



DEEP WATER PAVILIA II

澈 晨 II

Information on the phase

期數的資料

Name of the Phase of the Development

Phase 5B of THE SOUTHSIDE known as “DEEP WATER PAVILIA II” (“the Phase”)

Postal address of the Phase as confirmed with the Commissioner of Rating and Valuation

11 Heung Yip Road

Remark: The above provisional street number is subject to confirmation when the Phase is completed.

The Phase is an uncompleted phase

1. The date estimated to be the date on which the conditions of the land grant are complied with in respect of the Phase (“the estimated material date”), as provided by the authorized person for the Phase is 31 December 2026.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. For the purpose of the agreement for sale and purchase, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be) without limiting any other means by which the completion of the Phase may be proved.

發展項日期數名稱

港島南岸的第5B期稱為「漱晨II」(簡稱「期數」)

經差餉物業估價署署長確定期數的郵寄地址

香葉道11號

備註：上述臨時門牌號數有待期數落成時確認。

期數屬未落成期數

1. 由期數的認可人士提供的預計批地文件的條件就期數而獲符合的日期（「預計關鍵日期」）為2026年12月31日。
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成(視屬何情況而定) 的確證。

Information on vendor and others involved in the phase
賣方及有參與期數的其他人的資料

Vendor MTR Corporation Limited	
Holding company of the Vendor Not Applicable	
The person engaged by the Vendor to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase ("Development Partner") Kayson Limited	
Holding company of the Development Partner King Empire International Limited	
The authorized person for the Phase Mr. Wong Chi Kin Kenneth	
The firm or corporation of which an authorized person for the Phase is a proprietor, director or employee in his or her professional capacity Ronald Lu & Partners (Hong Kong) Limited	
Building contractor for the Phase Chevalier (Construction) Company Limited	
The firm of solicitors acting for the Vendor in relation to the sale of parking spaces in the Phase Deacons Gallant Kao, Lee & Yip Slaughter and May Howse Williams lu, Lai & Li	
Any licensed bank or registered deposit-taking company authorized under section 16 of the Banking Ordinance that has made a loan, or has undertaken to provide finance, for the construction of the Phase DBS Bank (Hong Kong) Limited Industrial Bank Co., Ltd., Hong Kong Branch Bank of China (Hong Kong) Limited Chiyu Banking Corporation Limited Fubon Bank (Hong Kong) Limited China Everbright Bank Co., Ltd., Hong Kong Branch Bank of Communications Co., Ltd., Hong Kong Branch	
Any other person who has made a loan for the construction of the Phase Spotview Development Limited Max Reward Developments Limited Porthead Holdings Limited Hibright Limited	

賣方 香港鐵路有限公司	
賣方的控權公司 不適用	
賣方聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士(「發展伙伴」) 健昕有限公司	
發展伙伴的控權公司 King Empire International Limited	
期數的認可人士 黃智健先生	
期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團 呂元祥建築師事務所(香港)有限公司	
期數的承建商 其士(建築)有限公司	
就期數中的停車位的出售而代表賣方行事的律師事務所 的近律師行 何耀棣律師事務所 高李葉律師行 司力達律師樓 何韋律師行 姚黎李律師行	
已為期數的建造提供貸款或已承諾為該項建造提供融資的獲《銀行	

