

THE
UPTOWN
城軒

SALES BROCHURE
售樓說明書

THE
UPTOWN
城軒

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential

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.

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";
 - 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.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which

shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion

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of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position

validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you

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

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone :	2826 0111
Fax :	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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.

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，

實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

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

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

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。如有疑问，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會
網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

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。

01 INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

The Uptown

Name of the street and street number

6-10 Maidstone Road

(6 Maidstone Road : G/F Shop 2

8 Maidstone Road : Upper floor Units

10 Maidstone Road : G/F Shop 1)

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

24 storeys (The above numbers of storeys have excluded 5 storeys Podium (G/F, 1/F-3/F & 5/F), Refuge Floor, Roof, Lift Machine Room Floor, Water Tank Floor and Upper Roof.)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, Roof, Lift Machine Room Floor, Water Tank Floor and Upper Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

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

Refuge floor (if any) of the multi-unit building

18/F

發展項目名稱

城軒

街道名稱及門牌號數

美善同道6-10號

(美善同道6號：地下商鋪2號

美善同道8號：高層單位

美善同道10號：地下商鋪1號)

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

24層(上述樓層數目並不包括5層高基座平台(地下、1樓至3樓及5樓)、庇護層、天台、升降機機房樓層、水缸樓層及高層天台。)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、天台、升降機機房樓層、水缸樓層及高層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層(如有)

18樓

02 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

Pacific Business Limited

Holding company of the Vendor

Yu Tai Hing Company Limited

Authorized Person for the Development

Mr. Lee Kar-Yan, Douglas

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

Andrew Lee King Fun & Associates Architects Ltd.

Building Contractor for the Development

Yu Wing Construction & Investment Co. Ltd.

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

Gallant

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

Not Applicable

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

Not Applicable

賣方

僑業有限公司

賣方的控權公司

裕泰興有限公司

發展項目的認可人士

李嘉胤先生

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

李景勳、雷煥庭建築師有限公司

發展項目的承建商

裕榮建築置業有限公司

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

何耀棣律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

不適用

03 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
(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.	Not Applicable
(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

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

(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
(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。	不適用
(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

04

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are curtain walls forming part of the enclosing walls of the Development. The thickness of curtain walls of the building is 300mm.

發展項目有構成圍封牆的一部分的幕牆，每幢建築物的幕牆的厚度為300毫米。

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

Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
6/F - 12/F, 15/F - 17/F, 19/F-23/F and 25/F - 33/F 6樓至12樓、15樓至17樓、19樓 至23樓及25樓至33樓	A	Not Applicable 不適用
	B	2.866

