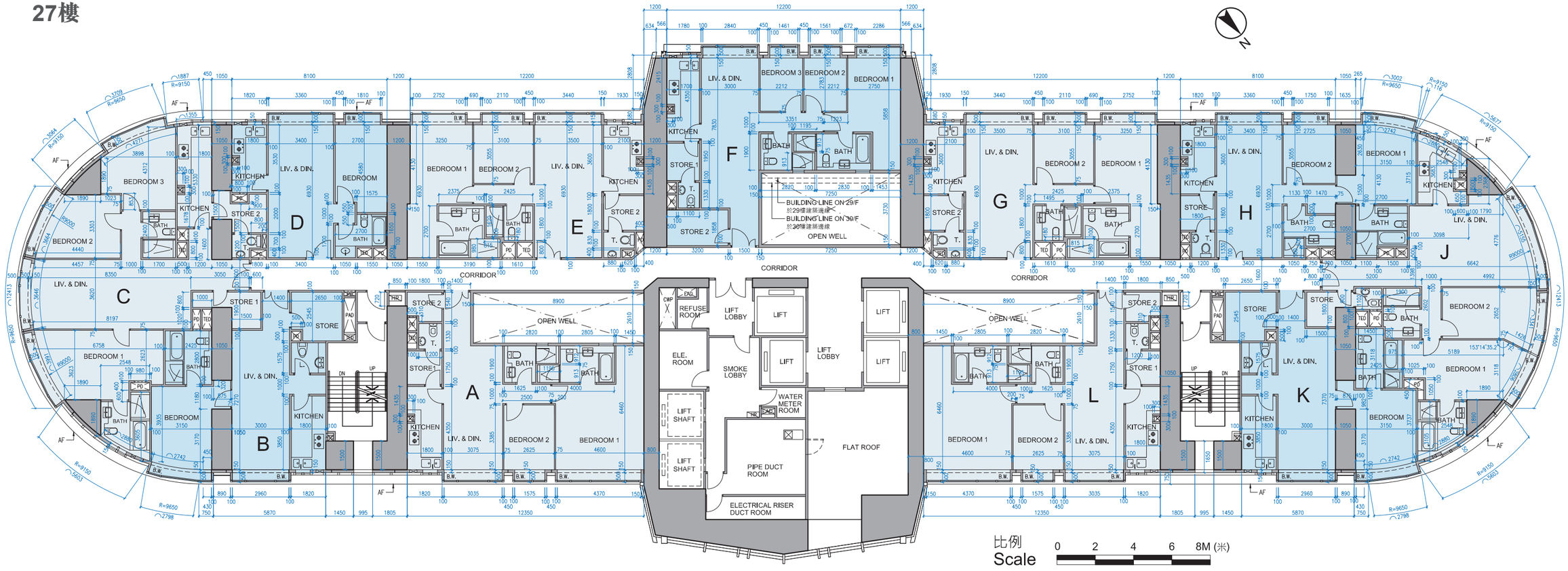


43/F Part Plan
43樓部分平面圖

比例
Scale
0 2 4 6 8M (米)

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



Description 描述	Unit 單位										
	A	B	C	D	E	F	G	H	J	K	L
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.325										
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	200	150 200	150 200	150 200	200	150 200	150 200	150 200	200	200

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。

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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。

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WATER TANK = 水箱
⌒ = Arc Length 弧線長度

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

Notes :

- There are architectural features, metal grilles and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some stores and lavatories.
- Kitchen cabinets in kitchens have been installed after issuance of Occupation Permit for the Development, by way of exempted works under the provisions of section 41 of the Buildings Ordinance.
- 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.

備註：

- 部分樓層外牆範圍設有建築裝飾，金屬格柵及／或外露喉管，詳細資料請參閱最新批准的建築圖則。
- 部分住宅單位的外牆上／附近設有外露及／或外牆裝飾板內藏之公用喉管，詳細資料請參閱最新經批准的建築圖則及／或排水設施圖。
- 部分住宅單位有假天花內裝置空調裝備及／或其他機電設備。
- 部分儲物房及洗手間內裝設有外露喉管。
- 廚房內的廚櫃於發展項目的佔用許可證發出後，根據建築物條例第41條的獲豁免工程條款而安裝。
- 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。

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

Area Schedule of Residential Properties 住宅物業的面積表

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
The Masterpiece 名鑄	66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	214.639 (2310) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	11.600 (125)	–	–	–	–	–	–	–	–
		B	358.728 (3861) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	16.179 (174)	–	–	–	–	–	–	–	–
		C	183.428 (1974) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.275 (111)	–	–	–	–	–	–	–	–
		D	191.782 (2064) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.200 (110)	–	–	–	–	–	–	–	–
		E	233.024 (2508) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	–	–	–	–	–	–	–	–	–
		F	195.814 (2108) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.200 (110)	–	–	–	–	–	–	–	–
		G	183.430 (1974) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.275 (111)	–	–	–	–	–	–	–	–
		H	358.141 (3855) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	16.179 (174)	–	–	–	–	–	–	–	–
		J	214.639 (2310) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	11.600 (125)	–	–	–	–	–	–	–	–
	63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	214.639 (2310) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	11.600 (125)	–	–	–	–	–	–	–	–
		B	358.728 (3861) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	16.179 (174)	–	–	–	–	–	–	–	–
		C	183.428 (1974) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.275 (111)	–	–	–	–	–	–	–	–
		D	191.782 (2064) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.200 (110)	–	–	–	–	–	–	–	–
		E	233.024 (2508) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	–	–	–	–	–	–	–	–	–
		F	195.814 (2108) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.200 (110)	–	–	–	–	–	–	–	–
		G	183.430 (1974) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	10.275 (111)	–	–	–	–	–	–	–	–
		H	358.141 (3855) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	16.179 (174)	–	–	–	–	–	–	–	–
		J	214.639 (2310) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	11.600 (125)	–	–	–	–	–	–	–	–

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.

Notes : The area in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

34/F, 44/F, 54/F and 64/F are omitted.

1. 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 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。
3. 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以1平方米＝10.764平方呎換算，並以四捨五入至整數。

不設34樓、44樓、54樓及64樓。

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

Area Schedule of Residential Properties 住宅物業的面積表

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
The Masterpiece 名鑄	58/F-62/F 58樓至62樓	A	107.728 (1160) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.310 (57)	–	–	–	–	–	–	–
		B	275.855 (2969) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	11.658 (125)	–	–	–	–	–	–	–
		C	204.740 (2204) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	9.355 (101)	–	–	–	–	–	–	–
		D	160.162 (1724) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	8.620 (93)	–	–	–	–	–	–	–
		E	209.772 (2258) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.606 (82)	–	–	–	–	–	–	–
		F	107.728 (1160) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.310 (57)	–	–	–	–	–	–	–
	52/F-57/F 52樓至57樓	A	108.254 (1165) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–
		B	78.008 (840) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		C	136.509 (1469) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.542 (81)	–	–	–	–	–	–	–
		D	54.583 (588) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	2.785 (30)	–	–	–	–	–	–	–
		E	95.158 (1024) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		F	109.663 (1180) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.509 (49)	–	–	–	–	–	–	–
		G	97.174 (1046) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		H	85.757 (923) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.186 (45)	–	–	–	–	–	–	–
		J	104.575 (1126) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.819 (63)	–	–	–	–	–	–	–
		K	77.945 (839) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		L	108.254 (1165) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.

Notes : The area in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

34/F, 44/F, 54/F and 64/F are omitted.

1. 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 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。
3. 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以1平方米＝10.764平方呎換算，並以四捨五入至整數。

不設34樓、44樓、54樓及64樓。

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

Area Schedule of Residential Properties 住宅物業的面積表

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
The Masterpiece 名鑄	30/F-33/F 35/F-43/F 45/F-46/F & 48/F-51/F 30樓至33樓 35樓至43樓 45樓至46樓 及 48樓至51樓	A	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–	–
		B	77.998 (840) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–	–
		C	135.951 (1463) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.542 (81)	–	–	–	–	–	–	–	–
		D	56.458 (608) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	2.785 (30)	–	–	–	–	–	–	–	–
		E	93.901 (1011) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–	–
		F	109.663 (1180) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.464 (48)	–	–	–	–	–	–	–	–
		G	95.918 (1032) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–	–
		H	87.994 (947) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.186 (45)	–	–	–	–	–	–	–	–
		J	103.616 (1115) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.819 (63)	–	–	–	–	–	–	–	–
		K	77.927 (839) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–	–
		L	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–	–
	29/F 29樓	A	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–	–
		B	77.998 (840) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–	–
		C	135.951 (1463) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.542 (81)	–	–	–	–	–	–	–	–
		D	56.458 (608) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	2.785 (30)	–	–	–	–	–	–	–	–
		E	93.901 (1011) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–	–
		F	107.620 (1158) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.464 (48)	–	–	–	–	–	–	–	–
		G	96.073 (1034) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–	–
		H	87.994 (947) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.186 (45)	–	–	–	–	–	–	–	–
		J	103.616 (1115) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.819 (63)	–	–	–	–	–	–	–	–
		K	77.927 (839) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–	–
		L	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–	–

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 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.

Notes : The area in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

34/F, 44/F, 54/F and 64/F are omitted.

1. 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
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備註：以平方呎列出的面積以1平方米＝10.764平方呎換算，並以四捨五入至整數。

不設34樓、44樓、54樓及64樓。

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

Area Schedule of Residential Properties 住宅物業的面積表

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	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
The Masterpiece 名鑄	28/F 28樓	A	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–
		B	77.998 (840) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		C	135.951 (1463) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.542 (81)	–	–	–	–	–	–	–
		D	56.458 (608) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	2.785 (30)	–	–	–	–	–	–	–
		E	93.901 (1011) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		F	105.581 (1136) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.464 (48)	–	–	–	–	–	–	–
		G	96.230 (1036) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		H	87.994 (947) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.186 (45)	–	–	–	–	–	–	–
		J	103.616 (1115) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.819 (63)	–	–	–	–	–	–	–
		K	77.927 (839) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		L	108.124 (1164) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–
	27/F 27樓	A	107.969 (1162) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–
		B	77.998 (840) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		C	135.951 (1463) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	7.542 (81)	–	–	–	–	–	–	–
		D	56.458 (608) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	2.785 (30)	–	–	–	–	–	–	–
		E	93.901 (1011) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		F	105.581 (1136) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.464 (48)	–	–	–	–	–	–	–
		G	96.230 (1036) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.476 (48)	–	–	–	–	–	–	–
		H	87.994 (947) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.186 (45)	–	–	–	–	–	–	–
		J	103.616 (1115) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	5.819 (63)	–	–	–	–	–	–	–
		K	77.927 (839) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	3.239 (35)	–	–	–	–	–	–	–
		L	107.969 (1162) (Balcony 露台: - (-)) (Utility Platform 工作平台: - (-)) (Verandah 陽台: - (-))	–	4.815 (52)	–	–	–	–	–	–	–

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
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1. 實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
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3. 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以1平方米＝10.764平方呎換算，並以四捨五入至整數。

不設34樓、44樓、54樓及64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 3
地庫3層



Boundary of the Development
發展項目的界線

RCV Refuse collection vehicle parking space
垃圾車車位

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

Basement 4
地庫4層



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

Numbers, Dimensions & Areas of Parking Spaces 停車位的數目、尺寸及面積

	Category of parking space 車位類別	Number 數目			Parking space no. 車位編號	Dimensions (L x W) (m.) 尺寸(長 x 闊)(米)	Area of each parking space (sq. m.) 每個車位面積(平方米)
		B3/F 地庫3層	B4/F 地庫4層	Total 總數			
Residential 住宅	Parking spaces 停車位	–	58	58	7-21, 29-44, 46, 48-50, 55-72, 75 & 84-87	5.0 (L) x 2.5 (W)	12.5
	Accessible (disabled) parking spaces 傷健人仕停車位	–	2	2	47, 107	5.0 (L) x 3.5 (W)	17.5
	Visitor's parking spaces 訪客停車位	–	4	4	51-54	5.0 (L) x 2.5 (W)	12.5
	Motorcycle parking spaces 電單車車位	–	6	6	MC5-MC10	2.4(L) x 1.0 (W)	2.4
	Loading and unloading spaces 上落客貨車位	1	–	1	L09	11.0 (L) x 3.5 (W)	38.5
Commercial 商業	Parking spaces 停車位	3	101	104	307, 313, 314, 2-6, 22-28, 45, 73, 74, 76-83, 88-106 & 108-166	5.0 (L) x 2.5 (W)	12.5
	Accessible (disabled) parking spaces 傷健人仕停車位	–	1	1	1	5.0 (L) x 3.5 (W)	17.5
	Motorcycle parking spaces 電單車車位	–	11	11	MC1-MC3 & MC11-MC18	2.4(L) x 1.0 (W)	2.4
	Loading and unloading spaces (light goods vehicle) 上落客貨車位(輕型貨車)	12	–	12	L01, L02, L05-L08, L16, L19, L22, L26, L27 & L31	7.0 (L) x 3.5 (W)	24.5
	Loading and unloading spaces (heavy goods vehicle) 上落客貨車位(重型貨車)	9	–	9	L10-L13, L17, L18 & L28-L30	11.0 (L) x 3.5 (W)	38.5
	Loading and unloading spaces (heavy goods vehicle) 上落客貨車位(重型貨車)	8*	–	8*	C04-C11	12.0 (L) x 3.5 (W)	42.0
Hotel 酒店	Parking spaces 停車位	6	–	6	304 & 308-312	5.0 (L) x 2.5 (W)	12.5
	Accessible (disabled) parking spaces 傷健人仕停車位	2	–	2	305 & 306	5.0 (L) x 3.5 (W)	17.5
	Loading and unloading spaces (light goods vehicle) 上落客貨車位(輕型貨車)	2	–	2	L03 & L04	7.0 (L) x 3.5 (W)	24.5
	Loading and unloading spaces (heavy goods vehicle) 上落客貨車位(重型貨車)	2	–	2	L14 & L15	11.0 (L) x 3.5 (W)	38.5
	Loading / unloading spaces 上落客貨車位	6	–	6	L20, L21, L23-L25 & L32	8.0 (L) x 3.0 (W)	24.0
	Single-decker tour bus spaces 單層旅遊巴士車位	6*	–	6*	C04-C06 & C09-C11	12.0 (L) x 3.5 (W)	42.0
	Picking up & setting down space for single-decker tour bus 單層旅遊巴士上落客車位	3	–	–	C01-C03	12.0 (L) x 3.0 (W)	36.0
	Picking up & setting down space for motor vehicles (including taxi) 車輛(包括的士)上落客車位	3	–	–	301-303	5.0 (L) x 2.5 (W)	12.5
	Refuse collection vehicle parking space 垃圾車車位	1	–	–	–	12.0 (L) x 5.0 (W)	60.0

* Remark: Parking space nos. C04-C06 and C09-C11 on B3/F are jointly used as loading and unloading spaces (heavy goods vehicle) and single-decker tour bus spaces.
* 備註：位於地庫3層的車位編號C04-C06及C09-C11共同用作上落客貨車位(重型貨車)及單層旅遊巴士車位。

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

2. 買方在簽署該臨時買賣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份持有。

3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 –

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant
公契的摘要

1. The common parts of the Development

(i) **"Common Areas"** means all of the Development Common Areas, Car Park / Commercial Common Areas, Car Park / Commercial / Hotel Common Areas, Commercial / Residential Common Areas, Commercial / Hotel Common Areas, Residential Common Areas, Hotel / Residential Common Areas, Commercial Common Areas and Car Park Common Areas.

(ii) **"Common Facilities"** means all of the Development Common Facilities, Car Park / Commercial Common Facilities, Car Park / Commercial / Hotel Common Facilities, Commercial / Residential Common Facilities, Commercial / Hotel Common Facilities, Residential Common Facilities, Hotel /Residential Common Facilities, Commercial Common Facilities and Car Park Common Facilities.

(iii) **"Development Common Areas"** mean all those areas or parts of the Land (as defined in the DMC) and the Development (as defined in the DMC) the right to the use of which is designated by the Registered Owner (as defined in the DMC) in accordance with the provisions of the DMC for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Units (as defined in the DMC) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, the dedicated areas pursuant to the Deed of Dedication (as defined in the DMC), the Pedestrian Walkways (as defined in the Special Condition No.(21)(a) of the Land Grant), Pink Cross-Hatched Black Area (as defined in the Special Condition No.(20)(a) of the Land Grant), the Areas (as defined in the Special Condition No.(20)(d)(ii) of the Land Grant), space for the parking, loading and unloading for refuse collection vehicles, all those part or parts of the external walls of the Development which serve the entire Development (including the architectural fins and features (if any) forming part of such external walls)and are for the common use and benefit of the Owners and occupiers of all the Units (excluding the external walls of the Commercial Areas (as defined in the DMC) and the external walls forming part of the Hotel Development (as defined in the DMC)), lift and lift lobbies, footpaths, stairs, entrances, staircases, pump rooms, transformer associated delivery passage and hoist, switch rooms, transformer rooms, telecommunications and broadcasting equipment rooms, fire services inlets and sprinkler inlets, sprinkler control valve room, gas control valve room, water meter room, water tanks, staircase and lobby pressurization fan rooms (if any), fire services control room and drencher control valve room (if any), lift shafts and lift machine room, flat roofs (which do not form part of any Units), roofs (which do not form part of any Units), upper roofs (which do not form part of any Units), electrical meter rooms, plant rooms, services ducts, air ducts, refuse collection room, and air plenum on the 3rd floor, portion of the refuge floor, pipe duct room, area on the top roof, loading and unloading spaces and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Commercial Common Areas, Car Park Common Areas, the Residential Common Areas, the Hotel/Residential Common Areas, Commercial / Residential Common Areas, Commercial / Hotel Common Areas, Car Park / Commercial Common Areas and Car Park / Commercial / Hotel Common Areas.

(iv) **"Development Common Facilities"** means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains, sewers, cables, pipes, wires, fire fighting or security equipment and facilities, pumps, switches, meters, lights, security control system, refuse disposal equipment and facilities, gondola, external lighting system including but not limited to facade lightings (if any) and laser guns (if any), louvre openings and other apparatus equipment and facilities.

(v) **"Car Park / Commercial Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of Car Parks (as defined in the DMC) and the Commercial Areas and which include, without limiting the generality of the foregoing, the staircases, plant rooms, lifts, lift lobbies, lift machine rooms, service ducts, serving the Car Parks and the Commercial Areas only.

(vi) **"Car Park / Commercial Common Facilities"** means all those installations and facilities in the Car Park/Commercial Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and the Commercial Areas and not for the exclusive use or benefit of any individual Unit or the Development as a whole and, without limiting the generality of the foregoing, including drains, water tanks, sewers, cables, pipes, wires, fire fighting or security equipment and facilities, pumps, switches, meters, lights, air ducts and access control equipment, louvre openings and other apparatus and equipment and facilities.

(vii) **"Car Park / Commercial / Hotel Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Car Parks, the Commercial Areas and the Hotel Development and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner of the Car Parks, the Commercial Areas and the Hotel Development and which include, without limiting the generality of the foregoing, lift, lift machine room, sprinkler control valve room.

(viii) **"Car Park / Commercial / Hotel Common Facilities"** means all those installations and facilities in the Car Park / Commercial / Hotel Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks, the Commercial Areas and the Hotel Development and not for the exclusive use or benefit of any individual Unit or the Development as a whole and, without limiting the generality of the foregoing, including wires, lights, fire fighting installations and equipment, louvre openings and other apparatus and equipment and facilities.

(ix) **"Commercial / Residential Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Commercial Areas and the Residential Units (as defined in the DMC) and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner of the Commercial Areas and the Residential Units and which include, without limiting the generality of the foregoing, transformer room and switch room.

(x) **"Commercial / Residential Common Facilities"** means all those installations and facilities in the Commercial / Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Commercial Areas and the Residential Units and not for the exclusive use or benefit of any individual Unit or the Development as a whole and, without limiting the generality of the foregoing, including wires, lights, fire fighting equipment, louvre openings and other apparatus and equipment and facilities.

(xi) **"Commercial / Hotel Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Commercial Areas and the Hotel Development and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner of the Commercial Areas and the Hotel Development and which include, without limiting the generality of the foregoing, lifts, lift lobbies, staircases, flat roof, service corridor, electric meter room, fan rooms, gondola working areas, transformer room, switch room, air handling unit room, lift machine room, single-decker tour bus spaces, Car Parks for the Disabled (as defined in the DMC).

(xii) **"Commercial / Hotel Common Facilities"** means all those installations and facilities in the Commercial / Hotel Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Commercial Areas and the Hotel Development and not for the exclusive use or benefit of any individual Unit or the Development as a whole and, without limiting the generality of the foregoing, including wires, lights, fire fighting installations and equipment, fire shutters, security control system, service plants, meters, gondola system, louvre openings and other apparatus and equipment and facilities.

(xiii) **"Residential Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Residential Units and their bona fide visitors and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include the club house (which includes (among others) open-sided covered landscaped area, lounge, game rooms, open-sided covered children's play area, changing rooms, gymnasium, yoga and aerobic room), loading and unloading space, all those part or parts of the external walls of the Development which serve the Residential Units and are for the common use and benefit of the Owners and occupiers of the Residential Units (including the architectural fins and features (if any) forming part of such external walls but excluding the external lighting system serving the entire Development and, for the avoidance of doubt, excluding also the external walls of the Commercial Areas and the external walls forming part of the Hotel Development), sky garden/refuge floor on the 47th floor, pump rooms, water tanks, lift lobbies, entrance lobby, lift shafts, staircases, corridors, air handling unit rooms, electrical rooms, plant rooms, service ducts, Car Park for the Disabled and visitors' Car Parks.

(xiv) **"Residential Common Facilities"** means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Unit or the Development as a whole and which, without limiting the generality of the foregoing, include canopy, drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, external decorative aluminium louvres, lifts, installations and facilities in the lift machine rooms, water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, louvre openings and other service facilities apparatus whether ducted or otherwise.

(xv) **"Hotel / Residential Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Residential Units and the Owners, occupiers, guests or patrons of the Hotel Development and their bona fide visitors and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specially assigned and which, without limiting the generality of the foregoing, include swimming pool, children's pool, outdoor jacuzzi, outdoor deck, planters, the sky garden on the 9th floor, filtration plant room, emergency generator room.

(xvi) **"Hotel / Residential Common Facilities"** means all those installations and facilities within the Residential and Hotel Common Areas used in common by or installed for the common benefit of the Hotel Development and the Residential Units and not for the exclusive use or benefit or any individual Unit or the Development as a whole and which without limiting the generality of the foregoing, include shower stands, drains, channels, lights, fire fighting installations and equipment and louvre openings.

(xvii) **"Commercial Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is or may hereafter be designated by the Registered Owner for the common use and benefit of the Owners and occupiers of the Commercial Areas and is not given or reserved by the DMC or otherwise to the Registered Owner or any individual Owner of the Commercial Areas and which include, without limiting the generality of the foregoing, loading and unloading spaces and Car Park for the Disabled.

(xviii) **"Commercial Common Facilities"** means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Commercial Areas as part of the amenities thereof.

(xix) **"Car Park Common Areas"** means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of Car Parks and which are constructed or to be constructed for parking purposes in accordance with the Plans and the Land Grant except those areas or parts designated as Car Parks and which include, without limiting the generality of the foregoing, the driveways, ramps, staircases, circulation passages, loading dock, fan rooms serving the Car Parks only.

(xx) **"Car Park Common Facilities"** means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and not for the exclusive use or benefit of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including drains, channels, wires, lights, switches, car park control system, air ducts, fire fighting installations and equipment, cleansing water pipes and taps, louvre openings and other apparatus and equipment and facilities.

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

Floor	Unit	No. of undivided shares
27th	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	107/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
28th	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	107/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
29th	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	109/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
30th	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220

Summary of deed of mutual covenant
公契的摘要

Floor	Unit	No. of undivided shares
30th	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
31st to 33rd (3 storeys)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
35th to 42nd (8 storeys)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
45th to 46th (2 storeys)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220

Floor	Unit	No. of undivided shares
45th to 46th (2 storeys)	K	76/106,220
	L	106/106,220
43rd	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
48th to 51st (4 storeys)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
52nd to 53rd (2 storeys)	A	107/106,220
	B	76/106,220
	C	138/106,220
	D	55/106,220
	E	96/106,220
	F	111/106,220
	G	97/106,220
	H	86/106,220
	J	106/106,220
	K	76/106,220
	L	107/106,220

Floor	Unit	No. of undivided shares
55th to 57th (3 storeys)	A	107/106,220
	B	76/106,220
	C	138/106,220
	D	55/106,220
	E	96/106,220
	F	111/106,220
	G	97/106,220
	H	86/106,220
	J	106/106,220
	K	76/106,220
	L	107/106,220
58th to 62nd (5 storeys)	A	107/106,220
	B	277/106,220
	C	207/106,220
	D	160/106,220
	E	211/106,220
	F	107/106,220
63rd and 65th (Duplex)	A	213/106,220
	B	356/106,220
	C	184/106,220
	D	192/106,220
	E	236/106,220
	F	196/106,220
	G	184/106,220
	H	356/106,220
	J	213/106,220
66th and 67th (Duplex)	A	213/106,220
	B	356/106,220
	C	184/106,220
	D	192/106,220
	E	236/106,220
	F	196/106,220
	G	184/106,220
	H	356/106,220
	J	213/106,220

Summary of deed of mutual covenant
公契的摘要

3. The term of years for which the manager of the Development is appointed:

The Manager, Kiu Lok Service Management Company Limited, is appointed under the DMC as the first manager to manage the Land and the Development, subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) for the initial term of TWO years until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the proportion which the number of the Management Shares# allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development.

Note #:
The number of undivided shares allocated to each of the residential properties in Paragraph 2 above is the same as the number of Management Shares allocated to each of such residential properties.

5. The basis on which the management fee deposit is fixed:

Each Owner (except the Registered Owner) shall upon possession of his Unit is given to him deposit with the Manager a transferable sum as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equivalent to two months' monthly contribution of the management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him.

6. The area (if any) in the Development retained by the Owner for that Owner's own use:

Not applicable.

1. 發展項目的公用部分

(i) 「**公用地方**」指所有發展項目公用地方、停車場/商業公用地方、停車場/商業/酒店公用地方、商業/住宅公用地方、商業/酒店公用地方、住宅公用地方、酒店/住宅公用地方、商業公用地方及停車場公用地方。

(ii) 「**公共設施**」指所有發展項目公共設施、停車場/商業公共設施、停車場/商業/酒店公共設施、商業/住宅公共設施、商業/酒店公共設施、住宅公共設施、酒店/住宅公共設施、商業公共設施及停車場公共設施。

(iii) 「**發展項目公用地方**」指註冊業主(按公契定義闡釋)按公契的條文指定供單位(按公契定義闡釋)業主(按公契定義闡釋)及佔用人共同使用與享用，而並非由公契或其他規定指定給註冊業主或任何個別單位業主使用及並非特別轉讓的該土地(按公契定義闡釋)及發展項目(按公契定義闡釋)的所有該等地方或部分，在不限制上述一般適用範圍下，包括按撥出私人地方供公眾使用的契據(按公契定義闡釋)作出的奉獻區域、行人走道(根據批地文件特別條款第(21)(a)條定義闡釋)、粉紅色加黑交叉線區域(根據批地文件特別條款第(20)(a)條定義闡釋)、該區域(根據批地文件特別條款第(20)(d)(ii)條定義闡釋)、垃圾車停泊及裝卸區、服務整個發展項目(包括構成該外牆部分的建築突鰭及裝飾(如有))和供所有單位的業主及佔用人共同使用與享用的所有外牆部分(不包括商業地方(按公契定義闡釋)的外牆和構成酒店發展項目(按公契定義闡釋)之部分的外牆)、升降機及升降機門廊、行人徑、樓梯、入口、梯台、泵房、變壓器連帶的輸送通道及起重機、電掣房、變壓器室、電訊及廣播設備室、消防進水口及灑水器水口、灑水器控制閥室、煤氣控制閥室、水錶房、水箱、梯間及大堂增壓電扇房(如有)、消防控制室及噴水控制閥室(如有)、升降機槽及升降機機房、平台(並非構成任何單位之部分)、天台(並非構成任何單位之部分)、上層屋頂(並非構成任何單位之部分)、電錶房、機房、維修槽、空氣槽、垃圾收集房、三樓的充氣室、部分的庇護樓層、管槽室、屋頂區域、裝卸區及建築物管理條例(香港法例第344章)第2條界定的「公用部份」內的區域及地方，但不包括商業公用地方、停車場公用地方、住宅公用地方、酒店/住宅公用地方、商業/住宅公用地方、商業/酒店公用地方、停車場/商業公用地方及停車場/商業/酒店公用地方。

(iv) 「**發展項目公共設施**」指發展項目公用地方內提供或安裝作為發展項目便利設施之部分供發展項目所有單位共同使用及享用，而並非供任何個別單位獨家享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、沙井、渠道、總水喉、污水渠、電纜、管道、電線、消防或保安設備及設施、泵、電掣、儀錶、照明、保安控制系統、垃圾處理設備及設施、吊艙、外部照明系統包括但不限於正面照明(如有)及激光槍(如有)、氣窗開口和其他器具、設備及設施。

(v) 「**停車場/商業公用地方**」指註冊業主按公契條文指定供停車場(按公契定義闡釋)及商業地方的業主及佔用人共同使用與享用的該土地及發展項目所有該等區域或部分，在不限制上述一般適用範圍下，包括僅服務停車場及商業地方的樓梯、機房、升降機、升降機門廊、升降機機房及裝備槽。

(vi) 「**停車場/商業公共設施**」指在停車場/商業公用地方內安裝，供停車場及商業地方的業主及佔用人共同使用或享用，而並非供任何個別單位獨家或整個發展項目使用或享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、水箱、污水渠、電纜、管道、電線、消防或保安設備及設施、泵、電掣、儀錶、照明、空氣槽及入口控制設備、氣窗開口和其他器具、設備及設施。

(vii) 「**停車場/商業/酒店公用地方**」指註冊業主按公契條文指定供停車場、商業地方及酒店發展項目的業主及佔用人共同使用與享用，而並非按公契或其他規定保留給註冊業主或停車場、商業地方及酒店發展項目任何個別業主使用的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括升降機、升降機機房及灑水器控制閥室。

(viii) 「**停車場/商業/酒店公共設施**」指在停車場/商業/酒店公用地方內安裝供停車場、商業地方及酒店發展項目的業主及佔用人共同使用及享用，而並非供任何個別單位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括電線、照明、消防裝置及設備、氣窗開口及其他器具、設備及設施。

(ix) 「**商業/住宅公用地方**」指註冊業主按公契條文指定供商業地方及住宅單位(按公契定義闡釋)的業主及佔用人共同使用與享用，而並非按公契或其他規定保留給註冊業主或商業地方及住宅單位任何個別業主使用的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括變壓器房及電掣房。

(x) 「**商業/住宅公共設施**」指在商業/住宅公用地方內安裝供商業地方及住宅單位的業主及佔用人共同使用與享用，而並非供任何個別單位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括電線、照明、消防設備、氣窗開口及其他器具、設備及設施。

(xi) 「**商業/酒店公用地方**」指註冊業主按公契條文指定供商業地方及酒店發展項目的業主及佔用人共同使用與享用，而並非按公契或其他規定保留給註冊業主或商業地方及酒店發展項目任何個別業主使用的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括升降機、升降機門廊、樓梯、平台、服務走廊、電錶房、電扇房、吊艙工作區、變壓器房、電掣房、空氣處理機室、升降機機房、單層旅遊巴士車位、殘疾人士車位(按公契定義闡釋)。

(xii) 「**商業/酒店公共設施**」指在商業/酒店公用地方內安裝供商業地方及酒店發展項目的業主及佔用人共同使用與享用，而並非供任何個別單位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括電線、照明、消防裝置及設備、防火閘、保安控制系統、維修機械、儀錶、吊艙系統、氣窗開口及其他器具、設備及設施。

(xiii) 「**住宅公用地方**」指註冊業主按公契條文指定供住宅單位的業主及佔用人和他們的真正訪客共同使用與享用，而並非按公契或其他規定保留給註冊業主或任何個別住宅單位業主使用和並非特別轉讓的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括會所((其中)包含開放式有蓋園藝區、休憩廳、遊戲室、開放式有蓋兒童遊樂區、更衣室、健身室、瑜伽及增氧室)、裝卸區、服務住宅單位並供住宅單位的業主及佔用人共同使用及享用的發展項目所有外牆部分(包括構成該等外牆之部分的建築突鰭及裝飾(如有)，但不包括服務整個發展項目的外部照明系統，為免存疑，亦不包括商業地方的外牆和構成酒店發展項目之部分的外牆)、47樓的空中花園/庇護樓層、泵房、水

箱、升降機門廊、入口大堂、升降機槽、樓梯、走廊、空氣處理機室、供電房、機房、維修槽、殘疾人士停車位和訪客停車位。

(xiv)「**住宅公共設施**」指在住宅公用地方內安裝供所有住宅單位共同使用與享用，而並非供任何個別單位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括簷篷、排水渠、電掣、儀錶、管道、泵、電線、電纜、照明、天線、外部裝飾鋁製氣窗、升降機、升降機機房的裝置及設施、水箱、火警警報器及消防設備、垃圾處理設備及裝置、氣窗開口和其他服務設施及裝置，不論有否套上套管。

(xv)「**酒店/住宅公用地方**」指註冊業主按公契條文指定供住宅單位的業主及佔用人和酒店發展項目的業主、佔用人、賓客或顧客及他們的真正訪客共同使用與享用，而並非按公契或其他規定保留給註冊業主或任何個別單位業主使用的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括游泳池、兒童池、室外按摩池、室外曬台、花槽、9樓的空中花園、過濾機房、緊急發電機室。

(xvi)「**酒店/住宅公共設施**」指在住宅及酒店公用地方內安裝供酒店發展項目及住宅單位共同使用與享用，而並非供任何個別單位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括浴架、排水渠、渠道、照明、消防裝置及設備和氣窗開口。

(xvii)「**商業公用地方**」指註冊業主按公契條文指定供商業地方的業主及佔用人共同使用與享用，而並非按公契或其他規定保留給註冊業主或商業地方的任何個別業主使用的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括裝卸區及殘疾人士車位。

(xviii)「**商業公共設施**」指在商業公用地方安裝作為其便利設施之部分，供商業地方業主及佔用人共同使用與享用的所有該等裝置及設施。

(xix)「**停車場公用地方**」指按圖則及批地文件已建或擬建作停泊用途，由註冊業主按公契條文指定供停車場的業主及佔用人共同使用與享用的該土地及發展項目內的所有該等區域或部分，指定作為停車位的該等部分除外，在不限制上述一般適用範圍下，包括僅服務停車場的行車道、坡道、樓梯、迴旋通道、卸貨月台及電扇房。

(xx)「**停車場公共設施**」指在停車場公用地方內安裝供停車場的業主及佔用人共同使用與享用，而並非供任何個別停車位獨家或整個發展項目使用與享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、渠道、電線、照明、電掣、停車場控制系統、空氣槽、消防裝置及設備、清潔水管及水龍頭、氣窗開口及其他器具、設備及設施。

2. 分配予發展項目每個住宅物業的不分割份數的數目

樓層	單位	不分割份數數目
27 樓	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	107/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
28 樓	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	107/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
29 樓	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	109/106,220
	G	97/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
30 樓	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
31 樓至 33 樓 (3 層樓)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
35 樓至 42 樓 (8 層樓)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
45 樓至 46 樓 (2 層樓)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220

Summary of deed of mutual covenant
公契的摘要

樓層	單位	不分割份數數目
45 樓至 46 樓 (2 層樓)	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
43 樓	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
48 樓至 51 樓 (4 層樓)	A	106/106,220
	B	76/106,220
	C	138/106,220
	D	57/106,220
	E	95/106,220
	F	111/106,220
	G	96/106,220
	H	88/106,220
	J	105/106,220
	K	76/106,220
	L	106/106,220
52 樓至 53 樓 (2 層樓)	A	107/106,220
	B	76/106,220
	C	138/106,220
	D	55/106,220
	E	96/106,220
	F	111/106,220
	G	97/106,220
	H	86/106,220
	J	106/106,220

樓層	單位	不分割份數數目
52 樓至 53 樓 (2 層樓)	K	76/106,220
	L	107/106,220
55 樓至 57 樓 (3 層樓)	A	107/106,220
	B	76/106,220
	C	138/106,220
	D	55/106,220
	E	96/106,220
	F	111/106,220
	G	97/106,220
	H	86/106,220
	J	106/106,220
	K	76/106,220
	L	107/106,220
58 樓至 62 樓 (5 層樓)	A	107/106,220
	B	277/106,220
	C	207/106,220
	D	160/106,220
	E	211/106,220
	F	107/106,220
63 樓和 65 樓 (複式單位)	A	213/106,220
	B	356/106,220
	C	184/106,220
	D	192/106,220
	E	236/106,220
	F	196/106,220
	G	184/106,220
	H	356/106,220
	J	213/106,220

樓層	單位	不分割份數數目
66 樓和 67 樓 (複式單位)	A	213/106,220
	B	356/106,220
	C	184/106,220
	D	192/106,220
	E	236/106,220
	F	196/106,220
	G	184/106,220
	H	356/106,220
	J	213/106,220

3. 有關發展項目的管理人的委任年期：

按公契委任僑樂服務管理有限公司為第一任管理人，管理該土地及發展項目，任期由其獲委任之日起的初期兩年直至按公契的規定終止其委任，受制於建築物管理條例(香港法例第344章)的規定。

4. 管理開支按什麼基準在發展項目的住宅物業擁有人之間分攤：

管理人按業主的單位獲分配的管理份數數目#對發展項目所有單位獲分配的總管理份數數目之比例決定每位業主須分擔管理開支的該款項。

註#：
以上第2段提及每個住宅物業獲分配的不分割份數數目與該住宅物業獲分配的管理份數的數目相同。

5. 計算管理費按金的基準：

每位業主(註冊業主除外)須在接管他的單位時向管理人支付一筆相等於管理開支每月分擔款項的2個月的可轉讓款項作為準時支付他按公契須應付的一切款項之擔保金，該筆款項不能用作抵銷他須應付管理開支的每月分擔款項或任何其他分擔款項。

6. 擁有人保留發展項目的區域(如有)供擁有人使用：

不適用。

Summary of land grant
批地文件的摘要

1. The Development is situated on Kowloon Inland Lot No.11188 (**"the lot"**).

2. The lot was granted under Conditions of Exchange No.20040 as varied or modified by the Consent and No-objection Letter dated 27th October 2008 and registered in the Land Registry by Memorial No.08102901440039 ("Consent and No-objection Letter") and Modification Letter dated 26th November 2008 and registered in the Land Registry by Memorial No.08120101160021 (collectively, "the Land Grant") for a term 50 years commencing from 23rd April 2007.

3. Special Condition No.(10) stipulates that:-
   The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding petrol filling station and godown) purposes.

4. Special Condition No.(5) stipulates that:-
   (a) The Grantee shall:
      (i) on or before the 31st day of December 2010 or such other extended periods as may be approved by the Director of Lands (**"the Director"**), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

         (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed to the Land Grant (**"PLAN I"**) (hereinafter collectively referred to as **"the Green Area"**); and

         (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the Structures"**)

      so that building, vehicular and pedestrian traffic may be carried on the Green Area;

      (ii) on or before the 31st day of December 2010 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

      (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(6) of the Land Grant.

   (b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (c) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

5. Special Condition No.(6) stipulates that:-
   For the purpose only of carrying out the necessary works specified in Special Condition No.(5) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the General and Special Conditions of the Land Grant (**"these Conditions"**) have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(5) of the Land Grant or otherwise.

6. Special Condition No.(7) stipulates that:-
   The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(5) of the Land Grant.

7. Special Condition No.(8) stipulates that:-
   The Grantee shall at all reasonable times while he is in possession of the Green Area permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area.

8. Special Condition No.(9) stipulates 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 31st day of December 2010.

9. Special Condition No.(12) stipulates that:-
   No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

10. Special Condition No.(13) stipulates that:-
    The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

11. Special Condition No.(14) stipulates that:-
    Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.6) of the lot or any part thereof:

    (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

    (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

    (c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 59,753 square metres and shall not exceed 99,588 square metres provided that there is no guarantee that the maximum gross floor area of 99,588 square metres can be attained and the Government shall not be liable if the same cannot be attained;

    (ii) (I) the lot or any part thereof shall not be developed or redeveloped except in accordance with the Master Layout Plan No. K11/MLP/7 Amendment 2 as approved by the Town Planning Board on 2 June 2005 under reference number TPB/A/K1/208 (hereinafter referred to as **"the Approved Master Layout Plan"**) provided that notwithstanding anything to the contrary contained in the Approved Master Layout Plan, of the total gross floor area stipulated in sub-clause (c)(i) of this Special Condition:

(A) the total gross floor area of any building or buildings erected or to be erected on the lot designed and intended to be used for retail purpose shall not exceed 28,236 square metres; and

(B) the total gross floor area of any building or buildings erected or to be erected on the lot designed and intended to be used for hotel purpose shall not be less than 25,752 square metres, and

(II) no amendment, alteration or variation to or modification or substitution of the Approved Master Layout Plan shall be made except with the prior written consent of the Director who may in granting consent impose such conditions as he sees fit at his absolute discretion; and

(d) In the event that any concession or right in respect of additional site coverage or plot ratio is granted for any dedication of the lot or any part thereof or any building or part of any building thereon by the Building Authority whether under Regulation (22)(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor or otherwise the total gross floor area of the building or buildings erected or to be erected on the lot may exceed the maximum gross floor area as stipulated in sub-clause (c) of this Special Condition subject to such terms and conditions as the Director in his sole discretion may determine.

(e) The design, disposition and height of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained. For the purpose of these Conditions "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

12. Special Condition No.(15) stipulates that:-
Notwithstanding the maximum gross floor area permitted under Special Condition No.(14) of the Land Grant, the Grantee may erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director.

13. Special Condition No.(16) stipulates that:-
(a) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot such pedestrian subway connections at the locations between the points D and E through F as shown and marked on PLAN I at a level of 4.5 metres below Hong Kong Principal Datum (hereinafter referred to as **"the Subway Connection D, E and F"**) and the points R and S through T as shown and marked on PLAN I at a level of 2.65 metres below Hong Kong Principal Datum (hereinafter referred to as **"the Subway Connection R, S and T"**) or at such other location or locations or at such other level or levels as may be specified or approved by the Director. The Subway Connection D, E and F and the Subway Connection R, S and T (hereinafter collectively referred to as **"the Subway Connections"**) shall be constructed with such materials, at such level, to such standards, and of such dimensions, alignment, disposition and designs as shall be specified or approved by the Director.

(b) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide at ground level of the lot abutting such public open space or public street as may be approved or required by the Government a subway entrance and exit of not less than 4.5 metres in width (hereinafter referred to as **"the Subway Entrance and Exit"**) to connect to the Subway Connection D, E and F or such other pedestrian subway connection at the location specified or approved by the Director through the Public Passageway as referred to in sub-clause (c) of this Special Condition. The Subway Entrance and Exit shall be constructed at such location, with such materials, to such standards, of such alignment, disposition and designs as shall be specified or approved by the Director. For the purpose of this Special Condition, the Director's decision as to what constitutes the ground level shall be final and binding upon the Grantee.

(c) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a direct public passageway having a width of not less than 7 metres, of such design and dimensions, and with such escalators, stairways and lifts for the disabled as may be required or approved by the Director to link up the Subway Connection D, E and F and the Subway Entrance and Exit (which public passageway together with all escalators stairways and lifts aforesaid is hereinafter referred to as **"the Public Passageway"**).