Relationship between parties involved in the phase

有參與期數的各方的關係

(a)	The vendor or the Development Partner or a building contractor for the Phase is an individual, and that vendor or Development Partner or contractor is an immediate family member of an authorized person for the Phase 賣方或發展伙伴或期數的承建商屬個人，並屬期數的認可人士的家人	Not Applicable 不適用
(b)	The vendor or the Development Partner or a building contractor for the Phase is a partnership, and a partner of that vendor or Development Partner or contractor is an immediate family member of such an authorized person 賣方或發展伙伴或期數的承建商屬合夥，而該賣方或發展伙伴或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or the Development Partner or a building contractor for the Phase is a corporation, and a director or the secretary (company secretary) of that vendor or Development Partner or contractor (or a holding company of that vendor or Development Partner) is an immediate family member of such an authorized person 賣方或發展伙伴或期數的承建商屬法團，而該賣方或發展伙伴或承建商 (或該賣方或發展伙伴的控權公司) 的董事或秘書 (公司秘書) 屬上述認可人士的家人	No 否
(d)	The vendor or the Development Partner or a building contractor for the Phase is an individual, and that vendor or Development Partner or contractor is an immediate family member of an associate of such an authorized person 賣方或發展伙伴或期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or the Development Partner or a building contractor for the Phase is a partnership, and a partner of that vendor or Development Partner or contractor is an immediate family member of an associate of such an authorized person 賣方或發展伙伴或期數的承建商屬合夥，而該賣方或發展伙伴或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or the Development Partner or a building contractor for the Phase is a corporation, and a director or the secretary (company secretary) of that vendor or Development Partner or contractor (or a holding company of that vendor or Development Partner) is an immediate family member of an associate of such an authorized person 賣方或發展伙伴或期數的承建商屬法團，而該賣方或發展伙伴或承建商 (或該賣方或發展伙伴的控權公司) 的董事或秘書 (公司秘書) 屬上述認可人士的有聯繫人士的家人	No 否
(g)	The vendor or the Development Partner or a building contractor for the Phase is an individual, and that vendor or Development Partner or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the vendor in relation to the sale of parking spaces in the Phase 賣方或發展伙伴或期數的承建商屬個人，並屬就期數內的車位的出售代表賣方行事的律師事務所行事的經營人的家人	Not Applicable

Relationship between parties involved in the phase

有參與期數的各方的關係

(k)	The vendor, a holding company of the vendor, the Development Partner, a holding company of the Development Partner, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, Development Partner, holding company or contractor 賣方、賣方的控權公司、發展伙伴、發展伙伴的控權公司或期數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、發展伙伴、控權公司或承建商最少1%的已發行股份	No 否
(l)	The vendor, the Development Partner or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary (company secretary) of that vendor, Development Partner or contractor or of a holding company of that vendor or Development Partner 賣方、發展伙伴或期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、發展伙伴或承建商或該賣方或發展伙伴的控權公司的僱員、董事或秘書 (公司秘書)	No 否
(m)	The vendor, the Development Partner or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor, Development Partner or contractor 賣方、發展伙伴或期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方、發展伙伴或承建商的僱員	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, the Development Partner, a holding company of the Development Partner, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the vendor in relation to the sale of parking spaces in the Phase holds at least 10% of the issued shares in that vendor, Development Partner, holding company or contractor 賣方、賣方的控權公司、發展伙伴、發展伙伴的控權公司或期數的承建商屬私人公司，而就該期數中的車位的出售而代表賣方行事的律師事務所的經營人持有該賣方、發展伙伴、控權公司或承建商最少10%的已發行股份	No 否
(o)	The vendor, a holding company of the vendor, the Development Partner, a holding company of the Development Partner, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, Development Partner, holding company or contractor 賣方、賣方的控權公司、發展伙伴、發展伙伴的控權公司或期數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、發展伙伴、控權公司或承建商最少1%的已發行股份	No 否
(p)	The vendor, the Development Partner or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary (company secretary) of that vendor, Development Partner or contractor or of a holding company of that vendor or Development Partner 賣方、發展伙伴或期數的承建商屬法團，而上述律師事務所的經營人屬該賣方、發展伙伴或承建商或該賣方或發展伙伴的控權公司的僱員、董事或秘書 (公司秘書)	No 否
(q)	The vendor, the Development Partner or a building contractor for the Phase is a partnership, and a proprietor of such a firm	

Floor plans of parking spaces in the phase 期數中的停車位的樓面平面圖

3/F
3樓



Legend

圖例

Residential car parking space

住宅停車位

Residential motor cycle parking space

住宅電單車停車位

Boundary line of Phase 5 of the Development

發展項目第5期的邊界線

Scale :

比例 :