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

備註：
不設4樓、13樓、14樓及24樓

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

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

05

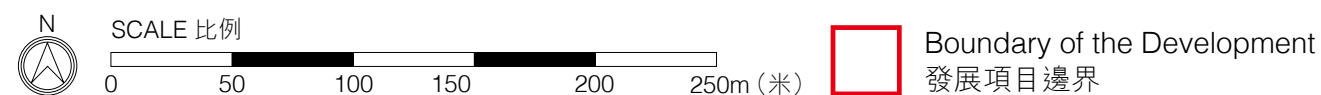
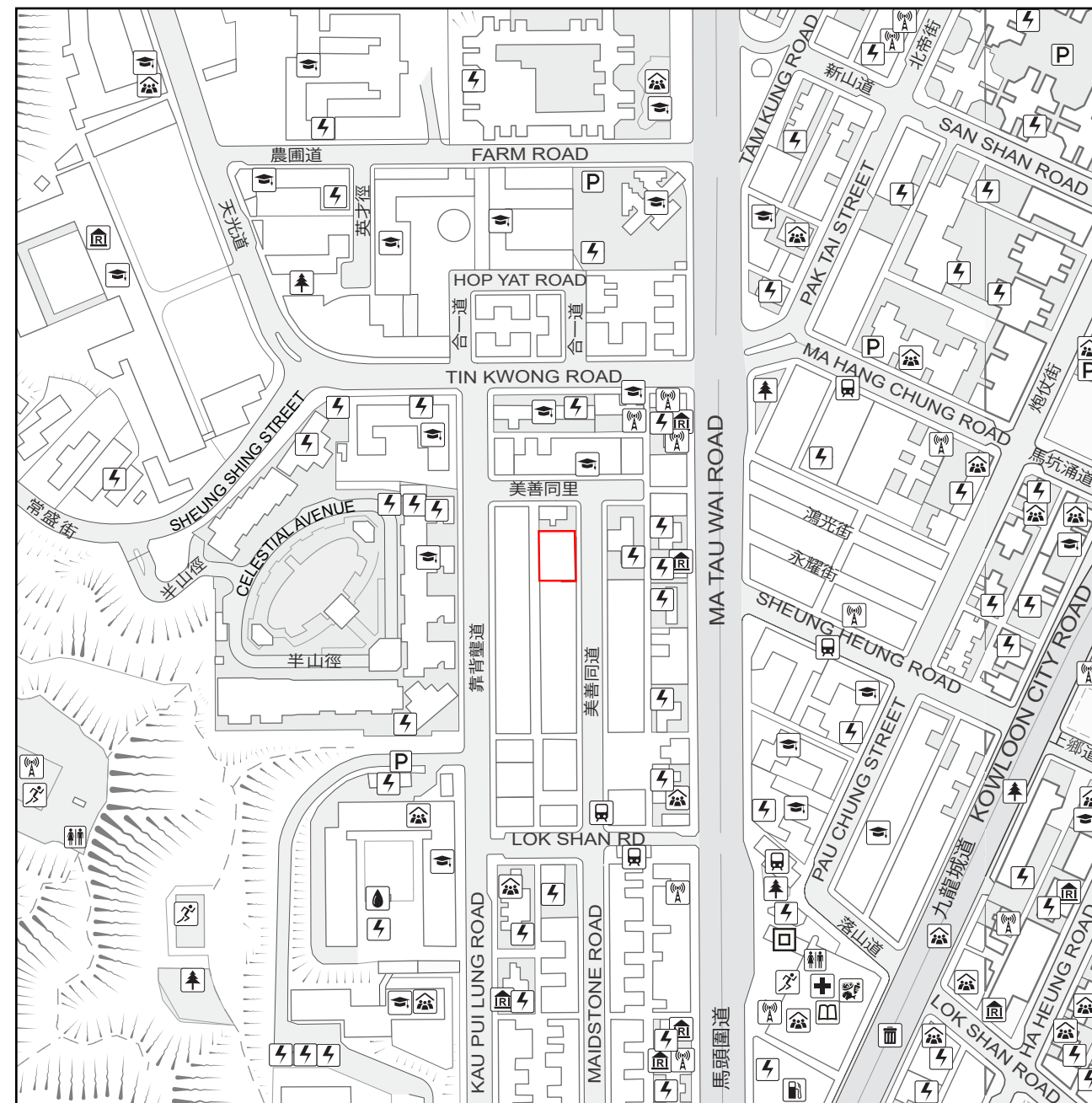
INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

AGW Facility Management Ltd. is appointed as the manager of the Development under the latest draft of Deed of Mutual Covenant in respect of the Development.

發展項目的公契的最新擬稿，韋堅信設施管理有限公司將獲委任為發展項目的管理人。

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



The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

HA HEUNG ROAD 下鄉道 HUNG KWONG STREET 鴻光街 MAIDSTONE LANE 美善同里
TAM KUNG ROAD 譚公道 YING CHOI PATH 英才徑 WING YIU STREET 永耀街

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NE-C dated 27 March 2025 and No. T11-NW-D dated 27 March 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年3月27日出版之數碼地形圖，圖幅編號T11-NE-C及2025年3月27日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。

NOTATION 圖例

Ventilation Shaft for the Mass Transit Railway 香港鐵路的通風井	Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
Library 圖書館	Public Utility Installation 公用事業設施裝置
Petrol Filling Station 油站	Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
Oil Depot 油庫	School (including Kindergarten) 學校 (包括幼稚園)
Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
Clinic 診療所	Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
Refuse Collection Point 垃圾收集站	Public Park 公園
Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)	
Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	
Public Convenience 公廁	