(d) Upon completion of the construction of the Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant at his own expense and in all respects to the satisfaction of the Director manage and maintain the Subway Connections, the Subway Entrance and Exit and the Public Passageway.

(e) Upon completion of the construction of the Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant keep and maintain the Subway Entrance and Exit, the Public Passageway and the Subway Connection D, E and F open for use by all members of the public to pass and repass the Subway Entrance and Exit, the Public Passageway and the Subway Connection D, E and F on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be approved or required by the Director in writing.

(f) The Grantee shall not use or permit or suffer to be used the Subway Entrance and Exit or any part thereof for the purpose of advertisement except such directional signs as may be approved by the Director.

(g) The Grantee shall not permit or suffer any hawker to carry on business within the Subway Entrance and Exit and the Public Passageway and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within the Subway Entrance and Exit and the Public Passageway shall be displayed prominently by the Grantee near the Subway Entrance and Exit and the Public Passageway. For the purposes of these Conditions, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Charter 132), any regulations made thereunder and any amending legislation provided that for the purpose of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the Subway Entrance and Exit and the Public Passageway".

(h) In the event of the non-fulfillment of the Grantee's obligations under sub-clauses (a), (b) and (c) of this Special Condition within the respective prescribed time limits and of the Grantee's obligations under sub-clause (d) of this Special Condition, the Government may carry out the necessary construction or maintenance 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. For the purposes of carrying out the works aforesaid, the Government, its officers, agents, contractors, its or their workmen or other persons or staff duly authorized by the Government shall have free and uninterrupted right at all times to enter upon the lot or any part thereof and any building or buildings erected or to be erected thereon or any part thereof. The Government, its officers, agents, contractors, its or their workmen or other persons or staff duly authorized 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 exercise by it, him or them of the rights conferred under this sub-clause, and no claim whatsoever shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(i) Throughout the term agreed to be granted by the Land Grant there shall be reserved unto the Government or any person or body authorized by it the right to connect a subway to the Subway Connections and the Grantee shall at his own costs carry out any works as may be required by the Government to facilitate the connection of the subway to the Subway Connections.

(j) The Subway Connections, the Subway Entrance and Exit, and the Public Passageway shall not be taken into account for the purpose of calculating the total gross floor area stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

14. Special Condition No.(17) stipulates that:-

(a) The Grantee acknowledges that a subway has been constructed by the Government or the company or person authorized by it under Mody Road and Hanoi Road and abutting the lot (hereinafter referred to as **"the Subway"**). The Grantee shall at all times permit the Government and its agent, the Kowloon Canton Railway Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the lot to carry out works for the inspection, repair, maintenance, alteration, renewal, demolition and replacement of the Subway or any part thereof.

(b) The Grantee shall from the date of the Land Grant establish and maintain at all times adequate communication channels in relation to the Subway with the Government and the Kowloon Canton Railway Corporation.

(c) The Grantee shall at his own expense and in all respects to the satisfaction of the Director make good any damage caused or done to the Subway by the Grantee, and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, proceedings and actions arising out of such damage to the Subway by the Grantee or in connection therewith.

(d) The Government and its agent, the Kowloon-Canton Railway Corporation and their duly authorized officers, servants and contractors shall not be liable for any loss, damage, nuisance or disturbance whatsoever suffered by or caused to the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (a) of this Special Condition and the Grantee shall have no claim against it or them for such loss, damage, nuisance or disturbance.

15. Special Condition No.(18) stipulates that:-

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director carry out such remedial or repair works as may be required by the Director in the event of any differential settlement or movement between the basement floor or basement floors of the building or buildings erected or to be erected on the lot and the Subway (hereinafter referred to as **"the differential settlement or movement"**). The Director's decision as to what shall constitute the basement floor or floors and the differential settlement or movement shall be final and binding upon the Grantee. For the avoidance of doubt, the remedial or repair works shall not be confined to the lot or the Subway.

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide and maintain such pipe work or similar facilities as may be required by the Director to prevent any seepage of water to the subway from the lot or any part of the building or buildings thereon or the movement joint between the lot and the subway. The Grantee shall at his own expense and to the satisfaction of the Director carry out such remedial or repair works as may be required by the Director in the event of water seepage to the Subway from the lot or any part of the building or buildings thereon or the movement joint between the lot and the subway.

(c) The Grantee shall in all respects to the satisfaction of the Director carry out any maintenance or repair work as may be required by the Director to the movement joint between the lot and the Subway. The cost of such maintenance or repair works shall be borne in equal shares by the Government and the Grantee provided that the cost shall be agreed by the Government before the commencement of the works and the Government will pay its share of the agreed cost after completion of the required works.

(d) For the avoidance of doubt, the decision of the Director as to what shall constitute the repair or remedial works as referred to in sub-clauses (a) and (b) of this Special Condition and the maintenance or repair works as referred to in sub-clause (c) of this Special Condition shall be final and binding upon the Grantee.

(e) In the event of the non-fulfillment of the Grantee's obligations under sub-clauses (a), (b) and (c) of this Special Condition, the Government may carry out the necessary repair or remedial works and maintenance or repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof or (as the case may be) its share of the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purposes of carrying out inspection of the lot or any building or buildings or structure or structures erected or to be erected thereon or any part thereof to check or ascertain if any works may be required by the Director under sub-clauses (a), (b) and (c) of this Special Condition or carrying out the works aforesaid the Government the Director, its or his officers, agents, contractors, its or their workmen or other persons or staff authorized by the Government shall have free and uninterrupted right at all times to enter upon the lot or any part thereof and any building or buildings or structure or structures erected or to be erected thereon or any part thereof. The Government, the Director, its or his officers, agents, contractors, its or their workmen or other persons or staff authorized as aforesaid 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 exercise by it, him or them of the rights conferred under this Special Condition, and no claim whatsoever shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(f) In the event of an assignment of the lot under Special Condition No.(11) of the Land Grant, the assignee of the Grantee (hereinafter referred to as **"the Assignee"**) shall procure from its parent, holding or other associated company as shall be determined by the Director at his absolute discretion (hereinafter referred to as **"the Company"**) a deed of guarantee whereby the Company unconditionally and irrevocably:-

(i) guarantees the performance of obligations of the Assignee under this Special Condition; and

(ii) indemnifies the Government against all liabilities, losses, damages, costs, charges, and expenses which may be incurred by the Government by reasons of or arising out of any breach or non-performance of any of the obligations of the Assignee under this Special Condition.

The deed of guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and the deed of guarantee duly executed by the Company shall be delivered to the Director within 30 days before the assignment. If the Company is not incorporated in Hong Kong and if required by the Director the Grantee shall procure and furnish to the Director a performance bond or guarantee in a form acceptable in all respects to the Director and containing such provisions, terms and conditions as may be required by the Director to be given by a bank licensed under section 16 of the Banking Ordinance.

(g) Subject to Special Condition No.(11) of the Land Grant and for the purpose of this Special Condition only, the expression "Assignee" shall exclude the Assignee's assigns.

16. Special Condition No.(19) stipulates that:-

(a) The Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a pedestrian subway connection at the location between the points A and B through C as shown and marked on PLAN I or at such other location as may be specified or approved by the Director (hereinafter referred to as **"the MTR Subway Connection"**). The MTR Subway Connection shall be constructed with such material, at such level, to such standards, and of such dimensions, alignment, disposition and designs as shall be specified or approved by the Director.

(b) When required by the Director so to do, the Grantee shall, within such time limit as may be imposed by the Director, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a direct public passageway of such design and dimensions, and with such escalators, stairways and lifts for the disabled as may be required by the Director to link up the MTR Subway Connection to the public street as may be designated or required by the Director or to the Public Open Space as referred to in sub-clause (a) of Special Condition No.(23) of the Land Grant at ground level (hereinafter referred to as **"the MTR Public Passageway"**). For the purpose of this Special Condition, the Director's decision as to what constitutes the ground level shall be final and binding upon the Grantee.

(c) Upon the completion of the construction of the MTR Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant at his own expense manage and maintain the MTR Subway Connection and the MTR Public Passageway in all respects to the satisfaction of the Director, and shall keep and maintain the MTR Subway Connection and the MTR Public Passageway open for use by all members of the public to pass and repass on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be required or approved by the Director.

(d) There shall be reserved unto the Government or any person or body authorized by it the right to connect a pedestrian subway to the MTR Subway Connection to link up the lot with the Mass Transit Railway Tsim Sha Tsui Station (hereinafter referred to as **"the Proposed MTR Pedestrian Subway"**). The Grantee acknowledges and agrees that there is no guarantee that the Proposed MTR Pedestrian Subway will be constructed and the Government shall have absolute discretion to decide whether or not the Proposed MTR Pedestrian Subway will be constructed. The Government shall be under no liability whatsoever to the Grantee for any claim or demand, or any loss or damage whatsoever and howsoever caused or suffered in the event that the Proposed MTR Pedestrian Subway is not constructed.

(e) The MTR Subway Connection and the MTR Public Passageway shall not be taken into account for the purpose of calculating the total gross floor area stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

17. Special Condition No.(20) stipulates that:-

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the areas respectively shown coloured pink hatched black, pink cross-hatched black and pink hatched black stippled black on PLAN I (hereinafter referred to as **"the Pink Hatched Black Area"**, **"the Pink Cross-Hatched Black Area"** and **"the Pink Hatched Black Stippled Black Area"** respectively).

(b) (i) The Grantee shall on or before the 31st day of December 2010 or such other date as the Director may approve in his absolute discretion at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, and shall thereafter at his own expense uphold, manage, maintain and repair the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area and everything forming a portion of or pertaining to it to the satisfaction of the Director.

(ii) The Grantee shall on or before the 30th day of June 2006 or such other date as the Director may approve in his absolute discretion at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Pink Cross-Hatched Black Area in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, and shall thereafter at his own expense uphold, manage, maintain and repair the Pink Cross-Hatched Black Area and everything forming a portion of or pertaining to it to the satisfaction of the Director.

(iii) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to and from the Pink Hatched Black Area, the Pink Hatched Black Stippled Black Area and the Pink Cross-Hatched Black Area for the erection, modification, removal and maintenance of any street furniture.

(c) (i) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b) 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 shall be binding upon the Grantee.

(ii) For the purposes of inspecting and checking any works to be carried out under sub-clause (b) of this Special Condition or carrying out the necessary works as may be required under sub-clause (c)(i) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) (i) No part of the Pink Cross-Hatched Black Area shall be physically obstructed in any way and the Grantee shall throughout the term agreed to be granted by the Land Grant keep and maintain the Pink Cross-Hatched Black Area well lit and permit all members of the public to pass and repass the same on foot or by wheelchair on a 24 hours daily basis free of charge and without interruption.

(ii) Except during the periods when the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as **"the Areas"**) are being formed under sub-clause (b)(i) of this Special Condition respectively, the Areas or any part thereof shall not be obstructed during the term agreed to be granted by the Land Grant. The Grantee shall at all times after the formation of the Areas and during the respective residues of the terms agreed to be granted by the Land Grant keep and maintain the Areas well lit and permit all members of the public to pass and repass the Areas on foot or by wheelchair on a 24 hours daily basis free of charge and without interruption.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (d) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area, the Pink Cross-Hatched Black Area and the Pink Hatched Black Stippled Black Area to the public for the right of passage.

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

18. Special Condition No.(21) stipulates that:-

(a) The Grantee shall on or before the 31st day of December 2010 at his own expense and in all respects to the satisfaction of the Director, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve, lay, form, provide, construct and surface footpaths at ground level with such associated street furniture, traffic aids, street lighting, sewers, drains and other structures as shall be required or approved by the Director on those portions of the lot shown coloured pink circled black on PLAN I (hereinafter collectively referred to as **"the Pedestrian Walkways"**).

(b) The Grantee shall upon completion of the works as referred to in sub-clause (a) of this Special Condition and during the residue of the term agreed to be granted by the Land Grant at his own expense uphold, maintain, clean and keep the Pedestrian Walkways in good and substantial repair and condition and shall when called upon by the Director so to do carry out modification works or any other works as may be required by the Director to the Pedestrian Walkways in all respects to the satisfaction of the Director and the Grantee shall indemnify and keep indemnified the Government and its officers against all claims, costs, actions, proceedings, demands, charges, damages and liabilities of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, contractors or workmen in respect of or in connection with the construction, repair, maintenance, modification and use of the Pedestrian Walkways.

(c) The Grantee shall upon completion of the works as referred to in sub-clause (a) of this Special Condition permit all members of the public at all times during the residue of the term agreed to be granted by the Land Grant for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair, on, along, over, by and through the Pedestrian Walkways. It is hereby agreed and declared that any alienation of the lot or any building thereon or any part thereof or any interest therein shall be expressly subject to the reservation to the public of the rights conferred under this sub-clause.

(d) (i) Subject to sub-clause (d)(iii) of this Special Condition, no building or buildings or any other structure or erection whatsoever except such structure or erection as may be approved in writing by the Director shall be erected on or above or placed at the ground level

of the portion of the lot shown coloured pink circled black on PLAN I (hereinafter referred to as **"the Pink Circled Black Area"**).

(ii) In the event of any structure or erection approved by the Director under sub-clause (d)(i) of this Special Condition being erected on or placed at the ground level of the Pink Circled Black Area, the affected portion or portions of the Pink Circled Black Area shall be set back from the lot boundary provided that throughout the Pedestrian Walkways there shall be maintained a minimum clear width of 4.5 metres measuring from the kerb line thereof.

(iii) Building or buildings may be erected at the first floor level and above hanging over and above the Pink Circled Black Area provided that there is a clear space extending upwards from the ground level of the Pink Circled Black Area to a height of not less than 4.1 metres.

(iv) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(e) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (b) 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.

(f) For the purposes of inspecting any works as may be required under sub-clauses (a) and (b) of this Special Condition or carrying out the necessary works under sub-clause (e) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall at all times have the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(g) For the avoidance of doubt, it is hereby agreed and declared that the Pedestrian Walkways will not be taken into account for the purpose of calculating the total gross floor areas stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

(h) The Grantee shall not permit or suffer any hawker to carry on business on the Pedestrian Walkways and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited on the Pedestrian Walkways shall be displayed prominently by the Grantee near all entrances to the Pedestrian Walkways. For the purposes of these Conditions, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132) as amended by any subsequent legislation provided that for the purpose of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the Pedestrian Walkways".

19. Special Condition No.(23) stipulates that:-

(a) The Grantee shall within such period as may be required by the Director at his own expense and in all respects to the satisfaction of the Director, construct and provide within the lot a public open space of not less than 1,200 square metres at such location within the lot as may be approved or required by the Director (hereinafter referred to as **"the Public Open Space"**). The Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, construct, surface, illuminate and landscape the Public Open Space in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve or require including the planting of such shrubs and trees and provision of such walkways, pavements or such other structures in the Public Open Space. The Public Open Space shall not be used for any purpose other than for the purposes set out in Special Condition No.(24)(a) of the Land Grant.

(b) Upon completion of the works as referred to in sub-clause (a) of this Special Condition to the satisfaction of the Director, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant manage and maintain at his own expense the Public Open Space to the satisfaction of the Director. For the purpose of this Special Condition, the expression "the Grantee" shall not include any assignee of any part of the building or buildings erected or to be erected on the lot which is used for residential purposes. The decision of the Director as to what constitutes residential purposes shall be final and binding upon the Grantee.

(c) In the event of the non-fulfilment of the Grantee's obligation under sub-clauses (a) and (b) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee and the Grantee shall pay to Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding on the Grantee.

(d) For the purposes of inspecting and checking any works to be carried out under sub-clause (a) of this Special Condition or carrying out the necessary works under sub-clause (c) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

20. Special Condition No.(24) stipulates that:-

(a) The Public Open Space shall not be used for any purpose other than the following :-

(i) recreational purposes for the proper use and enjoyment of the public at all times, and

(ii) a right of way for the public to pass and repass freely and without payment of any kind on foot or by wheelchair.

(b) It is expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (a) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Public Open Space to the public for a right of passage or use.

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

21. Special Condition No.(31) stipulates that:

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(i) one space for every 150 square metres or part thereof of the first 15,000 square metres of gross floor area in the building or buildings erected or to be erected on the lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area in the said building or buildings to be used for office purpose;

(ii) one space for every 300 square metres or part thereof of gross floor area in the building or buildings erected or to be erected on the lot to be used for retail purpose; and

(iii) such number of spaces for non-industrial (excluding office, retail and hotel) purpose to be determined by the Director whose determination shall be final and binding on the Grantee.

(b) Each of the above spaces so provided shall occupy an area of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces 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 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.

(c) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles at the rate of one space for every 10 parking spaces or part thereof provided in accordance with sub-clauses (a)(i), (ii) and (iii) of this Special Condition unless the Director consents to another rate. Each of such spaces so provided shall occupy an area of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents 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.

(d) Eight spaces shall be provided within the lot to the satisfaction of the Director for the parking of single-decker tour buses unless the Director consents to another rate. Each of such spaces so provided shall occupy an area of 3.5 metres in width and 12 metres in length with a minimum headroom of 4.1 metres.

22. Special Condition No.(32) stipulates that:

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates unless the Director consents to another rate :

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

(ii) one space for every 1,200 square metres or part thereof of gross floor area in the building or buildings erected or to be erected on the lot to be used for retail purpose; and

(iii) such number of spaces for non-industrial (excluding office, retail and hotel) purpose to be determined by the Director whose determination shall be final and binding on the Grantee.

The spaces so provided shall each measure 3.5 metres x 11.0 metres with a minimum headroom of 4.1 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the said building or buildings; and

(b) If the lot or any part thereof is used for the purposes of a hotel or hotels, in addition to the requirements specified in Special Condition No.(31) of the Land Grant and sub-clause (a) of this Special Condition, the Grantee shall provide within the lot and to the satisfaction of the Director :

(i) spaces each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres at a rate of one space for every 100 rooms or part thereof provided in the hotel or hotels erected or to be erected on the lot unless the Director consents to another rate. Such space shall not be used for any purpose other than for the parking of motor vehicles licenced under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers, guests or patrons of the hotel or hotels erected or to be erected on the lot and their visitors or invitees and in particular such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise;

(ii) spaces each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres at a rate of one space for every 200 square metres or part thereof of the gross floor area of any conference or banquet facilities or both to be provided in the hotel or hotels erected or to be erected on the lot unless the Director consents to another rate. Such spaces 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, guests or patrons of the hotel or hotels erected or to be erected on the lot and their visitors or invitees and in particular such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise;

(iii) spaces each measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.1 metres at a rate of one space for every 100 rooms or part thereof provided in the hotel or hotels erected or to be erected on the lot unless the Director consents to another rate. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the hotel or hotels erected or to be erected on the lot;

(iv) spaces for the picking up and setting down of passengers from motor vehicles (including taxis) each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres at a rate to be calculated by reference to the number of hotel rooms in the hotel or hotels erected or to be erected on the lot as set out below unless the Director consents to another rate;

Number of hotel rooms	Number of spaces to be provided
Less than 300	2
300 to less than 600	3
600 or more	4

(v) spaces for the picking up and setting down of passengers from single-deck tour buses each measuring 3.0 metres in width and 12.0 metres in length with a minimum headroom of 3.8 metres at a rate to be calculated by reference to the number of hotel rooms in the hotel or hotels erected or to be erected on the lot as set out below unless the Director consents to another rate.

Number of hotel rooms	Number of spaces to be provided
Less than 300	1
300 or more	3

(c) The disposition and layout of the hotel reception area and the access roads, parking stalls, arcades, passage-ways, escalators, lift entrances within the hotel or hotels erected or to be erected on the lot and linking to public roads and footways shall be designed and provided in all respects to the satisfaction of the Director.

23. Special Condition No.(33) stipulates that:

(a) Out of the spaces respectively provided in accordance with Special Condition Nos.(31)(a) and (32)(b) of the Land Grant, 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 rate of not less than one space for every 200 parking spaces for each of the purposes as provided under Special Condition Nos.(31)(a)(i), (31)(a)(ii), (31)(a)(iii), (32)(b)(i) and (32)(b)(ii) and part thereof.

(b) The spaces so reserved and designated under sub-clause (a) of this Special Condition shall be located at such position and at such level as approved in writing by the Director and each of the spaces provided under sub-clause (a) of this Special Condition No.(33) shall occupy an area of 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(c) The spaces so reserved and designed provided under sub-clause (a) of this Special Condition shall not be used for any purpose other than for the parking by disabled persons of motor vehicles licensed under 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 disabled bona fide guests, visitors and invitees and such spaces shall be designated as and form part of the Common Areas referred to in Special Condition No.(28)(a)(v) of the Land Grant.

24. Special Condition No.(35)(a) stipulates that:

The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Food and Environmental Hygiene construct, provide and maintain a refuse chute system or service lift system within each main building and a refuse collection chamber within the lot in the scale as set out in the schedule of the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulation with an adjoining area of not less than 12 metres x 5 metres to accommodate a refuse collection vehicle together with adequate space for the manoeuvering and parking of refuse collection vehicles. The bin-lifting area of the refuse collection chamber

shall have a minimum headroom of 4.5 metres and the access way therefrom and thereto shall have a minimum headroom of 4.0 metres. The space occupied by the refuse collection chamber shall not be taken into account for the purpose of calculating the total gross floor areas stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

25. Special Condition No.(37) stipulates that:
(a) Except with the prior written consent of the Director, no structure or support for any structure shall be erected within the area of drainage reserve as shown coloured pink hatched black stippled black and pink cross-hatched black on PLAN I (hereinafter referred to as **"the Drainage Reserve Area"**).

(b) The Director and his authorized officers, contractors, his or their workmen (hereinafter collectively referred to as **"the authorized persons"**) with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all time to, from and through the lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers and all other services running across, through or under the Drainage Reserve Area (hereinafter referred to as the **"underground utilities"**) which the Director may require or authorize. No object or material of whatsoever nature which may cause obstruction to access or excessive surcharge to the underground utilities shall be placed within the Drainage Reserve Area. The decision of the Director as to what constitutes obstruction or excessive surcharge to the underground utilities shall be final and be binding on the Grantee.

(c) The Government and the authorized persons, 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 exercise by the authorized persons of the right of unrestricted free ingress, egress and regress and in laying, inspecting, repairing and maintaining the underground utilities conferred under sub-clause (b) of this Special Condition and no claim shall be made against the Government or the authorized persons by the Grantee in respect of any loss, damages, nuisance or disturbance.

26. Special Condition No.(38) stipulates that:-
The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

27. Special Condition No.(39) stipulates that:
(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under 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 shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term 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.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(38) of the Land Grant.

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

(d) In addition to any other rights or remedies herein provided for breach of 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 shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

28. Special Condition No.(40) stipulates that:-
No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

29. Special Condition No.(41) stipulates 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 repay to the Government the cost thereof.

30. Special Condition No.(42) stipulates that:-
(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Grantee shall be held responsible and shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

31. Special Condition No.(43) stipulates that:-
The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area referred to in Special Condition No.(5) of the Land Grant or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as **"the Services"**). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or both the lot or any part thereof and the Green Area 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 the Green Area or both the lot or any part thereof and the Green Area or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

32. Special Condition No.(44) stipulates that:
(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify 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.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense 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.

33. Special Condition No.(45) stipulates that:
(a) The Grantee acknowledges that the Government has been implementing the proposal of protecting, diverting and capping off the water mains within the lot (hereinafter collectively referred to as **"the Water Mains Works"**). The Grantee acknowledges and agrees that as at the date of the Land Grant the Government has carried out part of the Water Mains Works (hereinafter referred to as **"part of the Water Mains Works"**). The Government shall have the right at any time and from time to time to continue to carry out and complete the Water Mains Works. The Grantee agrees to pay to the Government on demand the cost of part of the Water Mains Works and the cost of continuing to carry out and completing the Water Mains Works (hereinafter collectively referred to as **"the Cost"**), and the determination of the Water Authority as to the amount of the Cost shall be final and binding upon the Grantee.

(b) For the purposes of carrying out or completing the Water Mains Works or, prior to the completion of the Water Mains Works, inspecting, operating, maintaining, altering, repairing and renewing the water mains within the lot, the Water Authority and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the lot or any part thereof. The Water Authority and its officers and contractors, its or their workmen 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 exercise by him or them the rights conferred under this Special Condition, and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) Without prejudice to Special Condition No.(43) of the Land Grant, the Grantee shall not interfere or tamper with the water mains within the lot.

(d) For the purposes of this Special Condition, the Water Authority's decision as to what constitutes the Water Mains Works and the water mains within the lot shall be final and binding upon the Grantee.

34. Special Condition No.(46) stipulates that:-
(a) Prior to the commencement of any works whatsoever on the lot, the Grantee shall consult with MTR Corporation Limited so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the Mass Transit Railway as defined under section 2 of the Mass Transit Railway Ordinance, Chapter 556 (hereinafter referred to as **"the Mass Transit Railway"**) (as to which the decision of the Director shall be conclusive) and if required by the Director the Grantee shall, at his own expense, take such precaution as may be required by MTR Corporation Limited to ensure the safety of any railway works, structures, facilities or installations and the operation of the Mass Transit Railway.

(b) The Grantee shall observe and comply with all Ordinances, By-laws and Regulations for the time being in force relating to the Mass Transit Railway and any amendments thereto.

(c) The Grantee shall at his own expense comply with all special requirements of the Building Authority (and the Director of Fire Services) in connection with the construction (including the materials to be used) repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Mass Transit Railway.

(d) The Grantee shall, at all times, permit the Director, MTR Corporation Limited and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the lot and any building or buildings erected thereon at all times with or without tools, vehicle, machinery or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Mass Transit Railway or its operation. The Director and his duly authorized officers, servants and contractors 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 exercise of the right conferred under this sub-clause and no claim or objection shall be made against him or them by the Grantee.

(e) From the date of the Land Grant, the Grantee shall at all times establish and maintain adequate communication channels with MTR Corporation Limited. Such channels shall be adequate to cover any emergency instances at all hours.

(f) Any damage done by the Grantee to the Mass Transit Railway works shall be made good by the Grantee at his own expense and to the satisfaction of MTR Corporation Limited.

(g) For the purpose of this Special Condition, the Director's decision as to what shall constitute the Mass Transit Railway works shall be final and binding upon the Grantee.

35. Special Condition No.(49) stipulates that:-
(a) The Grantee shall subject to these Conditions, throughout the period during which the multi-storey building erected or to be erected on the lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No.BD2/4031/00 (hereinafter referred to as "the Multi-Storey Building") shall be situated and standing on the lot or any part or parts thereof (which period is hereinafter referred to as "the Period") permit all members of the public at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot over and along all those portions of the lot delineated and shown coloured pink and marked DA1, DA2 and DA3 on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 26th day of November 2008 in respect of the lot extending up to a clear height of not less than 4.1 metres above ground level (which portions are hereinafter referred to as "the Dedicated Areas") in the same manner as if the Dedicated Areas were parts of a public street.

(b) The right to pass and repass referred to in sub-clause (a) of this Special Condition shall be a right of pedestrian passage only and that no vehicles (except wheelchairs) shall have any right of access to or passage over the Dedicated Areas.

(c) The Grantee shall at his own cost and expense pave form surface channel and drain the Dedicated Areas to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

(d) In the event of the failure of the Grantee to pave form surface channel and drain the Dedicated Areas in accordance with sub-clause (c) of this Special Condition, it shall be lawful for the Government acting by its

servants agents or contractors to enter the Dedicated Areas and carry out such paving formation surfacing channeling and drainage works and the cost of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(e) The Grantee shall after completion of all paving formation surfacing channeling and drainage works at his own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Areas all to the satisfaction of the Government at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Areas except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may in his absolute discretion impose.

(f) The Grantee shall throughout the Period keep and maintain the Dedicated Areas free of obstruction of any nature whatsoever (other than obstructions caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at his own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Areas as the Director of Buildings shall require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.

(g) In the event of the failure of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition, it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

36. Paragraph (a) of the Consent and No-objection Letter stipulates that:-
Consent is hereby given to the Grantee by the Director of Lands (hereinafter referred to as "the Director"), under Special Condition Nos. (14)(d) and (22)(b) of the Conditions of Exchange No. 20040 (hereinafter referred to as "the Conditions") under which the Lot is held, that in consideration of the Grantee's obligations under Special Condition No. (21)(c) of the Conditions, the total gross floor area of the building or buildings erected or to be erected on the Lot and the total gross floor area of the building or buildings erected or to be erected on the Lot designed and intended to be used for retail purpose may respectively exceed the maximum gross floor area of 99,588 square metres provided in Special Condition No. (14)(c)(i) of the Conditions and the maximum gross floor area of 28,236 square metres provided in Special Condition No. (14)(c)(ii)(I)(A) of the Conditions by 3,041 square metres to the intent that the maximum gross floor area of the building or buildings erected or to be erected on the Lot shall then not exceed 102,629 square metres and the maximum gross floor area of the building or buildings erected or to be erected on the Lot designed and intended to be used for retail purpose shall then not exceed 31,277 square meters.

37. Paragraph (b) of the Consent and No-objection Letter stipulates that:-
Consent is hereby given to the Grantee by the Director, under Special Condition No. (48)(b)(i)(II)(B) of the Conditions, to exclude the floor space which the Director is satisfied is constructed or intended to be used solely as recreational facilities with a total gross floor area of 1,225 square metres from the calculation of total gross floor area stipulated in Special Condition No. (14)(c)(i) of the Conditions.

38. Paragraph (c) of the Consent and No-objection Letter stipulates that:-
Notwithstanding the parking and loading and unloading requirements in Special Condition Nos. (31)(d), (32)(a) and (32)(b)(iii) of the Conditions, the Government has no objection to the following matters with effect from the date of the Consent and No-objection Letter for the lifetime of the building or buildings now erected on the Lot or the first development of the Lot:

(I) 6 out of 8 numbers of the parking spaces of the single-decker tour buses provided pursuant to Special Condition No. (31)(d) of the Conditions may be used for the loading and unloading of goods vehicles in addition to the use thereof for the parking of single-decker tour buses;

(II) 20 out of 32 in number of the loading and unloading spaces of goods vehicles provided pursuant to Special Condition Nos. (32)(a) and (32)(b)(iii) of the Conditions may be of dimensions different from those provided under Special Condition Nos. (32)(a) and (32)(b)(iii) of the Conditions

subject to the condition that the numbers and dimensions of the parking spaces of the single-decker tour buses provided pursuant to Special Condition No. (31)(d) of the Conditions and the loading and unloading spaces of goods vehicles provided pursuant to Special Condition Nos. (32)(a) and (32)(b)(iii) of the Conditions shall be as shown in the table below:

Types of Parking, Loading and Unloading Spaces	Numbers Provided	Dimensions
Parking spaces of single-decker tour buses	8	3.5m (Width) x 12m (Length) x 4.1m (Headroom)
Loading and unloading spaces of goods vehicles	12	3.5m (Width) x 11m (Length) x 4.1m (Headroom)
Loading and unloading spaces of goods vehicles	14	3.5m (Width) x 7m (Length) x 3.6m (Headroom)
Loading and unloading spaces of goods vehicles	6	3m (Width) x 8m (Length) x 3.6m (Headroom)

to the intent:

(i) that Government's confirmation of no-objection in paragraph (c) of the Consent and No-objection Letter shall only be effective where the total number of the loading and unloading spaces of goods vehicles to be provided within the Lot calculated with reference to the gross floor area and the numbers of hotel rooms in the building or buildings erected or to be erected on the Lot in accordance with the rates respectively stipulated in Special Condition Nos. (32)(a) and (32)(b)(iii) of the Conditions are 32;

(ii) that the confirmation of no-objection in paragraph (c) of the Consent and No-objection Letter shall not be read or construed as a consent or waiver by the Government to the provision of such total number of the loading and unloading spaces of goods vehicles at a rate or rates in deviation from the rates stipulated in the said Special Condition Nos. (32)(a) and (32)(b)(iii);

(iii) that the confirmation of no-objection in paragraph (c) of the Consent and No-objection Letter shall not apply or extend to any redevelopment of the Lot; and

(iv) that the confirmation of no-objection in paragraph (c) of the Consent and No-objection Letter shall forthwith cease to be effective if parking spaces of the single-decker tour buses or the loading and unloading spaces of goods vehicles provided within the Lot are not in compliance with the above table whether in terms of number or dimensions.

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

Summary of land grant
批地文件的摘要

1. 發展項目位於九龍內地段第11188號(「**該地段**」)。

2. 按換地條件第20040號批予及由日期為2008年10月27日並於土地註冊署登記為註冊編號08102901440039的同意及不反對書(「同意及不反對書」)及日期為2008年11月26日並於土地註冊署登記為註冊編號08120101160021的修訂書更改或修訂，該地段年期由2007年4月23日起計50年。

3. 特別條款第(10)條規定：
該地段或其中任何部分或在其上已建或擬建的建築物或其中任何部分不得用作非工業(加油站及倉庫除外)以外的任何用途。

4. 特別條款第(5)條規定：
(a) 承授人須：
(i) 於2010年12月31日或之前或經地政總署署長(「**署長**」)批准其他延長的時間，按署長批准的方式、材料、標準、水平、定線及設計等在各方面均令署長滿意下自費：

(I) 鋪設及平整批地文件附錄的圖則I(「**圖則I**」)上以綠色顯示的未來公共道路部份(以下簡稱「**綠色區域**」)；及

(II) 按署長自行酌情要求，提供及建造指定橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物(以下簡稱「**構築物**」)；

以致綠色區域可供建築物、車輛及行人通過；

(ii) 於2010年12月31日或之前或經署長批准其他延長的時間，在各方面均令署長滿意下自費在綠色區域鋪設路面、路邊石及管道，並於其提供署長可要求的指定溝渠、污水渠、排水渠、連接總水喉消防栓管道、街道照明、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色區域連同建築物以及興建、設置及提供在該區域上或內所有構築物、路面、溝渠、污水渠、排水渠、消防栓管道、服務、街道照明、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(6)條指定交還綠色區域的管有權為止。

(b) 倘若承授人未能在指定的期限內履行本特別條款(a)分條的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(c) 署長對承授人履行其在本特別條款(a)分條的責任或政府按本特別條款(b)分條行使權利所產生或附帶造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員提出索償。

5. 特別條款第(6)條規定：
僅為了進行批地文件特別條款第(5)條指定的必要工程，承授人在本批地文件之日獲授予綠色區域的管有權。綠色區域須在政府要求時交還給政府和在任何情況下，於署長發出證明本批地文件的一般及特別條款(「**該等條件**」)已履行使他滿意後的函件之日，視為已交還給政府。承授人須在其管有綠色區域期間允許一切政府及公眾車輛及行人在任何合理時間內自由經過及通過綠色區域，並確保上述通行不會受到按批地文件特別條款第(5)條或其他規定進行的工程之干涉或阻礙。

6. 特別條款第(7)條規定：
未經署長的預先書面批准，承授人不得使用綠色區域作儲物或搭建任何臨時構築物或進行批地文件特別條款第(5)條指定的工程以外的任何用途。

7. 特別條款第(8)條規定：
承授人須在其管有綠色區域期間，准許署長、他的官員、承建商及他授權的任何其他人士有權在任何合理時間內出入、經過及再經過該地段及綠色區域，旨在視察、檢查及監管按批地文件特別條款第(5)(a)條進行的任何工程及進行視察、檢查及監管批地文件特別條款第(5)(b)條規定的工程及署長認為有必要在綠色區域進行的任何其他工程。

8. 特別條款第(9)條規定：
承授人須按該等條件和當時或任何時候在香港實施有關建築物、衛生及規劃的一切條例、附例及規例開發該地段，在其上建造建築物，該等建築物須在2010年12月31日或之前完成並使其適合佔用。

9. 特別條款第(12)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的樹木。署長在發出書面同意時，可向承授人施加其認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。

10. 特別條款第(13)條規定：
承授人須自費美化該地段及平台(如有)未有建築物的任何部分並種植樹木及灌木和在其後保養及保持該等植物處於安全、清潔、整潔、整齊及健康狀態，在一切方面使署長滿意。

11. 特別條款第(14)條規定：
在不抵觸該等條件的情況下，在開發或重建(該詞僅指一般條款第6條所指的重建)該地段或其中任何部分時：

(a) 在該地段上已建或擬建的任何建築物須在一切方面符合建築物條例、其下的任何規例及任何修訂的法例；

(b) 在該地段或其中任何部分或該等條件指定該地段之外任何區域建造的任何建築物，或該地段或其中任何部分或該等條件指定該地段之外的任何區域任何發展或使用，不得在任何方面違反城市規劃條例、其下的任何規例及任何修訂的法例；

(c) (i) 該地段已建或擬建的任何建築物的總樓面面積不得少於59,753平方米及不得多於99,588平方米，惟不能保證可以取得最大總樓面面積的99,588平方米，但倘若不能取得，則政府毋須負責；

(ii) (I) 不得開發或重建該地段或其中任何部分，除非符合城市規劃委員會於2005年6月2日發出「TPB/A/K1/208」號批准的總綱發展藍圖圖號K11/MLP/7(第2次修訂)(以下簡稱「**經核准總綱發展藍圖**」)，惟即使經核准總綱發展藍圖對本特別條款第(c)(i)分條指定的總樓面面積有任何相反的規定：

(A) 該地段已建或擬建指定與意圖作零售用途的任何建築物的總樓面面積不得超過28,236平方米；及

(B) 該地段已建或擬建指定與意圖作酒店用途的任何建築物的總樓面面積不得少於25,752平方米；及

(II) 不得對經核准總綱發展藍圖作出任何修訂、修改、改變、更改或代替，除非獲得署長的預先書面批准，署長可在授予批准時施加他自行酌情認為合適的條件；及

(d) 倘若建築事務監督按建築物(規劃)規例第(22)(1)條及其任何修訂、代替條文或其他規定就貢獻該地段或其中任何部分或在其上的建築物或其中任何部分授予額外的上蓋面積或地積比率之優惠或權利，在該地段已建或擬建的建築物的總樓面面積可以超過本特別條款第(c)分條指定的最大總樓面面積，受署長自行酌情決定的條款及條件規限。

(e) 該地段已建或擬建的任何建築物的設計、布局及高度須受制於署長的書面批准及在取得上述批准前不得在該地段上開展工程(土地平整工程除外)。在該等條件中「建築工程」及「土地平整工程」按建築物條例、其下的任何規例及任何修訂的法例界定。

12. 特別條款第(15)條規定：
即使批地文件特別條款第(14)條批准最大總樓面面積，承授人可在該地段的部分搭建臨時獨立的建築物用作售樓處、示範單位及相關的推銷活動，以便出售按該等條件在該地段上已建或擬建的建築物或其中任何部分，惟上述售樓處、示範單位及相關推銷活動的規模及運作期限須經署長的預先書面批准。

13. 特別條款第(16)條規定：
(a) 承授人須在2010年12月31日或之前自費在該地段內設計、建造及提供地下行人通道連接段，其位置位於圖則I上顯示與標明D點及E點之間穿過F點於香港主水平基準面以下4.5米水平的位置(以下簡稱「**地下通道D、E及F連接段**」)和圖則I上顯示與標明R點及S點之間穿過T點於香港主水平基準面以下2.65米水平的位置(以下簡稱「**地下通道R、S及T連接段**」)或署長可指定或批准的其他位置或其他水平，在一切方面使署長滿意。地下通道D、E及F連接段和地下通道R、S及T連接段(以下統稱「**地下通道連接段**」)須按署長指定與批准的材料、水平、標準、尺寸、定線、布局及設計建造。

(b) 承授人須在2010年12月31日或之前自費在該地段地面毗鄰政府批准的公共休憩用地或公共街道之處設計、建造及提供一個不少於4.5米闊的地下通道出入口(以下簡稱「**地下通道出入口**」)，通過本特別條款第(c)分條提及的公共通道連接地下通道D、E及F連接段或在署長指定或批准的位置的其他地下行人通道，在一切方面使署長滿意。地下通道出入口須按署長指定與批准的位置、材料、標準、定線、布局及設計建造。在本特別條款中，署長對如何構成地面的決定是最終的及約束承授人。

(c) 承授人須在2010年12月31日或之前自費在該地段內按署長要求或批准的設計及尺寸設計、建造及提供一個不少於7米闊的直接公共通道連同扶手電梯、樓梯及提供給殘疾人士升降機，將地下通道D、E及F連接段與地下通道出入口連接起來(該公共通道連同上述一切扶手電梯、樓梯及升降機在下文稱為「**公共通道**」)，在一切方面使署長滿意。

(d) 在完成建造公共通道後，承授人須在批地文件授予的餘下年期期間自費管理及保養地下通道連接段、地下通道出入口及公共通道，在一切方面使署長滿意。

(e) 在完成建造公共通道後，承授人須在批地文件授予的餘下年期期間保持及保養地下通道出入口、公共通道及地下通道D、E及F連接段免費每天24小時或在署長書面批准或要求的其他時段內開放給公眾人士步行或推輪椅經過及再經過地下通道出入口、公共通道及地下通道D、E及F連接段。

(f) 承授人不得使用或准許或容許他人使用地下通道出入口或其中任何部分作廣告用途，署長批准的指示標誌除外。

(g) 承授人不得准許或容許任何小販在地下通道出入口及公共通道內擺賣並須驅逐在該等地方擺賣的小販。承授人須在地下通道出入口和公共通道附近的顯眼處張貼通告示明不准在地下通道出入口和公共通道內擺賣。在該等條件中「小販」一詞按公共衞生及市政條例(第132章)第2條、其下的任何規例及任何修訂的法例界定，但是在本特別條款中「在公眾地方中」一詞須從該定義第(a)段中刪除並用「在地下通道出入口和公共通道中」一詞代替。

(h) 倘若承授人未能在指定時間內履行本特別條款第(a)、(b)及(c)分條及本特別條款第(d)分條規定他的責任，政府可由承授人出資進行必要的建築或保養工程，承授人須在要求時向政府支付相等於上述工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。為了進行上述工程，政府、他的官員、代理人、承建商、他或他們的工人及政府正式授權的其他人士或職員有權在任何時間自由及不受阻礙進入該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分。政府、他的官員、代理人、承建商、他或他們的工人或他們正式授權的其他人士或職員對於他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對他們提出索償。

(i) 在批地文件授予的整個年期期間，政府或其授權的任何人士或機構有權連接地下通道至地下通道連接段，承授人須自費進行政府要求的任何工程，以便連接地下通道至地下通道連接段。

(j) 地下通道連接段、地下通道出入口及公共通道不須列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

14. 特別條款第(17)條規定：

(a) 承授人承認政府或其授權的公司或人士已在麼地道和河內道下及該地段毗鄰建造一條地下通道(以下簡稱「**地下通道**」)。承授人須准許政府及他的代理人、九廣鐵路公司及他們正式授權的官員、僱員及承建商在任何時間內出入、經過及再經過該地段進行視察、維修、保養、更改、翻新、拆卸及更換地下通道或其中任何部分的工程。

(b) 承授人須從批地文件之日起設立及保持在任何時間與政府及九廣鐵路公司之間對地下通道的充分溝通渠道。

(c) 承授人須自費修復承授人對地下通道招致或造成的任何損壞，在一切方面使署長滿意。承授人須對承授人損壞該地下通道產生或有關的一切責任、損失、損害、索償、司法程序及訴訟彌償並保持彌償政府。

(d) 政府和他的代理人、九廣鐵路公司和他們正式授權的官員、僱員及承建商對他們行使本特別條款第(a)分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任，承授人不能就上述損失、損害、滋擾或干擾向他們要求索償。