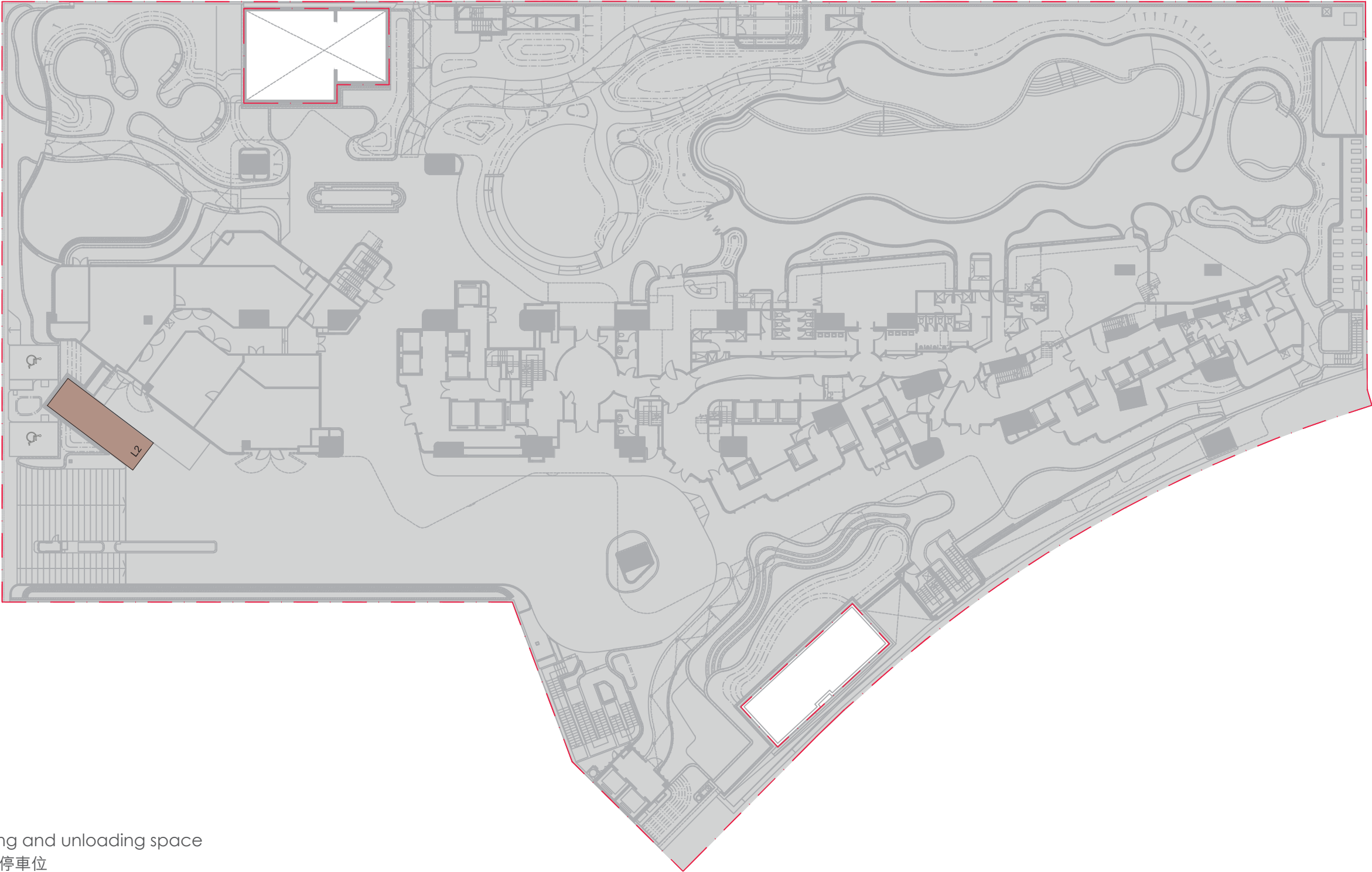
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25

米/M

Floor plans of parking spaces in the phase
期數中的停車位的樓面平面圖

Podium Floor
平台層



Legend
圖例



Loading and unloading space
上落貨停車位



Boundary line of Phase 5 of the Development
發展項目第5期的邊界線

Scale : 0 25 米/M
比例 :