15. 特別條款第(18)條規定：

(a) 倘若在該地段已建或擬建的建築物的地庫層與地下通道之間有不均勻沉陷或移動(以下簡稱「**不均勻沉陷或移動**」)，承授人須自費進行署長要求的修補或維修工程，在一切方面使署長滿意。署長對如何構成地庫層和不均勻沉陷或移動的決定是最終的及約束承授人。為免存疑，修補或維修工程不限於該地段或地下通道。

(b) 承授人須按署長要求自費提供及保養管道工程或類似設施，防止從該地段或其上的任何建築物或該地段與地下通道之間的移動接縫滲水到地下通道，在一切方面使署長滿意。倘若發生從該地段或其上的任何建築物或該地段與地下通道之間的移動接縫滲水到地下通道，承授人須按署長要求自費進行上述修補或維修工程，使署長滿意。

(c) 承授人須按署長要求對該地段與地下通道之間的移動接縫進行保養或維修工程，在一切方面使署長滿意。上述保養或維修工程的費用須由政府及承授人平均分擔，惟該費用須在開展工程之前經政府同意及政府將在完成要求的工程後支付已同意的費用中的其部分。

(d) 為免存疑，署長對如何構成本特別條款第(a)及(b)分條提及的維修或修補工程及本特別條款第(c)分條提及的保養或維修工程之決定是最終的及約束承授人。

(e) 倘若承授人未能履行本特別條款第(a)、(b)及(c)分條規定他的責任，政府可由承授人出資進行必要的維修或修補工程及保養或維修工程，承授人須在要求時向政府支付相等於上述工程費用的款項或(視情況而定)該費用中的其部分，該款項由署長決定，署長的決定是最終的及約束承授人。為了對該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分進行視察以檢查或核實有否按本特別條款第(a)、(b)及(c)分條按署長要求進行的工程或進行上述工程，政府、署長、他的官員、代理人、承建商、他或他們的工人或政府正式授權的其他人士或職員有權在任何時間自由及不受阻礙進入該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分。政府、署長、他的官員、代理人、承建商、他或他們的工人或他們正式授權的其他人士或職員對於他們行使本特別條款賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對他們提出索償。

(f) 倘若按批地文件特別條款第(11)條轉讓該地段，承授人的受讓人(以下簡稱「**受讓人**」)須促使署長自行酌情決定的其母公司、控股公司或其他聯營公司(以下簡稱「**公司**」)，作出一份擔保契約，根據該契約，公司無條件及不可撤銷地：

(i) 擔保受讓人履行本特別條款的責任；及

(ii) 對違反或沒有履行本特別條款規定受讓人的任何責任造成政府產生的一切責任、損失、損害、費用、收費及開支彌償政府。

該擔保契約須符合香港法律和以署長批准的格式擬備及經公司正式簽署後在轉讓前30天內提交給署長。如果公司不是在香港成立及如果署長要求，承授人須以署長接受的格式並載有署長要求的條文、條款及條件，根據銀行條例第16條界定的持牌銀行向署長發出一份履行保證金或銀行擔保書。

(g) 受制於批地文件特別條款第(11)條及僅在本特別條款中，「**受讓人**」一詞不包括受讓人的承讓人。

16. 特別條款第(19)條規定：

(a) 承授人須於該地段內在圖則I內顯示與標明A點及B點之間穿過C點的位置或署長指定或批准的其他位置自費設計、建造及提供一個地下行人通道連接段(以下簡稱「**港鐵地下通道連接段**」)，在一切方面使署長滿意。港鐵地下通道連接段須按署長指定與批准的材料、水平、標準、尺寸、定線、布局及設計建造。

(b) 如署長要求時，承授人須在署長規定的期限內自費在該地段內設計、建造及提供按署長要求的設計及尺寸的一條直接的公共通道連同署長可要求的扶手電梯、樓梯及提供給殘疾人士升降機，以便將港鐵地下通道連接段與署長指定或要求的公共街道或與批地文件特別條款第(23)條(a)分條提及的公共休憩用地的地面(以下簡稱「**港鐵公共通道**」)連結起來，在一切方面使署長滿意。在本特別條款中，署長對如何構成地面之決定是最終的及約束承授人。

(c) 當完成建築港鐵公共通道後，承授人須在批地文件授予的整個餘下年期期間自費管理及保養港鐵地下通道連接段和港鐵公共通道，在一切方面使署長滿意，及須保持及保養港鐵地下通道連接段及港鐵公共通道免費開放給所有公眾人士，他們可以每天24小時或在署長要求或批准的其他時段步行或推輪椅經過及再經過該等地方。

(d) 政府或其授權的任何人士或機構有權連接一條地下行人通道至港鐵地下通道連接段，以便將該地段與港鐵尖沙咀站連接起來(以下簡稱「**擬建港鐵地下行人通道**」)。承授人承認及同意政府沒有保證將建造擬建港鐵地下行人通道。政府具有絕對酌情權決定是否建造擬建港鐵地下行人通道。倘若沒有建造擬建港鐵地下行人通道，政府對因此造成承授人的任何索償或要求或損失或損壞毋須承擔任何責任。

(e) 港鐵地下通道連接段及港鐵公共通道不須列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

17. 特別條款第(20)條規定：

(a) 除非有署長的預先書面同意，不得在圖則I上用粉紅色加黑線、粉紅色加黑交叉線及粉紅色加黑線黑點的區域(以下簡稱「**粉紅色加黑線區域**」、「**粉紅色加黑交叉線區域**」及「**粉紅色加黑線黑點區域**」)之上、上面、之下、以上、以下或之內搭建或建造任何建築物、構築物或建築物或構築物的承托物。

(b) (i) 承授人須在2010年12月31日或之前或署長自行酌情批准的其他日期，按署長批准的方式、材料、標準、水平、定線及設計自費在粉紅色加黑線區域及粉紅色加黑線黑點區域鋪設、構建、平整及開渠，在一切方面使署長滿意，並在其後自費維護、管理、保養及維修粉紅色加黑線區域及粉紅色加黑線黑點區域及其任何構成或附屬部分，使署長滿意。

(ii) 承授人須在2006年6月30日或之前或署長自行酌情批准的其他日期，按署長批准的方式、材料、標準、水平、定線及設計自費在粉紅色加黑交叉線區域鋪設、構建、平整及開渠，在一切方面使署長滿意，並在其後自費維護、管理、保養及維修粉紅色加黑交叉線區域及其任何構成或附屬部分，使署長滿意。

(iii) 承授人須准許署長、他的官員、承建商及他授權的任何其他人士有權在任何合理時間內出入、經過及再經過粉紅色加黑線區域、粉紅色加黑線黑點區域及粉紅色加黑交叉線區域，以便搭建、更改、拆除及保養任何街道設施。

(c) (i) 倘若承授人未能履行本特別條款(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(ii) 為了視察與檢查按本特別條款第(b)分條的任何工程或進行本特別條款第(c)(i)分條的必要工程，政府及他的官員及承建商、他或他們的工人可帶同或不帶同工具、設備、機器或車輛出入、經過及再經過該地段或其中任何部分。政府、他的官員及承建商、他或他們的工人對政府或他們行使本特別條款賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾、干擾毋須承擔任何責任。承授人不能就上述損失、損害、滋擾或干擾向政府或他們索償。

(d) (i) 不得以任何方式實際上阻塞粉紅色加黑交叉線區域。承授人須在批地文件授予的整個年期期間保養及保持粉紅色加黑交叉線區域有足夠照明及准許所有公眾人士每天24小時免費及不受阻礙步行或推輪椅經過及再經過該等區域。

(ii) 除了分別按本特別條款第(b)(i)分條構建粉紅色加黑線區域及粉紅色加黑線黑點區域(以下簡稱「**該區域**」)期間，不得在批地文件授予的整個年期期間阻塞該區域或其中任何部分。承授人須在該區域構建後的任何時間及批地文件分別授予的餘下年期內保持該區域有足夠照明及准許所有公眾人士每天24小時免費及不受阻礙步行或推輪椅經過及再經過該區域。

(e) 特此明文同意、聲明及規定，本特別條款第(d)分條雖載有承授人的責任，承授人沒有意圖貢獻和政府沒有同意接受貢獻粉紅色加黑線區域、粉紅色加黑交叉線區域及粉紅色加黑線黑點區域給公眾作為通道權。

(f) 特此明文同意及聲明，本特別條款第(d)分條載有承授人的責任不會對按建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利存有期望或提出要求。為免存疑，承授人明文放棄對建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利之一切要求。

18. 特別條款第(21)條規定：

(a) 承授人須在2010年12月31日或之前按署長要求或批准的方式、材料、標準、水平、定線及設計在圖則I上用粉紅色加黑圈顯示的該地段的該等部分鋪設、平整、提供、建造及裝飾地面的行人徑連同署長要求或批准的有關的街道設施、輔助交通設備、街道照明、污水渠、排水渠及其他構築物(以下統稱「**行人道**」)，在一切方面使署長滿意。

(b) 承授人須在完成本特別條款第(a)分條提及的工程後在批地文件授予的餘下年期期間，自費維護、保養、清潔及保持行人道處於修繕妥當的狀態及在署長要求時，對行人道進行修補工程或署長要求的其他工程，在一切方面使署長滿意。承授人須對承授人及他的僱員、承建商或工人對建造、維修、保養、修補及使用行人道作出或不作出的任何事情造成或有關的一切索償、費用、訴訟、司法程序、要求、收費、損害及各種責任彌償並保持彌償政府和他的官員。

(c) 承授人須在完成本特別條款第(a)分條提及的工程後，准許所有公眾人士在批地文件授予的餘下年期期間為了一切合法目的自由及免費步行或推輪椅經過及再經過行人道。特此明文同意及聲明，轉讓該地段或其上的建築物或其中任何部分或其中任何權益須明文規定受制於本分條保留給公眾的權利。

(d) (i) 除本特別條款第(d)(iii)分條規定外，未經署長書面批准，不得在圖則I上用粉紅色加黑圈顯示該地段部分(以下簡稱「**粉紅色加黑圈區域**」)的地面之上或上面搭建任何建築物或任何構築物或任何搭建物。

(ii) 倘若署長按本特別條款第(d)(i)分條批准在粉紅色加黑圈區域的地面搭建任何構築物或搭建物，受影響的粉紅色加黑圈區域部分須從該地段邊界後移，惟整條行人走道須保持從邊界石界線量起至少4.5米的淨闊度。

(iii) 可在粉紅色加黑圈區域的一樓或之上搭建及懸掛建築物，惟從粉紅色加黑圈區域的地面向上發展的淨空間不少於4.1米的高度。

(iv) 在本特別條款中署長對如何構成地面的決定是最終的及約束承授人。

(e) 倘若承授人未能履行本特別條款(a)及(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(f) 為了視察本特別條款第(a)及(b)分條規定的任何工程或進行本特別條款第(e)分條規定必需的工程，政府及他的官員及承建商、他或他們的工人有權帶同或不帶同工具、設備、機器或車輛在任何時間自由及不受阻礙出入、經過及再經過該地段或其中任何部分。政府、他的官員及承建商、他或他們的工人對於政府和他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不得就上述任何損失、損害、滋擾或干擾對政府或他們提出索償。

(g) 為免存疑，特此同意及聲明，行人道不得列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

(h) 承授人不得准許或容許任何小販在行人道內擺賣及須驅逐在該等地方擺賣的小販。承授人須在行人道所有入口附近的顯眼處張貼通告示明不准在行人道擺賣。在該等條件中「小販」一詞按公共衛生及市政條例(第132章)第2條、其下的任何規例及任何修訂的法例界定，惟在本特別條款中「在公眾地方中」一詞須從該定義第(a)段中刪除並用「在行人道中」一詞代替。

19. 特別條款第(23)條規定：

(a) 承授人須在署長要求的期限內，在署長批准或要求該地段內的位置自費建造及提供一個不少於1,200平方米的公共休憩用地(以下簡稱「**公共休憩用地**」)，在一切方面使署長滿意。承授人須按署長批准或要求的方式、材料、標準、水平、定線及設計自費鋪設、平整、建造、裝飾、照明及美化該公共休憩用地，包括在公共休憩用地種植灌木及樹木和提供行人路、行人道或其他構築物，在一切方面使署長滿意。該公共休憩用地不得用作批地文件特別條款第(24)(a)條設定的用途以外的任何用途。

(b) 當完成本特別條款第(a)分條提及的工程使署長滿意後，承授人須在批地文件授予的整個餘下年期期間自費管理及保養該公共休憩用地，使署長滿意。在本特別條款中，「承授人」不包括在該地段上已建或擬建作為住宅用途的任何建築物的任何受讓人。署長對如何構成住宅用途之決定是最終的及約束承授人。

(c) 倘若承授人未能履行本特別條款(a)及(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(d) 為了視察及檢查本特別條款第(a)分條規定的任何工程或進行本特別條款第(c)分條規定的任何必要工程，政府及他的官員及承建商、他或他們的工人有權帶同或不帶同工具、設備、機器或車輛出入、經過及再經過該地段或其中任何部分。政府、他的官員及承建商、他或他們的工人對於政府和他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對政府或他們提出索償。

20. 特別條款第(24)條規定：

(a) 公共休憩用地只可用作以下用途：

(i) 康樂用途，供公眾在任何時間內妥善使用及享用；及

(ii) 通行權，供公眾自由及免費步行或推輪椅經過及再經過。

(b) 特此明文同意、聲明及規定，本特別條款第(a)分條雖載有承授人的責任，承授人沒有意圖貢獻和政府沒有同意接受貢獻公共休憩用地給公眾作為通道權或使用。

(c) 特此明文同意及聲明,本特別條款第(a)分條載有承授人的責任不會對按建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利存有期望或提出要求。為免存疑，承授人明文放棄對建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利之一切要求。

21. 特別條款第(31)條規定：

(a) 除非署長同意其他比率，在該地段內須按下列比率提供車位停泊車輛，使署長滿意：

(i) 該地段已建或擬建作寫字樓用途的建築物總樓面面積的首15,000平方米，每150平方米或其中部分一個車位及作寫字樓用途的建築物餘下總樓面面積，每200平方米或其中部分一個車位；

(ii) 該地段已建或擬建作零售用途的建築物總樓面面積每300平方米或其中部分一個車位；及

(iii) 署長決定非工業(不包括寫字樓、零售及酒店)用途的車位數目，署長的決定是最終的及約束承授人。

(b) 上述提供的每個車位的佔用尺寸為2.5米闊及5.0米長及至少2.4米高。該等車位只能由該地段已建或擬建建築物的住戶或佔用人及他們的真正來賓、訪客或獲邀請人用作停泊他們擁有並按道路交通條例、其下的任何規例及修訂的法例領有牌照的車輛之用途，特別是該等車位不能用作儲存、展示或陳列車輛作銷售或其他用途。

(c) 除非署長同意其他比率，按本特別條款第(a)(i)、(ii)及(iii)分條在該地段內須按每10個車位或其中部分提供一個車位的比率作為停泊電單車的車位。上述提供的電單車車位的佔用尺寸為1.0米闊及2.4米長及至少2.4米高。該等電單車車位只能由該地段已建或擬建建築物的住戶或佔用人及他們的真正來賓、訪客或獲邀請人用作停泊他們擁有並按道路交通條例、其下的任何規例及修訂的法例領有牌照的電單車之用途，特別是該等電單車車位不能用作儲存、展示或陳列車輛作銷售或其他用途。

(d) 除非署長同意其他比率，在該地段內須提供8個車位作停泊單層旅遊巴士之用途，使署長滿意。上述提供的每個車位的佔用尺寸為3.5米闊及12米長及至少4.1米高。

22. 特別條款第(32)條規定：

(a) 除非署長同意其他比率，在該地段內須按下列比率提供區域供貨車作裝卸用途，使署長滿意：

(i) 該地段已建或擬建作寫字樓用途的建築物總樓面面積每2,000平方米或其中部分提供1個裝卸區；

(ii) 該地段已建或擬建作零售用途的建築物總樓面面積每1,200平方米或其中部分提供1個裝卸區；及

(iii) 署長決定非工業(不包括寫字樓、零售及酒店)用途的裝卸區數目，署長的決定是最終的及約束承授人。

上述提供的裝卸區每個尺寸為3.5米闊及11.0米長及至少4.1米高。該等裝卸區只能用作與該等建築物有關的貨車作裝卸之用途；及

(b) 如果該地段或其中任何部分用作酒店用途，除了批地文件特別條款第(31)條和本特別條款第(a)分條指定的要求外，承授人須在該地段提供以下各項，使署長滿意：

(i) 除非署長同意其他比率，按該地段已建或擬建的酒店每100個房間或其中部分提供1個車位之比率，每個車位的尺寸為2.5米闊及5.0米長及至少2.4米高。該等車位只能由該地段已建或擬建的酒店的佔用人、來賓或顧客及他們的真正訪客或獲邀請人用作停泊他們擁有並按道路交通條例、其下的任何規例及修訂的法例領有牌照的車輛之用途，特別是該等車位不能用作儲存、展示或陳列車輛作銷售或其他用途；

(ii) 除非署長同意其他比率，按該地段已建或擬建的酒店任何會議設施或宴會設施或兩者的總樓面面積每200平方米或其中部分提供一個車位之比率，每個車位尺寸為2.5米闊及5.0米長及至少2.4米高。該等車位只能由該地段已建或擬建酒店的佔用人、來賓或顧客及他們的真正訪客或獲邀請人用作停泊他們擁有並按道路交通條例、其下的任何規例及修訂的法例領有牌照的車輛之用途，特別是該等車位不能用作儲存、展示或陳列車輛作銷售或其他用途；

(iii) 除非署長同意其他比率，按該地段已建或擬建的酒店每100個房間或其中部分提供1個裝卸區比率，每個裝卸區的尺寸為3.5米闊及11.0米長及至少4.1米高。該等裝卸區只能用作與該地段已建或擬建的酒店有關的貨車作裝卸之用途；

(iv) 除非署長同意其他比率，按該地段已建或擬建的酒店房間數目的下列比率提供上落客區作車輛(包括的士)上落客之用途，每個上落客區尺寸為2.5米闊及5.0米長及至少2.4米高；

酒店房間數目	須提供上落客區數目
少於300	2個
300至不超過600	3個
600或以上	4個

(v) 除非署長同意其他比率，按該地段已建或擬建的酒店房間數目的下列比率提供上落客區作單層旅遊巴士上落客之用途，每個上落客區尺寸為3.0米闊及12.0米長及至少3.8米高。

酒店房間數目	須提供上落客區數目
少於300	1個
300或以上	3個

(c) 在該地段已建或擬建酒店內的酒店接待處及連接公用道路與行人路的道路、車位、走廊、通道、扶手電梯及升降機入口的設計及佈局，須在一切方面使署長滿意。

23. 特別條款第(33)條規定：

(a) 按批地文件特別條款第(31)(a)及(32)(b)條提供的車位中，承授人須按不少於每200個作特別條款第(31)(a)(i)、(31)(a)(ii)、(31)(a)(iii)、(32)(b)(i)及(32)(b)(ii)條之用途的停車位或其中部分提供一個車位之比率，保留及指定該車位供道路交通條例、其下的任何規例及修訂的法例界定的殘疾人士停泊車輛。

(b) 按本特別條款第(a)分條保留及指定的車位須設立在署長書面批准的位置及水平。按本特別條款第(33)條(a)分條提供的每個車位的佔用尺寸為3.5米闊及5.0米長及至少2.4米高。

(c) 按本特別條款第(a)分條保留及指定的車位只能作殘疾人士停泊該地段已建或擬建建築物的住戶或佔用人及其為殘疾人士的真正賓客、訪客及獲邀請人擁有並按道路交通條例、其下的任何規例及任何修訂的法例領有執照的車輛之用途。上述車位須被指定及構成批地文件特別條款第(28)(a)(v)條提及的公用地方之部分。

24. 特別條款第(35)(a)條規定：
承授人須按建築物(垃圾及物料回收房及垃圾槽)條例附表規定的比例，自費在每個主樓內建造、提供及保養一個垃圾槽系統或服務升降機系統及在該地段內一個垃圾收集室連同旁邊一個不少於12米及5米的區域供垃圾收集車使用及足夠的範圍作調度及停泊垃圾收集車之用途，在一切方面使食物環境衞生署署長滿意。該垃圾收集室的傾倒垃圾筒區域須至少有4.5米高及入口通道至少有4.0米高。該垃圾收集室的佔用面積不列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

25. 特別條款第(37)條規定：

(a) 除非有署長的預先書面批准，不得在圖則I上用粉紅色加黑線黑點和粉紅色加黑交叉線顯示的排水蓄水區(以下簡稱「**排水蓄水區**」)內搭建任何構築物或構築物的承托物。

(b) 署長和他授權的官員、承建商、他或他們的工人(以下統稱「**獲授權人士**」)有權帶同或不帶同工具、設備、機器或車輛在任何時間內自由出入，經過及再經過該地段，旨在鋪設、視察、維修及保養按署長要求或授權在排水蓄水區之下或穿過的排水渠、污水渠及一切其他服務(以下簡稱「**地下設施**」)。不得在排水蓄水區內放置任何物件或各種物料以致堵塞通道或過量排放入地下設施。署長對如何構成堵塞或過量排放入地下設施之決定是最終的及約束承授人。

(c) 政府及獲授權人士對於獲授權人士按本特別條款第(b)分條提及的有權自由出入，經過及再經過，進行鋪設、視察、維修及保養地下設施所造成或引致承授人蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不得就任何損失、損害、滋擾或干擾向政府或獲授權人士索償。

26. 特別條款第(38)條規定：
除非有署長的預先書面批准，承授人不得分割、移走或後移該地段毗鄰或毗連的政府土地或在任何政府土地上堆積、堆填或進行任何斜坡處理工程。署長可自行酌情發出他的批准並施加他認為合適的條件，包括按他決定的地價授予額外的政府土地作為該地段的延伸段。

27. 特別條款第(39)條規定：

(a) 如果任何土地有或已經被分割、移走或後移或堆積或堆填或進行任何類型的斜坡處理工程，不論有或沒有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，旨在構建、平整或開發該地段或其中任何部分或承授人按該等條件需要進行的任何其他工程或作任何其他用途，承授人須自費進行及修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護及承托該地段及任何毗鄰或毗連政府土地或出租土地內的泥土，及避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件授予的年期期間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，令署長滿意。

(b) 本特別條款第(a)分條不能影響該等條件特別是批地文件特別條款第(38)條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因造成或引致任何時間發生塌方、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的泥土，承授人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了批地文件規定對違反該等條件的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、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。如果承授人不理會或未能在指定的時期內執行該通知要求，使署長滿意，署長可立即執行及進行任何必要工程。承授人須在要求時償還政府因此產生的費用連同任何行政費或專業費用及開支。

28. 特別條款第(40)條規定：
未經署長預先書面批准，該地段內不准允任何碎石機。

29. 特別條款第(41)條規定：
如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承授人須在預應力地樁的服務年限期間自費定期保養及檢查預應力地樁，令署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告及資料給署長。如果承授人不理會或未能進行上述要求的檢查工程，署長可立即執行及進行該檢查工程及承授人須在要求時償還政府因此產生的費用。

30. 特別條款第(42)條規定：
(a) 倘若從該地段或開發該地段所影響的其他區域腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材(以下簡稱「**廢料**」)到公共行人徑、道路或路渠、海灘或海牀、污水渠、雨水渠或明渠或其他政府物業(以下簡稱「**政府物業**」)，承授人須負責及自費清理該等廢料並修復對政府物業造成的損壞。承授人須對上述腐蝕、清洗或棄置對私人物業造成的任何損壞或滋擾所引致的一切訴訟、索償及要求彌償政府。

(b) 即使本特別條款第(a)分條有所規定，署長可以(但沒有責任)應承授人的要求清理該等廢料並修復對政府物業造成的任何損壞。承授人須在要求時向政府支付因此產生的費用。

31. 特別條款第(43)條規定：
承授人須在任何時間，特別是在任何建築、保養、翻新或維修工程(以下簡稱「**工程**」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分或批地文件特別條款第(5)條提及的綠色區域或他們全部之上、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(以下統稱「**公共服務**」)造成任何損壞、干擾或阻塞。承授人在進行上述任何工程之前須進行或促使他人進行適當的檢查及必要的了解，確定任何公共服務的現況及程度，及須提交處理任何可受工程影響的公共服務的書面建議給署長，一切方面供他審批，及必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承授人須履行署長批出上述批准時施加對公共服務的任何要求和承擔符合該等要求支出的費用，包括必需的改道、重鋪或修復的費用。承授人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或綠色區域或他們全部或公共服務造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承授人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承授人未能對該地段或綠色區域或他們全部或公共服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須在要求時向政府支付該等工程的費用。

32. 特別條款第(44)條規定：
(a) 承授人須自費建造及保養，不論於該地段邊界內或政府土地內，署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導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。承授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。

(b) 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)的連接工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承授人自費進行，令署長滿意。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，必須由承授人自費保養及直至要求時由承授人移交給政府並由政府出資負責隨後的保養。承授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。如果承授人未能保養上述連接工程中在政府土地內修建的任何一段，署長可進行他認為必要的保養工程及承授人須在要求時向政府支付上述工程費用。

33. 特別條款第(45)條規定：
(a) 承授人承認政府已實施保護、改道及管幅封閉該地段總水喉之措施(以下統稱「**總水喉工程**」)。承授人承認及同意於批地文件之日政府已進行部分總水喉工程(以下簡稱「**部分總水喉工程**」)。政府有權在任何時間及不時繼續進行及完成總水喉工程。承授人同意在要求時向政府支付部分總水喉工程的費用及繼續進行及完成總水喉工程的費用(以下統稱「**費用**」)。水務署署長決定費用之款額是最終的及約束承授人。

(b) 為了進行或完成總水喉工程或在完成總水喉工程之前視察、操作、保養、更改、維修及翻新該地段內的總水喉，水務署署長和他的官員及承建商、他或他們的工人有權帶同或不帶同工具、設備、機器或車輛出入、經過及再經過該地段或其中任何部分。水務署署長及他的官員及承建商、他或他們的工人對他們行使本特別條款賦予的權利造成或引致承授人蒙受的任何損失、損害、滋擾或各種干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾要向他們要求索償。

(c) 在不影響批地文件特別條款第(43)條規定下，承授人不得干涉或亂用該地段內的總水喉。

(d) 在本特別條款中，水務署署長對如何構成總水喉工程及該地段內的總水喉之決定是最終的及約束承授人。

34. 特別條款第(46)條規定：
(a) 在該地段開展任何工程之前，承授人須諮詢香港鐵路有限公司，確保任何該等工程沒有損壞、干涉或危及任何鐵路工程、建築物、設施或裝置或港鐵香港鐵路條例第556章第2條界定的港鐵的安全營運(以下簡稱「**港鐵**」)(署長對此作出的決定最終的)。如果署長要求，承授人須自費採取香港鐵路有限公司要求的預防措施，確保任何鐵路工程、建築物、設施或裝置及港鐵營運的安全。

(b) 承授人須遵守及履行當時實施涉及港鐵的一切條例、附例及規例及其任何修訂條文。

(c) 承授人須自費履行建築事務監督(及消防處處長)對靠近港鐵的地方建造(包括使用的材料)、維修及保養任何建築物部分的一切特別要求。

(d) 承授人須准許署長、香港鐵路有限公司及他們正式授權的官員、僱員及承建商有權帶同或不帶同工具、車輛、機器或設備在任何時候出入、經過及再經過該地段及在其上已建或擬建的任何建築物進行工程，旨在勘測、視察、檢驗、保養、改善或開發與港鐵或其運作有關的項目。署長及他正式授權的官員、僱員及承建商對行使本分條賦予的權利造成或引致承授人蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不得向他們要求索償或提出反對。

(e) 從批地文件之日起，承授人須設立及保持在任何時間與香港鐵路有限公司進行足夠溝通的渠道。該渠道須足夠於應付任何時間出現的緊急情況。

(f) 承授人對港鐵工程造成的任何損壞須由承授人自費修復，使香港鐵路有限公司滿意。

(g) 在本特別條款中，署長對如何構成港鐵工程之決定是最終的及約束承授人。

35. 特別條款第(49)條規定：
(a) 在不抵觸該等條件的情況下，承授人須在根據已獲或仍待屋宇署下的建築事務監督批准的建築圖則(參考編號BD2/4031/00)已建或擬建於該地段的多層建築物(以下簡稱"多層建築物")位於及所處該地段或其任何部份期間(期間以下簡稱"該期間")，容許公眾人士在任何時間及為一切合法目的自由及免費步行經過及再經過該地段的所有有關部份在附錄於日期為2008年11月26日的撥出私人地方供公眾使用的契據的圖則上以粉紅色顯示與以DA1、DA2 及DA3標明及有關該地段的附表三列出的有關該地段延伸至離地面不少於4.1米高度的該地段的該等部分(該部份以下簡稱"撥出區域")，其方式猶如撥出區域為公共街道一部份。

(b) 在本特別條款第(a)分條提及的通道權僅為行人通道權，任何車輛(輪椅除外)並無任何權利進入或通過撥出區域。

(c) 承授人須自費在屋宇署署長以其絕對酌情權認為適宜的時限內，在撥出區域鋪平、平整、鋪設路面、管道及排水渠，使屋宇署署長滿意。

(d) 如承授人未有遵守此第(c)分條在撥出區域鋪平、平整、鋪設路面、管道及排水渠，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行該鋪平、平整、鋪設路面、管道及排水渠的工程，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)須在政府要求下由承授人支付。由屋宇署署長發出的證明書將為有關工程費用的最終證明。

(e) 承授人須在完成所有鋪平、平整、鋪設路面、管道及排水渠的工程後，自費在政府可以其絕對酌情權認為適宜的該時期，保養及維修撥出區

域，並在有需要時翻新其鋪設物，使政府滿意。除非獲得屋宇署署長預先書面同意並按照其自行酌情所訂定的條款及條件，承授人不得進行任何可影響撥出區域鋪設物的工程。

(f) 承授人須在該期間自費保養及保持撥出區域免受任何形式的妨礙(由政府，其受僱人、代理人或承建商有關進行或代表政府進行任何工程而引致的妨礙除外)，並須在屋宇署署長要求下自費移除撥出區域的任何妨礙物。屋宇署署長對於何為妨礙物的決定為最終及對承授人有約束力。

(g) 如承授人未有遵守此第(f)分條移除任何妨礙物，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行屋宇署署長以其絕對酌情權認為必須的工程以修復該不遵守，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)將在政府要求下由承授人支付。由屋宇署署長發出的證明書為任何該工程的費用的最終證明。

36. 同意及不反對書第(a)段規定：
根據換地條件第20040號(該地段按其持有)(以下簡稱「批地條件」)特別條款第(14)(d)及(22)(b)條，地政總署署長(以下簡稱「署長」)現向承授人給予同意，以承授人按批地條件特別條款第(21)(c)條下的責任為代價，該地段上已建或擬建的建築物的總樓面面積及該地段上已建或擬建指定與意圖作零售用途的建築物的總樓面面積，可分別超過於批地條件特別條款第(14)(c)(i)條列明為最大總樓面面積的99,588平方米，及於批地條件特別條款第(14)(c)(ii)(I)(A)條列明為最大總樓面面積的28,236平方米多3,041平方米，以使該地段上已建或擬建的建築物的最大總樓面面積不得超過102,629平方米，及該地段上已建或擬建指定與意圖作零售用途的建築物的最大總樓面面積不得超過31,277平方米。

37. 同意及不反對書第(b)段規定：
按批地條件特別條款第(48)(b)(i)(II)(B)條，署長現向承授人給予同意，署長滿意已建造或意圖僅作康樂設施之用及總樓面面積為1,225平方米的樓面空間，不列入計算按批地條件特別條款第(14)(c)(i)條所規定的總樓面面積。

38. 同意及不反對書第(c)段規定：
即使批地條件特別條款第(31)(d)、(32)(a)及(32)(b)(iii)條指定停泊及裝卸的要求，政府對以下事宜並無反對，從同意及不反對書之日至該地段上已建的建築物或在該地段上的第一個發展項目的壽命內有效：

(I) 按批地條件特別條款第(31)(d)條提供的8個單層旅遊巴士車位，當中6個除了停泊單層旅遊巴士，亦可供貨車作裝卸用途；

(II) 按批地條件特別條款第(32)(a)及(32)(b)(iii)條提供的32個貨車裝卸區域，當中20個之尺寸可不同於按批地條件特別條款第(32)(a)及(32)(b)(iii)條提供的尺寸

受制於按批地條件特別條款第(31)(d)條提供的單層旅遊巴士車位數量及尺寸，及按批地條件特別條款第(32)(a)及(32)(b)(iii)條提供的貨車裝卸區數量及尺寸須如以下列表所示：

車位及裝卸區種類	提供數量	尺寸
單層旅遊巴士車位	8	3.5米闊及12米長及4.1米高
貨車裝卸區	12	3.5米闊及11米長及4.1米高
貨車裝卸區	14	3.5米闊及7米長及3.6米高
貨車裝卸區	6	3米闊及8米長及3.6米高

以使：
(i) 政府在同意及不反對書第(c)段確認其不反對，僅於在該地段提供的貨車裝卸區的總數量，在參照該地段已建或擬建的建築物的總樓面面積及酒店房間數目計算，符合批地條件特別條款第(32)(a)及(32)(b)(iii)條分別規定的比率為32時，方為有效；

(ii) 同意及不反對書第(c)段確認其不反對，不得被理解或詮釋為政府同意或放棄提供貨車裝卸區總數量的比率偏離上述特別條款第(32)(a)及(32)(b)(iii)條規定的比率；

(iii) 同意及不反對書第(c)段確認其不反對不適用於或引伸至該地段的重建；及

(iv) 如在該地段內提供的單層旅遊巴士車位或貨車裝卸區不符合上列列表，不論是其數量或尺寸，同意及不反對書第(c)段確認其不反對將即時失效。

註：本條款提及的承授人包括批地文件下的承授人，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，如果是法人團體，包括他的繼承人及受讓人。

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

1. Special Condition No.(5) of the Land Grant stipulates that:-

   (a) The Grantee shall:

      (i) on or before the 31st day of December 2010 or such other extended periods as may be approved by the Director of Lands (**"the Director"**), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

         (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed to the Land Grant (**"PLAN I"**) (hereinafter collectively referred to as **"the Green Area"**); and

         (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the Structures"**)

      so that building, vehicular and pedestrian traffic may be carried on the Green Area;

      (ii) on or before the 31st day of December 2010 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

      (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(6) of the Land Grant.

   (b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (c) The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any such loss, damage, nuisance or disturbance.

2. Special Condition No.(6) of the Land Grant stipulates that:-
   For the purpose only of carrying out the necessary works specified in Special Condition No.(5) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the General and Special Conditions of the Land Grant (**"these Conditions"**) have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(5) of the Land Grant or otherwise.

3. Special Condition No.(7) of the Land Grant stipulates that:-
   The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(5) of the Land Grant.

4. Special Condition No.(8) of the Land Grant stipulates that:-
   The Grantee shall at all reasonable times while he is in possession of the Green Area permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area.

5. Special Condition No.(16) of the Land Grant stipulates that:-

   (a) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot such pedestrian subway connections at the locations between the points D and E through F as shown and marked on PLAN I at a level of 4.5 metres below Hong Kong Principal Datum (hereinafter referred to as **"the Subway Connection D, E and F"**) and the points R and S through T as shown and marked on PLAN I at a level of 2.65 metres below Hong Kong Principal Datum (hereinafter referred to as **"the Subway Connection R, S and T"**) or at such other location or locations or at such other level or levels as may be specified or approved by the Director. The Subway Connection D, E and F and the Subway Connection R, S and T (hereinafter collectively referred to as **"the Subway Connections"**) shall be constructed with such materials, at such level, to such standards, and of such dimensions, alignment, disposition and designs as shall be specified or approved by the Director.

   (b) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide at ground level of the lot abutting such public open space or public street as may be approved or required by the Government a subway entrance and exit of not less than 4.5 metres in width (hereinafter referred to as **"the Subway Entrance and Exit"**) to connect to the Subway Connection D, E and F or such other pedestrian subway connection at the location specified or approved by the Director through the Public Passageway as referred to in sub-clause (c) of this Special Condition. The Subway Entrance and Exit shall be constructed at such location, with such materials, to such standards, of such alignment, disposition and designs as shall be specified or approved by the Director. For the purpose of this Special Condition, the Director's decision as to what constitutes the ground level shall be final and binding upon the Grantee.

   (c) The Grantee shall, on or before the 31st day of December 2010, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a direct public passageway having a width of not less than 7 metres, of such design and dimensions, and with such escalators, stairways and lifts for the disabled as may be required or approved by the Director to link up the Subway Connection D, E and F and the Subway Entrance and Exit (which public passageway together with all escalators stairways and lifts aforesaid is hereinafter referred to as **"the Public Passageway"**).

   (d) Upon completion of the construction of the Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant at his own expense and in all respects to the satisfaction of the Director manage and maintain the Subway Connections, the Subway Entrance and Exit and the Public Passageway.

   (e) Upon completion of the construction of the Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant keep and maintain the Subway Entrance and Exit, the Public Passageway and the Subway Connection D, E and F open for use by all members of the public to pass and repass the Subway Entrance and Exit, the Public Passageway and the Subway Connection D, E and F on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be approved or required by the Director in writing.

   (f) The Grantee shall not use or permit or suffer to be used the Subway Entrance and Exit or any part thereof for the purpose of advertisement except such directional signs as may be approved by the Director.

(g) The Grantee shall not permit or suffer any hawker to carry on business within the Subway Entrance and Exit and the Public Passageway and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within the Subway Entrance and Exit and the Public Passageway shall be displayed prominently by the Grantee near the Subway Entrance and Exit and the Public Passageway. For the purposes of these Conditions, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Charter 132), any regulations made thereunder and any amending legislation provided that for the purpose of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the Subway Entrance and Exit and the Public Passageway".

(h) In the event of the non-fulfillment of the Grantee's obligations under sub-clauses (a), (b) and (c) of this Special Condition within the respective prescribed time limits and of the Grantee's obligations under sub-clause (d) of this Special Condition, the Government may carry out the necessary construction or maintenance 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. For the purposes of carrying out the works aforesaid, the Government, its officers, agents, contractors, its or their workmen or other persons or staff duly authorized by the Government shall have free and uninterrupted right at all times to enter upon the lot or any part thereof and any building or buildings erected or to be erected thereon or any part thereof. The Government, its officers, agents, contractors, its or their workmen or other persons or staff duly authorized 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 exercise by it, him or them of the rights conferred under this sub-clause, and no claim whatsoever shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(i) Throughout the term agreed to be granted by the Land Grant there shall be reserved unto the Government or any person or body authorized by it the right to connect a subway to the Subway Connections and the Grantee shall at his own costs carry out any works as may be required by the Government to facilitate the connection of the subway to the Subway Connections.

(j) The Subway Connections, the Subway Entrance and Exit, and the Public Passageway shall not be taken into account for the purpose of calculating the total gross floor area stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

6. Special Condition No.(17) of the Land Grant stipulates that:-

(a) The Grantee acknowledges that a subway has been constructed by the Government or the company or person authorized by it under Mody Road and Hanoi Road and abutting the lot (hereinafter referred to as **"the Subway"**). The Grantee shall at all times permit the Government and its agent, the Kowloon Canton Railway Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the lot to carry out works for the inspection, repair, maintenance, alteration, renewal, demolition and replacement of the Subway or any part thereof.

(b) The Grantee shall from the date of the Land Grant establish and maintain at all times adequate communication channels in relation to the Subway with the Government and the Kowloon Canton Railway Corporation.

(c) The Grantee shall at his own expense and in all respects to the satisfaction of the Director make good any damage caused or done to the Subway by the Grantee, and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, proceedings and actions arising out of such damage to the Subway by the Grantee or in connection therewith.

(d) The Government and its agent, the Kowloon-Canton Railway Corporation and their duly authorized officers, servants and contractors shall not be liable for any loss, damage, nuisance or disturbance whatsoever suffered by or caused to the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (a) of this Special Condition and the Grantee shall have no claim against it or them for such loss, damage, nuisance or disturbance.

7. Special Condition No.(18) of the Land Grant stipulates that:-

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director carry out such remedial or repair works as may be required by the Director in the event of any differential settlement or movement between the basement floor or basement floors of the building or buildings erected or to be erected on the lot and the Subway (hereinafter referred to as **"the differential settlement or movement"**). The Director's decision as to what shall constitute the basement floor or floors and the differential settlement or movement shall be final and binding upon the Grantee. For the avoidance of doubt, the remedial or repair works shall not be confined to the lot or the Subway.

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide and maintain such pipe work or similar facilities as may be required by the Director to prevent any seepage of water to the subway from the lot or any part of the building or buildings thereon or the movement joint between the lot and the subway. The Grantee shall at his own expense and to the satisfaction of the Director carry out such remedial or repair works as may be required by the Director in the event of water seepage to the Subway from the lot or any part of the building or buildings thereon or the movement joint between the lot and the subway.

(c) The Grantee shall in all respects to the satisfaction of the Director carry out any maintenance or repair work as may be required by the Director to the movement joint between the lot and the Subway. The cost of such maintenance or repair works shall be borne in equal shares by the Government and the Grantee provided that the cost shall be agreed by the Government before the commencement of the works and the Government will pay its share of the agreed cost after completion of the required works.

(d) For the avoidance of doubt, the decision of the Director as to what shall constitute the repair or remedial works as referred to in sub-clauses (a) and (b) of this Special Condition and the maintenance or repair works as referred to in sub-clause (c) of this Special Condition shall be final and binding upon the Grantee.

(e) In the event of the non-fulfillment of the Grantee's obligations under sub-clauses (a), (b) and (c) of this Special Condition, the Government may carry out the necessary repair or remedial works and maintenance or repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof or (as the case may be) its share of the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee. For the purposes of carrying out inspection of the lot or any building or buildings or structure or structures erected or to be erected thereon or any part thereof to check or ascertain if any works may be required by the Director under sub-clauses (a), (b) and (c) of this Special Condition or carrying out the works aforesaid the Government the Director, its or his officers, agents, contractors, its or their workmen or other persons or staff authorized by the Government shall have free and uninterrupted right at all times to enter upon the lot or any part thereof and any building or buildings or structure or structures erected or to be erected thereon or any part thereof. The Government, the Director, its or his officers, agents, contractors, its or their workmen or other persons or staff authorized as aforesaid 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 exercise by it, him or them of the rights conferred under this Special Condition, and no claim whatsoever shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(f) In the event of an assignment of the lot under Special Condition No.(11) of the Land Grant, the assignee of the Grantee (hereinafter referred to as **"the Assignee"**) shall procure from its parent, holding or other associated company as shall be determined by the Director at his absolute discretion (hereinafter referred to as **"the Company"**) a deed of guarantee whereby the Company unconditionally and irrevocably:-

(i) guarantees the performance of obligations of the Assignee under this Special Condition; and

(ii) indemnifies the Government against all liabilities, losses, damages, costs, charges, and expenses which may be incurred by the Government by reasons of or arising out of any breach or non-performance of any of the obligations of the Assignee under this Special Condition.

The deed of guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and the deed of guarantee duly executed by the Company shall be delivered to the Director within 30 days before the assignment. If the Company is not incorporated in Hong Kong and if required by the Director the Grantee shall procure and furnish to the Director a performance bond or guarantee in a form acceptable in all respects to the Director and containing such provisions, terms and conditions as may be required by the Director to be given by a bank licensed under section 16 of the Banking Ordinance.

(g) Subject to Special Condition No.(11) of the Land Grant and for the purpose of this Special Condition only, the expression "Assignee" shall exclude the Assignee's assigns.

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

(a) The Grantee shall, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a pedestrian subway connection at the location between the points A and B through C as shown and marked on PLAN I or at such other location as may be specified or approved by the Director (hereinafter referred to as **"the MTR Subway Connection"**). The MTR Subway Connection shall be constructed with such material, at such level, to such standards, and of such dimensions, alignment, disposition and designs as shall be specified or approved by the Director.

(b) When required by the Director so to do, the Grantee shall, within such time limit as may be imposed by the Director, at his own expense and in all respects to the satisfaction of the Director, design, construct and provide within the lot a direct public passageway of such design and dimensions, and with such escalators, stairways and lifts for the disabled as may be required by the Director to link up the MTR Subway Connection to the public street as may be designated or required by the Director or to the Public Open Space as referred to in sub-clause (a) of Special Condition No.(23) of the Land Grant at ground level (hereinafter referred to as **"the MTR Public Passageway"**). For the purpose of this Special Condition, the Director's decision as to what constitutes the ground level shall be final and binding upon the Grantee.

(c) Upon the completion of the construction of the MTR Public Passageway, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant at his own expense manage and maintain the MTR Subway Connection and the MTR Public Passageway in all respects to the satisfaction of the Director, and shall keep and maintain the MTR Subway Connection and the MTR Public Passageway open for use by all members of the public to pass and repass on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be required or approved by the Director.

(d) There shall be reserved unto the Government or any person or body authorized by it the right to connect a pedestrian subway to the MTR Subway Connection to link up the lot with the Mass Transit Railway Tsim Sha Tsui Station (hereinafter referred to as **"the Proposed MTR Pedestrian Subway"**). The Grantee acknowledges and agrees that there is no guarantee that the Proposed MTR Pedestrian Subway will be constructed and the Government shall have absolute discretion to decide whether or not the Proposed MTR Pedestrian Subway will be constructed. The Government shall be under no liability whatsoever to the Grantee for any claim or demand, or any loss or damage whatsoever and howsoever caused or suffered in the event that the Proposed MTR Pedestrian Subway is not constructed.

(e) The MTR Subway Connection and the MTR Public Passageway shall not be taken into account for the purpose of calculating the total gross floor area stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

9. Special Condition No.(20) of the Land Grant stipulates that:-

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the areas respectively shown coloured pink hatched black, pink cross-hatched black and pink hatched black stippled black on PLAN I (hereinafter referred to as **"the Pink Hatched Black Area"**, **"the Pink Cross-Hatched Black Area"** and **"the Pink Hatched Black Stippled Black Area"** respectively).

(b) (i) The Grantee shall on or before the 31st day of December 2010 or such other date as the Director may approve in his absolute discretion at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, and shall thereafter at his own expense uphold, manage, maintain and repair the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area and everything forming a portion of or pertaining to it to the satisfaction of the Director.

(ii) The Grantee shall on or before the 30th day of June 2006 or such other date as the Director may approve in his absolute discretion at his own expense and in all respects to the satisfaction of the Director lay, form, surface and drain the Pink Cross-Hatched Black Area in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, and shall thereafter at his own expense uphold, manage, maintain and repair the Pink Cross-Hatched Black Area and everything forming a portion of or pertaining to it to the satisfaction of the Director.

(iii) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him, the right of ingress, egress and regress to and from the Pink Hatched Black Area, the Pink Hatched Black Stippled Black Area and the Pink Cross-Hatched Black Area for the erection, modification, removal and maintenance of any street furniture.

(c) (i) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b) 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 shall be binding upon the Grantee.

(ii) For the purposes of inspecting and checking any works to be carried out under sub-clause (b) of this Special Condition or carrying out the necessary works as may be required under sub-clause (c)(i) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) (i) No part of the Pink Cross-Hatched Black Area shall be physically obstructed in any way and the Grantee shall throughout the term agreed to be granted by the Land Grant keep and maintain the Pink Cross-Hatched Black Area well lit and permit all members of the public to pass and repass the same on foot or by wheelchair on a 24 hours daily basis free of charge and without interruption.

(ii) Except during the periods when the Pink Hatched Black Area and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as **"the Areas"**) are being formed under sub-clause (b)(i) of this Special Condition respectively, the Areas or any part thereof shall not be obstructed during the term agreed to be granted by the Land Grant. The Grantee shall at all times after the formation of the Areas and during the respective residues of the terms agreed to be granted by the Land Grant keep and maintain the Areas well lit and permit all members of the public to pass and repass the Areas on foot or by wheelchair on a 24 hours daily basis free of charge and without interruption.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (d) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black

Area, the Pink Cross-Hatched Black Area and the Pink Hatched Black Stippled Black Area to the public for the right of passage.

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

10. Special Condition No.(21) of the Land Grant stipulates that:-

(a) The Grantee shall on or before the 31st day of December 2010 at his own expense and in all respects to the satisfaction of the Director, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall require or approve, lay, form, provide, construct and surface footpaths at ground level with such associated street furniture, traffic aids, street lighting, sewers, drains and other structures as shall be required or approved by the Director on those portions of the lot shown coloured pink circled black on PLAN I (hereinafter collectively referred to as **"the Pedestrian Walkways"**).

(b) The Grantee shall upon completion of the works as referred to in sub-clause (a) of this Special Condition and during the residue of the term agreed to be granted by the Land Grant at his own expense uphold, maintain, clean and keep the Pedestrian Walkways in good and substantial repair and condition and shall when called upon by the Director so to do carry out modification works or any other works as may be required by the Director to the Pedestrian Walkways in all respects to the satisfaction of the Director and the Grantee shall indemnify and keep indemnified the Government and its officers against all claims, costs, actions, proceedings, demands, charges, damages and liabilities of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, contractors or workmen in respect of or in connection with the construction, repair, maintenance, modification and use of the Pedestrian Walkways.

(c) The Grantee shall upon completion of the works as referred to in sub-clause (a) of this Special Condition permit all members of the public at all times during the residue of the term agreed to be granted by the Land Grant for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair, on, along, over, by and through the Pedestrian Walkways. It is hereby agreed and declared that any alienation of the lot or any building thereon or any part thereof or any interest therein shall be expressly subject to the reservation to the public of the rights conferred under this sub-clause.

(d) (i) Subject to sub-clause (d)(iii) of this Special Condition, no building or buildings or any other structure or erection whatsoever except such structure or erection as may be approved in writing by the Director shall be erected on or above or placed at the ground level of the portion of the lot shown coloured pink circled black on PLAN I (hereinafter referred to as **"the Pink Circled Black Area"**).

(ii) In the event of any structure or erection approved by the Director under sub-clause (d)(i) of this Special Condition being erected on or placed at the ground level of the Pink Circled Black Area, the affected portion or portions of the Pink Circled Black Area shall be set back from the lot boundary provided that throughout the Pedestrian Walkways there shall be maintained a minimum clear width of 4.5 metres measuring from the kerb line thereof.

(iii) Building or buildings may be erected at the first floor level and above hanging over and above the Pink Circled Black Area provided that there is a clear space extending upwards from the ground level of the Pink Circled Black Area to a height of not less than 4.1 metres.

(iv) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(e) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (b) 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.

(f) For the purposes of inspecting any works as may be required under sub-clauses (a) and (b) of this Special Condition or carrying out the necessary works under sub-clause (e) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall at all times have the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(g) For the avoidance of doubt, it is hereby agreed and declared that the Pedestrian Walkways will not be taken into account for the purpose of calculating the total gross floor areas stipulated in sub-clause (c) of Special Condition No.(14) of the Land Grant.

(h) The Grantee shall not permit or suffer any hawker to carry on business on the Pedestrian Walkways and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited on the Pedestrian Walkways shall be displayed prominently by the Grantee near all entrances to the Pedestrian Walkways. For the purposes of these Conditions, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132) as amended by any subsequent legislation provided that for the purpose of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within the Pedestrian Walkways".

11. Special Condition No.(23) of the Land Grant stipulates that:-

(a) The Grantee shall within such period as may be required by the Director at his own expense and in all respects to the satisfaction of the Director, construct and provide within the lot a public open space of not less than 1,200 square metres at such location within the lot as may be approved or required by the Director (hereinafter referred to as **"the Public Open Space"**). The Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, construct, surface, illuminate and landscape the Public Open Space in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve or require including the planting of such shrubs and trees and provision of such walkways, pavements or such other structures in the Public Open Space. The Public Open Space shall not be used for any purpose other than for the purposes set out in Special Condition No.(24)(a) of the Land Grant.

(b) Upon completion of the works as referred to in sub-clause (a) of this Special Condition to the satisfaction of the Director, the Grantee shall throughout the residue of the term agreed to be granted by the Land Grant manage and maintain at his own expense the Public Open Space to the satisfaction of the Director. For the purpose of this Special Condition, the expression "the Grantee" shall not include any assignee of any part of the building or buildings erected or to be erected on the lot which is used for residential purposes. The decision of the Director as to what constitutes residential purposes shall be final and binding upon the Grantee.

(c) In the event of the non-fulfilment of the Grantee's obligation under sub-clauses (a) and (b) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee and the Grantee shall pay to Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding on the Grantee.

(d) For the purposes of inspecting and checking any works to be carried out under sub-clause (a) of this Special Condition or carrying out the necessary works under sub-clause (c) of this Special Condition, the Government and its officers and contractors, its or their workmen with or without tools, equipment, machinery or motor vehicles shall have

the right of free ingress, egress and regress to and from the lot or any part thereof. The Government, its officers and contractors, its or their workmen 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 exercise by the Government or them of the rights conferred under this Special Condition, and no claim shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

12. Special Condition No.(43) of the Land Grant stipulates that:-
The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area referred to in Special Condition No.(5) of the Land Grant or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as **"the Services"**). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Area or both the lot or any part thereof and the Green Area 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 the Green Area or both the lot or any part thereof and the Green Area 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.

13. Special Condition No.(44) of the Land Grant stipulates that:

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

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense 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.

14. Special Condition No.(49) of the Land Grant stipulates that:-

(a) The Grantee shall subject to these Conditions, throughout the period during which the multi-storey building erected or to be erected on the lot in accordance with the building plans approved or to be approved by the Building Authority under Buildings Department Reference No.BD2/4031/00 (hereinafter referred to as "the Multi-Storey Building") shall be situated and standing on the lot or any part or parts thereof (which period is hereinafter referred to as "the Period") permit all members of the public at all times and for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot over and along all those portions of the lot delineated and shown coloured pink and marked DA1, DA2 and DA3 on the plan annexed to and described in the Third Schedule to the Deed of Dedication dated the 26th day of November 2008 in respect of the lot extending up to a clear height of not less than 4.1 metres above ground level (which portions are hereinafter referred to as "the Dedicated Areas") in the same manner as if the Dedicated Areas were parts of a public street.

(b) The right to pass and repass referred to in sub-clause (a) of this Special Condition shall be a right of pedestrian passage only and that no vehicles (except wheelchairs) shall have any right of access to or passage over the Dedicated Areas.

(c) The Grantee shall at his own cost and expense pave form surface channel and drain the Dedicated Areas to the satisfaction of the Director of Buildings and within such time as the Director of Buildings may in his absolute discretion consider desirable.

(d) In the event of the failure of the Grantee to pave form surface channel and drain the Dedicated Areas in accordance with sub-clause (c) of this Special Condition, it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such paving formation surfacing channeling and drainage works and the cost of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

(e) The Grantee shall after completion of all paving formation surfacing channeling and drainage works at his own cost and expense maintain repair and when necessary renew the surfacing of the Dedicated Areas all to the satisfaction of the Government at such time as the Government may in its absolute discretion consider desirable. The Grantee shall not carry out any works of whatsoever nature which may affect the surfacing of the Dedicated Areas except with the prior written consent of the Director of Buildings and subject to such terms and conditions as he may in his absolute discretion impose.

(f) The Grantee shall throughout the Period keep and maintain the Dedicated Areas free of obstruction of any nature whatsoever (other than obstructions caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at his own cost and expense and shall if and when called upon to do so by the Director of Buildings remove any obstruction from the Dedicated Areas as the Director of Buildings shall require. The decision of the Director of Buildings as to what constitutes an obstruction shall be conclusive and binding on the Grantee.

(g) In the event of the failure of the Grantee to remove any obstruction in accordance with sub-clause (f) of this Special Condition, it shall be lawful for the Government acting by its servants agents or contractors to enter the Dedicated Areas and carry out such works as the Director of Buildings may in his absolute discretion consider necessary to make good such failure and the cost of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or its duly authorized officers) shall be payable by the Grantee to the Government on demand. A certificate under the hand of the Director of Buildings shall be conclusive as to the cost of any such works.

15. Section I of the DMC stipulates that:-
"Areas": The Areas as defined in the Special Condition No.(20)(d)(ii) of the Land Grant.

"Deed of Dedication": A Deed of Dedication dated the 26th day of November 2008 and registered in the Land Registry by Memorial No.08120101160012.

"MTR Public Passageway": The MTR Public Passageway as defined in the Special Condition No.(19)(b) of the Land Grant.

"MTR Subway Connection": The MTR Subway Connection as defined in the Special Condition No.(19)(a) of the Land Grant.

"Pedestrian Walkways": The Pedestrian Walkways as defined in the Special Condition No.(21)(a) of the Land Grant.

"Pink Cross-Hatched Black Area": The Pink Cross-Hatched Black Area as defined in the Special Condition No.(20)(a) of the Land Grant.

"Proposed MTR Pedestrian Subway": The Proposed MTR Pedestrian Subway as defined in the Special Condition No.(19)(d) of the Land Grant.

"Public Passageway": The Public Passageway as defined in the Special Condition No.(16)(c) of the Land Grant.

"Public Open Space": The Public Open Space as defined in the Special Condition No.(23)(a) of the Land Grant.

"Subway Entrance and Exit": The Subway Entrance and Exit as defined in the Special Condition No.(16)(b) of the Land Grant.

"Subway Connection D, E and F": The Subway Connection D, E and F as defined in the Special Condition No.(16)(a) of the Land Grant.

"Subway Connections": The Subway Connections as defined in the Special Condition No.(16)(a) of the Land Grant.

"Water Mains Works": The Water Mains Works as defined in the Special Condition No.(45)(a) of the Land Grant.

16. Clause 8(k) of Section II of the DMC stipulates that:-
Each and every Owner (as defined in the DMC) covenants with the Registered Owner (as defined in the DMC) with the intent that the covenants, rights, entitlements, exceptions and reservations herein conferred upon the Registered Owner shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land (as defined in the DMC) and the Development (as defined in the DMC) and any interest therein and shall apply notwithstanding any provisions to the contrary contained in the DMC and that the Registered Owner shall for as long as it remains the beneficial owner of any undivided share of and in the Land and the Development have the right at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and to exercise all or any of the following rights which are hereby expressly excepted and reserved unto the Registered Owner without the concurrence or approval of any other Owner, the Manager (as defined in the DMC) or any other person interested in the Land and the Development except the right to negotiate, settle and agree with MTRC or any other relevant parties on all and any matters concerning the Proposed MTR Pedestrian Subway, including but not limited to the terms and conditions of any undertaking(s) or agreement(s) or any amendments thereto for or in connection with the creation or extinguishment of rights, privileges, benefits, obligations or otherwise affecting the Proposed MTR Pedestrian Subway and the MTR subway Connection and/or the Land (collectively, "Relevant Agreements") and to enter or direct the Manager to enter into any Relevant Agreements, in each case, on such terms and conditions and in such manner as the Registered Owner may deem fit without the concurrence or approval of any other Owners and without the necessity of joining in any other Owners and the Relevant Agreements shall be binding on all the Owners Provided always that the exercise of such right shall not in any way affect an Owner's sole and exclusive right and privilege to hold, use, occupy and enjoy his Unit or impede or restrict the access to or from such Unit and all costs, expenses, liabilities and obligations arising as a result of or in connection with the Relevant Agreements shall be borne by the Owner of the Commercial Areas (save and except those relating or incidental to or associated with the construction and completion of the connection of the Proposed MTR Pedestrian Subway to the MTR Subway Connection and/or the Land which shall be borne by the Registered Owner solely).

17. Clauses (g), (h) and (i) of Sub-Section C of Section IV of the DMC stipulate that:-
The following are the easements rights and privileges subject to which each undivided share and the exclusive right to hold use occupy and enjoy the Commercial Areas is held:

(g) The right of the members of the public to pass and repass the Subway Entrance and Exit, the Public Passageway and the Subway Connection D, E, and F on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be approved or required by the Director of Lands in writing pursuant to Special Condition No.(16) of the Government Grant.

(h) The right of the members of the public to pass and repass the MTR Subway Connection and the MTR Public Passageway on foot or by wheelchair free of charge 24 hours daily or during such other time frames as may be approved or required by the Director of Lands in writing pursuant to Special Condition No.(19) of the Government Grant.

(i) The right of the members of the public to use and enjoy the Public Open Space for recreational purpose and to pass and repass the Public Open Space freely and without payment of any kind on foot or by wheelchair pursuant to Special Condition No.(23) of the Government Grant.

18. Clause 2(b), (c), (e) and (f) of Sub-Section E of Section IV of the DMC stipulates that:-
The following are the easements rights and privileges subject to which each undivided share and the exclusive right to hold use occupy each Unit is held:

(b) The right of the members of the public to pass and repass the Pink Cross-Hatched Black Area and the Areas on foot or by wheelchair on a 24 hours daily basis free of charge and without interruption pursuant to Special Condition No.(20) of the Government Grant;

(c) The right of the members of the public at all times for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair, on, along, over, by and through the Pedestrian Walkways pursuant to Special Condition No.(21) of the Government Grant;

(e) The right of the Government or any person or body authorized by it to connect a subway to the Subway Connections pursuant to Special Condition No.(16) of the Government Grant; and

(f) The right of the Government or any person or body authorized by it to connect the Proposed MTR Pedestrian Subway to the MTR Subway Connection to link up the Land with the Mass Transit Railway Tsim Sha Tsui Station pursuant to Special Condition No.(19) of the Government Grant.

19. Clause 1(bs), (bt) and (bu) of Sub-section B of Section VI of the DMC stipulates that:-
The Manager will manage the Land and the Development in a proper manner and in accordance with the DMC and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:

(bs) Without in any way limiting the generality of any of the foregoing provisions, to carry out such remedial, maintenance or repair works as may be required by the Director of Lands pursuant to Special Condition No.(18) of the Government Grant;

(bt) To manage and maintain the Pedestrian Walkways, Pink Cross-Hatched Black Area and the Areas as required under the Government Grant; and

(bu) To manage and maintain the dedicated areas pursuant to the Deed of Dedication and the Government Grant.

20. Clause 3(d), (n), (o), (p) and (q) of Sub-section D of Section VI of the DMC stipulates that:-
The management expenditure in the Management Budget shall include but not be limited to the following:

(d) The cost and expenses of maintaining the foundations, columns and other structures constructed or to be constructed for the support of the Development and such other areas, works, drains, nullahs, sewers, pipes, watermains and channels whether within or outside the Land that are required to be maintained under the Government Grant;

(n) The cost of part of the Water Mains Works and the cost of continuing to carry out and completing the Water Mains Works required to be paid under the Special Condition No.(45)(a) of the Government Grant;

(o) The costs of remedial, maintenance or repair works as may be required by the Director of Lands under Special Condition No.(18) of the Government Grant;

(p) The costs and expenses of maintaining the Pedestrian Walkways, Pink Cross-Hatched Black Area and the Areas as required to be maintained under the Government Grant; and

(q) The costs and expenses of maintaining the dedicated areas as required to be maintained pursuant to the Deed of Dedication and the Government Grant.

21. Clause 1 of the Deed of Dedication stipulates that:
The Owners by the Deed of Dedication dedicate from the date of the Deed of Dedication ALL THOSE areas of the Lot described in the Third Schedule to the Deed of Dedication (hereinafter referred to as "the dedicated areas") UNTO the public for the purposes of passage for the period during which the multi-storey building shall be situated on the Lot.

22. Clause 2 of the Deed of Dedication stipulates that:
This dedication is made subject to the following terms and conditions:-

(i) It shall not be revoked except with the written consent of the Government.

(ii) The right of passage is a right of pedestrian passage only and no vehicles (except wheelchairs) shall have any right of access to or passage over the dedicated areas.

(iii) The Owners shall at their own costs and expenses pave form surface channel and drain the dedicated areas to the satisfaction of the Director of Buildings (hereinafter referred to as "the Director") and within such time as the Director may in his absolute discretion consider desirable.

(iv) In the event of the failure of the Owners to pave form surface channel and drain the dedicated areas in accordance with sub-clause (iii) hereof, it shall be lawful for the Government acting by its servants agents or contractors to enter the dedicated areas and carry out such paving formation surfacing channelling and drainage works and the costs of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Owners to the Government on demand. A certificate under the hand of the Director shall be conclusive as to the cost of any such works.

(v) After completion of all paving formation surfacing channelling and drainage works the Owners shall at their own costs and expenses maintain repair and when necessary renew the surfacing of the dedicated areas all to the satisfaction of the Government and at such time as the Government may in its absolute discretion consider desirable. The Owners shall not carry out any works which affect the surfacing of the dedicated areas except with the prior written consent of the Director and subject to such terms and conditions as he may impose.

(vi) The Owners shall throughout the period during which the multi-storey building shall be situated on the Lot keep and maintain the dedicated areas free of any obstruction of whatsoever nature (other than obstruction caused by the Government its servants agents or contractors in connection with any works being carried out by or on behalf of the Government) at the Owners' costs and expenses and shall if and when called upon to do so by the Director remove any obstruction from the dedicated areas as the Director may require. The decision of the Director as to what constitutes an obstruction shall be conclusive and binding on the Owners.

(vii) In the event of the failure on the part of the Owners to remove any obstruction in accordance with sub-clause (vi) hereof it shall be lawful for the Government acting by its servants agents or contractors to enter the dedicated areas and carry out such works as the Director may in his absolute discretion consider necessary to make good such failure and the cost of such works (such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers) shall be payable by the Owners to the Government on demand. A certificate under the hand of the Director shall be conclusive as to the cost of any such works.

23. The Third Schedule of the Deed of Dedication stipulates that:

THE DEDICATED AREAS

(1) The area of 523.673 square metres along Mody Road and Hanoi Road extending to a clear height of not less than 4.1 metres above ground level more particularly delineated and described on the plan annexed to the Deed of Dedication and thereon coloured yellow and marked DA4.

(2) The area of 18.612 square metres along Carnarvon Road extending to a clear height of not less than 4.1 metres above ground level more particularly delineated and described on the plan annexed to the Deed of Dedication and thereon coloured pink and marked DA1.

(3) The area of 52.109 square metres along Carnarvon Road extending to a clear height of not less than 4.1 metres above ground level more particularly delineated and described on the plan annexed to the Deed of Dedication and thereon coloured pink and marked DA2.

(4) The area of 13.636 square metres along Carnarvon Road extending to a clear height of not less than 4.1 metres above ground level more particularly delineated and described on the plan annexed to the Deed of Dedication and thereon coloured pink and marked DA3.

Note :

1. Size of any open space required under the Land Grant to be managed, operated or maintained for public use at the expense of owners of the residential properties in the Development : Not less than 1,200 square meters.

2. Information on any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F): 608.03 square meters.

3. The general public has the right to use the above mentioned public facilities, public open spaces and those parts of the land in accordance with the Land Grant and the Deed of Dedication.

4. The above mentioned public facilities, public open spaces and those parts of the land 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, open spaces and those parts of the land through the management expenses apportioned to the residential properties concerned.

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

1. 批地文件特別條款第(5)條規定：

(a) 承授人須：

(i) 於2010年12月31日或之前或經地政總署署長(「**署長**」)批准其他延長的時間，按署長批准的方式、材料、標準、水平、定線及設計等在各方面均令署長滿意下自費：

(I) 鋪設及平整批地文件附錄的圖則I(「**圖則I**」)上以綠色顯示的未來公共道路部份(以下簡稱「**綠色區域**」)；及

(II) 按署長自行酌情要求，提供及建造指定橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物(以下簡稱「**構築物**」)；

以致綠色區域內可供建築物、車輛及行人通過；

(ii) 於2010年12月31日或之前或經署長批准其他延長的時間，在各方面均令署長滿意下自費在綠色區域鋪設路面、路邊石及管道，並於其提供署長可要求的指定溝渠、污水渠、排水渠、連接總水喉消防栓管道、街道照明、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色區域連同建築物以及興建、設置及提供在該區域上或內所有構築物、路面、溝渠、污水渠、排水渠、消防栓管道、服務、街道照明、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(6)條指定交還綠色區域的管有權為止。

(b) 倘若承授人未能在指定的期限內履行本特別條款(a)分條的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(c) 署長對承授人履行其在本特別條款(a)分條的責任或政府按本特別條款(b)分條行使權利所產生或附帶造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員提出索償。

2. 批地文件特別條款第(6)條規定：
僅為了進行批地文件特別條款第(5)條指定的必要工程，承授人在本批地文件之日獲授予綠色區域的管有權。綠色區域須在政府要求時交還給政府和在任何情況下，於署長發出證明本批地文件的一般及特別條款(「**該等條件**」)已履行使他滿意後的函件之日，視為已交還給政府。承授人須在其管有綠色區域期間允許一切政府及公眾車輛及行人在任何合理時間內自由經過及通過綠色區域，並確保上述通行不會受到按批地文件特別條款第(5)條或其他規定進行的工程之干涉或阻礙。

3. 批地文件特別條款第(7)條規定：
未經署長的預先書面批准，承授人不得使用綠色區域作儲物或搭建任何臨時構築物或進行批地文件特別條款第(5)條指定的工程以外的任何用途。

4. 批地文件特別條款第(8)條規定：
承授人須在其管有綠色區域期間，准許署長、他的官員、承建商及他授權的任何其他人士有權在任何合理時間內出入、經過及再經過該地段及綠色區域，旨在視察、檢查及監管按批地文件特別條款第(5)(a)條進行的任何工程及進行視察、檢查及監管批地文件特別條款第(5)(b)條規定的工程及署長認為有必要在綠色區域進行的任何其他工程。

5. 批地文件特別條款第(16)條規定：

(a) 承授人須在2010年12月31日或之前自費在該地段內設計、建造及提供地下行人通道連接段，其位置位於圖則I上顯示與標明D點及E點之間穿過F點於香港主水平基準面以下4.5米水平的位置(以下簡稱「**地下通道D、E及F連接段**」)和圖則I上顯示與標明R點及S點之間穿過T點於香港主水平基準面以下2.65米水平的位置(以下簡稱「**地下通道R、S及T連接段**」)或署長可指定或批准的其他位置或其他水平，在一切方面使署長滿意。地下通道D、E及F連接段和地下通道R、S及T連接段(以下統稱「**地下通道連接段**」)須按署長指定與批准的材料、水平、標準、尺寸、定線、布局及設計建造。

(b) 承授人須在2010年12月31日或之前自費在該地段地面毗鄰政府批准的公共休憩用地或公共街道之處設計、建造及提供一個不少於4.5米闊的地下通道出入口(以下簡稱「**地下通道出入口**」)，通過本特別條款第(c)分條提及的公共通道連接地下通道D、E及F連接段或在署長指定或批准的位置的其他地下行人通道，在一切方面使署長滿意。地下通道出入口須按署長指定與批准的位置、材料、標準、定線、布局及設計建造。在本特別條款中，署長對如何構成地面的決定是最終的及約束承授人。

(c) 承授人須在2010年12月31日或之前自費在該地段內按署長要求或批准的設計及尺寸設計、建造及提供一個不少於7米闊的直接公共通道連同扶手電梯、樓梯及升降機提供給殘疾人士，將地下通道D、E及F連接段與地下通道出入口連接起來(該公共通道連同上述一切扶手電梯、樓梯及升降機在下文稱為「**公共通道**」)，在一切方面使署長滿意。

(d) 在完成建造公共通道後，承授人須在批地文件授予的餘下年期期間自費管理及保養地下通道連接段、地下通道出入口及公共通道，在一切方面使署長滿意。

(e) 在完成建造公共通道後，承授人須在批地文件授予的餘下年期期間保持及保養地下通道出入口、公共通道及地下通道D、E及F連接段免費每天24小時或在署長書面批准或要求的其他時段內開放給公眾人士步行或推輪椅經過及再經過地下通道出入口、公共通道及地下通道D、E及F連接段。

(f) 承授人不得使用或准許或容許他人使用地下通道出入口或其中任何部分作廣告用途，署長批准的指示標誌除外。

(g) 承授人不得准許或容許任何小販在地下通道出入口及公共通道內擺賣並須驅逐在該等地方擺賣的小販。承授人須在地下通道出入口和公共通道附近的顯眼處張貼通告示明不准在地下通道出入口和公共通道內擺賣。在該等條件中「小販」一詞按公共衞生及市政條例(第132章)第2條、其下的任何規例及任何修訂的法例界定，但是在本特別條款中「在公眾地方中」一詞須從該定義第(a)段中刪除並用「在地下通道出入口和公共通道中」一詞代替。

(h) 倘若承授人未能在指定時間內履行本特別條款第(a)、(b)及(c)分條及本特別條款第(d)分條規定他的責任，政府可由承授人出資進行必要的建築或保養工程，承授人須在要求時向政府支付相等於上述工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。為了進行上述工程，政府、他的官員、代理人、承建商、他或他們的工人及政府正式授權的其他人士或職員有權在任何時間自由及不受阻礙進入該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分。政府、他的官員、代理人、承建商、他或他們的工人或他們正式授權的其他人士或職員對於他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對他們提出索償。

(i) 在批地文件授予的整個年期期間，政府或其授權的任何人士或機構有權連接地下通道至地下通道連接段，承授人須自費進行政府要求的任何工程，以便連接地下通道至地下通道連接段。

(j) 地下通道連接段、地下通道出入口及公共通道不須列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

6. 批地文件特別條款第(17)條規定：

(a) 承授人承認政府或其授權的公司或人士已在麼地道和河內道下及該地段毗鄰建造一條地下通道(以下簡稱「**地下通道**」)。承授人須准許政府及他的代理人、九廣鐵路公司及他們正式授權的官員、僱員及承建商在任何時間內出入、經過及再經過該地段進行視察、維修、保養、更改、翻新、拆卸及更換地下通道或其中任何部分的工程。

(b) 承授人須從批地文件之日起設立及保持在任何時間與政府及九廣鐵路公司之間對地下通道的充分溝通渠道。

(c) 承授人須自費修復承授人對地下通道招致或造成的任何損壞，在一切方面使署長滿意。承授人須對承授人損壞該地下通道產生或有關的一切責任、損失、損害、索償、司法程序及訴訟彌償並保持彌償政府。

(d) 政府和他的代理人、九廣鐵路公司和他們正式授權的官員、僱員及承建商對他們行使本特別條款第(a)分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任，承授人不能就上述損失、損害、滋擾或干擾向他們要求索償。

7. 批地文件特別條款第(18)條規定：

(a) 倘若在該地段已建或擬建的建築物的地庫層與地下通道之間有不均勻沉陷或移動(以下簡稱「**不均勻沉陷或移動**」)，承授人須自費進行署長要求的修補或維修工程，在一切方面使署長滿意。署長對如何構成地庫層和不均勻沉陷或移動的決定是最終的及約束承授人。為免存疑，修補或維修工程不限於該地段或地下通道。

(b) 承授人須按署長要求自費提供及保養管道工程或類似設施，防止從該地段或其上的任何建築物或該地段與地下通道之間的移動接縫滲水到地下

通道，在一切方面使署長滿意。倘若發生從該地段或其上的任何建築物或該地段與地下通道之間的移動接縫滲水到地下通道，承授人須按署長要求自費進行上述修補或維修工程，使署長滿意。

(c) 承授人須按署長要求對該地段與地下通道之間的移動接縫進行保養或維修工程，在一切方面使署長滿意。上述保養或維修工程的費用須由政府及承授人平均分擔，惟該費用須在開展工程之前經政府同意及政府將在完成要求的工程後支付已同意的費用中的其部分。

(d) 為免存疑，署長對如何構成本特別條款第(a)及(b)分條提及的維修或修補工程及本特別條款第(c)分條提及的保養或維修工程之決定是最終的及約束承授人。

(e) 倘若承授人未能履行本特別條款第(a)、(b)及(c)分條規定他的責任，政府可由承授人出資進行必要的維修或修補工程及保養或維修工程，承授人須在要求時向政府支付相等於上述工程費用的款項或(視情況而定)該費用中的其部分，該款項由署長決定，署長的決定是最終的及約束承授人。為了對該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分進行視察以檢查或核實有否按本特別條款第(a)、(b)及(c)分條按署長要求進行的工程或進行上述工程，政府、署長、他的官員、代理人、承建商、他或他們的工人或政府正式授權的其他人士或職員有權在任何時間自由及不受阻礙進入該地段或其中任何部分或其上已建或擬建的任何建築物或其中任何部分。政府、署長、他的官員、代理人、承建商、他或他們的工人或他們正式授權的其他人士或職員對於他們行使本特別條款賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對他們提出索償。

(f) 倘若按批地文件特別條款第(11)條轉讓該地段，承授人的受讓人(以下簡稱「**受讓人**」)須促使署長自行酌情決定的其母公司、控股公司或其他聯營公司(以下簡稱「**公司**」)，作出一份擔保契約，根據該契約，公司無條件及不可撤銷地：

(i) 擔保受讓人履行本特別條款的責任；及

(ii) 對違反或沒有履行本特別條款規定受讓人的任何責任造成政府產生的一切責任、損失、損害、費用、收費及開支彌償政府。

該擔保契約須符合香港法律和以署長批准的格式擬備及經公司正式簽署後在轉讓前30天內提交給署長。如果公司不是在香港成立及如果署長要求，承授人須以署長接受的格式並載有署長要求的條文、條款及條件，根據銀行條例第16條界定的持牌銀行向署長發出一份履行保證金或銀行擔保書。

(g) 受制於批地文件特別條款第(11)條及僅在本特別條款中，「**受讓人**」一詞不包括受讓人的承讓人。

8. 批地文件特別條款第(19)條規定：

(a) 承授人須於該地段內在圖則I內顯示與標明A點及B點之間穿過C點的位置或署長指定或批准的其他位置自費設計、建造及提供一個地下行人通道連接段(以下簡稱「**港鐵地下通道連接段**」)，在一切方面使署長滿意。港鐵地下通道連接段須按署長指定與批准的材料、水平、標準、尺寸、定線、布局及設計建造。

(b) 如署長要求時，承授人須在署長規定的期限內自費在該地段內設計、建造及提供按署長要求的設計及尺寸的一條直接的公共通道連同署長可要求的扶手電梯、樓梯及升降機提供給殘疾人士，以便將港鐵地下通道連接段與署長指定或要求的公共街道或與批地文件特別條款第(23)條(a)分條提及的公共休憩用地的地面(以下簡稱「**港鐵公共通道**」)連結起來，在一切方面使署長滿意。在本特別條款中，署長對如何構成地面之決定是最終的及約束承授人。

(c) 當完成建築港鐵公共通道後，承授人須在批地文件授予的整個餘下年期期間自費管理及保養港鐵地下通道連接段和港鐵公共通道，在一切方面使署長滿意，及須保持及保養港鐵地下通道連接段及港鐵公共通道免費開放給所有公眾人士，他們可以每天24小時或在署長要求或批准的其他時段步行或推輪椅經過及再經過該等地方。

(d) 政府或其授權的任何人士或機構有權連接一條地下行人通道至港鐵地下通道連接段，以便將該地段與港鐵尖沙咀站連接起來(以下簡稱「**擬建港鐵地下行人通道**」)。承授人承認及同意政府沒有保證將建造擬建港鐵地下行人通道。政府具有絕對酌情權決定是否建造擬建港鐵地下行人通道。倘若沒有建造擬建港鐵地下行人通道，政府對因此造成承授人的任何索償或要求或損失或損壞毋須承擔任何責任。

(e) 港鐵地下通道連接段及港鐵公共通道不須列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

9. 批地文件特別條款第(20)條規定：

(a) 除非有署長的預先書面同意，不得在圖則I上用粉紅色加黑線、粉紅色加黑交叉線及粉紅色加黑線黑點的區域(以下簡稱「**粉紅色加黑線區域**」、「**粉紅色加黑交叉線區域**」及「**粉紅色加黑線黑點區域**」)之上、上面、之下、以上、以下或之內搭建或建造任何建築物、構築物或建築物或構築物的承托物。

(b) (i) 承授人須在2010年12月31日或之前或署長自行酌情批准的其他日期，按署長批准的方式、材料、標準、水平、定線及設計自費在粉紅色加黑線區域及粉紅色加黑線黑點區域鋪設、構建、平整及開渠，在一切方面使署長滿意，並在其後自費維護、管理、保養及維修粉紅色加黑線區域及粉紅色加黑線黑點區域及其任何構成或附屬部分，使署長滿意。

(ii) 承授人須在2006年6月30日或之前或署長自行酌情批准的其他日期，按署長批准的方式、材料、標準、水平、定線及設計自費在粉紅色加黑交叉線區域鋪設、構建、平整及開渠，在一切方面使署長滿意，並在其後自費維護、管理、保養及維修粉紅色加黑交叉線區域及其任何構成或附屬部分，使署長滿意。

(iii) 承授人須准許署長、他的官員、承建商及他授權的任何其他人士有權在任何合理時間內出入、經過及再經過粉紅色加黑線區域、粉紅色加黑線黑點區域及粉紅色加黑交叉線區域，以便搭建、更改、拆除及保養任何街道設施。

(c) (i) 倘若承授人未能履行本特別條款(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(ii) 為了視察與檢查按本特別條款第(b)分條的任何工程或進行本特別條款第(c)(i)分條的必要工程，政府及他的官員及承建商、他或他們的工人可帶同或不帶同工具、設備、機器或車輛出入、經過及再經過該地段或其中任何部分。政府、他的官員及承建商、他或他們的工人對政府或他們行使本特別條款賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾、干擾毋須承擔任何責任。承授人不能就上述損失、損害、滋擾或干擾向政府或他們索償。

(d) (i) 不得以任何方式實際上阻塞粉紅色加黑交叉線區域。承授人須在批地文件授予的整個年期期間保養及保持粉紅色加黑交叉線區域有足夠照明及准許所有公眾人士每天24小時免費及不受阻礙步行或推輪椅經過及再經過該等區域。

(ii) 除了分別按本特別條款第(b)(i)分條構建粉紅色加黑線區域及粉紅色加黑線黑點區域(以下簡稱「**該區域**」)期間，不得在批地文件授予的整個年期期間阻塞該區域或其中任何部分。承授人須在該區域構建後的任何時間及批地文件分別授予的餘下年期內保持該區域有足夠照明及准許所有公眾人士每天24小時免費及不受阻礙步行或推輪椅經過及再經過該區域。

(e) 特此明文同意、聲明及規定，本特別條款第(d)分條雖載有承授人的責任，承授人沒有意圖貢獻和政府沒有同意接受貢獻粉紅色加黑線區域、粉紅色加黑交叉線區域及粉紅色加黑線黑點區域給公眾作為通道權。

(f) 特此明文同意及聲明，本特別條款第(d)分條載有承授人的責任不會對按建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利存有期望或提出要求。為免存疑，承授人明文放棄對建築物(規劃)規例第22(1)條、其修訂或代替條文或其他規定批出額外的上蓋面積或地積比率的任何優惠或權利之一切要求。

10. 批地文件特別條款第(21)條規定：

(a) 承授人須在2010年12月31日或之前按署長要求或批准的方式、材料、標準、水平、定線及設計在圖則I上用粉紅色加黑圈顯示的該地段的該等部分鋪設、平整、提供、建造及裝飾地面的行人徑連同署長要求或批准的有關的街道設施、輔助交通設備、街道照明、污水渠、排水渠及其他構築物(以下統稱「**行人道**」)，在一切方面使署長滿意。

(b) 承授人須在完成本特別條款第(a)分條提及的工程後在批地文件授予的餘下年期期間，自費維護、保養、清潔及保持行人道處於修繕妥當的狀態及在署長要求時，對行人道進行修補工程或署長要求的其他工程，在一切方面使署長滿意。承授人須對承授人、他的僱員、承建商或工人對建造、維修、保養、修補及使用行人道作出或不作出的任何事情造成或有關的一切索償、費用、訴訟、司法程序、要求、收費、損害及各種責任彌償並保持彌償政府和他的官員。

(c) 承授人須在完成本特別條款第(a)分條提及的工程後，准許所有公眾人士在批地文件授予的餘下年期期間為了一切合法目的自由及免費步行或推輪椅經過及再經過行人道。特此明文同意及聲明，轉讓該地段或其上的建築物或其中任何部分或其中任何權益須明文規定受制於本分條保留給公眾的權利。

(d) (i) 除本特別條款第(d)(iii)分條規定外，未經署長書面批准，不得在圖則I上用粉紅色加黑圈顯示該地段部分(以下簡稱「**粉紅色加黑圈區域**」)的地面之上或上面搭建任何建築物或任何構築物或任何搭建物。

(ii) 倘若署長按本特別條款第(d)(i)分條批准在粉紅色加黑圈區域的地面搭建任何構築物或搭建物，受影響的粉紅色加黑圈區域部分須從該地段邊界後移，惟整條行人道須保持從邊界石界線量起至少4.5米的淨闊度。

(iii) 可在粉紅色加黑圈區域的一樓或之上搭建及懸掛建築物，惟從粉紅色加黑圈區域的地面向上發展的淨空間不少於4.1米的高度。

(iv) 在本特別條款中署長對如何構成地面的決定是最終的及約束承授人。

(e) 倘若承授人未能履行本特別條款(a)及(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(f) 為了視察本特別條款第(a)及(b)分條規定的任何工程或進行本特別條款第(e)分條規定必需的工程，政府及他的官員及承建商、他或他們的工人有權帶同或不帶同工具、設備、機器或車輛在任何時間自由及不受阻礙出入、經過及再經過該地段或其中任何部分。政府、他的官員及承建商、他或他們的工人對於政府和他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不得就上述任何損失、損害、滋擾或干擾對政府或他們提出索償。

(g) 為免存疑，特此同意及聲明，行人道不得列入按批地文件特別條款第(14)條(c)分條計算的總樓面面積。

(h) 承授人不得准許或容許任何小販在行人道內擺賣及須驅逐在該等地方擺買的小販。承授人須在行人道附近的顯眼處張貼通告示明不准在行人道擺買。在該等條件中「小販」一詞按公共衞生及市政條例(第132章)第2條、其下的任何規例及任何修訂的法例界定，惟在本特別條款中「在公眾地方中」一詞須從該定義第(a)段中刪除並用「在行人道中」一詞代替。

11. 批地文件特別條款第(23)條規定：

(a) 承授人須在署長要求的期限內，在署長批准或要求該地段內的位置自費建造及提供一個不少於1,200平方米的公共休憩用地(以下簡稱「**公共休憩用地**」)，在一切方面使署長滿意。承授人須按署長批准或要求的方式、材料、標準、水平、定線及設計自費鋪設、平整、建造、裝飾、照明及美化該公共休憩用地，包括在公共休憩用地種植灌木及樹木和提供行人路、行人道或其他構築物，在一切方面使署長滿意。該公共休憩用地不得用作批地文件特別條款第(24)(a)條設定的用途以外的任何用途。

(b) 當完成本特別條款第(a)分條提及的工程使署長滿意後，承授人須在批地文件授予的整個餘下年期期間自費管理及保養該公共休憩用地，使署長滿意。在本特別條款中，「承授人」不包括在該地段上已建或擬建作為住宅用途的任何建築物的任何受讓人。署長對如何構成住宅用途之決定是最終的及約束承授人。