Floor plans of parking spaces in the phase
期數中的停車位的樓面平面圖

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

Category of parking spaces 停車位類別	Number 數目		Parking space number 停車位編號	Dimensions (Length x Width) (m) 尺寸(長 x 闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
	3/F 3樓	Podium Floor 平台層			
Residential car parking space 住宅停車位	50	-	R001-R050	5.0 x 2.5	12.5
Residential motor cycle parking space 住宅電單車停車位	2	-	M08-M09	2.4 x 1.0	2.4
Loading and unloading space 上落貨停車位	-	1	L2	11.0 x 3.5	38.5

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 vendor, as stakeholders.
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement -
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the vendor 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. 買方在簽署該臨時合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身分持有。
 3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 -
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 賣方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

Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.22122801700021 (“the PDMC”) and the draft Sub-Deed of Mutual Covenant and Management Agreement of Phase 5 (comprising Phase 5A and Phase 5B (“the Phase”)) (“the SDMC”) that deal with the following matters -

A. Number of undivided shares assigned to each parking space in the Phase

Floor	Car Parking Spaces in the Phase	No. of undivided shares allocated to each Car Parking
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Summary of deed of mutual covenant

公契的摘要

在土地註冊處以註冊摘要第22122801700021 號登記的主公契及管理協議(「主公契」) 及第 5 期 (包括第 5A 期及第 5B 期(「期數」)) 的副公契及管理協議擬稿(「副公契」)就以下事項作出的相關條文摘要–

A. 分配予期數中的每個停車位的不分割份數的數目

樓層	期數中的停車位	分配予期數中的每個停車位的不分割份數的數目
3樓	停車位 編號 R001 至 R050	125
	電單車停車位 編號 M08 至 M09	24

B. 管理開支按甚麼基準在期數中的停車位的擁有人之間分擔

1. 受限於主公契J章第5(b)(II)條，業主(政府樓宇業主及港鐵作為車站及車廠業主除外)須按下列方式分擔管理費：
- (i) 所有屋苑單位業主(政府樓宇業主除外)須按他們擁有的單位獲分配的管理份數佔屋苑的總管理份數之比例分擔屋苑公用地方及設施管理副預算的開支；

(ii) 每一期數的單位業主(政府樓宇業主除外)須按他們擁有的單位獲分配的管理份數佔有關期數的總管理份數之比例分擔有關期數的管理副預算的開支，但須以下列條件作為前提：管理人就一個期數或其任何部分擬備分副預算時，只按上述方法分擔與該期數整體有關的開支，分副預算下的開支則由分副預算包含的單位的業主(政府樓宇業主除外)按他們擁有的單位獲分配的管理份數佔分副預算下包含的單位的總管理份數之比例分擔。
2. 即使主公契另有規定，車站及車廠的業主須分擔 (i) 屋苑公用地方及設施管理副預算的成本及支出，但僅限於因綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍而非其他部分的保養及管理引致的成本及支出，及 (ii) 有關綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍而非其他部分的資本性質的主要工程或並非預期每年支出的開支，並作出供款，計算基準為車站及車廠的建築樓面總面積佔車站及車廠的建築樓面總面積加屋苑所有

Summary of land grant

批地文件的摘要

Summary of the provisions of the Government under Conditions of Exchange No. 20304 dated 12 June 2017 (as rectified by a Deed of Rectification dated 1 August 2022 and registered in the Land Registry by Memorial No. 22081601170068) ("the Land Grant") concerning the following -

A. Term of years under the land grant

The Phase is situated on Site E of Aberdeen Inland Lot No. 467 ("the lot"). The lot is held from the Government under the Land Grant for a term of 50 years from 12 June 2017 and expiring on 11 June

Summary of land grant 批地文件的摘要

Special Condition No. (63)

"Every assignment, mortgage, charge, underletting for more than three years or other alienation of the lot or any part thereof or any interest therein shall be registered at the Land Registry."