(c) 倘若承授人未能履行本特別條款(a)及(b)分條規定他的責任，政府可由承授人出資進行必要的工程，承授人須在要求時向政府支付相等於該工程費用的款項，該款項由署長決定，署長的決定是最終的及約束承授人。

(d) 為了視察及檢查本特別條款第(a)分條規定的任何工程或進行本特別條款第(c)分條規定的任何必要工程，政府及他的官員及承建商、他或他們的工人有權帶同或不帶同工具、設備、機器或車輛出入、經過及再經過該地段或其中任何部分。政府及他的官員及承建商、他或他們的工人對於政府和他們行使本分條賦予的權利造成或引致承授人蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述任何損失、損害、滋擾或干擾對政府或他們提出索償。

12. 批地文件特別條款第(43)條規定：
承授人須在任何時間，特別是在任何建築、保養、翻新或維修工程(以下簡稱「**工程**」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分或批地文件特別條款第(5)條提及的綠色區域或他們全部之上、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(以下統稱「**公共服務**」)造成任何損壞、干擾或阻塞。承授人在進行上述任何工程之前須進行或促使他人進行適當的檢查及必要的了解，確定任何公共服務的現況及程度，及須提交處理任何可受工程影響的公共服務的書面建議給署長，一切方面供他審批，及必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承授人須履行署長批出上述批准時施加對公共服務的任何要求和承擔符合該等要求支出的費用，包括必需的改道、重鋪或修復的費用。承授人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或綠色區域或他們全部或公共服務造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承授人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承授人未能對該地段或綠色區域或他們全部或公共服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承授人須在要求時向政府支付該等工程的費用。

13. 批地文件特別條款第(44)條規定：

(a) 承授人須自費建造及保養，不論於該地段邊界內或政府土地內，署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導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。承授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。

(b) 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)的連接工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由承授人自費進行，令署長滿意。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，必須由承授人自費保養及直至要求時由承授人移交給政府並由政府出資負責隨後的保養。承授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。如果承授人未能保養上述連接工程中在政府土地內修建的任何一段，署長可進行他認為必要的保養工程及承授人須在要求時向政府支付上述工程費用。

14. 批地文件特別條款第(49)條規定：

(a) 在不抵觸該等條件的情況下，承授人須在根據已獲或仍待屋宇署下的建築事務監督批准的建築圖則(參考編號BD2/4031/00)已建或擬建於該地段的多層建築物(以下簡稱“多層建築物”)位於及所處該地段或其任何部份期間(期間以下簡稱“該期間”)，容許公眾人士在任何時間及為一切合法目的自由及免費步行經過及再經過該地段的所有有關部份在附錄於日期為2008年11月26日的撥出私人地方供公眾使用的契據的圖則上以粉紅色顯示與以DA1、DA2 及DA3標明及有關該地段的附表三列出的有關該地段延伸至離地面不少於4.1米高度的該地段的該等部分(該部份以下簡稱“撥出區域”)，其方式猶如撥出區域為公共街道一部份。

(b) 在本特別條款第(a)分條提及的通道權僅為行人通道權，任何車輛(輪椅除外)並無任何權利進入或通過撥出區域。

(c) 承授人須自費在屋宇署署長以其絕對酌情權認為適宜的時限內，在撥出區域鋪平、平整、鋪設路面、管道及排水渠，使屋宇署署長滿意。

(d) 如承授人未有遵守此第(c)分條在撥出區域鋪平、平整、鋪設路面、管道及排水渠，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行該鋪平、平整、鋪設路面、管道及排水渠的工程，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)須在政府要求下由承授人支付。由屋宇署署長發出的證明書將為有關工程費用的最終證明。

(e) 承授人須在完成所有鋪平、平整、鋪設路面、管道及排水渠的工程後，自費在政府可以其絕對酌情權認為適宜的該時期，保養及維修撥出區域，並在有需要時翻新其鋪設物，使政府滿意。除非獲得屋宇署署長預先書面同意並按照其自行酌情所訂定的條款及條件，承授人不得進行任何可影響撥出區域鋪設物的工程。

(f) 承授人須在該期間自費保養及保持撥出區域免受任何形式的妨礙(由政府，其受僱人、代理人或承建商有關進行或代表政府進行任何工程而引致的妨礙除外)，並須在屋宇署署長要求下自費移除撥出區域的任何妨礙物。屋宇署署長對於何為妨礙物的決定為最終及對承授人有約束力。

(g) 如承授人未有遵守此第(f)分條移除任何妨礙物，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行屋宇署署長以其絕對酌情權認為必須的工程以修復該不遵守，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)將在政府要求下由承授人支付。由屋宇署署長發出的證明書為任何該工程的費用的最終證明。

15. 公契第一章規定：
「**該區域**」：批地文件特別條款第(20)(d)(ii)條界定的區域。

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

「**撥出私人地方供公眾使用的契據**」：日期為2008年11月26日並於土地註冊署註冊為註冊編號08120101160012的使用契據。

「**港鐵公共通道**」：批地文件特別條款第(19)(b)條界定的港鐵公共通道。

「**港鐵地下通道連接段**」：批地文件特別條款第(19)(a)條界定的港鐵地下通道連接段。

「**行人道**」：批地文件特別條款第(21)(a)條界定的行人道。

「**粉紅色加黑交叉線區域**」：批地文件特別條款第(20)(a)條界定的粉紅色加黑交叉線區域。

「**擬建港鐵地下行人通道**」：批地文件特別條款第(19)(d)條界定的擬建港鐵地下行人通道。

「**公共通道**」：批地文件特別條款第(16)(c)條界定的公共通道。

「**公共休憩用地**」：批地文件特別條款第(23)(a)條界定的公共休憩用地。

「**地下通道出入口**」：批地文件特別條款第(16)(b)條界定的地下通道出入口。

「**地下通道D、E及F連接段**」：批地文件特別條款第(16)(a)條界定的地下通道D、E及F連接段。

「**地下通道連接段**」：批地文件特別條款第(16)(a)條界定的地下通道連接段。

「**總水喉工程**」：批地文件特別條款第(45)(a)條界定的總水喉工程。

16. 公契第二章第8(k)條規定：
每位業主(按公契定義闡釋)向註冊業主(按公契定義闡釋)作出契諾，用意是公契賦予註冊業主的契諾、權利、享有權、豁免權及保留權將約束每個業主和他們各自的繼承人及承讓人和擬隨及應隨該土地(按公契定義闡釋)及發展項目(按公契定義闡釋)及其任何權益轉移。即使公契有任何相反的規定，該等契諾、權利、享有權、豁免權及保留權仍適用。只要註冊業主仍然是該土地及發展項目的不分割份數的實益業主，就有權在他認為合適的任何時候和不時作出下列一切或任何行為或行動，及行使公契明文豁免與保留給註冊業主下列一切及任何權利，毋須任何其他業主、管理人(按公契定義闡釋)或在該土地及發展項目有權益的任何其他人士的一致同意或批准，除了就擬建港鐵地下行人通道的一切及任何事項與香港鐵路有限公司或任何相關人士進行商洽、解決及協議，包括但不限於制訂或取消影響擬建港鐵地下行人通道和港鐵地下通道連接段及/或該土地的權利、特權、實益、責任或其他事項作出的任何承諾、協議或修訂的條款及條件(統稱「**有關協議**」)和按註冊業主認為合適的條款、條件及方式根據每種情況訂立或指示管理人訂立任何有關協議，毋須任何其他業主的一致同意或批准和沒有必要讓任何其他業主參與，有關協議將約束全體業主，惟行使上述權利不得在任何方面影響業主持有、使用、佔用及享用他的單位之獨有和專有權利及特權或阻礙或限制出入該等單位。有關協議所產生或有關的一切費用、開支、責任及義務須由商業地方的業主承擔(除了涉及或附帶或有關建築與完成連接擬建港鐵地下行人通道至港鐵地下通道連接段及/或該土地的費用及開支由註冊業主自行承擔)。

17. 公契第四章C部分第(g)、(h)及(i)條規定：
持有不分割份數和持有、使用、佔用及享用商業地方的專有權利之業主受制於下列的地役權、權利及特權：

(g) 公眾人士有權每日24小時或在地政總署署長按批地文件特別條款第(16)條書面批准或要求的其他時段內免費步行或推輪椅經過及再經過地下通道出入口、公共通道及地下通道D、E及F連接段。

(h) 公眾人士有權每日24小時或在地政總署署長按批地文件特別條款第(19)條書面批准或要求的其他時段內免費步行或推輪椅經過及再經過港鐵地下通道連接段及港鐵公共通道。

(i) 公眾人士有權按批地文件特別條款第(23)條規定使用與享用公共休憩用地作康樂用途和步行或推輪椅自由及免費經過與再經過公共休憩用地。

18. 公契第四章E部分第2(b)、(c)、(e)及(f)條規定：
持有不分割份數和持有、使用及佔用單位的專有權利之業主受制於下列的地役權、權利及特權：

(b) 公眾人士有權按批地文件特別條款第(20)條每天24小時免費及不受阻礙地步行或推輪椅經過與再經過粉紅色加黑交叉線區域；

(c) 公眾人士有權按批地文件特別條款第(21)條為了一切合法目的在任何時間內自由及免費步行或推輪椅經過與再經過行人道；

(e) 政府或他授權的任何人士或機構有權按批地文件特別條款第(16)條連接地下通道至地下通道連接段；及

(f) 政府或他授權的任何人士或機構有權按批地文件特別條款第(19)條連接擬建港鐵地下行人通道至港鐵地下通道連接段，以便將該土地與港鐵尖沙咀站連接起來。

19. 公契第六章B部分第1(bs)，(bt)及(bu)條規定：
管理人須按公契規定，以妥善的方式管理該土地及發展項目。除了公契另有明文規定外，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制上述一般適用範圍下，管理人具有下列職責及權力，即：

(bs) 在任何方面不限制上述一般適用範圍下，進行地政總署署長按批地文件特別條款第(18)條要求的修補、保養或維修工程；

(bt) 按批地文件要求管理與保養行人道、粉紅色加黑交叉線區域及該區域；及

(bu) 根據撥出私人地方供公眾使用的契據及批地文件管理與保養該撥出區域。

20. 公契第六章D部分第3(d)、(n)、(o)，(p)及(q)條規定：
管理預算內的管理開支包括但不限於以下各項：

(d) 保養地基、支柱及為了承托發展項目其他構築物及按批地文件要求須保養的其他區域、工程、排水渠、明渠、污水渠、管道、總水喉及渠道，不論於該土地之內或之外的費用及開支；

(n) 按批地文件特別條款第(45)(a)條支付部分總水喉工程的費用和繼續進行與完成總水喉工程的費用；

(o) 進行地政總署署長按批地文件特別條款第(18)條要求修補、保養或維修工程的費用；

(p) 按批地文件要求保養行人道、粉紅色加黑交叉線區域及該區域的費用及開支；及

(q) 根據撥出私人地方供公眾使用的契據及批地文件保養該撥出區域的費用及開支。

21. 撥出私人地方供公眾使用的契據第1條規定：
透過撥出私人地方供公眾使用的契據，擁有人自該契約之日起，撥供在該契據附表3列出的該地段的所有區域(下稱"撥出區域")，將予公眾人士在該多層建築物位於該地段期間作通道之用。

22. 撥出私人地方供公眾使用的契據第2條規定：
此撥出乃受制於以下條款及條件：

(i) 除非獲得政府書面同意，不得撤銷此撥出。

(ii) 通道權僅為行人通道權，任何車輛(輪椅除外)並無任何權利進入或通過撥出區域。

(iii) 擁有人須自費在屋宇署署長(下稱"署長")以其絕對酌情權認為適宜的時限內，在撥出區域鋪平、平整、鋪設路面、管道及排水渠，使署長滿意。

(iv) 如擁有人未有遵守此第(iii)分條在撥出區域鋪平、平整、鋪設路面、管道及排水渠，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行該鋪平、平整、鋪設路面、管道及排水渠的工程，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)須在政府要求下由擁有人支付。由署長發出的證明書將為有關工程費用的最終證明。

(v) 在完成所有鋪平、平整、鋪設路面、管道及排水渠的工程後，擁有人須自費在政府可以其絕對酌情權認為適宜的該時期，保養及維修撥出區域，並在有需要時翻新其鋪設物，使政府滿意。除非獲得署長預先書面同意並按照其所訂定的條款及條件，擁有人不得進行任何影響撥出區域鋪設物的工程。

(vi) 擁有人須在多層建築物位於該地段期間，自費保養及保持撥出區域免受任何形式的妨礙(由政府，其受僱人、代理人或承建商有關進行或代表政府進行任何工程而引致的妨礙除外)，並須在署長要求下自費移除撥出區域的任何妨礙物。署長對於何為妨礙物的決定為最終及對擁有人有約束力。

(vii) 如擁有人未有遵守此第(vi)分條移除任何妨礙物，政府可合法透過其受僱人、代理人或承建商進入撥出區域並進行署長以其絕對酌情權認為必須的工程以修復該不遵守，而該工程的費用(該費用須包括政府或其正式授權的官員可釐定的監督及經常開支)將在政府要求下由擁有人支付。由署長發出的證明書為任何該工程的費用的最終證明。

23. 撥出私人地方供公眾使用的契據附表3規定：

撥出區域

(1) 523.673平方米的區域，沿慶地道及河內道並延伸至離地面不少於4.1米淨高度，並在撥出私人地方供公眾使用的契據附錄的圖則上以黃色顯示及以DA4標示。

(2) 18.612平方米的區域，沿加拿芬道並延伸至離地面不少於4.1米淨高度，並在撥出私人地方供公眾使用的契據附錄的圖則上以粉紅色顯示及以DA1標示。

(3) 52.109平方米的區域，沿加拿芬道並延伸至離地面不少於4.1米淨高度，並在撥出私人地方供公眾使用的契據附錄的圖則上以粉紅色顯示及以DA2標示。

(4) 13.636平方米的區域，沿加拿芬道並延伸至離地面不少於4.1米淨高度，並在撥出私人地方供公眾使用的契據附錄的圖則上以粉紅色顯示及以DA3標示。

註：

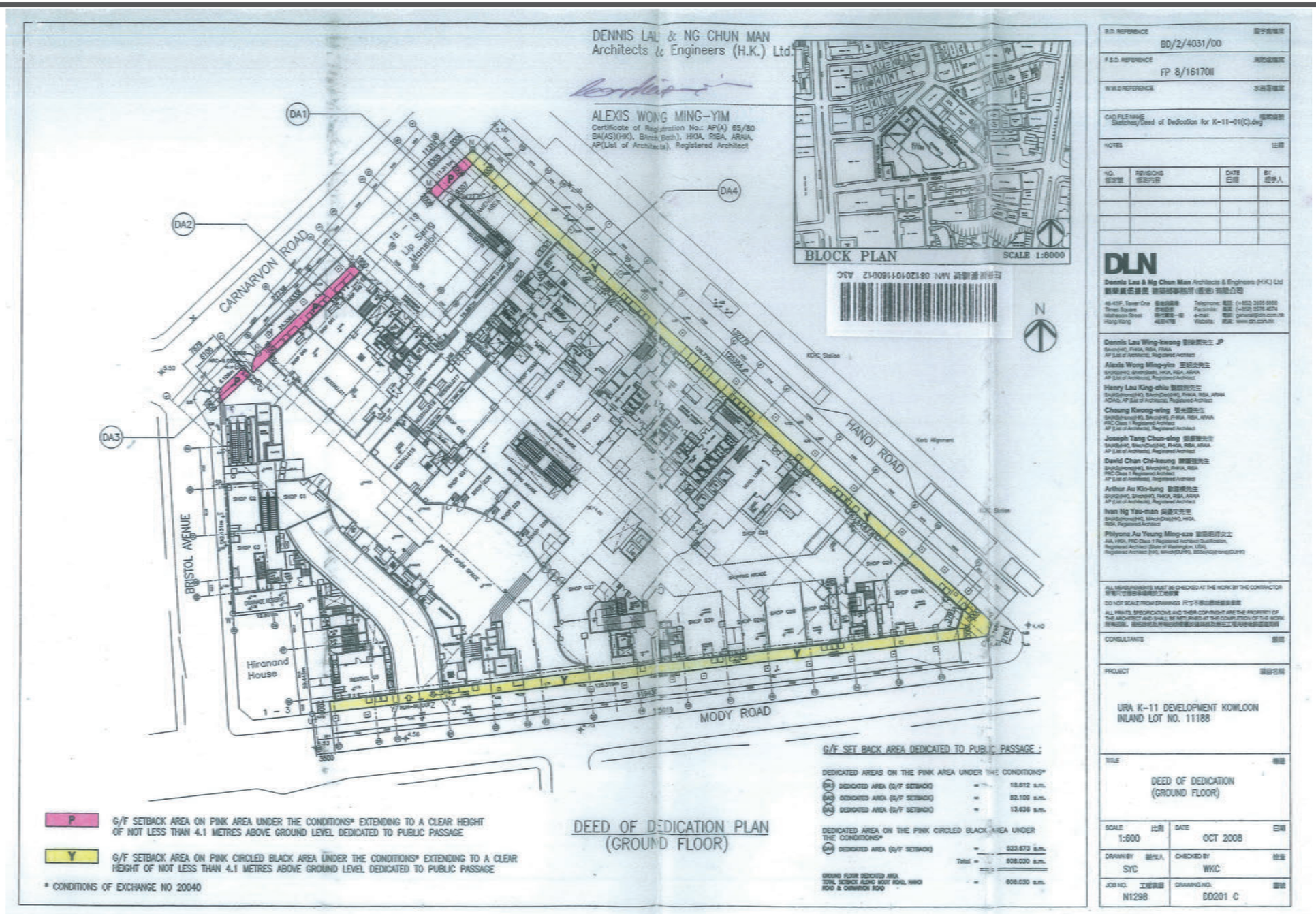
1. 批地文件規定發展項目住宅物業業主出資管理、操作或保養作公共用途的休憩用地面積：不少於1,200平方米。

2. 按建築物(規劃)規例(第123章，附屬法例F)第22(1)條規定奉獻給公眾的該土地(發展項目所在地)任何部分的資料：608.03平方米。

3. 公眾有權按批地文件及撥出私人地方供公眾使用的契據使用上述公共設施、公共休憩用地及土地中的該等部分。

4. 發展項目住宅物業業主須出資管理、操作或保養上述公共設施，公共休憩用地及土地中的該等部分。該等業主通過分攤給有關住宅物業管理開支的方式支付管理、操作或保養該等設施，休憩用地及土地中的該等部分的開支之部分。

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

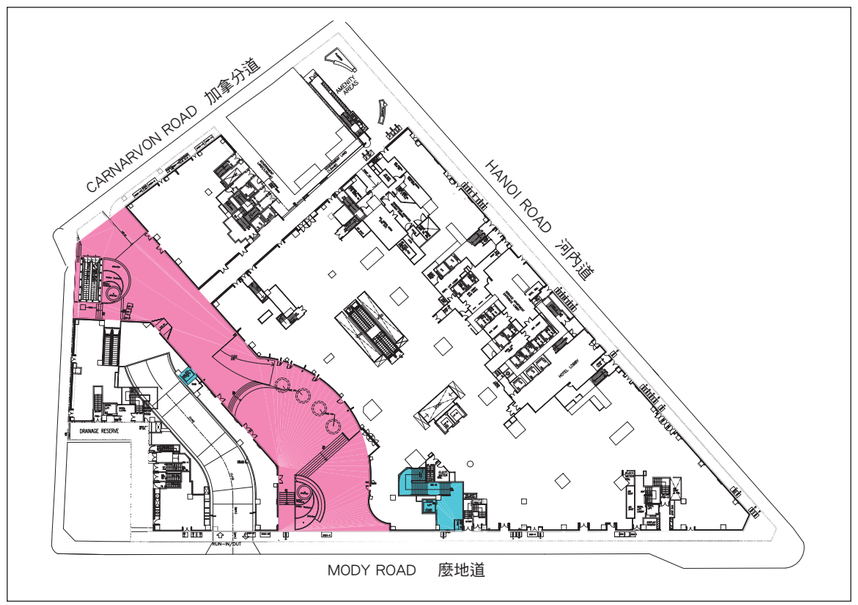


This plan is a reproduction of the Plan annexed to the aforesaid Deed of Dedication dated 26th November 2008, which shows the location of the parts of the land (on which the Development is located) that are dedicated to the public for the purposes of regulation 22 (1) of the Building (Planning) Regulations (Cap. 123 sub-leg. F).

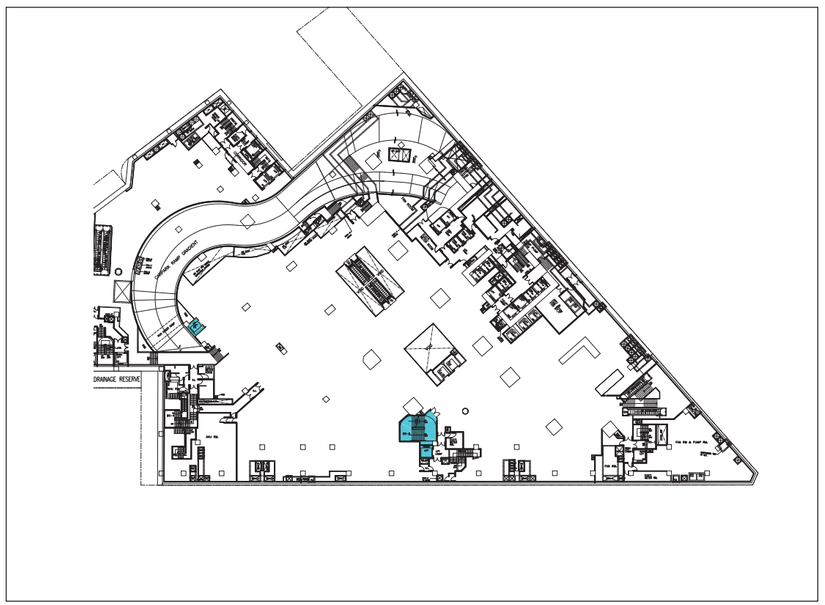
此圖乃複製自日期2008年11月26日的撥出私人地方供公眾使用的契據附錄的圖則，顯示該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的部份。

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

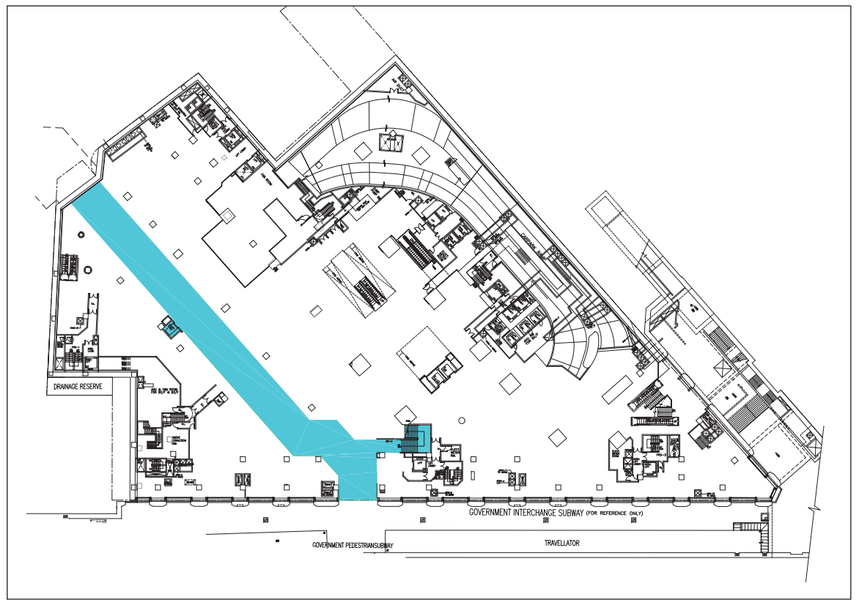
Ground Floor Plan 地下平面圖



Basement 1 Floor Plan 地庫一層平面圖



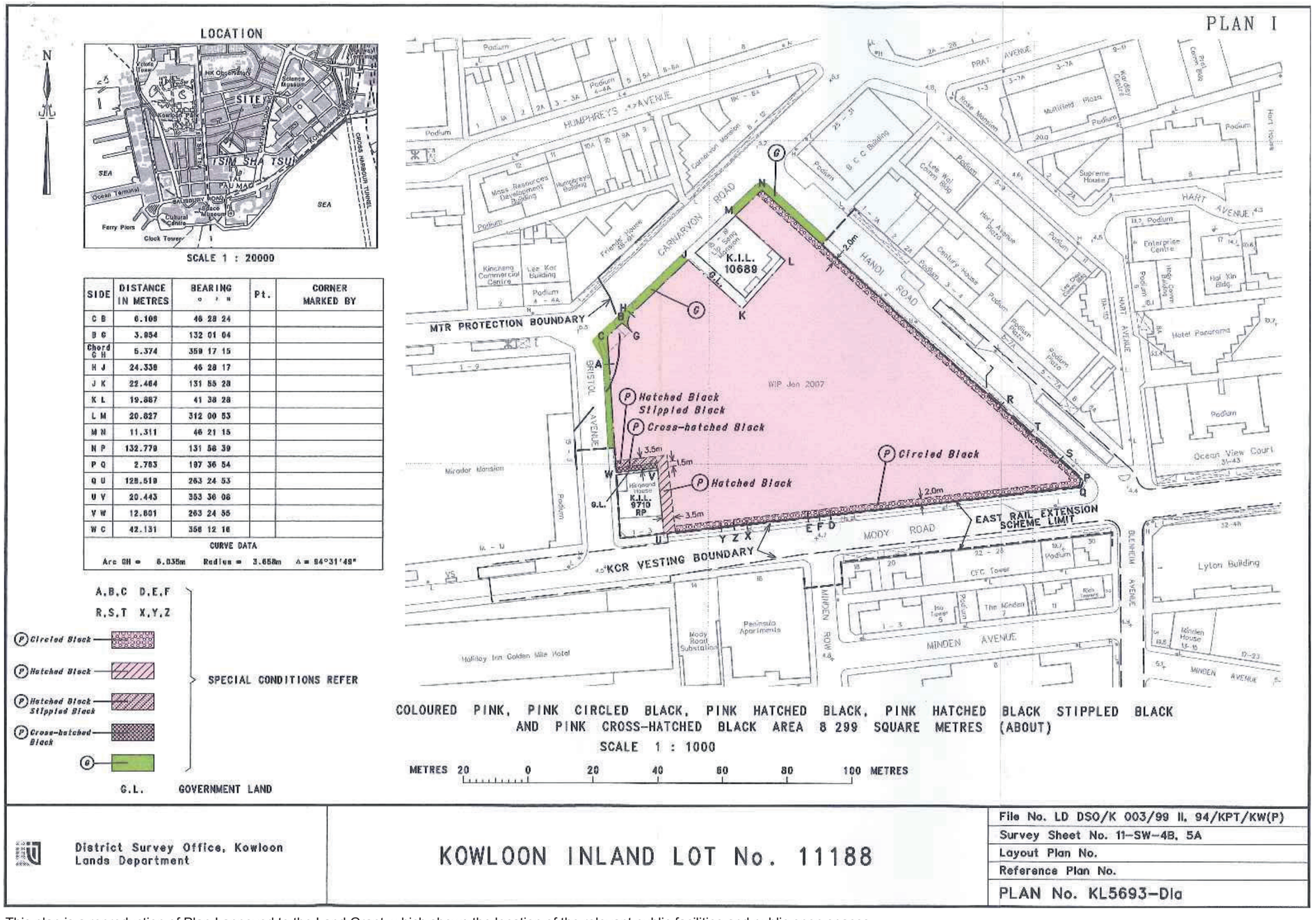
Basement 2 Floor Plan 地庫二層平面圖



Public Open Space (Total Area : 1,219.146 s.m.)
公共休憩用地(總面積：1,219.146平方米)

Public Passageway, Subway Connections, Subway Entrance and Exit,
MTR Public Passageway and MTR Subway Connection (Total Area : 828.335 s.m.)
公共通道，地下通道連接段，地下通道出入口，港鐵公共通道及港鐵地下
通道連接段(總面積：828.335平方米)

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



This plan is a reproduction of Plan I annexed to the Land Grant, which shows the location of the relevant public facilities and public open spaces.
此圖乃複製自附於批地文件的圖則I，顯示相關公共設施及休憩用地的位置。

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;

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

(iii) 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；

(ii) 買方可能要聘用一間獨立的律師事務所；及

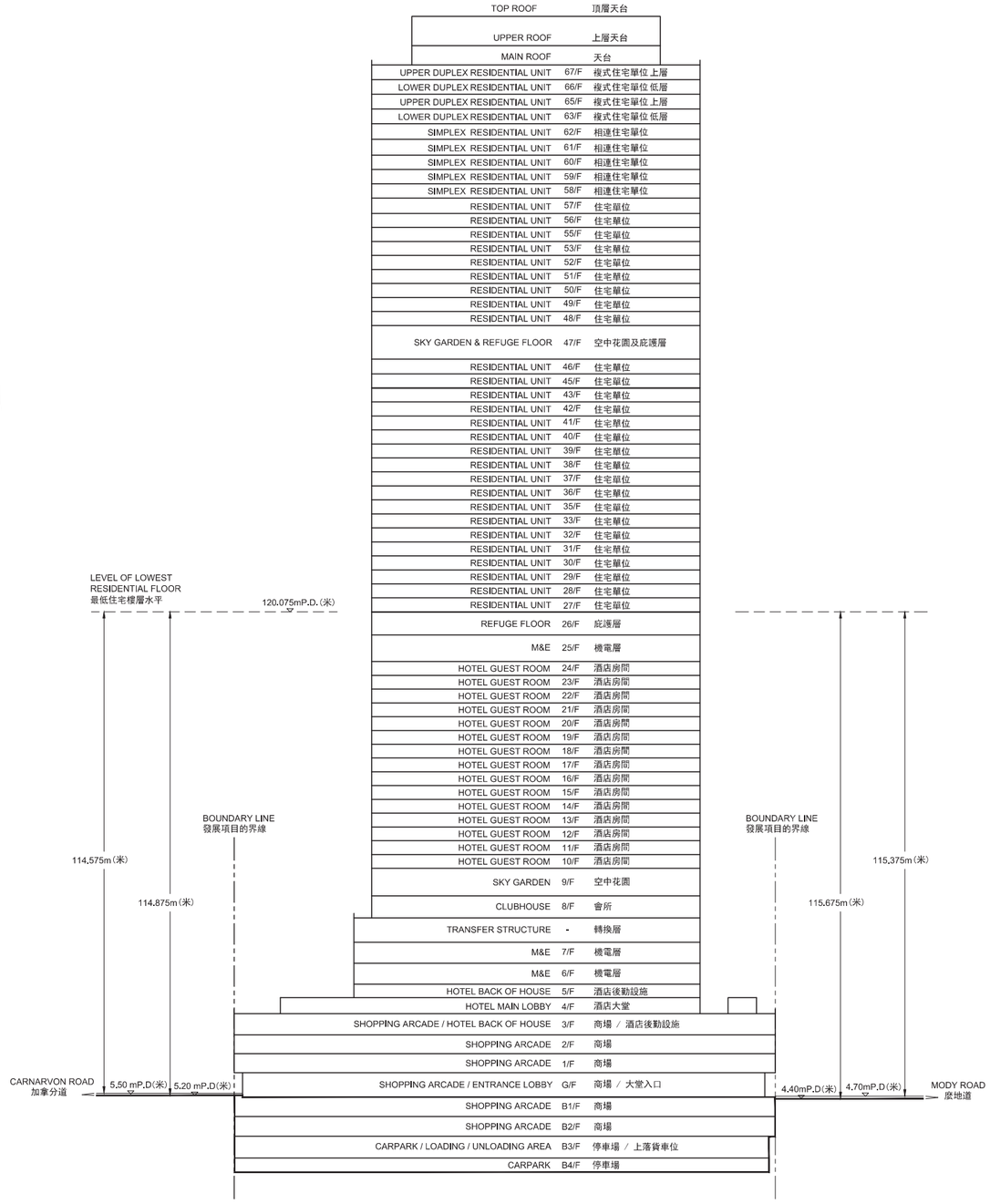
(iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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 X-X
橫截面圖 X-X



Key Plan 索引圖



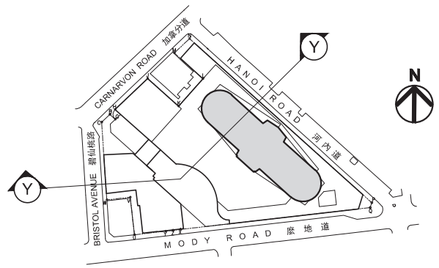
---- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

The part of Carnarvon Road adjacent to the building is 5.20 to 5.50 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段加拿分道為香港主水平基準以上5.20至5.50米。

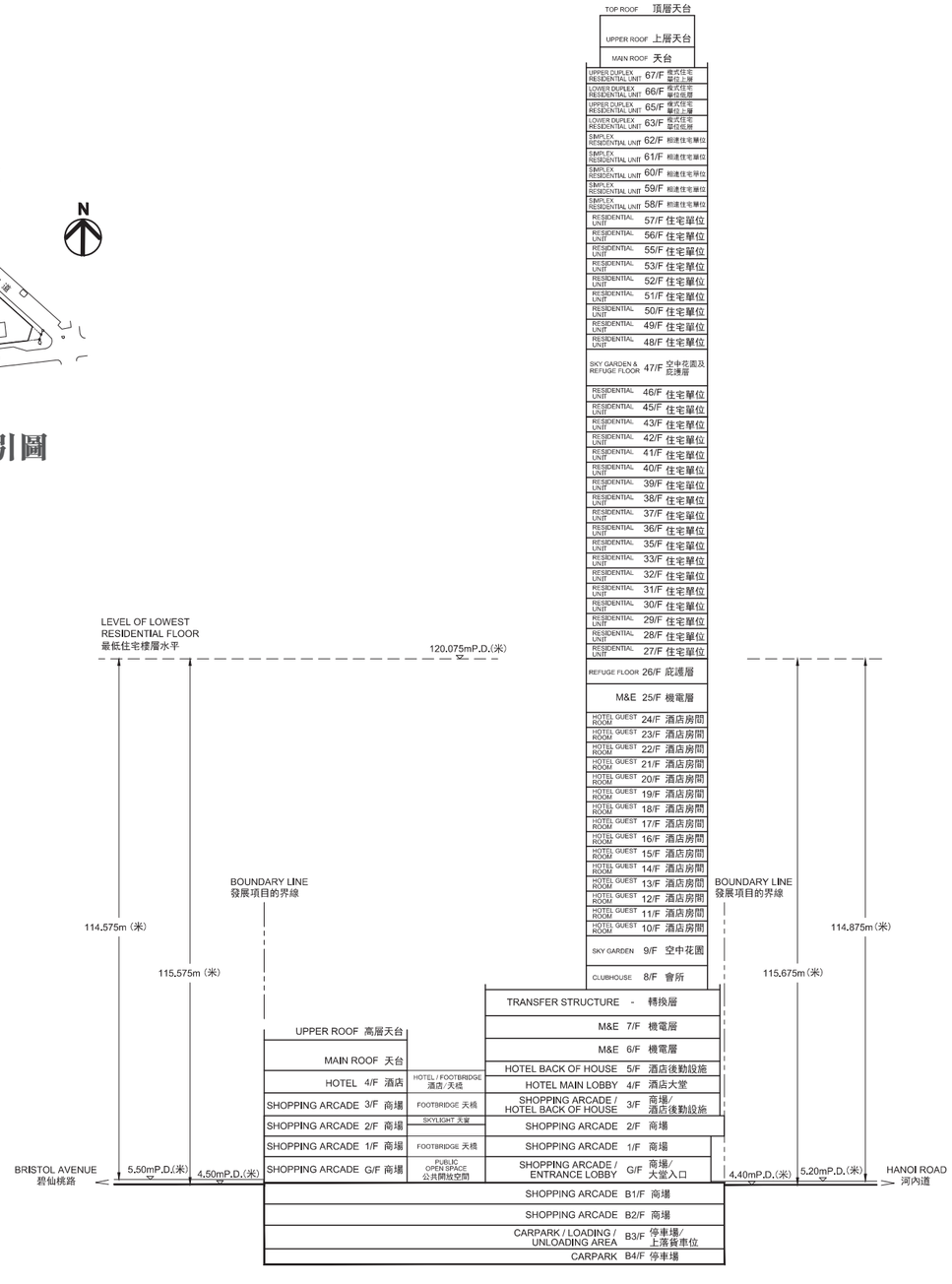
The part of Mody Road adjacent to the building is 4.40 to 4.70 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段麼地道為香港主水平基準以上4.40至4.70米。

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 Y-Y
橫截面圖 Y-Y



Key Plan 索引圖



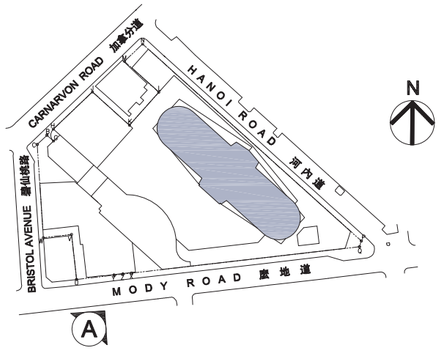
---- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

The part of Bristol Avenue adjacent to the building is 4.50 to 5.50 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段碧仙桃路為香港主水平基準以上4.50至5.50米。

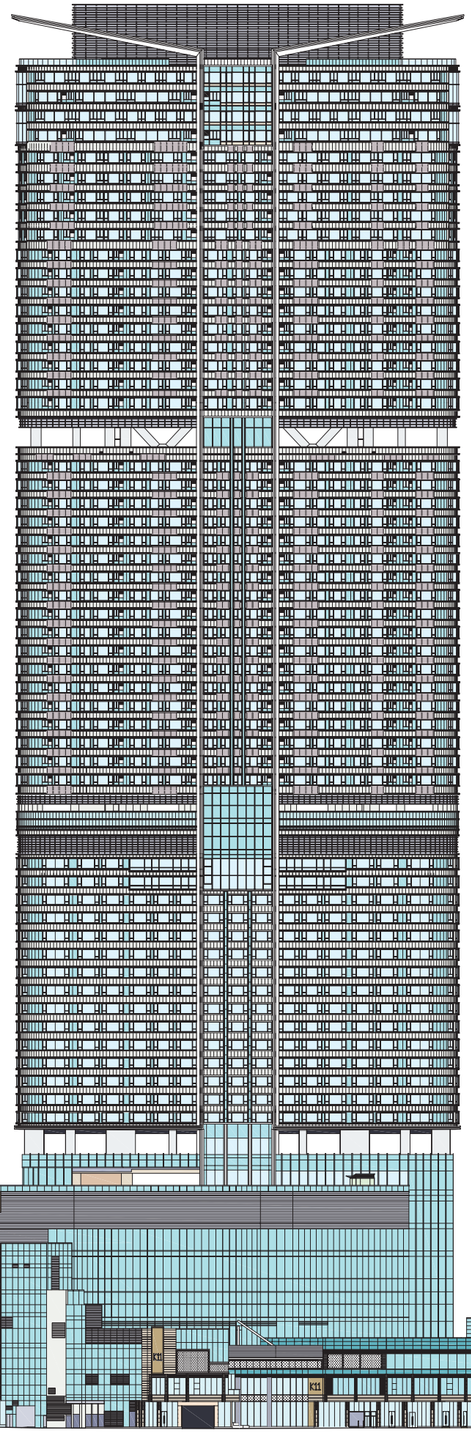
The part of Hanoi Road adjacent to the building is 4.40 to 5.20 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段河內道為香港主水平基準以上4.40至5.20米。

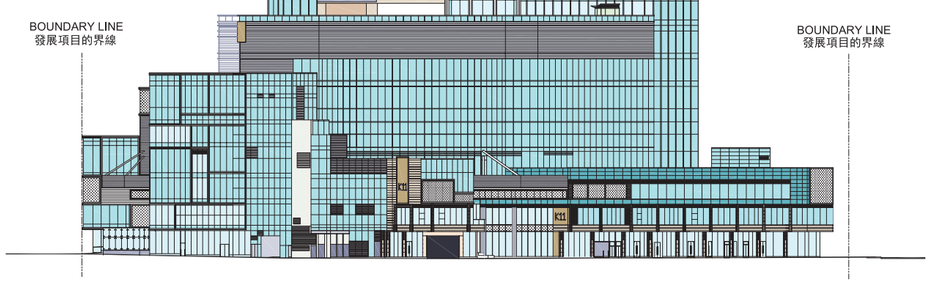
Elevation plan
立面圖

Elevation A
立面圖 A



Key Plan 索引圖





The Authorized Person for the development confirmed that he is not in a position to certify the elevation plans for the reason that the elevation plans may be affected by subsequent alteration and addition works after completion of the development. The elevation plans have not been certified by the Authorized Person for the development. Another Authorized Person has been appointed to certify the elevation plans. The appointed Authorized Person has certified that the elevations shown on this plan:

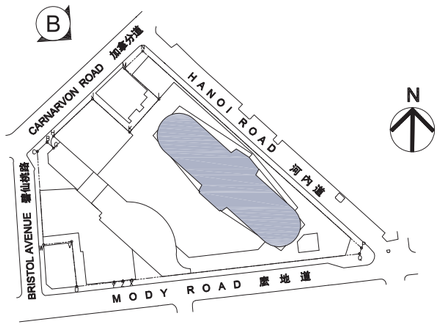
1. are prepared on the basis of the approved building plans for the Development as at 15th February 2008, 25th July 2008, 27th October 2009 & 18th June 2010.
2. are in general accordance with the outward appearance of the Development.

發展項目之認可人士確認他不能夠為發展項目的立面圖進行證明的工作，因發展項目之立面圖可能受發展項目完成後之加改工程所影響。發展項目之認可人士並沒有為立面圖進行證明工作。另一位認可人士已獲委派為發展項目之立面圖進行證明工作，該認可人士已證明本圖所示的立面：

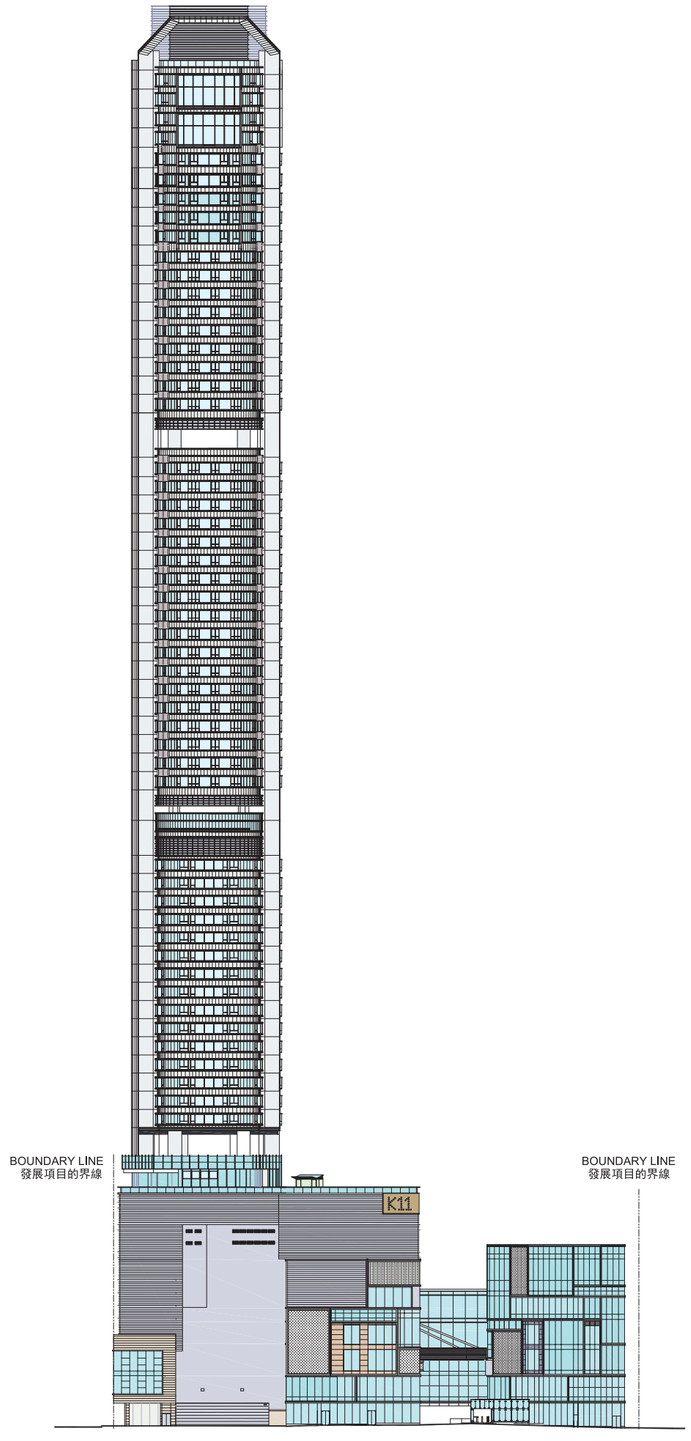
1. 以2008年2月15日，2008年7月25日，2009年10月27日及2010年6月18日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

Elevation plan
立面圖

Elevation B
立面圖 B



Key Plan 索引圖



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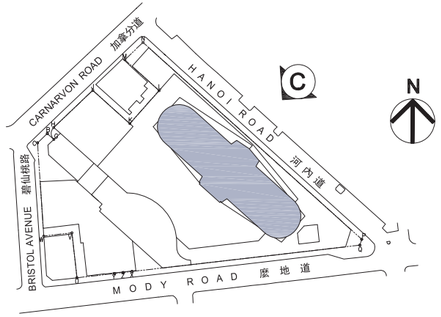
1. are prepared on the basis of the approved building plans for the Development as at 15th February 2008, 25th July 2008, 27th October 2009 & 18th June 2010.
2. are in general accordance with the outward appearance of the Development.

發展項目之認可人士確認他不能夠為發展項目的立面圖進行證明的工作，因發展項目之立面圖可能受發展項目完成後之加改工程所影響。發展項目之認可人士並沒有為立面圖進行證明工作。另一位認可人士已獲委派為發展項目之立面圖進行證明工作，該認可人士已證明本圖所示的立面：

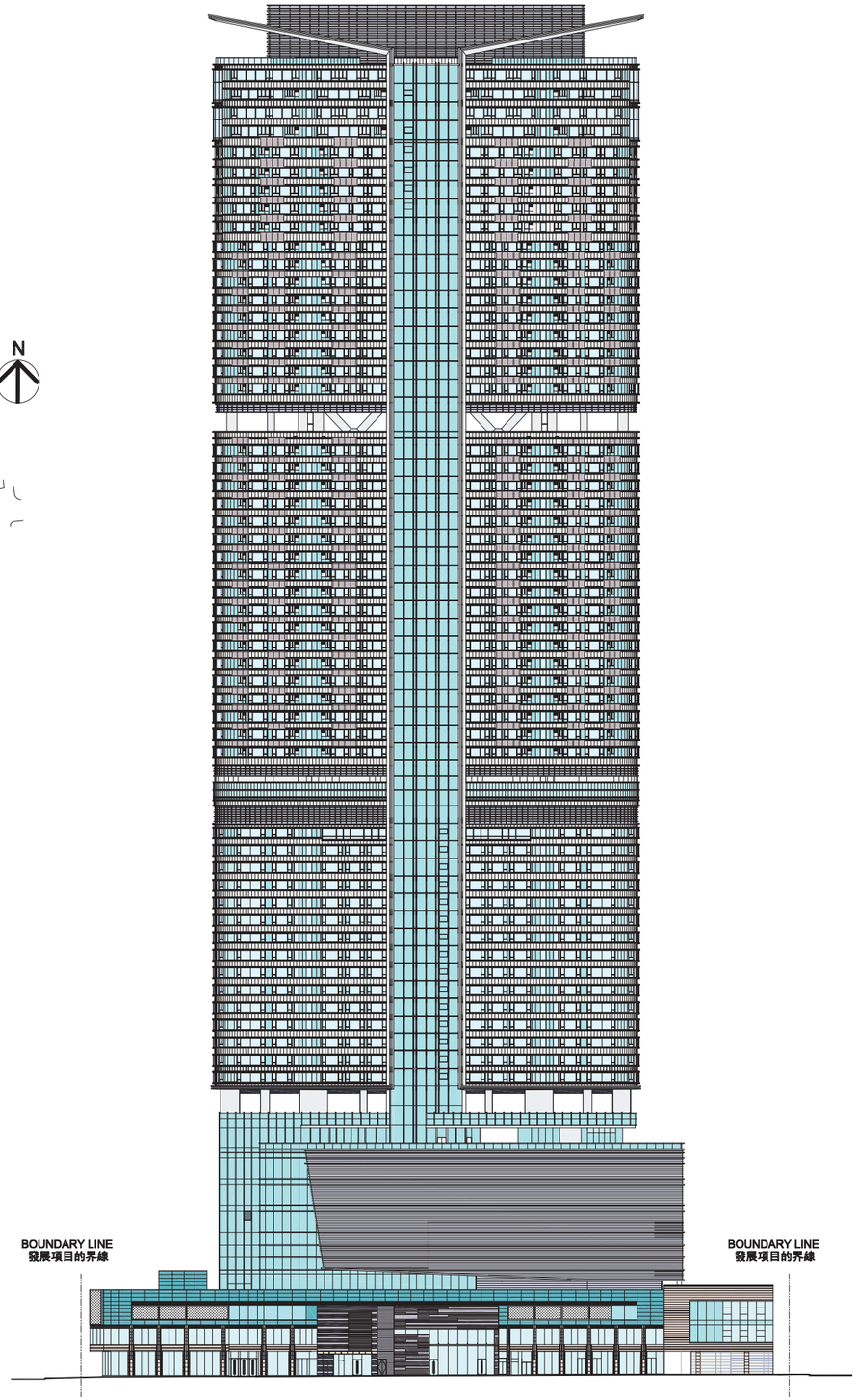
1. 以2008年2月15日，2008年7月25日，2009年10月27日及2010年6月18日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

Elevation plan
立面圖

Elevation C
立面圖 C



Key Plan 索引圖



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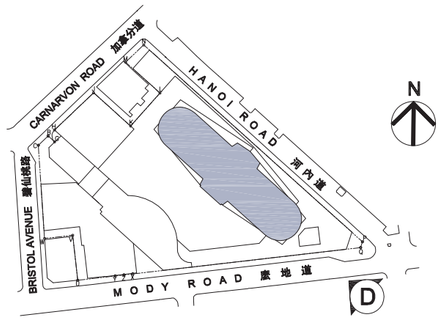
1. are prepared on the basis of the approved building plans for the Development as at 15th February 2008, 25th July 2008, 27th October 2009 & 18th June 2010.
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發展項目之認可人士確認他不能夠為發展項目的立面圖進行證明的工作，因發展項目之立面圖可能受發展項目完成後之加改工程所影響。發展項目之認可人士並沒有為立面圖進行證明工作。另一位認可人士已獲委派為發展項目之立面圖進行證明工作，該認可人士已證明本圖所示的立面：

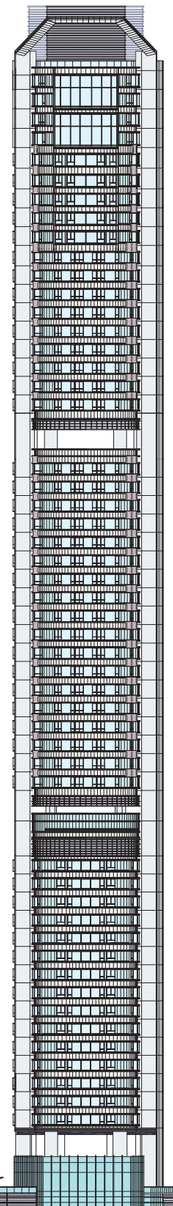
1. 以2008年2月15日，2008年7月25日，2009年10月27日及2010年6月18日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

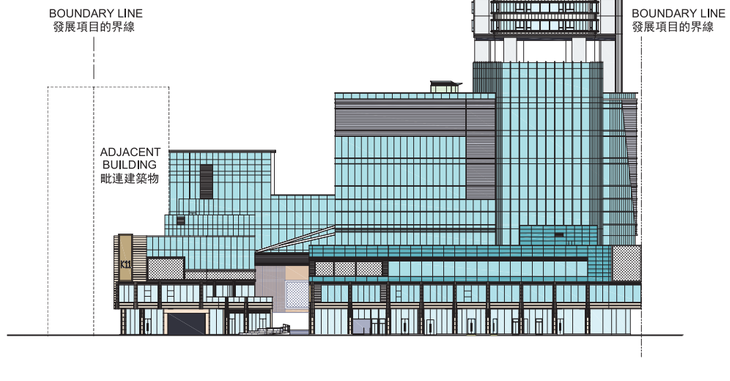
Elevation plan
立面圖

Elevation D
立面圖 D



Key Plan 索引圖





The Authorized Person for the development confirmed that he is not in a position to certify the elevation plans for the reason that the elevation plans may be affected by subsequent alteration and addition works after completion of the development. The elevation plans have not been certified by the Authorized Person for the development. Another Authorized Person has been appointed to certify the elevation plans. The appointed Authorized Person has certified that the elevations shown on this plan:

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發展項目之認可人士確認他不能夠為發展項目的立面圖進行證明的工作，因發展項目之立面圖可能受發展項目完成後之加改工程所影響。發展項目之認可人士並沒有為立面圖進行證明工作。另一位認可人士已獲委派為發展項目之立面圖進行證明工作，該認可人士已證明本圖所示的立面：

1. 以2008年2月15日，2008年7月25日，2009年10月27日及2010年6月18日此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) 住客會所（包括供住客使用的任何康樂設施）	Covered 有上蓋	1,224.735	13,183	2,674.597	28,789
	Uncovered 沒有上蓋	1,449.862	15,606		
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 a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Covered 有上蓋	904.425	9,735	904.425	9,735
	Uncovered 沒有上蓋	–	–		
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	1,169.774	12,591	1,169.774	12,591
	Uncovered 沒有上蓋	–	–		

Notes:
Areas in square metres as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded 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批准建築圖則。以平方呎顯示的面積以1平方米＝10.764平方呎換算，並以四捨五入至整數。

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

1. The address of the website at which a copy of the outline zoning plan relating to the Development is available is : www.ozp.tpb.gov.hk

2. (a) A copy of the deed of mutual covenant in respect of the specified residential properties that has been executed 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.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk

2. (a) 指明住宅物業已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

Applicable to all units, except Unit C, Unit D & Unit E on 59/F, Unit B on 60/F, Unit D & Unit E on 62/F, Unit D on 63/F & 65/F and Unit B on 66/F & 67/F
(For fittings, finishes and appliances of the above units, please refer to separate tables under this section.)

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls and ceilings of Living & Dining Room, Master Bedroom and all Bedrooms are finished with emulsion paint. Some areas are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room, Master Bedroom and all Bedrooms are finished with engineered timber flooring and timber skirting.
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with ceramic tiles, glass or mirror. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with stone and aluminium false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and artificial stone. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone and artificial stone. Aluminum false ceiling is provided. Cooking bench top is fitted with tempered glass. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and door chain. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Master Bathroom, Bathrooms -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber door. Fitted with lockset. **Lavatory and Toilet accessed from store -** Timber veneer finish timber door. Fitted with lockset.
(b) Bathroom	Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub, chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system. Size of bath tub: Typical units : 1500mm L x 700mm W x 398mm D Simplex units & Duplex units (except Duplex Unit B and H) : 1700mm L x 800mm W x 429mm D Duplex units B and H : 2000mm L x 1000mm W x 440mm D
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with artificial stone surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting
(e) Telephone	Telephone connection points are provided in Living & Dining Room and Bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and Bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.

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

Applicable to all units, except Unit C, Unit D & Unit E on 59/F, Unit B on 60/F, Unit D & Unit E on 62/F, Unit D on 63/F & 65/F and Unit B on 66/F & 67/F
(For fittings, finishes and appliances of the above units, please refer to separate tables under this section.)

3. Interior fittings	
Item	**Description**
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of "Schindler" (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of "Schindler" (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for individual residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for individual residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of individual residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided for each residential property.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

適用於所有單位，除59樓C單位、D單位及E單位、60樓B單位、62樓D單位及E單位、63樓和65樓D單位及66樓和67樓B單位外。
(上述單位的裝置、裝修物料及設備之列表已另載於本章節)

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。
(b) 內牆及天花板	客飯廳、主人睡房及所有睡房內牆及天花髹乳膠漆，部份位置設有石膏板假天花及假陣，髹乳膠漆。
(c) 內部地板	客飯廳、主人睡房及所有睡房內部地台鋪砌複合木地板及木腳線。
(d) 浴室	牆身鋪砌瓷磚、玻璃或鏡飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌石材(浴缸底及面盆櫃底除外)。裝設鋁質假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及人造石材(櫥櫃背牆身及假天花以上除外)。地台鋪砌天然石材及人造石材(櫥櫃底除外)。裝設鋁質假天花。灶台面為強化玻璃檯面。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜鏈扣。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **主人浴室、浴室 -** 選用木面木門、裝設門鎖。 **儲物房 -** 選用木面木門。裝設門鎖。 **洗手間、儲物房內進之洗手間 -** 選用木面木門。裝設門鎖。
(b) 浴室	選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。 浴缸尺寸： 標準單位：1500毫米長 x 700毫米闊 x 398毫米深 相連單位及複式單位(複式單位B及H除外)：1700毫米長 x 800毫米闊 x 429毫米深 複式單位B及H：2000毫米長 x 1000毫米闊 x 440毫米深
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及人造石材料檯面。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。

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

適用於所有單位，除59樓C單位、D單位及E單位、60樓B單位、62樓D單位及E單位、63樓和65樓D單位及66樓和67樓B單位外。
(上述單位的裝置、裝修物料及設備之列表已另載於本章節)

3. 室內裝置	
細項	**描述**
(i) 洗衣機接駁點	提供洗衣機接駁點（來水位及去水位）。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水經間接供水系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。** **註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 27樓-33樓, 35樓-43樓, 45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 47樓, 59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。每個住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit C on 59/F

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls in Living & Dining Room are finished with wood veneer, emulsion paint, high gloss paint and natural stone. Walls in all Bedrooms are finished with wood veneer, wallpaper, fabric and imitation leather panel and emulsion paint. Ceilings of Living & Dining Room and Bedrooms are finished with emulsion paint and some parts are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room is finished with natural stone flooring (no skirting provided). All Bedrooms are finished with engineered timber flooring (no skirting provided).
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone, glass or mirror. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with natural stone and gypsum board false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas above the false ceiling level) are finished with natural stone and those areas coverd by the kitchen cabinet are finished with ceramic tile. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone. Gypsum board false ceiling is provided. Cooking bench top is fitted with artificial stone. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and door chain. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Master Bathroom, Bathrooms -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber door. Fitted with lockset. **Lavatory accessed from store -** Aluminium folding louvre door.
(b) Bathroom	Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares, fittings and equipment include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub (1700mm L x 800mm W x 479mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed, UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with tempered glass surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting
(e) Telephone	Telephone connection points are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".

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

Unit C on 59/F

3. Interior fittings	
Item	**Description**
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of "Schindler" (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of "Schindler" (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

59樓C單位

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花，髹上乳膠漆。
(b) 內牆及天花板	客飯廳內牆鋪砌木皮圍身、髹乳膠漆、高光油漆及鋪砌天然石材。所有睡房內牆鋪砌木皮圍身、牆紙、布料和人造皮料圍身及髹乳膠漆。客飯廳及睡房天花髹乳膠漆，部分位置設有石膏板假天花及假陣髹乳膠漆。
(c) 內部地板	客飯廳內部地台鋪砌天然石材(沒有腳線提供)。所有睡房內部地台鋪砌複合木地板(沒有腳線提供)。
(d) 浴室	牆身鋪砌天然石材、玻璃或鏡飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌天然石材(浴缸底及面盆櫃底除外)。裝設石膏板假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材(假天花以上除外)，櫥櫃背牆身鋪砌瓷磚。地台鋪砌天然石材(櫥櫃底除外)。裝設石膏板假天花。灶台面為人造石材。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜鏈扣。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **主人浴室、浴室 -** 選用木面木門、裝設門鎖。 **儲物房 -** 選用木面木門。裝設門鎖。 **儲物房內進之洗手間 -** 選用鋁百葉摺門。
(b) 浴室	選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具裝置及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(1700毫米長 x 800毫米闊 x 479毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷、熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及強化玻璃檯面。冷熱水經間接供水系統，並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。

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

59樓C單位

3. 室內裝置	
細項	**描述**
(i) 洗衣機接駁點	提供洗衣機接駁點（來水位及去水位）。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水供水經間接系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。** **註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 27樓-33樓, 35樓-43樓, 45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 47樓, 59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit D on 59/F & Unit D on 62/F

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls in Living & Dining Room are finished with wood veneer, emulsion paint, high gloss paint and natural stone. Walls in all Bedrooms are finished with wood veneer, wallpaper, fabric panel, imitation leather panel (for Unit D on 59/F), leather panel (for Unit D on 62/F) and emulsion paint. Ceilings of Living & Dining Room and Bedrooms are finished with emulsion paint and some parts are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room is finished with natural stone flooring (no skirting provided). All Bedrooms are finished with engineered timber flooring (no skirting provided).
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone, glass or mirror. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with natural stone and gypsum board false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas above the false ceiling level) are finished with natural stone and those areas coverd by the kitchen cabinet are finished with ceramic tile. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone. Gypsum board false ceiling is provided. Cooking bench top is fitted with artificial stone. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and door chain. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Master Bathroom, Bathrooms -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber door. Fitted with lockset. **Lavatory accessed from store -** Aluminium folding louvre door.
(b) Bathroom	Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub (1400mm L x 700mm W x 410mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with tempered glass surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting
(e) Telephone	Telephone connection points are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties".

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

Unit D on 59/F & Unit D on 62/F

3. Interior fittings	
Item	**Description**
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of "Schindler" (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of "Schindler" (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

59樓D單位及62樓D單位

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花，髹上乳膠漆。
(b) 內牆及天花板	客飯廳內牆鋪砌木皮圍身、髹乳膠漆、高光油漆及鋪砌天然石材。所有睡房內牆鋪砌木皮圍身、牆紙、布料圍身、人造皮料圍身（適用於59樓D單位）、皮料圍身（適用於62樓D單位）及髹乳膠漆。客飯廳及睡房天花髹乳膠漆，部分位置設有石膏板假天花及假陣髹乳膠漆。
(c) 內部地板	客飯廳內部地台鋪砌天然石材(沒有腳線提供)。所有睡房內部地台鋪砌複合木地板(沒有腳線提供)。
(d) 浴室	牆身鋪砌天然石材、玻璃或鏡飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌天然石材(浴缸底及面盆櫃底除外)。裝設石膏板假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材(假天花以上除外)，櫥櫃背牆身鋪砌瓷磚。地台鋪砌天然石材(櫥櫃底除外)。裝設石膏板假天花。灶台面為人造石材。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜鏈扣。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **主人浴室、浴室 -** 選用木面木門、裝設門鎖。 **儲物房 -** 選用木面木門。裝設門鎖。 **儲物房內進之洗手間 -** 選用鋁百葉摺門。
(b) 浴室	選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具裝置及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(1400毫米長 x 700毫米闊 x 410毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷、熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及強化玻璃檯面。冷熱水經間接供水系統，並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。

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

59樓D單位及62樓D單位

3. 室內裝置	
細項	**描述**
(i) 洗衣機接駁點	提供洗衣機接駁點（來水位及去水位）。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水供水系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。* *註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 27樓-33樓, 35樓-43樓, 45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 47樓, 59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。住宅物業設視象對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit E on 59/F

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or Balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls and ceilings of Living & Dining Room and all Bedrooms are finished with emulsion paint. Some areas are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room and all Bedrooms are finished with engineered timber flooring and timber skirting.
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone and mosaic tiles. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with stone and aluminium false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and artificial stone. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone and artificial stone. Aluminum false ceiling is provided. Cooking bench top is fitted with tempered glass. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and anti-theft clasp. **Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Bathrooms -** Timber veneer finish timber door with lourve. Fitted with lockset. **Store Room -** Timber veneer finish timber door with lourve. Fitted with lockset. **Toilet accessed from store -** Timber veneer finish timber door with lourve. Fitted with lockset.
(b) Bathroom	**Bathroom in Bedroom 1 and Bathroom in Bedroom 3** Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, viterous china wash basin, enamelled pressed steel bath tub (size: 1500mm L x 700mm W x 398mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system. **Bathroom accessed from corridor** Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, viterous china wash basin, chrome plated wash basin mixer and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with tempered glass surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	Manually operated fabric blind is provided.

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

Unit E on 59/F

3. Interior fittings	
Item	**Description**
(e) Telephone	Telephone connection points are provided in Living & Dining Room and Bedrooms. For location and numbers of connections points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and Bedrooms. For location and number of connections points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”. *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 ceiling, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.
(h) Gas Supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j) Water Supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed.* *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F - 33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F - 63/F & 66/F. 1 no. of “Schindler” (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of “Schindler” (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter Box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

59樓E單位

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂 -** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。 **標準層升降機大堂 -** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。
(b) 內牆及天花板	客飯廳及所有睡房內牆及天花髹乳膠漆，部份位置設有石膏板假天花及假陣，髹乳膠漆。
(c) 內部地板	客飯廳及所有睡房內部地台鋪砌木面複合木地板及木腳線。
(d) 浴室	牆身鋪砌天然石材及馬賽克瓷磚飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌石材(浴缸底及面盆櫃除外)。裝設鋁質假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及人造石材(櫥櫃背牆身及假天花以上除外)。地台鋪砌天然石材及人造石材(櫥櫃底除外)。裝設鋁質假天花。灶台面為強化玻璃枱面。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面實心防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜扣。 **睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **浴室 -** 選用木面木門配有百葉檔板、裝設門鎖。 **儲物房 -** 選用木面木門配有百葉檔板。裝設門鎖。 **儲物房內進之洗手間 -** 選用木面木門配有百葉檔板、裝設門鎖。
(b) 浴室	**睡房1的浴室及睡房3的浴室** 選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(尺寸：1500毫米長 x 700毫米闊 x 398毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。 **走廊內進之浴室** 選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及強化玻璃檯面。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。
(d) 睡房	設有手動布卷簾

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

59樓E單位

3. 室內裝置	
細項	**描述**
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部份隱藏及部份外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。部分外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。
(i) 洗衣機接駁點	洗衣機接駁點 (來水及去水位)。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水經間接供水系統並採用銅喉管。沖厠用供水採用膠喉管。水管是部分隱藏及部分外露。* *註釋: 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。部分外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、27樓-33樓、35樓-43樓、45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、47樓、59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓。
(b) 信箱	設置不銹鋼信箱
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。每個住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit B on 60/F

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls and ceilings of Living & Dining Room, Master Bedroom and all Bedrooms are finished with emulsion paint. Some areas are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room, Master Bedroom and all Bedrooms are finished with engineered timber flooring and timber skirting.
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with ceramic tiles, glass or mirror. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with stone and aluminium false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and artificial stone. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone and artificial stone. Aluminum false ceiling is provided. Cooking bench top is fitted with tempered glass. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and door chain. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Master Bathroom, Bathrooms -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber door. Fitted with lockset. **Lavatory and Toilet accessed from store -** Timber veneer finish timber door. Fitted with lockset.
(b) Bathroom	Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub (1700mm L x 800mm W x 429mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with tempered glass surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting
(e) Telephone	Telephone connection points are provided in Living & Dining Room and Bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and Bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.

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

Unit B on 60/F

3. Interior fittings	
Item	**Description**
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of "Schindler" (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of "Schindler" (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for individual residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for individual residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of individual residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided for each residential property.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

60樓B單位

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。
(b) 內牆及天花板	客飯廳、主人睡房及所有睡房內牆及天花髹乳膠漆，部份位置設有石膏板假天花及假陣，髹乳膠漆。
(c) 內部地板	客飯廳、主人睡房及所有睡房內部地台鋪砌複合木地板及木腳線。
(d) 浴室	牆身鋪砌瓷磚、玻璃或鏡飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌石材(浴缸底及面盆櫃底除外)。裝設鋁質假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及人造石材(櫥櫃背牆身及假天花以上除外)。地台鋪砌天然石材及人造石材(櫥櫃底除外)。裝設鋁質假天花。灶台面為強化玻璃檯面。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜鏈扣。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **主人浴室、浴室 -** 選用木面木門、裝設門鎖。 **儲物房 -** 選用木面木門。裝設門鎖。 **儲物房內進之洗手間 -** 選用木面木門。裝設門鎖。
(b) 浴室	選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(1700毫米長 x 800毫米闊 x 429毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及強化玻璃材料檯面。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。

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

60樓B單位

3. 室內裝置	
細項	**描述**
(i) 洗衣機接駁點	提供洗衣機接駁點（來水位及去水位）。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水經間接供水系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。** **註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 27樓-33樓, 35樓-43樓, 45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 47樓, 59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。每個住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit E on 62/F

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	**Internal Wall** **Living & Dining Room** Walls are finished with wood veneer and natural stone. **Bedroom 1** Walls are finished with wood veneer and initation leather panel. **Bedroom 2** Walls are finished with wood veneer, fabric panel and marlane paint. **Bedroom 3** Walls are finished with wood veneer, wallpaper, fabric panel and marlane paint. **Ceiling** Living & Dining Room and Bedroom 1 are finished emulsion paint and silver leaf. Bedroom 2 and 3 are finished with emulsion paint. Some parts are provided with gypsum board false ceiling and bulkhead.
(c) Internal floor	Living & Dining Room is finished with natural stone flooring. Bedroom 1 is finished with engineered timber flooring. Bedroom 2 and 3 are finished with carpet. No skirting provided.
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirrior cabinet and above the false ceiling level) are finished with natural stone. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with natural stone and gypsum board false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas above the false ceiling level) are finished with natural stone and stainless steel panel up to the line of false ceiling. Those areas coverd by the kitchen cabinet are finished with ceramic tile. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone. Gypsum board false ceiling is provided. Cooking bench top is fitted with artificial stone. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer and magic eye viewer. Entrance foyer with glass swing doors. **Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door. Fitted with concealed door closer. **Bathroom 1 -** Timber veneer finish timber sliding door. **Bathroom & Bathroom in Bathroom 3 -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber sliding door. Fitted with lockset. **Toilet accessed from store -** Aluminium folding lourve door. Fitted with lockset.
(b) Bathroom	**Bathroom 1 & Bathroom in Bedroom 3** Mirror cabinet finsihed with wood veneer, mirror and stainless steel, and fitted with wood shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub (1700mm L x 700mm W x 550mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system. **Bathroom** Mirror cabinet finished with mirror and stainless steel and fitted with wood shelf. Sanitary wares and fittings include vitreous china water closet, reconstituted stone wash basin, chrome plated wash basin mixer and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.

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

Unit E on 62/F

3. Interior fittings	
Item	**Description**
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, glass finished door panels, artificial stone countertop with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with artificial stone surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	**Bedroom 1** Built-in wood closet in wood veneer, initation leather and glass panels with metal trim finishes, built-in wood bench in wood veneer finishes and built-in wood cabinet in wood veneer finishes are provided. Motorized fabric blind is provided. **Bedroom 2** Built-in wood closet in wood veneer and glass panels finishes and built-in wood bench in wood veneer finishes are provided. Manually operated fabric blind is provided. **Bedroom 3** Built-in wood closet in wood veneer and fabric finishes and built-in wood bench in wood veneer finishes are provided. Manually operated fabric blind is provided.
(e) Telephone	Telephone connection points are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”. *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of “Schindler” (model no. 7000) fireman’s and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of “Schindler” (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker’s counter. Video door phone connected to G/F entrance lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

62樓E單位

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。
(b) 內牆及天花板	**內牆** **客飯廳** 內牆鋪砌木皮圍身及鋪砌天然石材。 **睡房1** 內牆鋪砌木皮圍身及人造皮料圍身。 **睡房2** 內牆鋪砌木皮圍身、布料及馬來漆。 **睡房3** 內牆鋪砌木皮圍身、牆紙、布料及馬來漆。 **天花** 客飯廳及睡房1鬆乳膠漆及鋪貼銀箔。睡房2及3鬆乳膠漆。部分位置設有石膏板假天花及假陣。
(c) 內部地板	客飯廳內部地台鋪砌天然石材。睡房1內部地台鋪砌複合木地板，睡房2及3鋪地毯。沒有腳線提供。
(d) 浴室	牆身鋪砌天然石材(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌天然石材(浴缸底及面盆櫃底除外)。裝設石膏板假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及不銹鋼飾板(假天花以上除外)，櫥櫃背牆身鋪砌瓷磚。地台鋪砌天然石材(櫥櫃底除外)。裝設石膏板假天花。灶台面為人造石材。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓及防盜眼。 前廳裝設雙玻璃門。 **睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及裝設暗氣鼓。 **浴室1 -** 選用木面木趟門。 **浴室及睡房3的浴室 -** 選用木面木門，裝設門鎖。 **儲物房 -** 選用木面木趟門，裝設門鎖。 **儲物房內進之洗手間 -** 選用鋁百葉摺門，裝設門鎖。
(b) 浴室	**浴室1及睡房3的浴室** 選用木面、鏡面及不銹鋼飾面鏡櫃，配置木層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸 (1700毫米長 x 700毫米闊 x 550mm毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。 冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。 **浴室** 選用鏡面及不銹鋼飾面鏡櫃，配置木層板。潔具及設備包括陶瓷坐廁、人造石洗手盆、鍍鉻洗手盆冷熱水龍頭及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及玻璃面門板，人造石枱面，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭。冷熱水經間接供水系統，並採用銅喉。設有抽氣扇。

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

62樓E單位

3. 室內裝置	
細項	**描述**
(d) 睡房	**睡房1** 睡房設木皮，人造皮料及玻璃配金屬邊飾面的嵌入式木衣櫃，木皮飾面的嵌入式木臺及木皮飾面的嵌入式木櫃。設有電動布捲簾。 **睡房2** 睡房設木皮及玻璃飾面的嵌入式木衣櫃及木皮飾面的嵌入式木臺。設有手動布捲簾。 **睡房3** 睡房設木皮及布飾面的嵌入式木衣櫃及木皮飾面的嵌入式木臺。設有手動布捲簾。
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。
(i) 洗衣機接駁點	提供洗衣機接駁點(來水位及去水位)。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水經間接供水系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。* *註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、27樓-33樓、35樓-43樓、45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、47樓、59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓。
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit D on 63/F and 65/F (Duplex Unit)

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls and ceilings of Living & Dining Room, Master Bedroom and all Bedrooms are finished with emulsion paint. Some areas are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room, Master Bedroom and all Bedrooms are finished with engineered timber flooring and timber skirting.
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone, mirror and mosaic tiles. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with stone and aluminium false ceiling are provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas covered by the kitchen cabinet and above the false ceiling level) are finished with natural stone and artificial stone. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone and artificial stone. Aluminum false ceiling is provided. Cooking bench top is fitted with tempered glass. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and anti-theft clasp. **Side Entrance -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Bathrooms -** Timber veneer finish timber door with lourve. Fitted with lockset. **Store Room -** Timber veneer finish timber door with lourve. Fitted with lockset. **Lavatory and Toilet accessed from store -** Timber veneer finish timber door with lourve. Fitted with lockset.
(b) Bathroom	**Bathroom in Bedroom 1** Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, viterous china wash basin, enamelled pressed steel bath tub (size: 1700mm L x 800mm W x 429mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system. **Bathroom in Master Bedroom and Bathroom in Bedroom 2** Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, viterous china wash basin, chrome plated wash basin mixer and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, and melamine faced chipboard door panels and lacquer finished door panels with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with tempered glass surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting

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

Unit D on 63/F and 65/F (Duplex Unit)

3. Interior fittings	
Item	**Description**
(e) Telephone	Telephone connection points are provided in Living & Dining Room and Bedrooms. For location and numbers of connections points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and Bedrooms. For location and number of connections points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”. *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 ceiling, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed.* *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F - 33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of “Schindler” (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F - 63/F & 66/F. 1 no. of “Schindler” (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of “Schindler” (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electrical meter for residential unit is provided at electrical meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

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

63樓和65樓D單位 (複式單位)

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂 -** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。 **標準層升降機大堂 -** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花鬆上乳膠漆。
(b) 內牆及天花板	客飯廳、主人睡房及所有睡房內牆及天花鬆乳膠漆，部份位置設有石膏板假天花及假陣，鬆乳膠漆。
(c) 內部地板	客飯廳、主人睡房及所有睡房內部地台鋪砌木面複合木地板及木腳線。
(d) 浴室	牆身鋪砌天然石材、鏡及馬賽克瓷磚飾面 (面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌石材 (浴缸底及面盆櫃除外)。裝設鋁質假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及人造石材 (櫥櫃背牆身及假天花以上除外)。地台鋪砌天然石材及人造石材 (櫥櫃底除外)。裝設鋁質假天花。灶台面為強化玻璃枱面。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面實心防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜扣。 **側門 -** 選用木面實心防火木門。裝設門鎖、暗氣鼓、防盜眼。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **浴室 -** 選用木面木門配有百葉檔板、裝設門鎖。 **儲物房 -** 選用木面木門配有百葉檔板。裝設門鎖。 **洗手間及儲物房內進之洗手間 -** 選用木面木門配有百葉檔板、裝設門鎖。
(b) 浴室	**睡房1的浴室** 選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(尺寸：1700毫米長 x 800毫米闊 x 429毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。 **主人睡房的浴室及睡房2的浴室** 選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具及設備包括陶瓷坐廁、陶瓷洗手盆、鍍鉻洗手盆冷熱水龍頭及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及密胺樹脂飾面門板及噴塗漆門板，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭及強化玻璃檯面。冷熱水經間接供水系統並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置

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

63樓和65樓D單位 (複式單位)

3. 室內裝置	
細項	**描述**
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部份隱藏及部份外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。部分外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。
(i) 洗衣機接駁點	洗衣機接駁點 (來水及去水位)。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水經間接供水系統並採用銅喉管。沖厠用供水採用膠喉管。水管是部分隱藏及部分外露。* *註釋: 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。部分外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、27樓-33樓、35樓-43樓、45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下、8樓、9樓、47樓、59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓。
(b) 信箱	設置不銹鋼信箱
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。每個住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Unit B on 66/F & 67/F (Duplex Unit)

1. Exterior finishes	
Item	**Description**
(a) External wall	Finished with crystallized glass artificial stone, aluminium cladding and tempered glass.
(b) Window	Aluminium window frames with fluorocarbon coating and single pane clear tempered glass.
(c) Bay window	Reinforced concrete bay windows with aluminium cladding exterior finish, window in aluminium frames fitted with clear tempered glass, internal window sill in natural stone.
(d) Planter	Nil
(e) Verandah or balcony	Nil
(f) Drying facilities for clothing	Nil

2. Interior finishes	
Item	**Description**
(a) Lobby	**G/F Entrance Lobby** Walls are decorated with natural stone, artificial stone, wood veneer, glass, mirror and metal panel. Floors are finished with natural and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint. **Typical Lift Lobbies** Walls are finished with natural stone, artificial stone, wood veneer, glass and mirror panel. Floors are finished with natural stone and artificial stone. Gypsum board false ceiling is provided and finished with emulsion paint.
(b) Internal wall and ceiling	Walls in Living & Dining Room are finished with wood veneer, emulsion paint, high gloss paint and natural stone. Walls in all bedrooms are finished with wood veneer, wallpaper, fabric and leather panel, emulsion paint, high gloss paint and natural stone. Ceilings of Living & Dining Room and Bedrooms are finished with emulsion paint and some parts are provided with gypsum board false ceiling and bulkhead, and finished with emulsion paint.
(c) Internal floor	Living & Dining Room is finished with natural stone flooring(no skirting provided). All bedrooms are finished with engineered timber flooring (no skirting provided).
(d) Bathroom	Walls (except those areas covered by the vanity cabinet, mirror cabinet and above the false ceiling level) are finished with natural stone, glass or mirror. Floors (except those areas under the bath tub and areas covered by the basin cabinet) are finished with natural stone and gypsum board false ceiling is provided. The wall finishes run up to the false ceiling.
(e) Kitchen	Walls (except those areas above the false ceiling level) are finished with natural stone and stainless steel panel. Those areas coverd by the kitchen cabinet are finished with ceramic tile. Floors (except those areas covered by the kitchen cabinet) are finished with natural stone. Gypsum board false ceiling is provided. Cooking bench top is fitted with artificial stone. The wall finishes run up to the false ceiling.

3. Interior fittings	
Item	**Description**
(a) Doors	**Main Entrance of Residential Units -** Timber veneer finish fire rated timber door. Fitted with lockset, concealed door closer, magic eye viewer and door chain. **Master Bedroom, Bedrooms -** Timber veneer finish timber door. Fitted with lockset. **Kitchen -** Timber veneer finish fire rated timber door with fire resistant glass panel. Fitted with lockset and door closer. **Master Bathroom, Bathrooms -** Timber veneer finish timber door. Fitted with lockset. **Store Room -** Timber veneer finish timber door. Fitted with lockset. **Lavatory and Toilet accessed from store -** Aluminium folding door.
(b) Bathroom	Mirror cabinet finished with wood veneer, mirror and stainless steel, and fitted with glass shelf. Vanity counter with natural stone counter top. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, enamelled pressed steel bath tub (1750mm L x 790mm W x 595mm D), chrome plated wash basin mixer, chrome plated bath mixer, chrome plated bath tub shower set (if no separate shower) and chrome plated shower mixer with shower set for separate shower. Indirect feed and copper pipes are used for cold and hot water supply system. Ventilation fan is installed. UPVC pipes are used for flushing water supply system.
(c) Kitchen	Kitchen cabinet of chipboard, MDF board, plywood, stainless steel finished door panels, artificial stone and natural stone countertop with stainless steel sink and chrome plated sink mixer. Kitchen cabinet counter top with natural stone surface material. Indirect feed and copper pipes are used for cold and hot supply system. Ventilation fan is installed.
(d) Bedroom	No fitting
(e) Telephone	Telephone connection points are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	TV/FM outlets for the reception of local TV programs and radio are provided in Living & Dining Room and bedrooms. For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.

Unit B on 66/F & 67/F (Duplex Unit)

3. Interior fittings	
Item	**Description**
(g) Electrical installations	Three-phase electricity supply with miniature circuit breaker distribution boards completed with residual-current device is provided. Conduits are partly concealed and partly exposed.* For location and number of socket points and air conditioner points, please refer to the "Mechanical & Electrical Provisions Plan" and "Schedule of Mechanical & Electrical Provisions of Residential Properties". *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.
(h) Gas supply	Space for towngas meter is provided at Kitchen, with supply to the gas cooker-hob inside Kitchen.
(i) Washing machine connection point	Washing machine connection points (water inlet and water outlet) are provided. For location of connection points, please refer to the "Mechanical & Electrical Provisions Plan".
(j) Water supply	Indirect feed and copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed.* *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.

4. Miscellaneous	
Item	**Description**
(a) Lifts	3 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 27/F-33/F, 35/F-43/F, 45/F-53/F & 55/F-58/F. 2 nos. of "Schindler" (model no. 7000) lifts for residential tower serving G/F, 8/F, 9/F, 47/F, 59/F- 63/F & 66/F. 1 no. of "Schindler" (model no. 7000) fireman's and service lift serving B4/F-33/F, 35/F-43/F, 45/F-53/F, 55/F-63/F & 66/F. 2 nos. of "Schindler" (model no. 7000) lifts for access to car park, serving B4/F-3/F.
(b) Letter box	Stainless steel letter boxes are provided.
(c) Refuse collection	Refuse will be collected by cleaners from refuse rooms at residential floors and centrally handled at the refuse collection chamber located on B3/F, and removed by refuse vehicle.
(d) Water meter, electricity meter and gas meter	**Water Meter -** Separate water meter for residential unit is provided at water meter cabinet at residential floor of tower. **Electricity Meter -** Separate electricity meter for residential unit is provided at electricity meter cabinet at residential floor of tower. **Gas Meter -** Space for separate towngas meter is provided at kitchen of residential unit.

5. Security facilities	
Item	**Description**
Security System and equipment	CCTV cameras are provided at G/F entrance lobbies and lift cars and connected to caretaker's counter. Video door phone connected to G/F entrance lobby is provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

Remarks :

Typical Units :
Unit A, B, C, D, E, F, G, H, J, K & L on 27/F-57/F (34/F, 44/F and 54/F omitted).

Simplex Units :
Unit A, B, C, D, E & F on 58/F-62/F.

Duplex Units :
Unit A, B, C, D, E, F, G, H & J on 63/F & 65/F and 66/F & 67/F (64/F omitted).