Special Condition No. (64)

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Grantee shall not assign, mortgage, charge, part with the possession of or otherwise dispose of the lot or any part thereof or any interest

Summary of land grant

批地文件的摘要

- (4) the right to go pass and repass over and along and to use any common parts of the lot or any common parts of the development on the lot in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the lot or the development on the lot;
- (5) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material, and machinery to enter upon the lot or any part of the development on the lot for the purposes of extending or carrying out maintenance, repair, addition and alteration works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;
- (6) the free and uninterrupted rights of way to and from the Government Accommodation as may

Summary of land grant

批地文件的摘要

Special Condition No. (73)

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

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

Summary of land grant

批地文件的摘要

2. Maintenance

General Condition No. 6

“(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
- (ii) maintain all

Summary of land grant

批地文件的摘要

- (d) The Grantee shall indemnify and keep indemnified the Government, its officers, agents, contractors, workmen and other duly authorized personnel from and against all liabilities, actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen or contractors in connection with the construction, alteration, repair, maintenance and management of the Footbridge Associated Structures, the Future Footbridge Associated Structures and the connection points.
- (e) Throughout the term hereby agreed to be granted, there is reserved unto the Government, its officers, contractors, agents, workmen, employees and other duly authorized personnel with or without tools, equipment, plant, machinery or vehicles free of all costs charges and expenses the right to enter into, upon and through

Summary of land grant
批地文件的摘要

7. Stippled Green Area

Special Condition No. (17)(a)

“(a) The Grantee shall:

- (i) on or before the 30th day of June 2026 or the expiry of 96 months from the Due Date or, if applicable, the Extended Due Date of Site C, whichever is the later or such other date or period as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director

Summary of land grant

批地文件的摘要

10. Government Accommodation

Special Condition No. (29)(a) and (b)

“(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as “the Technical Schedule”) and the plans approved under Special Condition No. (30)(a) hereof, the following accommodation:

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Summary of land grant

批地文件的摘要

24. Mass Transit Railway Protection

Special Condition No. (89)

- “(a) No building works, foundation works or any other works on or within the lot or any part thereof shall damage, interfere with, obstruct or endanger the operation of the Wong Chuk Hang Station, the Wong Chuk Hang Depot or the Mass Transit Railway or any one or more of them and any structures, facilities or installations or tunnels in relation to the Mass Transit Railway (hereinafter collectively referred to as "the Mass Transit Railway Structures and Installations") in or passing through or in the vicinity of the lot or any part thereof. The Grantee shall at his own expense take

Summary of land grant

批地文件的摘要

特別條款第(14)條

「僅為了進行特別條款第(13)條指明的所需工程，綠色範圍的管有權將會在本協議日期當日授予承批人。綠色範圍須於要求時交還予政府，並在任何情況下於署長發信表明此等條款已獲符合並使其滿意之日視為已交還予政府。承批人須在其管有綠色範圍的所有合理時間內准許所有政府及公共車輛及行人自由進入及通過綠色範圍，並確保該項進入的權利不受進行的工程干擾或阻礙，不論有關工程是否依據特別條款第(13)條進行。」

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 vendor) 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 vendor to act for the purchaser as well, and a conflict of interest arises between the vendor and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests ; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
- (d) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

Miscellaneous payments by purchaser

買方的雜項付款

On the delivery of the vacant possession of the parking space to the purchaser, the purchaser is liable to reimburse the vendor for the deposits for the supply of water, electricity and gas to the common parts of the Phase of the Development, whether or not the amount of the deposits is yet to be ascertained at the date on which this sales brochure for parking space is printed.

在向買方交付停車位在空置情況下的管有權時，買方須負責向賣方補還供給發展項目期數的公用部分之水、電力及氣體的按金，不管上述按金的金額在本車位銷售說明書的印製日期仍有待確定與否。

Defect liability warranty period

欠妥之處的保養責任期

Maintenance of slopes
斜坡維修

Not Applicable

不適用

Additional Information
附加資料

1.

The purchaser is required to agree with the vendor in the agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the assignment of the parking space, sub-sell the parking space or transfer the benefit of the agreement for sale and purchase of the parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase

Date of Printing of this Sales Brochure for Parking Space: 10 July 2025

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