66樓和67樓B單位(複式單位)

1. 外部裝修物料	
細項	**描述**
(a) 外牆	鋪砌微晶人造石、鋁板及強化玻璃。
(b) 窗	氟化碳噴塗鋁窗框連單片強化清玻璃。
(c) 窗台	鋼筋混凝土窗台、外部鋁板飾面、鋁窗框鑲強化清玻璃。室內窗台鋪天然石。
(d) 花槽	沒有
(e) 陽台或露台	沒有
(f) 乾衣設施	沒有

2. 室內裝修物料	
細項	**描述**
(a) 大堂	**地下升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃、鏡及金屬板。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。 **標準層升降機大堂** 牆身鋪砌天然石材、人造石材、木材飾面、玻璃及鏡片。地台鋪砌天然石材及人造石材。設有石膏板假天花髹上乳膠漆。
(b) 內牆及天花板	客飯廳內牆鋪砌木皮圍身、髹乳膠漆、高光油漆及鋪砌天然石材。所有睡房內牆鋪砌木皮圍身、牆紙、布料和皮料圍身、髹乳膠漆、高光油漆及鋪砌天然石材。客飯廳及睡房天花髹乳膠漆，部分位置設有石膏板假天花及假陣，髹乳膠漆。
(c) 內部地板	客飯廳內部地台鋪砌天然石材(沒有腳線提供)。所有睡房內部地台鋪砌複合木地板(沒有腳線提供)。
(d) 浴室	牆身鋪砌天然石材、玻璃或鏡飾面(面盆櫃背、鏡櫃背牆身及假天花以上除外)。地台鋪砌天然石材(浴缸底及面盆櫃底除外)。裝設石膏板假天花。牆身飾面鋪砌至假天花高度。
(e) 廚房	牆身鋪砌天然石材及不銹鋼飾板(假天花以上除外)，櫥櫃背牆身鋪砌瓷磚。地台鋪砌天然石材(櫥櫃底除外)。裝設石膏板假天花。灶台面為人造石材。牆身飾面鋪砌至假天花高度。

3. 室內裝置	
細項	**描述**
(a) 門	**單位大門 -** 選用木面防火木門。裝設門鎖、暗氣鼓、防盜眼及防盜鏈扣。 **主人睡房 、睡房 -** 選用木面木門。裝設門鎖。 **廚房 -** 選用木面防火木門及防火玻璃，裝設門鎖及氣鼓。 **主人浴室、浴室 -** 選用木面木門、裝設門鎖。 **儲物房 -** 選用木面木門。裝設門鎖。 **儲物房內進之洗手間 -** 選用鋁摺門。
(b) 浴室	選用木面、鏡面及不銹鋼飾面鏡櫃，配置玻璃層板。天然石材檯面。潔具裝置及設備包括陶瓷坐廁、陶瓷洗手盆、瓷釉鋼製浴缸(1750毫米長 x 790毫米闊 x 595毫米深)、鍍鉻洗手盆冷熱水龍頭、鍍鉻浴缸冷熱水龍頭、鍍鉻浴缸花灑套裝(如沒有獨立淋浴間)及鍍鉻花灑冷熱水龍頭套裝設於獨立淋浴間。冷、熱水經間接供水系統並採用銅喉。設有抽氣扇。沖廁供水系統採用膠喉管。
(c) 廚房	廚櫃組合選用纖維合成板、中密度纖維板、夾板及不銹鋼面門板，人造石材及天然石材枱面，配不銹鋼洗滌盆，鍍鉻洗手盆冷熱水龍頭。冷熱水經間接供水系統，並採用銅喉。設有抽氣扇。
(d) 睡房	沒有裝置
(e) 電話	客飯廳及睡房均裝設有電話插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(f) 天線	客飯廳及睡房均裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。有關接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。
(g) 電力裝置	提供三相電力配電箱並裝置有漏電斷路器。導管是部分隱藏及部分外露。* 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「機電裝置數量說明表」。 *註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
(h) 氣體供應	廚房內預留位置安裝獨立煤氣錶。室內煤氣喉接駁至廚房之煤氣煮食爐。

66樓和67樓B單位(複式單位)

3. 室內裝置	
細項	**描述**
(i) 洗衣機接駁點	提供洗衣機接駁點（來水位及去水位）。有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	冷熱水供水系統並採用銅喉管。沖廁用供水採用膠喉管。水管是部分隱藏及部分外露。* *註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。

4. 雜項	
細項	**描述**
(a) 升降機	設有3部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 27樓-33樓, 35樓-43樓, 45樓-53樓及55樓-58樓。 設有2部"Schindler"(產品型號:7000)升降機直達地下, 8樓, 9樓, 47樓, 59樓-63樓及66樓。 設有1部"Schindler"(產品型號:7000)消防及運貨升降機直達地庫4層-33樓、35樓-43樓、45樓-53樓、55樓-63樓及66樓。 設有2部"Schindler"(產品型號:7000)往停車場升降機，直達地庫4層-3樓
(b) 信箱	設置不銹鋼信箱。
(c) 垃圾收集	垃圾會由每層住宅樓層之垃圾房由清潔工人收集及運送到地庫三層垃圾收集房集中處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於大廈每層住宅之水錶箱內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅層之電錶箱內。 每戶住宅單位之廚房內預留獨立煤氣錶位置。

5. 保安設施	
細項	**描述**
保安系統及設備	閉路電視設於地下入口大堂、大廈升降機，並連接管理員櫃檯。住宅物業設視像對講機連接地下入口大堂。

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

備註：

標準單位：
27樓至57樓A, B, C, D, E, F, G, H, J, K及L單位(不設34樓，44樓及54樓)。

相連單位：
58樓至62樓A, B, C, D, E及F單位。

複式單位：
63樓和65樓及66樓和67樓A, B, C, D, E, F, G, H及J單位(不設64樓)。

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

Appliances Schedule 設備說明表

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	27/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F & 55/F-57/F 27樓至33樓，35樓至43樓，45樓至46樓，48樓至53樓及55樓至57樓											58/F-59/F & 61/F-62/F 58樓至59樓及61樓至62樓						60/F 60樓						63/F & 65/F, 66/F & 67/F (Duplex) 63樓和65樓，66樓和67樓(複式單位)								
			A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	G	H	J
Single Wok Burner 單頭煮食爐	Gaggenau	VG231 321SG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double Gas Burner 雙頭煮食爐		VG232 322SG	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Grill 電磁爐		VR230 112	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pull-Out Extractor Hood 抽出式抽油煙機		AH900-191	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Wall-mount Extractor Hood 入牆式抽油煙機		AW541-190	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Fridge Freezer 雪櫃		RB280 200	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Microwave Oven 嵌入式微波爐		BM221 130	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Electrical Oven 嵌入式焗爐		BO211 130	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Built-in Electrical Oven 嵌入式焗爐		BO241 130	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Steam Oven 嵌入式蒸爐		BS271 130	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wine Cabinet 酒櫃		RW404 260	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓
Warming Drawer 暖管櫃		WS261 131	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓
Coffee Machine 咖啡機		EF689 / FD8809	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓
Built-in Dishwasher 嵌入式洗碗碟機		DI460-130	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓	✓
Washer 洗衣機	Siemens 西門子	WM12E461	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Condenser Dryer 乾衣機		WT46E300TH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 21 SL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	German Pool 德國寶	CFX21	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	–	–	–	–	–	–	–	–

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

Appliances Schedule 設備說明表

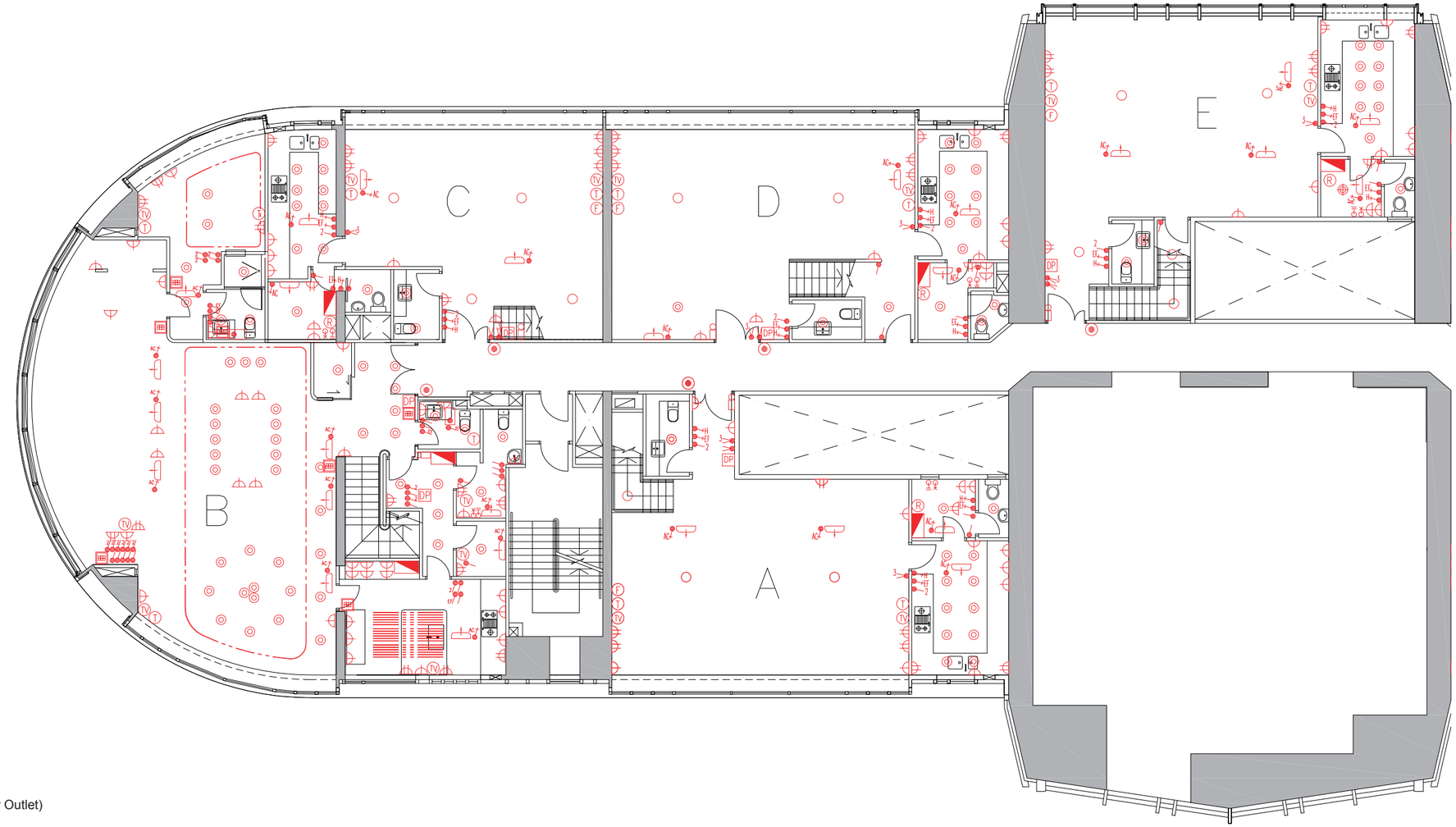
| Appliance 設備 | Brand Name 品牌名稱 | Model No. 產品型號 | | 27/F-33/F, 35/F-43/F & 45/F-46/F 27樓至33樓，35樓至43樓及45樓至46樓 | | | | | | | | | | | 48/F-53/F & 55/F-57/F 48樓至53樓及55樓至57樓 | | | | | | | | | | | 58/F 58樓 | | | | | | 59/F 59樓 | | | | | | 60/F 60樓 | | | | | | 61/F-62/F 61樓至62樓 | | | | | | 63/F & 65/F, 66/F & 67/F (Duplex) 63樓和65樓，66樓和67樓(複式單位) | | | | | | | | |
|---|---|---

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- DP Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



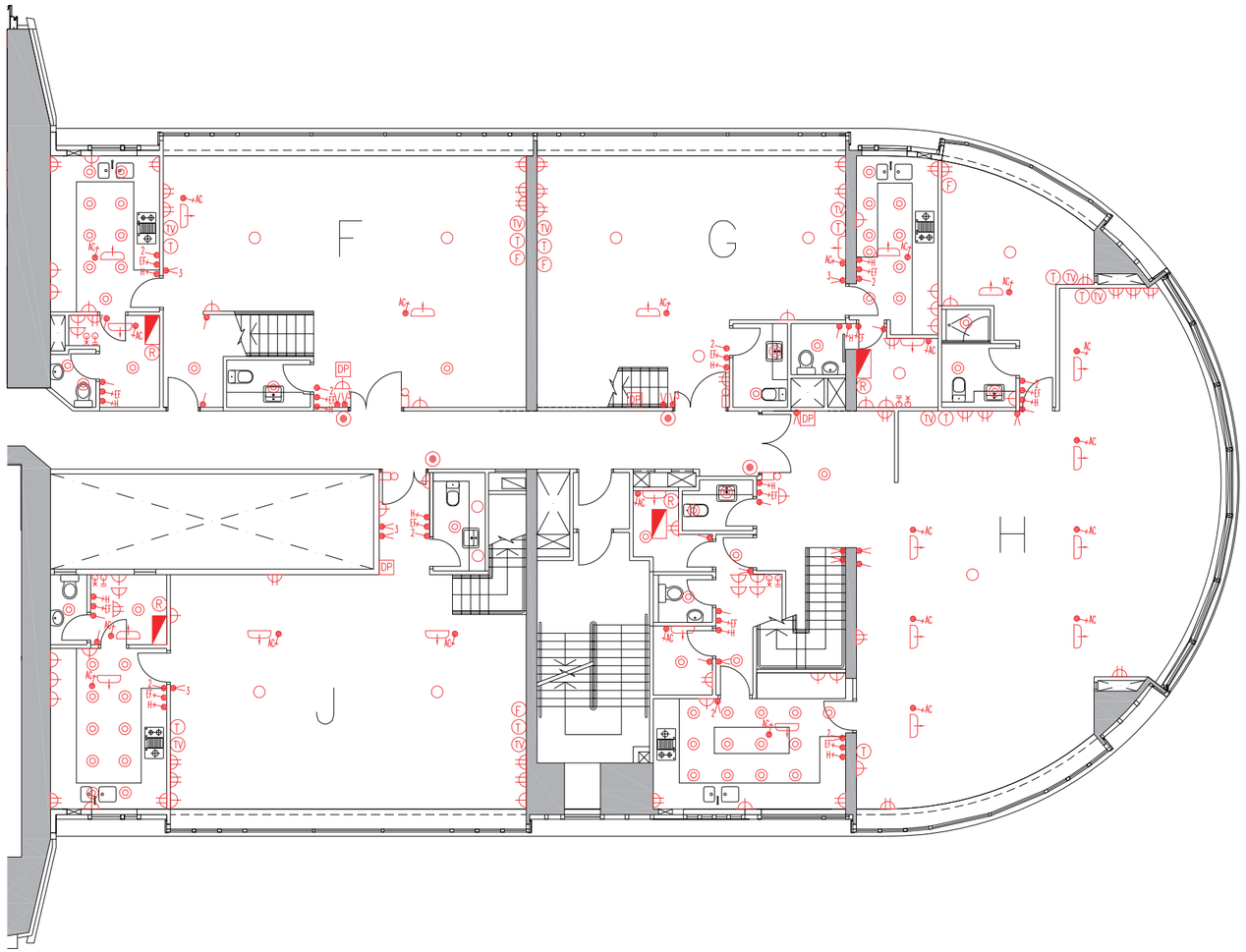
66/F Lower Duplex
66樓複式低層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

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- 13A Twin Socket Outlet 13A 雙位電插座
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- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



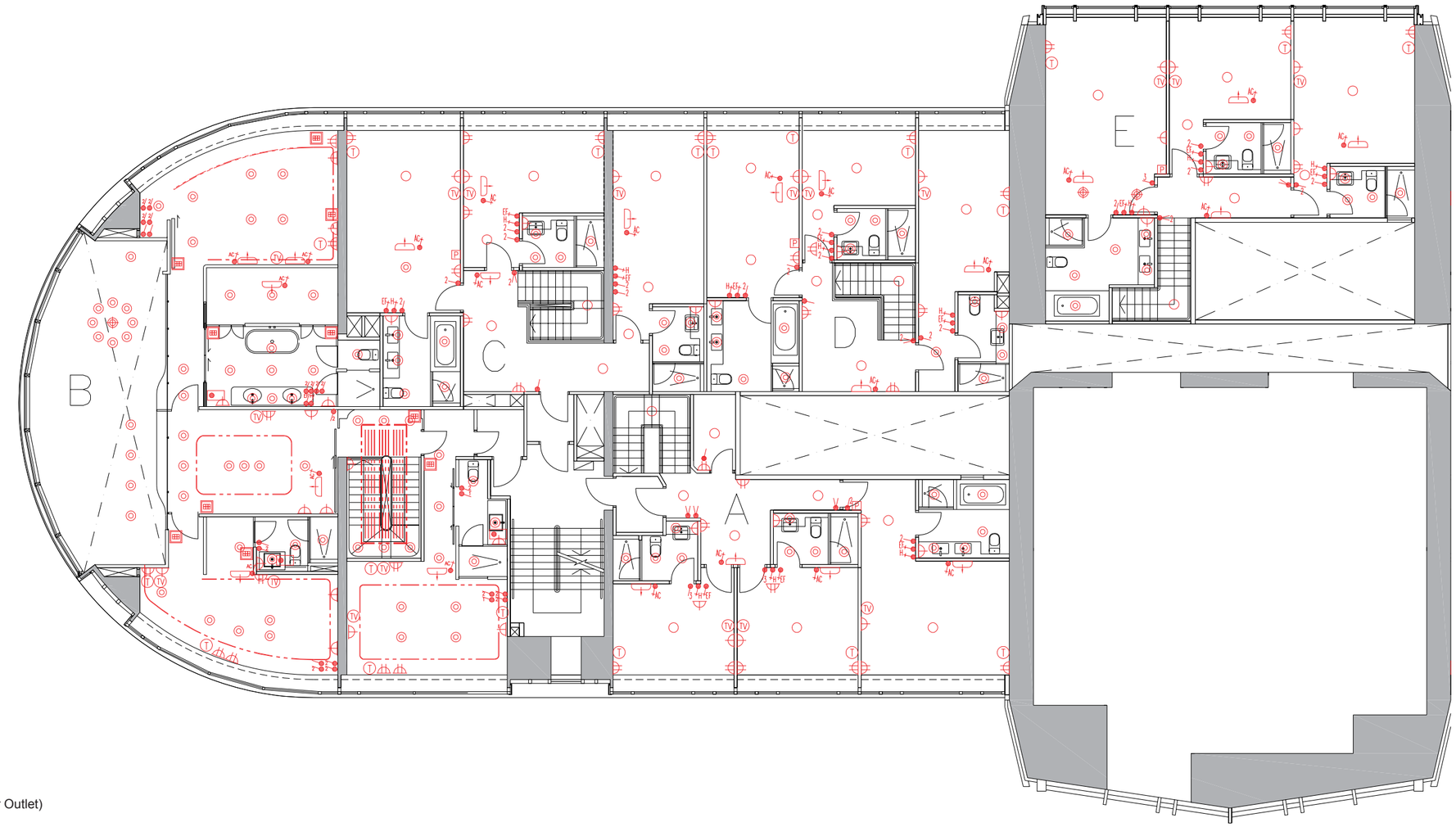
66/F Lower Duplex
66樓複式低層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

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- H Switch for Water Heater 熱水爐開關掣
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- Indoor Air-Conditioner 室內空調機
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- 13A Single Socket Outlet 13A 單位電插座
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- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
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- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



67/F Upper Duplex
67樓複式上層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- Indoor Air-Conditioner 室內空調機
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- 13A Single Socket Outlet 13A 單位電插座
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- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
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- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



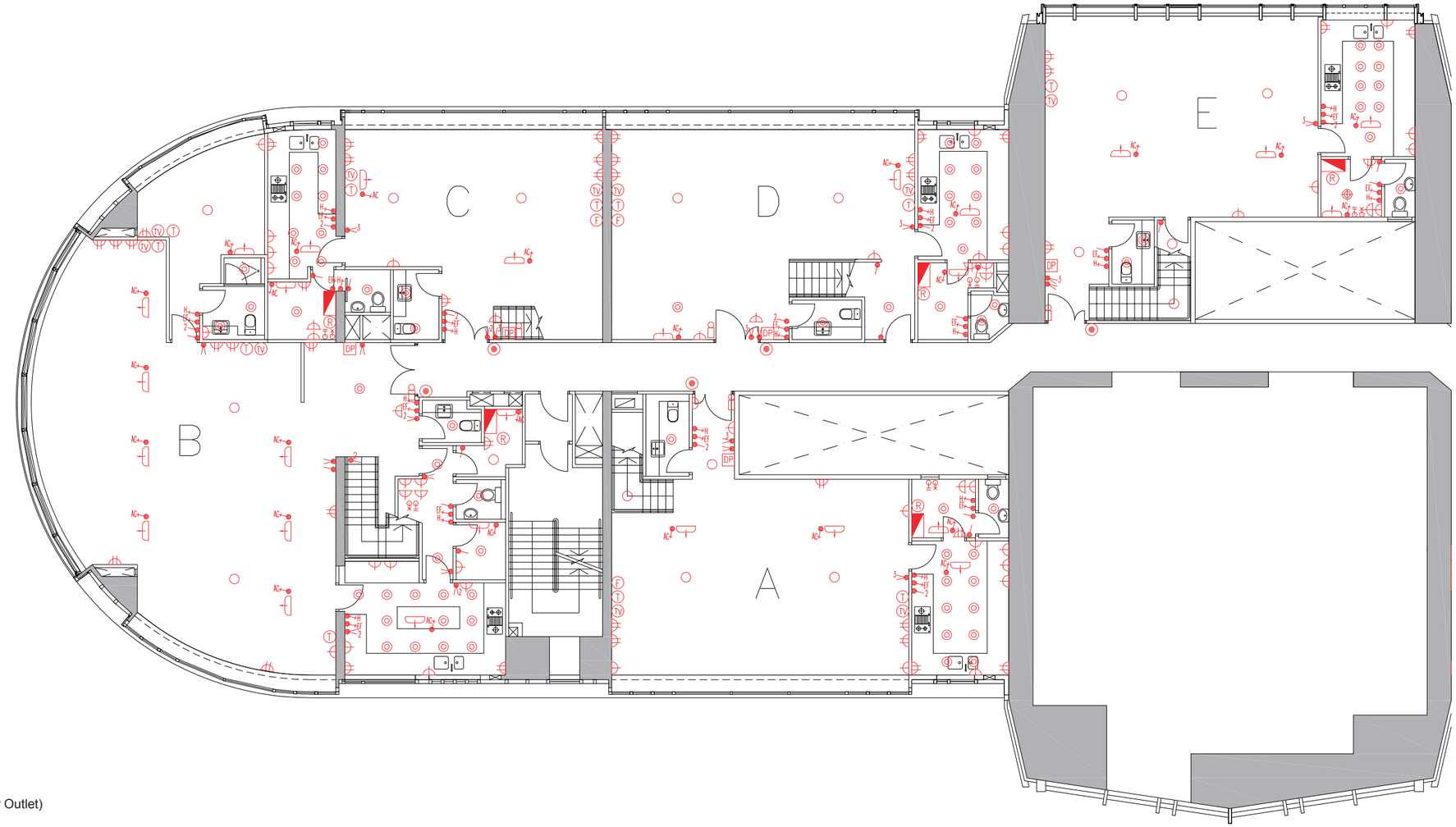
67/F Upper Duplex
67樓複式上層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

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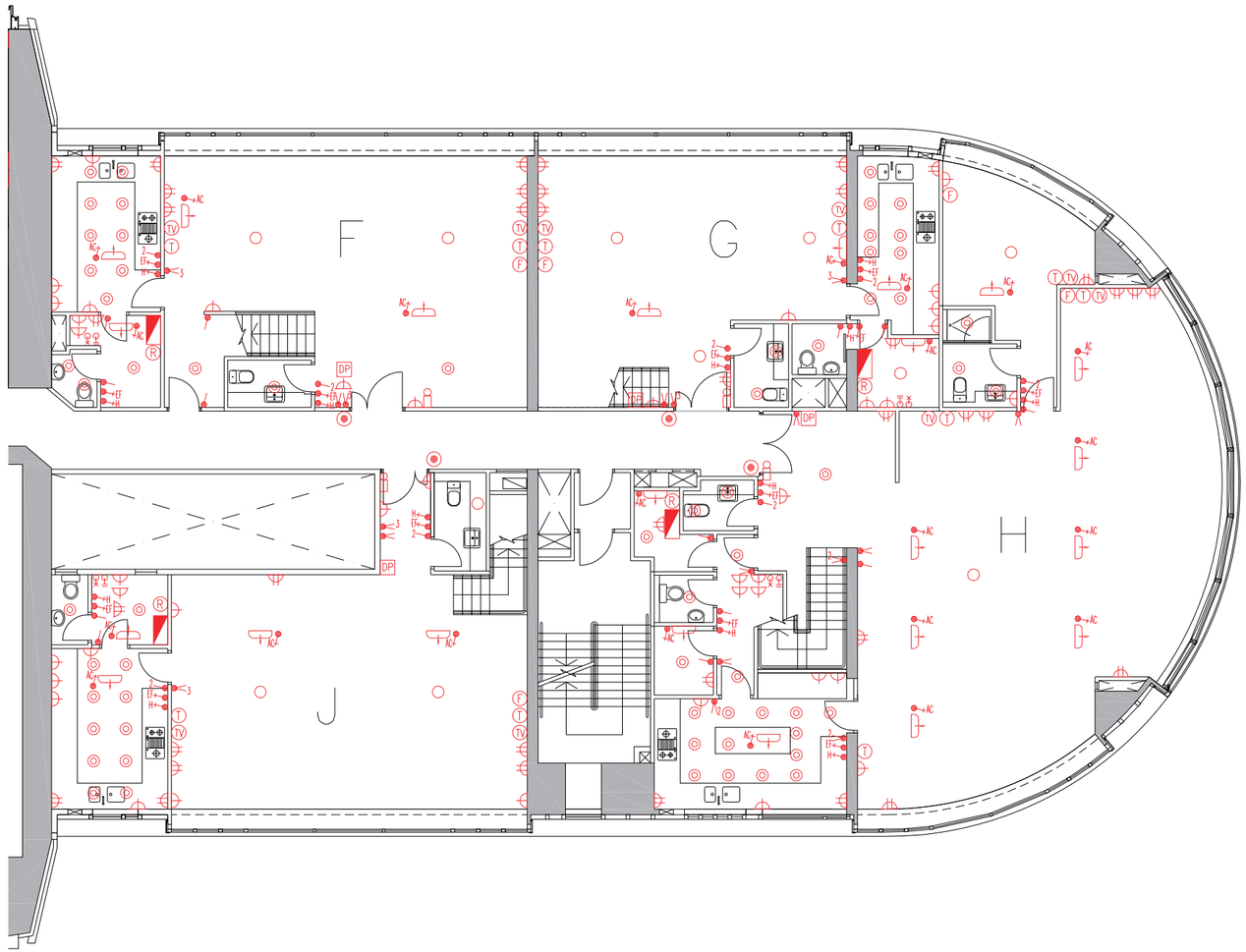
63/F Lower Duplex
63樓複式低層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

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- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



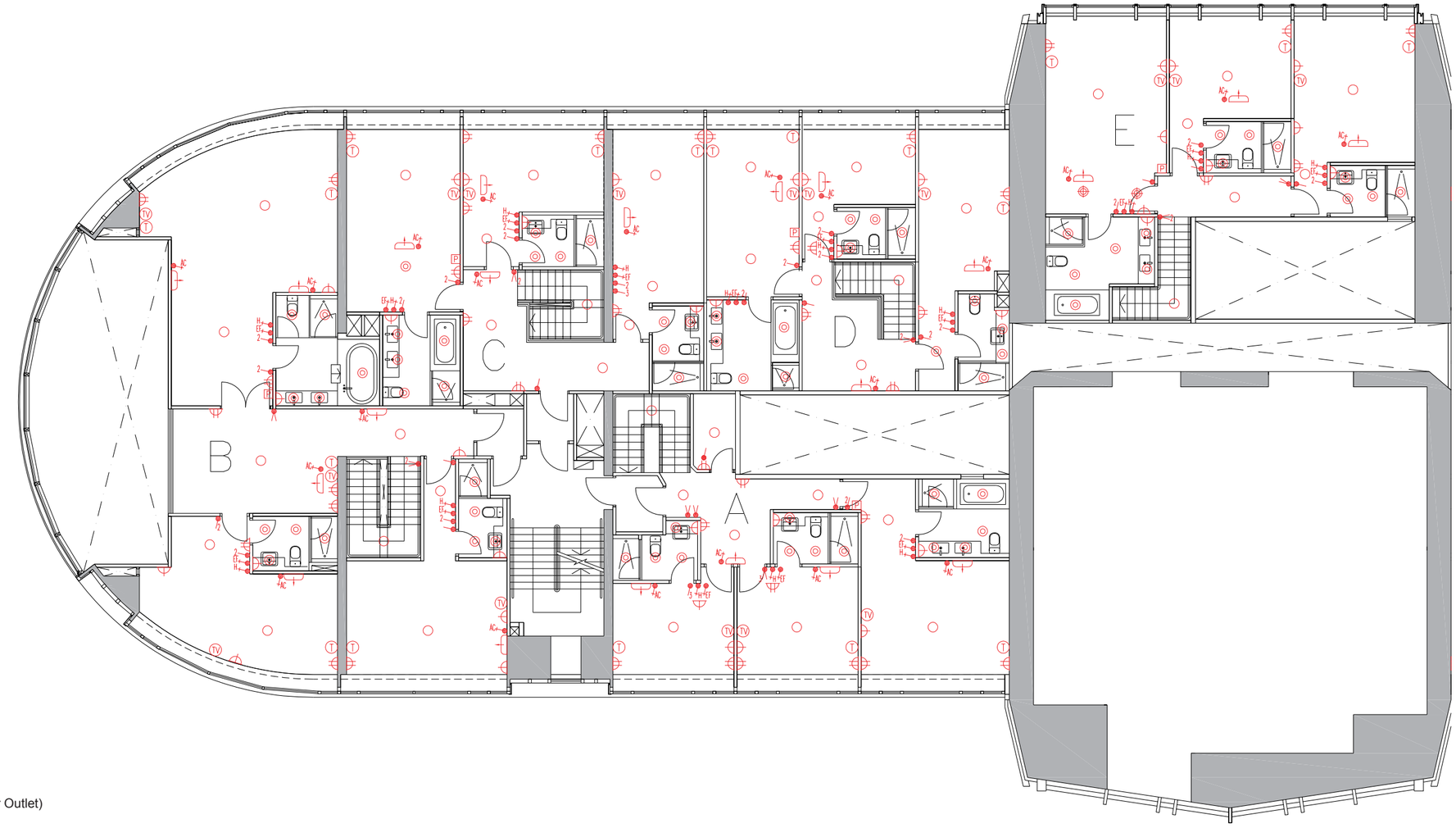
63/F Lower Duplex
63樓複式低層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- DP Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



65/F Upper Duplex
65樓複式上層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
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- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
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- Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



65/F Upper Duplex
65樓複式上層

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



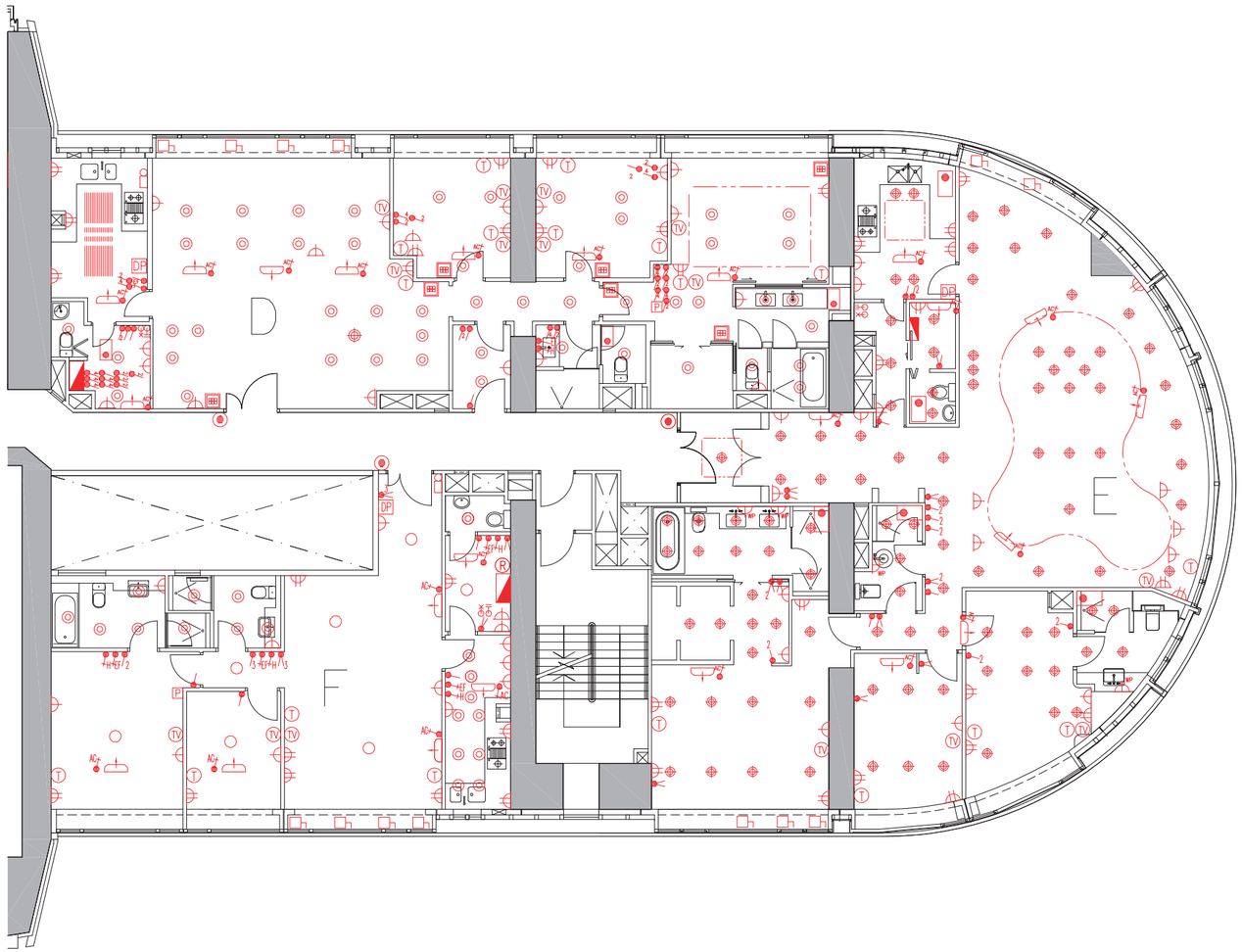
62/F 62樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- Door Bell 門鈴
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- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
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- Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



62/F　62樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



61/F 61樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
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- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



61/F　　61樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
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- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



60/F 60樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
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- 2-Way Single Pole Switch 二路單極開關掣
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- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
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- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



60/F　　60樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



59/F 59樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



59/F　　59樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

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- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



58/F 58樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
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- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- DP Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



58/F　　58樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



52/F-53/F & 55/F-57/F
52樓至53樓及55樓至57樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



52/F-53/F & 55/F-57/F
52樓至53樓及55樓至57樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



48/F-51/F　　48樓至51樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



48/F-51/F　　48樓至51樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣

For Unit F on 28/F-30/F
please refer to separate floor
plan under this section
28樓至30樓F單位之平面圖
另載於本章節



28/F-33/F, 35/F-43/F & 45/F-46/F
28樓至33樓, 35樓至43樓及45樓至46樓

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

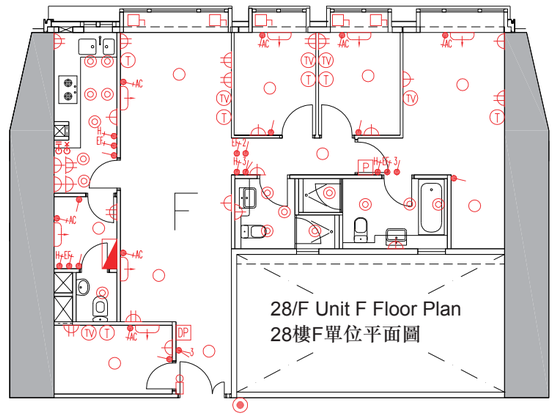
Mechanical & Electrical Provisions Plan
機電裝置平面圖

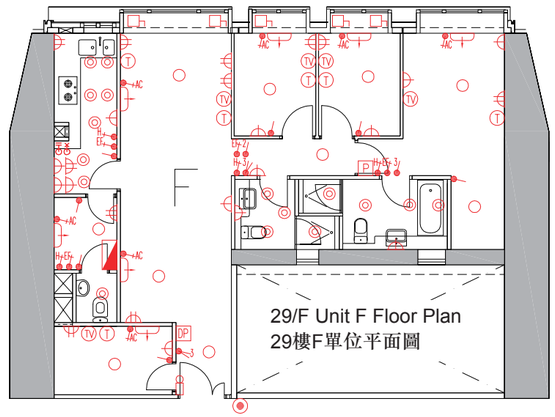
Legend 圖例

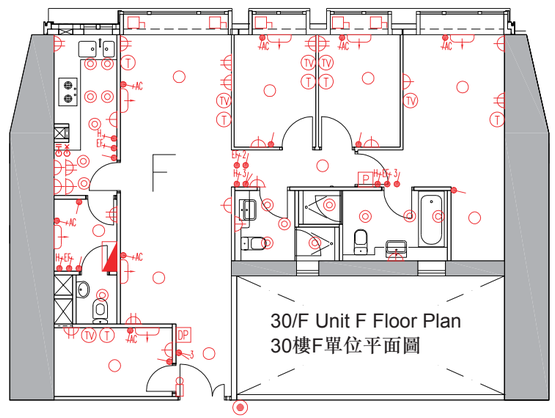
- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- DP Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- 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)
- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



28/F-33/F, 35/F-43/F & 45/F-46/F
28樓至33樓, 35樓至43樓及45樓至46樓







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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- Switch for Exhaust Fan 抽氣扇開關掣
- Switch for Water Heater 熱水爐開關掣
- Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- Electrical Water Heater Remote Controller 電熱水爐溫度控制
- Telephone Outlet 電話插座
- TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- Doorphone 對講機
- M.C.B. Board 總電掣箱
- Downlight 天花燈
- Lamp Holder 燈位
- Ceiling Light Trough 假天花燈槽
- Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
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- Electrical Water Heater 電熱水爐
- Panic Alarm 求助警鐘
- Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



27/F 27樓

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

Mechanical & Electrical Provisions Plan
機電裝置平面圖

Legend 圖例

- 1-Gang Switch 單位燈掣
- 2-Gang Switch 雙位燈掣
- 3-Gang Switch 三位燈掣
- 4-Gang Switch 四位燈掣
- 2-Way Single Pole Switch 二路單極開關掣
- 2-Gang 2-Way Single Pole Switch 二位二路單極開關掣
- 3-Gang 2-Way Single Pole Switch 三位二路單極開關掣
- EF Switch for Exhaust Fan 抽氣扇開關掣
- H Switch for Water Heater 熱水爐開關掣
- AC Switch for Indoor Air-Conditioner 室內空調機接線位
- Indoor Air-Conditioner 室內空調機
- Isolator for Outdoor Air-Conditioner 室外空調機開關掣
- 13A Single Socket Outlet 13A 單位電插座
- WP 13A Watertight Socket Outlet 13A 單位防水電插座
- 13A Twin Socket Outlet 13A 雙位電插座
- R Electrical Water Heater Remote Controller 電熱水爐溫度控制
- T Telephone Outlet 電話插座
- TV TV/FM Outlet 電視及電台接收插座
- Door Bell Push Button 門鈴按鈕
- Door Bell 門鈴
- DP Doorphone 對講機
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- 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)
- Electrical Water Heater 電熱水爐
- P Panic Alarm 求助警鐘
- F Fibre Cable Outlet 光纖線插座
- Scenario Switch 燈光場景掣



27/F 27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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Master Bedroom 主人睡房				
		TV/FM Outlet 電視及電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位 電插座	13A Single Socket Outlet 13A 單位 電插座	Switch for Indoor Air-Conditioner 室內空調機 接線位	TV/FM Outlet 電視及電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位 電插座	13A Single Socket Outlet 13A 單位 電插座	Switch for Indoor Air-Conditioner 室內空調機 接線位
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	2	2	5	5	2	1	1	3	1	1
	B	2	1	2	15	6	1	1	2	2	2
	C	2	2	6	2	2	1	1	2	1	1
	D	2	2	5	3	2	1	1	2	1	1
	E	2	2	5	2	3	1	1	1	3	1
	F	2	2	5	3	2	1	1	2	1	1
	G	2	2	6	1	2	1	1	2	1	1
	H	2	3	9	2	7	1	2	3	1	2
	J	2	2	5	5	2	1	1	3	1	1
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	2	2	5	5	2	1	1	3	1	1
	B	2	3	9	2	7	1	2	3	1	2
	C	2	2	6	2	2	1	1	2	1	1
	D	2	2	5	3	2	1	1	2	1	1
	E	1	1	3	2	2	1	1	1	3	1
	F	2	2	5	3	2	1	1	2	1	1
	G	2	2	6	2	2	1	1	2	1	1
	H	2	3	9	2	7	1	2	3	1	2
	J	2	2	5	5	2	1	1	3	1	1

Floor 樓層	Unit 單位	Bedroom 1 睡房 1					Bedroom 2 睡房 2				
		TV/FM Outlet 電視及電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位 電插座	13A Single Socket Outlet 13A 單位 電插座	Switch for Indoor Air-Conditioner 室內空調機 接線位	TV/FM Outlet 電視及電台 接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位 電插座	13A Single Socket Outlet 13A 單位 電插座	Switch for Indoor Air-Conditioner 室內空調機 接線位
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	1	1	2	2	1	1	1	3	1	1
	B	2	2	4	3	1	2	3	3	2	1
	C	1	1	2	1	1	1	1	3	1	1
	D	1	2	2	1	1	1	1	2	1	1
	E	1	1	2	2	1	1	1	1	1	1
	F	1	2	2	1	1	1	1	2	1	1
	G	1	1	2	1	1	1	1	3	1	1
	H	1	1	2	2	1	1	1	1	2	1
	J	1	1	2	2	1	1	1	3	1	1
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	1	1	2	2	1	1	1	3	1	1
	B	1	1	2	2	1	1	1	1	2	1
	C	1	1	2	1	1	1	1	3	1	1
	D	1	2	2	1	1	1	1	2	1	1
	E	1	1	2	2	1	1	1	1	1	1
	F	1	2	2	1	1	1	1	2	1	1
	G	1	1	2	1	1	1	1	3	1	1
	H	1	1	2	2	1	1	1	1	2	1
	J	1	1	2	2	1	1	1	3	1	1

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

Floor 樓層	Unit 單位	Bedroom 3 睡房 3					Each Bathroom 每個浴室	Lavatory 1 洗手間 1				Lavatory 2 洗手間 2		Kitchen 廚房			
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	TV/FM Outlet 電視及電台接收插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	Telephone Outlet 電話插座	13A Single Socket Outlet 13A 單位電插座	TV/FM Outlet 電視及電台接收插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	–	–	–	–	–	1	–	–	–	–	–	–	–	2	5	1
	B	1	2	3	1	1	1*	1	2	3	1	1	2	1	3	13	1
	C	–	–	–	–	–	1	–	–	–	–	–	–	–	1	3	1
	D	–	–	–	–	–	1	–	–	–	–	–	–	–	2	4	1
	E	–	–	–	–	–	1	–	–	–	–	–	–	–	2	4	1
	F	–	–	–	–	–	1	–	–	–	–	–	–	–	2	4	1
	G	–	–	–	–	–	1	–	–	–	–	–	–	–	1	4	1
	H	1	1	2	1	1	1	–	–	–	–	–	–	–	2	4	1
	J	–	–	–	–	–	1	–	–	–	–	–	–	–	2	5	1
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	–	–	–	–	–	1	–	–	–	–	–	–	–	2	5	1
	B	1	1	1	1	1	1	–	–	–	–	–	–	–	2	5	1
	C	–	–	–	–	–	1	–	–	–	–	–	–	–	1	3	1
	D	–	–	–	–	–	1	–	–	–	–	–	–	–	2	4	1
	E	–	–	–	–	–	1	–	–	–	–	–	–	–	2	3	1
	F	–	–	–	–	–	1	–	–	–	–	–	–	–	2	4	1
	G	–	–	–	–	–	1	–	–	–	–	–	–	–	1	3	1
	H	1	1	1	1	1	1	–	–	–	–	–	–	–	2	4	1
	J	–	–	–	–	–	1	–	–	–	–	–	–	–	2	5	1

Floor 樓層	Unit 單位	Store 1 / Store (Lower Duplex) 儲物房 1 / 儲物房（複式低層）/				Store 2 / Store (Upper Duplex) 儲物房 2 / 儲物房（複式上層）		Lower Floor Corridor 下層走廊		Upper Floor Corridor / Family Area 上層走廊 / 家庭廳				
		TV/FM Outlet 電視及電台接收插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
66/F & 67/F (Duplex) 66樓和67樓 (複式單位)	A	–	1	2	1	1	–	–	–	–	–	2	–	1
	B	1	1	–	1	–	1	1	–	1	–	1	3	1
	C	–	1	2	1	–	–	–	–	–	–	2	–	1
	D	–	1	2	1	–	–	–	–	–	–	2	–	1
	E	–	1	2	1	–	–	–	–	–	–	1	–	1
	F	–	1	2	1	–	–	–	–	–	–	2	–	1
	G	–	1	2	1	–	–	–	–	–	–	2	–	1
	H	–	1	–	1	1	1	–	4	1	1	3	1	2
	J	–	1	2	1	1	–	–	–	–	–	2	–	1
63/F & 65/F (Duplex) 63樓和65樓 (複式單位)	A	–	1	2	1	1	–	–	–	–	–	2	–	1
	B	–	–	1	1	1	1	–	4	1	1	3	1	2
	C	–	1	2	1	–	–	–	–	–	–	2	–	1
	D	–	1	2	1	–	–	–	–	–	–	2	–	1
	E	–	1	2	1	–	–	–	–	–	–	1	–	–
	F	–	1	2	1	–	–	–	–	–	–	2	–	1
	G	–	1	2	1	–	–	–	–	–	–	2	–	1
	H	–	1	–	1	1	1	–	4	1	1	3	1	2
	J	–	1	2	1	1	–	–	–	–	–	2	–	1

* Applicable to all bathrooms except Bathroom 1 in Master Bedroom. Two 13A Single Socket Outlets are installed in Bathroom 1 in Master Bedroom.
適用於所有浴室，主人房之浴室1除外。兩個13A單位電插座安裝於主人房之浴室1。

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
62/F 62樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	6	4	4	1	1	1	1	1
	C	1	3	5	3	3	1	1	1	2	1
	D	2	1	1	5	3	2	2	2	2	1
	E	1	1	4	5	3	1	1	4	3	1
	F	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
62/F 62樓	A	1	1	1	1	1	–	–	–	–	–
	B	1	1	1	2	1	1	1	1	3	1
	C	1	1	1	1	1	1	1	1	1	1
	D	2	3	3	2	1	2	3	3	2	1
	E	1	1	2	1	1	1	2	3	1	1
	F	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Bedroom 4 睡房 4					Each Bathroom 每個浴室	Kitchen 廚房			Corridor to Kitchen 往廚房走廊	Store 1 / Store 儲物房 1 / 儲物房			Store 2 / Entrance Foyer 儲物房 2 / 前廳		
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
62/F 62樓	A	–	–	–	–	–	1	2	4	1	–	1	2	1	–	–	–
	B	1	1	1	2	1	1	2	3	1	–	1	–	1	–	4	–
	C	–	–	–	–	–	1	1	3	1	–	1	2	1	–	–	–
	D	–	–	–	–	–	1*	3	–	1	–	–	3	1	–	1	–
	E	–	–	–	–	–	1*	3	2	1	2	1	–	1	–	3	1
	F	–	–	–	–	–	1	2	4	1	–	1	2	1	–	–	–

* Applicable to all bathrooms except Bathroom 1 in Bedroom 1. Two 13A Single Socket Outlets are installed in Bathroom 1 in Bedroom 1.
適用於所有浴室，睡房1之浴室1除外。兩個13A單位電插座安裝於睡房1之浴室1。

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
61/F 61樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	6	4	4	1	1	1	1	1
	C	1	3	5	3	3	1	1	1	2	1
	D	1	2	4	2	3	1	1	3	1	1
	E	1	2	6	4	4	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
61/F 61樓	A	1	1	1	1	1	–	–	–	–	–
	B	1	1	1	2	1	1	1	1	3	1
	C	1	1	1	1	1	1	1	1	1	1
	D	1	1	1	2	1	1	1	1	1	1
	E	1	1	1	1	1	1	1	1	2	1
	F	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Bedroom 4 睡房 4					Each Bathroom 每個浴室	Kitchen 廚房			Store 1 / Store 儲物房 1 / 儲物房			Store 2 儲物房 2		
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
61/F 61樓	A	–	–	–	–	–	1	2	4	1	1	2	1	–	–	–
	B	1	1	2	1	1	1	2	3	1	1	–	1	–	4	–
	C	–	–	–	–	–	1	1	3	1	1	2	1	–	–	–
	D	–	–	–	–	–	1	2	2	1	1	2	1	–	–	–
	E	–	–	–	–	–	1	2	3	1	1	2	1	–	–	–
	F	–	–	–	–	–	1	2	4	1	1	2	1	–	–	–

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
60/F 60樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	6	4	4	1	1	1	1	1
	C	1	3	5	3	3	1	1	1	2	1
	D	1	2	4	2	3	1	1	1	2	1
	E	1	2	6	4	4	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
60/F 60樓	A	1	1	1	1	1	–	–	–	–	–
	B	1	1	1	2	1	1	1	1	3	1
	C	1	1	1	1	1	1	1	1	1	1
	D	1	1	1	2	1	1	1	1	1	1
	E	1	1	1	1	1	1	1	1	2	1
	F	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Bedroom 4 睡房 4					Each Bathroom 每個浴室	Kitchen 廚房			Store 1 / Store 儲物房 1 / 儲物房			Store 2 儲物房 2
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座
60/F 60樓	A	–	–	–	–	–	1	2	4	1	1	2	1	–
	B	1	1	1	2	1	1	2	3	1	1	–	1	4
	C	–	–	–	–	–	1	1	3	1	1	2	1	–
	D	–	–	–	–	–	1*	1	3	–	1	2	1	–
	E	–	–	–	–	–	1	2	3	–	1	2	1	–
	F	–	–	–	–	–	1	2	4	1	1	2	1	–

* Applicable to all bathrooms except Bathroom in Bedroom 1. No socket outlet is installed in Bathroom in Bedroom 1.
適用於所有浴室，睡房1之浴室除外。沒有電插座安裝於睡房1之浴室。

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
59/F 59樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	6	4	4	1	1	1	1	1
	C	2	1	2	6	3	2	2	1	3	1
	D	2	2	1	6	3	2	2	1	4	1
	E	1	2	6	4	4	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
59/F 59樓	A	1	1	1	1	1	–	–	–	–	–
	B	1	1	1	2	1	1	1	1	3	1
	C	2	2	3	1	1	2	3	3	2	1
	D	2	3	2	2	1	2	3	3	3	1
	E	1	1	1	1	1	1	1	1	2	1
	F	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Bedroom 4 睡房 4					Each Bathroom 每個浴室	Kitchen 廚房			Store 1 / Store 儲物房 1 / 儲物房			Store 2 儲物房 2	Store 3 儲物房 3	
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
59/F 59樓	A	–	–	–	–	–	1	2	4	1	1	2	1	–	–	–
	B	1	1	1	2	1	1	2	3	–	1	–	1	4	–	–
	C	–	–	–	–	–	1*	2	3	1	–	1	–	1	3	1
	D	–	–	–	–	–	1**	2	4	1	–	1	1	1	–	–
	E	–	–	–	–	–	1#	2	3	1	1	2	1	–	–	–
	F	–	–	–	–	–	1	2	4	1	1	2	1	–	–	–

* Applicable to all bathrooms except Bathroom 1 in Bedroom 1. Three 13A Single Socket Outlets are installed in Bathroom 1 of Bedroom 1. 適用於所有浴室，睡房1之浴室1除外。三個13A單位電插座安裝於睡房1之浴室1。

** Applicable to all bathrooms except Bathroom 1 in Bedroom 1. Two 13A Single Socket Outlets are installed in Bathroom 1 of Bedroom 1. 適用於所有浴室，睡房1之浴室1除外。兩個13A單位電插座安裝於睡房1之浴室1。

Applicable to all bathrooms except Bathroom accessed from corridor. Two 13A Single Socket Outlets are installed in Bathroom accessed from corridor. 適用於所有浴室，走廊內進之浴室除外。兩個13A單位電插座安裝於走廊內進之浴室。

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
58/F 58樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	6	4	4	1	1	1	1	1
	C	1	3	5	3	3	1	1	1	2	1
	D	1	2	4	2	3	1	1	1	2	1
	E	1	2	6	4	4	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
58/F 58樓	A	1	1	1	1	1	–	–	–	–	–
	B	1	1	1	2	1	1	1	1	3	1
	C	1	1	1	1	1	1	1	1	1	1
	D	1	1	1	2	1	1	1	1	1	1
	E	1	1	1	1	1	1	1	1	2	1
	F	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Bedroom 4 睡房 4					Each Bathroom 每個浴室	Kitchen 廚房			Store 1 / Store 儲物房 1 / 儲物房			Store 2 儲物房 2
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	13A Single Socket Outlet 13A 單位電插座
58/F 58樓	A	–	–	–	–	–	1	2	4	1	1	2	1	–
	B	1	1	1	2	1	1	2	3	–	1	–	1	4
	C	–	–	–	–	–	1	1	4	1	1	2	1	–
	D	–	–	–	–	–	1	1	3	1	1	2	1	–
	E	–	–	–	–	–	1	2	3	1	1	2	1	–
	F	–	–	–	–	–	1	2	4	1	1	2	1	–

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
48/F-53/F & 55/F-57/F 48樓至53樓及55樓至57樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	5	–	2	1	1	1	2	1
	C	1	2	4	1	2	1	1	1	2	1
	D	1	2	4	1	2	1	1	1	2	1
	E	1	2	4	2	2	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1
	G	2	2	4	2	2	1	1	1	2	1
	H	1	2	4	2	2	1	1	1	2	1
	J	1	2	5	2	2	1	1	1	2	1
	K	1	2	4	–	2	1	1	1	2	1
	L	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
48/F-53/F & 55/F-57/F 48樓至53樓及55樓至57樓	A	1	1	1	1	1	–	–	–	–	–
	B	–	–	–	–	–	–	–	–	–	–
	C	1	1	1	2	1	1	1	1	2	1
	D	–	–	–	–	–	–	–	–	–	–
	E	1	1	1	1	1	–	–	–	–	–
	F	1	1	1	1	1	–	–	–	–	–
	G	1	1	1	1	1	–	–	–	–	–
	H	1	1	1	1	1	–	–	–	–	–
	J	1	1	1	1	1	–	–	–	–	–
	K	–	–	–	–	–	–	–	–	–	–
	L	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Each Bathroom 每個浴室	Kitchen 廚房		Store 1 / Store 儲物房 1 / 儲物房					Store 2 儲物房 2				
		13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A雙位電插座	13A Single Socket Outlet 13A單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
48/F-53/F & 55/F-57/F 48樓至53樓及55樓至57樓	A	1	2	4	–	–	1	–	1	–	–	1	–	1
	B	1	2	4	1	1	1	1	1	–	–	–	–	–
	C	1	2	4	–	–	1	–	1	–	–	1	–	1
	D	1	2	4	–	–	–	–	–	–	–	–	–	–
	E	1	2	4	–	–	–	–	–	–	–	1	–	1
	F	1	2	4	–	–	1	–	1	1	1	1	1	1
	G	1	2	4	–	–	–	–	–	–	–	1	–	1
	H	1	2	4	–	–	1	–	1	–	–	–	–	–
	J	1	2	3	–	–	–	–	1	–	–	–	–	–
	K	1	2	4	1	1	1	1	1	–	–	–	–	–
	L	1	2	4	–	–	1	–	1	–	–	1	–	1

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

Floor 樓層	Unit 單位	Living & Dining Room 客廳及飯廳					Bedroom 1 睡房 1				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
27/F-33/F, 35/F-43/F & 45/F-46/F 27樓至33樓，35樓至43樓及45樓至46樓	A	1	2	4	2	2	1	1	1	2	1
	B	1	2	5	–	2	1	1	1	2	1
	C	1	2	4	1	2	1	1	1	2	1
	D	1	2	4	1	2	1	1	1	2	1
	E	1	2	4	2	2	1	1	1	2	1
	F	1	2	4	2	2	1	1	1	2	1
	G	2	2	4	2	2	1	1	1	2	1
	H	1	2	4	2	2	1	1	1	2	1
	J	1	2	5	2	2	1	1	1	2	1
	K	1	2	4	–	2	1	1	1	2	1
	L	1	2	4	2	2	1	1	1	2	1

Floor 樓層	Unit 單位	Bedroom 2 睡房 2					Bedroom 3 睡房 3				
		TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
27/F-33/F, 35/F-43/F & 45/F-46/F 27樓至33樓，35樓至43樓及45樓至46樓	A	1	1	1	1	1	–	–	–	–	–
	B	–	–	–	–	–	–	–	–	–	–
	C	1	1	1	2	1	1	1	1	2	1
	D	–	–	–	–	–	–	–	–	–	–
	E	1	1	1	1	1	–	–	–	–	–
	F	1	1	1	1	1	1	1	1	1	1
	G	1	1	1	1	1	–	–	–	–	–
	H	1	1	1	1	1	–	–	–	–	–
	J	1	1	1	1	1	–	–	–	–	–
	K	–	–	–	–	–	–	–	–	–	–
	L	1	1	1	1	1	–	–	–	–	–

Floor 樓層	Unit 單位	Each Bathroom 每個浴室	Kitchen 廚房		Store 1 / Store 儲物房 1 / 儲物房					Store 2 儲物房 2				
		13A Single Socket Outlet 13A單位電插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A 雙位電插座	13A Single Socket Outlet 13A 單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位	TV/FM Outlet 電視及電台接收插座	Telephone Outlet 電話插座	13A Twin Socket Outlet 13A雙位電插座	13A Single Socket Outlet 13A單位電插座	Switch for Indoor Air-Conditioner 室內空調機接線位
27/F-33/F, 35/F-43/F & 45/F-46/F 27樓至33樓，35樓至43樓及45樓至46樓	A	1	2	4	–	–	1	–	1	–	–	1	–	1
	B	1	2	4	1	1	1	1	1	–	–	–	–	–
	C	1	2	4	–	–	1	–	1	–	–	1	–	1
	D	1	2	4	–	–	–	–	–	–	–	–	–	–
	E	1	2	4	–	–	–	–	–	–	–	1	–	1
	F	1	2	4	–	–	1	–	1	1	1	1	1	1
	G	1	2	4	–	–	–	–	–	–	–	1	–	1
	H	1	2	4	–	–	1	–	1	–	–	–	–	–
	J	1	2	3	–	–	–	–	1	–	–	–	–	–
	K	1	2	4	1	1	1	1	1	–	–	–	–	–
	L	1	2	4	–	–	1	–	1	–	–	1	–	1

Note: 34/F, 44/F, 54/F and 64/F are omitted. 備註：不設34樓、44樓、54樓及64樓。

Service agreements
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Government rent
地税

The vendor will pay/has paid all outstanding Government rent in respect of the specified residential property of the Development from the date of the Land Grant up to and including the date of the respective assignment of residential property to the purchaser.

賣方將會/已繳付發展項目之指明住宅物業有關的地税，由批地文件之日期起計直至並包括有關個別住宅物業之買方簽署轉讓契之日期。

Miscellaneous payments by purchaser
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the owner, but liable to pay to the manager of the Development a non-refundable and non-transferable debris removal and initial set-up fee in the sum equivalent to one month's contribution of the first year's budgeted management expenses.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人，但須向發展項目的管理人支付一筆相等於第一年預算管理開支的一個月款項，作為清理廢料及初始設置費用，該筆款項不可退還及不可轉讓。

Defect liability warranty period
久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 in that property, or the fittings, finishes or appliances as set out in the respective agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、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。

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: www.themasterpiece.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址：www.themasterpiece.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的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖 則予建築事務監督，則有（＃）號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m^2) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據（建築物（規劃）規例）第23(3)(b)條不計算的總樓面面積		
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	16,613.450
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, 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》（《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	725.869
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	3,843.671
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	279.333
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	Balcony 露台	N/A 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5.	Communal sky garden 公用空中花園	1,018.225
6.	Acoustic fin 隔聲鰭	N/A 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	1,244.091

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

		Area (m^2) 面積(平方米)
9.	Utility platform 工作平台	N/A 不適用
10.	Noise barrier 隔音屏障	N/A 不適用
	Amenity Features **適意設施**	
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff , and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所，以及業主立案法團辦事處	N/A 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	1,369.128
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	429.743
14.	Horizontal screen/covered walkway and trellis 橫向屏障／ 有蓋人行道及花棚	N/A 不適用
15.	Larger lift shaft 擴大升降機槽	18.478
16.	Chimney shaft 煙囪管道	N/A 不適用
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、衞星電視共用天線房	16.765
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及氣槽	15.863
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	559.647
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	N/A 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	87.612
22.	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23. (#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19 第3(b) 及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	N/A 不適用

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

		Area (m^2) 面積(平方米)
Other Exempted Items 其他項目		
25. (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	1,297.139
26.	Covered area under large projecting/ overhanging feature 大型伸出／ 外懸設施下的有蓋地方	N/A 不適用
27.	Public transport terminus 公共交通總站	N/A 不適用
28. (#)	Party structure and common staircase 共用構築物及公用樓梯	N/A 不適用
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA. 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管這的水平面積	N/A 不適用
30.	Public passage 公眾通這	698.875
31.	Covered set back area 有蓋的後移部分	608.030
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	3,040.150
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第 8 號）提供的額外環保設施		
33.	Building adopting Modular Integrated Constrcution 採用「組裝合成」建築法的樓宇	N/A 不適用

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 Building Department. The Building Department may revise such requirement from time to time as appropriate.

備註：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 and Information on the estimated energy performance or consumption for the common parts of the Development

The approved General Building Plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

本發展項目的環境評估及公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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

Date of printing : 26 June 2014
印製日期：2014年6月26日

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
14 August 2014	12	Location plan of the development is updated
	20	1. Layout is updated according to the latest approved building plans 2. “As-is” layout showing exempted works is added 3. Page format is amended
	21, 23	Page format is amended
	22	1. “As-is” layout showing exempted works is added 2. Page format is amended
	82, 84, 86, 88, 90, 92, 94, 96, 98, 100	Description for doors is amended
	102	Typing error is corrected
	113, 118, 119	Layout is amended to follow that in the floor plan
	141	The base plan in “Relevant Information” is updated
10 November 2014	12	Location plan of the development is updated
	13	1. Latest aerial photograph of the development is added 2. Page format is amended
	16, 17	1. Layout is updated according to the latest approved building plans 2. Typing error in note is corrected
	21	Descriptions are added to the floor plan
	21A (additional page)	“As-is” layout showing exempted works is added
	22	1. Layout is updated according to the latest approved building plans. 2. Notes to “as-is” layout are amended
	104-106, 108, 109, 115	1. Layout is amended to follow that in the floor plan 2. Mechanical & electrical provisions are amended
	112-114, 116-121	Mechanical & electrical provisions are amended
	131	1. Page format and description are amended 2. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 3. Mechanical & electrical provisions in Lavatory 1 and Lavatory 2 of Unit B on 66/F & 67/F are indicated 4. Number of twin socket outlet in kitchen of Unit B on 66/F & 67/F is corrected 5. Number of twin socket outlet in Store 2 of Unit B on 63/F & 65/F is corrected

檢視/修改日期	所作修改	
	頁次	所作修改
2014年8月14日	12	更新發展項目的所在位置圖
	20	1. 根據最新批准之建築圖則更新布局 2. 增添顯示獲豁免工程的現時布局 3. 修訂頁面格式
	21, 23	修訂頁面格式
	22	1. 增添顯示獲豁免工程的現時布局 2. 修訂頁面格式
	82, 84, 86, 88, 90, 92, 94, 96, 98, 100	修訂門的描述
	102	更正打印錯字
	113, 118, 119	布局跟隨平面圖修訂
	141	更新“有關資料”的底圖
2014年11月10日	12	更新發展項目的所在位置圖
	13	1. 增添發展項目的最新鳥瞰照片 2. 修訂頁面格式
	16, 17	1. 根據最新批准之建築圖則更新布局 2. 更正備註中的打印錯字
	21	增添平面圖上的描述
	21A（加頁）	增添顯示獲豁免工程的現時布局
	22	1. 根據最新批准之建築圖則更新布局 2. 修訂現時布局的備註
	104-106, 108, 109, 115	1. 布局跟隨平面圖修訂 2. 修訂機電裝置
	112-114, 116-121	修訂機電裝置
	131	1. 修訂頁面格式及描述 2. 跟隨修訂機電裝置平面圖，修訂機電裝置 3. 顯示66樓和67樓B單位洗手間1及洗手間2的機電裝置 4. 更正66樓和67樓B單位廚房雙位電插座的數量 5. 更正63樓和65樓B單位儲物房2雙位電插座的數量

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
10 November 2014	132	1. Description is amended 2. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 3. Number of single socket outlet in entrance foyer of Unit D on 62/F is corrected
	133	Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan
	134	1. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 2. Number of single socket outlet in bathrooms of Unit D on 60/F is corrected
	135	1. Page format and description are amended 2. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 3. Number of single socket outlet in kitchen of Unit B on 59/F is corrected 4. Mechanical & electrical provisions in Store 3 of Unit C on 59/F are corrected 5. Number of twin socket outlet in kitchen of Unit D on 59/F is corrected
	136	1. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 2. Number of single socket outlet in kitchen of Unit C on 58/F is corrected
	141	The base plan in “Relevant Information” is updated
22 January 2015	12	Location plan of the development is updated
	13	Aerial photograph of the development is updated
	16	1. Description is added 2. Printing errors are corrected
	16A, 18A, 23A (additional page)	“As-is” layouts are added
	17	1. Descriptions are added 2. Printing error is corrected 3. “As-is” layout and description are amended
	18	1. Description is added 2. Printing and typing errors are corrected
	19	1. Descriptions are added 2. Printing and typing errors are corrected 3. “As-is” layout and description are amended

檢視/修改日期	所作修改	
	頁次	所作修改
2014年11月10日	132	1. 修訂描述 2. 跟隨修訂機電裝置平面圖，修訂機電裝置 3. 更正62樓D單位前廳單位電插座的數量
	133	跟隨修訂機電裝置平面圖，修訂機電裝置
	134	1. 跟隨修訂機電裝置平面圖，修訂機電裝置 2. 更正60樓D單位浴室單位電插座的數量
	135	1. 修訂頁面格式及描述 2. 跟隨修訂機電裝置平面圖，修訂機電裝置 3. 更正59樓B單位廚房單位電插座的數量 4. 更正59樓C單位儲物房3的機電裝置 5. 更正59樓D單位廚房雙位電插座的數量
	136	1. 跟隨修訂機電裝置平面圖，修訂機電裝置 2. 更正58樓C單位廚房單位電插座的數量
	141	更新“有關資料”的底圖
2015年1月22日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
	16	1. 增添描述 2. 更正排印錯誤
	16A, 18A, 23A （加頁）	增添現時布局
	17	1. 增添描述 2. 更正排印錯誤 3. 修訂現時布局及描述
	18	1. 增添描述 2. 更正排印及打印錯誤
	19	1. 增添描述 2. 更正排印及打印錯誤 3. 修訂現時布局及描述

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
22 January 2015	21, 23	Descriptions are added
	21A	1. “As-is” layouts are added 2. Description of “as-is” layout is amended
	22	1. Descriptions are added 2. Printing errors are corrected 3. Description and note of “as-is” layout are amended
	83, 87, 91, 95, 99	1. Descriptions for electrical conduits and water pipes are amended as per clarification in Frequently Asked Questions and Answers issued by the Sales of First-hand Residential Properties Authority on 21 October 2014 2. Wording for description of gas meter is amended 3. Wording in description of refuse collection is amended
	84, 88, 92, 96, 100	Descriptions for electrical conduits is amended as per clarification in Frequently Asked Questions and Answers issued by the Sales of First-hand Residential Properties Authority on 21 October 2014
	85, 89, 93, 97, 101	1. Descriptions for water pipes is amended as per clarification in Frequently Asked Questions and Answers issued by the Sales of First-hand Residential Properties Authority on 21 October 2014 2. Wording in description of refuse collection is amended 3. Wording for description of gas meter is amended
	103	Available Chinese brand name of appliance is indicated
	104-111, 115, 116, 121	1. Layout is amended to follow that in the floor plan 2. Mechanical & electrical provisions are amended
	112, 114	Mechanical & electrical provisions are amended
	117, 119, 123, 125, 127, 129	Printing error(s) is/are corrected
	120	Layout is amended to follow that in the floor plan
	130	1. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan 2. Mechanical & electrical provisions in Bedroom 1 of Unit F on 63/F & 65/F are corrected
	131	1. Mechanical & electrical provisions in Lavatory 1 of Unit B on 66/F & 67/F are corrected 2. Mechanical & electrical provisions in Kitchen and Store (Lower Duplex) of Unit B on 66/F & 67/F are indicated 3. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan
	132	Mechanical & electrical provisions in Corridor to Kitchen of Unit E on 62/F are indicated
	141	The base plan in “Relevant Information” is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2015年1月22日	21, 23	增添描述
	21A	1. 增添現時布局 2. 修訂現時布局的描述
	22	1. 增添描述 2. 更正排印錯誤 3. 修訂現時布局的描述及備註
	83, 87, 91, 95, 99	1. 根據一手住宅物業銷售監管局於2014年10月21日發出的“常見的問答”中澄清，修訂電線導管及水管的描述 2. 修訂氣體錶的描述的用詞 3. 修訂垃圾收集的描述中的用詞
	84, 88, 92, 96, 100	根據一手住宅物業銷售監管局於2014年10月21日發出的“常見的問答”中澄清，修訂電線導管的描述
	85, 89, 93, 97, 101	1. 根據一手住宅物業銷售監管局於2014年10月21日發出的“常見的問答”中澄清，修訂水管的描述 2. 修訂垃圾收集的描述中的用詞 3. 修訂氣體錶的描述的用詞
	103	顯示設備的現有中文品牌名稱
	104-111, 115, 116, 121	1. 跟隨平面圖修訂布局 2. 修訂機電裝置
	112, 114	修訂機電裝置
	117, 119, 123, 125, 127, 129	更正排印錯誤
	120	跟隨平面圖修訂布局
	130	1. 跟隨修訂機電裝置平面圖，修訂機電裝置 2. 更正63樓和65樓F單位睡房1的機電裝置
	131	1. 更正66樓和67樓B單位洗手間1的機電裝置 2. 顯示66樓和67樓B單位廚房及儲物房(複式低層)的機電裝置 3. 跟隨修訂機電裝置平面圖，修訂機電裝置
	132	顯示62樓E單位往廚房走廊的機電裝置
	141	更新“有關資料”的底圖

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
16 April 2015	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photographs of the development are added
	84	Typing error in description of doors of master bedroom and bedrooms is corrected
	86, 90, 94	1. Description of internal wall finishes of bedrooms is clarified 2. Wording in description of internal wall and ceiling finishes is amended
	88	1. Description of internal wall finishes of bedrooms is clarified 2. Wording in description of internal wall and ceiling finishes is amended 3. Typing error in description of doors of master bedroom and bedrooms is corrected
	92	1. Description of internal wall finishes of bedrooms is clarified 2. Wording in description of internal wall and ceiling finishes is amended 3. Typing error in description of doors of master bedroom and bedrooms is corrected 4. Typing error in description of door of kitchen is corrected
	96	1. Wording in description of internal wall and ceiling finishes is amended 2. Typing error in description of doors of master bedrooms and bedrooms is corrected
	98	1. Wording in description of internal wall and ceiling finishes is amended 2. Typing error in description of internal wall finish of bedrooms is corrected
	100	1. Missing information in description of internal wall finishes of bedrooms is supplemented 2. Wording in description of internal wall and ceiling finishes is amended 3. Typing error in description of doors of master bedroom and bedrooms is corrected
9 July 2015	12	Location plan of the development is updated
	13A (deleted page)	1. An aerial photograph originally on this page is moved to page 13 2. Obsolete aerial photograph of the development is deleted
	13	1. Aerial photograph of the development is updated 2. Obsolete aerial photograph of the development is deleted 3. An aerial photograph originally on page 13A is moved to this page
	141	The base plan and information in “Relevant Information” are updated

檢視/修改日期	所作修改	
	頁次	所作修改
2015年4月16日	12	更新發展項目的所在位置圖
	13A （加頁）	增添發展項目的最新鳥瞰照片
	84	更正主人睡房門及睡房門的描述的打印錯字
	86, 90, 94	1. 澄清睡房內牆裝修物料的描述 2. 修訂內牆及天花板的描述的用詞
	88	1. 澄清睡房內牆裝修物料的描述 2. 修訂內牆及天花板的描述的用詞 3. 更正主人睡房門及睡房門的描述的打印錯字
	92	1. 澄清睡房內牆裝修物料的描述 2. 修訂內牆及天花板的描述的用詞 3. 更正主人睡房門及睡房門的描述的打印錯字 4. 更正廚房門的描述的打印錯字
	96	1. 修訂內牆及天花板的描述的用詞 2. 更正主人睡房門及睡房門的描述的打印錯字
	98	1. 修訂內牆及天花板的描述的用詞 2. 更正睡房內牆裝飾物料的描述的打印錯字
	100	1. 補充睡房內牆裝飾物料的描述的遺漏資料 2. 修訂內牆及天花板的描述的用詞 3. 更正主人睡房門及睡房門的描述的打印錯字
2015年7月9日	12	更新發展項目的所在位置圖
	13A （刪頁）	1. 轉移原先載於此頁的一張鳥瞰照片至第13頁 2. 刪除發展項目的過時鳥瞰照片
	13	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 3. 轉移原先載於第13A頁的一張鳥瞰照片至此頁
	141	更新“有關資料”的底圖及資料

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
25 September 2015	12	Location plan of the development is updated
	13	Aerial photographs of the development are updated
	36	Information in “Numbers, Dimensions & Areas of Parking Spaces” is corrected
	141	The base plan in “Relevant Information” is updated
17 December 2015	12	Location plan of the development is updated
	141	The base plan in “Relevant Information” is updated
10 March 2016	7	Status of any other person who has made a loan for the construction of the development is updated
	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photograph of the development is added
	141	The base plan in “Relevant Information” is updated
2 June 2016	7	Information in “The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development” is updated
	12	Location plan of the development is updated
	13A (deleted page)	Obsolete aerial photograph of the development is deleted
	13	1. Aerial photograph of the development is updated 2. Obsolete aerial photograph of the development is deleted
	141	The base plan in “Relevant Information” is updated
25 August 2016	12	Location plan of the development is updated
	141	The base plan in “Relevant Information” is updated
17 November 2016	12	Location plan of the development is updated
	141	The base plan in “Relevant Information” is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2015年9月25日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
	36	更正“停車位的數目、尺寸及面積”的資料
	141	更新“有關資料”的底圖
2015年12月17日	12	更新發展項目的所在位置圖
	141	更新“有關資料”的底圖
2016年3月10日	7	更新已為發展項目的建造提供貸款的任何其他人的狀況
	12	更新發展項目的所在位置圖
	13A （加頁）	增添發展項目的最新鳥瞰照片
	141	更新“有關資料”的底圖
2016年6月2日	7	更新“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”的資料
	12	更新發展項目的所在位置圖
	13A （刪頁）	刪除發展項目的過時鳥瞰照片
	13	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
	141	更新“有關資料”的底圖
2016年8月25日	12	更新發展項目的所在位置圖
	141	更新“有關資料”的底圖
2016年11月17日	12	更新發展項目的所在位置圖
	141	更新“有關資料”的底圖

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
9 February 2017	12	1. Location plan of the development is updated 2. Information in notes is updated
	82, 83, 84, 85	The residential properties applicable on these pages are amended
	93A, 93B, 93C, 93D (additional page)	Relevant schedules of Unit E, 59/F are moved to these pages and some information is amended.
	94, 95, 96, 97	Some information is amended.
	97A, 97B, 97C, 97D (additional page)	Relevant schedules of Unit D, 63/F & 65/F are moved to these pages and some information is amended.
	102	Typing error in brand name is corrected.
	113, 119	Mechanical & electrical provisions are amended.
	132	Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan.
	135	1. Mechanical & electrical provisions are amended to follow the amended mechanical & electrical provisions plan. 2. A footnote is added.
	141	The base plan in “Relevant Information” is updated.
10 March 2017	12	Location plan of the development is updated.
	94, 95, 96, 97	Some information is amended.
	97A, 97B, 98, 99	Descriptions on the residential properties applicable on these pages are amended.
	141	The base plan in “Relevant Information” is updated.
1 June 2017	12	Location plan of the development is updated.
	13	Aerial photograph of the development is updated.
	141	The base plan in “Relevant Information” is updated.
24 August 2017	2-5	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	5A-5D (additional page)	“Notes to purchasers of first-hand residential properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in this page
	12	Location plan of the development is updated.
	13	1. Aerial photograph of the development is updated. 2. Latest aerial photograph of the development is added
	141	The base plan in “Relevant Information” is updated.

檢視/修改日期	所作修改	
	頁次	所作修改
2017年2月9日	12	1. 更新發展項目的所在位置圖 2. 更新備註內的資料
	82, 83, 84, 85	修訂此頁適用的住宅物業
	93A, 93B, 93C, 93D （加頁）	轉移59樓E單位的相關列表至此頁及修訂部分資料
	94, 95, 96, 97	修訂部分資料
	97A, 97B, 97C, 97D （加頁）	轉移63樓和65樓D單位的相關列表至此頁及修訂部分資料
	102	更正品牌名稱的打印錯字
	113, 119	修訂機電裝置
	132	跟隨修訂機電裝置平面圖，修訂機電裝置
	135	1. 跟隨修訂機電裝置平面圖，修訂機電裝置 2. 增添註腳
	141	更新“有關資料”的底圖
2017年3月10日	12	更新發展項目的所在位置圖
	94, 95, 96, 97	修訂部分資料
	97A, 97B, 98, 99	修訂此頁適用的住宅物業的描述
	141	更新“有關資料”的底圖
2017年6月1日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
	141	更新“有關資料”的底圖
2017年8月24日	2-5	根據一手住宅物業銷售監管局最新發出的版本更新“一手住宅物業買家須知”
	5A-5D （加頁）	根據一手住宅物業銷售監管局最新發出的版本更新“一手住宅物業買家須知” 及增添至此頁
	12	更新發展項目的所在位置圖
	13	1. 更新發展項目的鳥瞰照片 2. 增添發展項目的最新鳥瞰照片
	141	更新“有關資料”的底圖

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
16 November 2017	12	Location plan of the development is updated.
	141	The base plan in “Relevant Information” is updated.
8 February 2018	12	Location plan of the development is updated.
	13	1. Aerial photograph of the development is updated. 2. Obsolete aerial photograph of the development is deleted.
	141	The base plan in “Relevant Information” is updated.
26 April 2018	7	Information of holding companies of the vendor is updated.
	12	1. Location plan of the development is updated. 2. Information in notes is updated.
	13A (additional page)	Latest aerial photograph of the development is added.
	13	1. Aerial photograph of the development is updated. 2. Latest aerial photograph of the development is added.
	141	The base plan in “Relevant Information” is updated.
19 July 2018	12	Location plan of the development is updated.
	141	The base plan in “Relevant Information” is updated.
11 October 2018	12	Location plan of the development is updated.
	36	Typing errors are corrected.
	141	The base plan in “Relevant Information” is updated.
13 December 2018	12	Location plan of the development is updated.
	13A	1. Aerial photograph originally on this page is moved to page 13. 2. Latest aerial photographs of the development are added.
	13	1. Obsolete aerial photographs of the development are deleted. 2. Aerial photograph originally on page 13A is moved to this page.
	141	1. The base plan in “Relevant Information” is updated. 2. The status of the “Relevant Site” is updated.
7 March 2019	12	Location plan of the development is updated.
	13A (deleted page)	Obsolete aerial photographs of the development are deleted.
	13	Aerial photograph of the development is updated.
	141	The section of “Relevant Information” is deleted.

檢視/修改日期	所作修改	
	頁次	所作修改
2017年11月16日	12	更新發展項目的所在位置圖
	141	更新“有關資料”的底圖
2018年2月8日	12	更新發展項目的所在位置圖
	13	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
	141	更新“有關資料”的底圖
2018年4月26日	7	更新賣方的控權公司的資料
	12	1. 更新發展項目的所在位置圖 2. 更新備註內的資料
	13A （加頁）	增添發展項目的最新鳥瞰照片
	13	1. 更新發展項目的鳥瞰照片 2. 增添發展項目的最新鳥瞰照片
	141	更新“有關資料”的底圖
2018年7月19日	12	更新發展項目的所在位置圖
	141	更新“有關資料”的底圖
2018年10月11日	12	更新發展項目的所在位置圖
	36	更正打印錯字
	141	更新“有關資料”的底圖
2018年12月13日	12	更新發展項目的所在位置圖
	13A	1. 轉移原先載於此頁的鳥瞰照片至第13頁 2. 增添發展項目的最新鳥瞰照片
	13	1. 刪除發展項目的過時鳥瞰照片 2. 轉移原先載於第13A頁的鳥瞰照片至此頁
	141	1. 更新“有關資料”的底圖 2. 更新“有關土地”的狀況
2019年3月7日	12	更新發展項目的所在位置圖
	13A （刪頁）	刪除發展項目的過時鳥瞰照片
	13	更新發展項目的鳥瞰照片
	141	刪除“有關資料”章節

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
30 May 2019	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photographs of the development are added
22 August 2019	12	Location plan of the development is updated
	13A	Aerial photographs of the development are updated
	13	1. Aerial photograph of the development is updated 2. Latest aerial photograph of the development is added
14 November 2019	7, 9	Information of the development is updated
	12	Location plan of the development is updated
6 February 2020	12	Location plan of the development is updated
23 April 2020	12	Location plan of the development is updated
16 July 2020	12	Location plan of the development is updated
	13A	1. Aerial photograph orginally on this page is moved to page 13B 2. Aerial photograph of the development is updated 3. Latest aerial photograph of the development is added
	13B (additional page)	Aerial photograph orginally on page 13A is moved to this page
8 October 2020	12	Location plan of the development is updated
	13A, 13B (deleted page)	Obsolete aerial photographs of the development are deleted
	13	Aerial photographs of the development are updated
17 December 2020	12	Location plan of the development is updated
	13	Aerial photographs of the development are updated
11 March 2021	12	Location plan of the development is updated
	13	Aerial photographs of the development are updated

檢視/修改日期	所作修改	
	頁次	所作修改
2019年5月30日	12	更新發展項目的所在位置圖
	13A （加頁）	增添發展項目的最新鳥瞰照片
2019年8月22日	12	更新發展項目的所在位置圖
	13A	更新發展項目的鳥瞰照片
	13	1. 更新發展項目的鳥瞰照片 2. 增添發展項目的最新鳥瞰照片
2019年11月14日	7, 9	更新發展項目的資料
	12	更新發展項目的所在位置圖
2020年2月6日	12	更新發展項目的所在位置圖
2020年4月23日	12	更新發展項目的所在位置圖
2020年7月16日	12	更新發展項目的所在位置圖
	13A	1. 轉移原先載於此頁的鳥瞰照片至第13B頁 2. 更新發展項目的鳥瞰照片 3. 增添發展項目的最新鳥瞰照片
	13B （加頁）	轉移原先載於第13A頁的鳥瞰照片至此頁
2020年10月8日	12	更新發展項目的所在位置圖
	13A, 13B （刪頁）	刪除發展項目的過時鳥瞰照片
	13	更新發展項目的鳥瞰照片
2020年12月17日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
2021年3月11日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
15 April 2021	82, 83, 84, 85	The residential properties applicable on these pages are amended
	93E, 93F, 93G, 93H (additional page)	Relevant schedules of Unit B, 60/F are moved to these pages and some information is amended
	102	Appliances schedule is changed
	103	Appliances schedule is amended
8 July 2021	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photographs of the development are added
	13	Aerial photographs of the development are updated
30 September 2021	2-5D	"Notes to purchasers of first-hand residential properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	12	Location plan of the development is updated
16 December 2021	12	Location plan of the development is updated
10 March 2022	12	Location plan of the development is updated
2 June 2022	12	Location plan of the development is updated
25 August 2022	12	Location plan of the development is updated
	13A-13	Aerial photographs of the development are updated
17 November 2022	12	Location plan of the development is updated
	13A (deleted page)	Obsolete aerial photograph of the development is deleted
	13	Aerial photograph of the development is updated
9 February 2023	No revision made	

檢視/修改日期	所作修改	
	頁次	所作修改
2021年4月15日	82, 83, 84, 85	修訂此頁適用的住宅物業
	93E, 93F, 93G, 93H （加頁）	轉移60樓B單位的相關列表至此頁及修訂部分資料
	102	更改設備説明表
	103	修訂設備説明表
2021年7月8日	12	更新發展項目的所在位置圖
	13A （加頁）	增添發展項目的最新鳥瞰照片
	13	更新發展項目的鳥瞰照片
2021年9月30日	2-5D	根據一手住宅物業銷售監管局最新發出的版本更新 "一 手住宅物業買家須知"
	12	更新發展項目的所在位置圖
2021年12月16日	12	更新發展項目的所在位置圖
2022年3月10日	12	更新發展項目的所在位置圖
2022年6月2日	12	更新發展項目的所在位置圖
2022年8月25日	12	更新發展項目的所在位置圖
	13A-13	更新發展項目的鳥瞰照片
2022年11月17日	12	更新發展項目的所在位置圖
	13A （刪頁）	刪除發展項目的過時鳥瞰照片
	13	更新發展項目的鳥瞰照片
2023年2月9日	並無作出修改	

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
4 May 2023	5, 5D	"Notes to purchasers of first-hand residential properties" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
	12	Location plan of the development is updated
	13	Aerial photographs of the development are updated
27 July 2023	12	Location plan of the development is updated
	13	Aerial photographs of the development are updated
19 October 2023	12	Location plan of the development is updated
	142-144	"Information in application for concession on gross floor area of building" is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority
11 January 2024	9	Information is updated
	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photographs of the development are added
3 April 2024	12	Location plan of the development is updated
20 June 2024	12	Location plan of the development is updated
	13A (deleted page)	Obsolete aerial photographs of the development are deleted
	13	Aerial photographs of the development are updated
12 September 2024	12	Location plan of the development is updated
	13	Aerial photograph of the development is updated
5 December 2024	12	Location plan of the development is updated
	13	Aerial photograph of the development is updated

檢視/修改日期	所作修改	
	頁次	所作修改
2023年5月4日	5, 5D	根據一手住宅物業銷售監管局最新發出的版本更新 "一 手住宅物業買家須知"
	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
2023年7月27日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
2023年10月19日	12	更新發展項目的所在位置圖
	142-144	根據一手住宅物業銷售監管局最新發出的版本更新 "申請建築物總樓面面積寬免的資料"
2024年1月11日	9	更新資料
	12	更新發展項目的所在位置圖
	13A (加頁)	增添發展項目的最新鳥瞰照片
2024年4月3日	12	更新發展項目的所在位置圖
2024年6月20日	12	更新發展項目的所在位置圖
	13A (刪頁)	刪除發展項目的過時鳥瞰照片
	13	更新發展項目的鳥瞰照片
2024年9月12日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片
2024年12月5日	12	更新發展項目的所在位置圖
	13	更新發展項目的鳥瞰照片

Examination Record
檢視紀錄

Examination / Revision Date	Revision Made	
	Page number	Revision Made
27 February 2025	12	Location plan of the development is updated
	13A (additional page)	Latest aerial photographs of the development are added
	13	1. Aerial photograph of the development is updated 2. Latest aerial photograph of the development is added
	14	Outline zoning plan relating to the development is updated
15 May 2025	12	Location plan of the development is updated
3 July 2025	12	Location plan of the development is updated
	84	Some information is amended

檢視/修改日期	所作修改	
	頁次	所作修改
2025年2月27日	12	更新發展項目的所在位置圖
	13A （加頁）	增添發展項目的最新鳥瞰照片
	13	1. 更新發展項目的鳥瞰照片 2. 增添發展項目的最新鳥瞰照片
	14	更新關乎發展項目的分區計劃大綱圖
2025年5月15日	12	更新發展項目的所在位置圖
2025年7月3日	12	更新發展項目的所在位置圖
	84	修訂部分資料