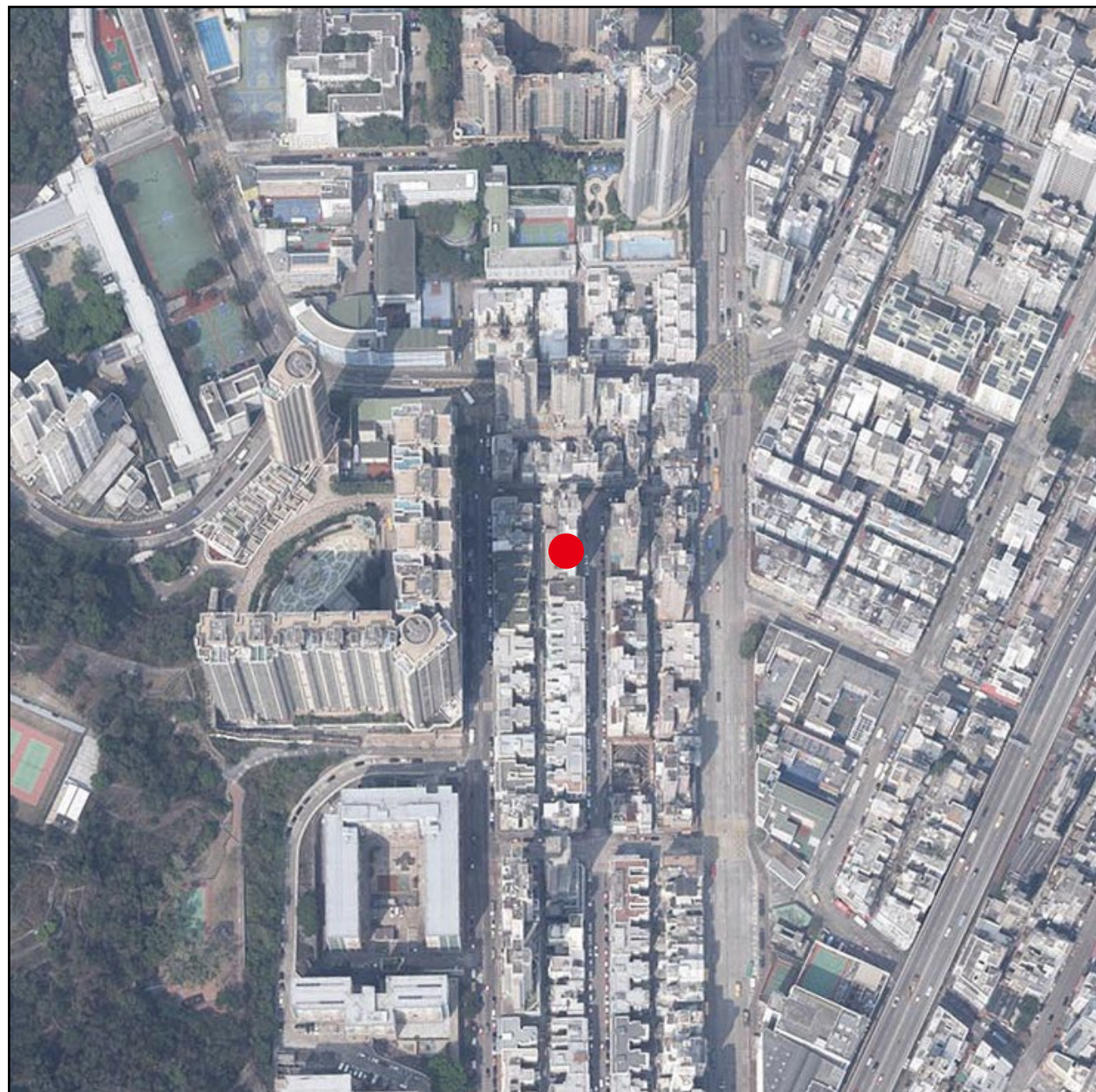
Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

07 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 the Lands Department at a flying height of 6,000 feet, photo No. E218970C, date of flight: 8 March 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E218970C，飛行日期：2024年3月8日。

● Location of the Development
發展項目的位置

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Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

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



This blank area falls outside the coverage of the relevant aerial photograph
有關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 the Lands Department at a flying height of 2,000 feet, photo No. E220879C, date of flight: 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E220879C，飛行日期：2024年3月20日。

Notes:

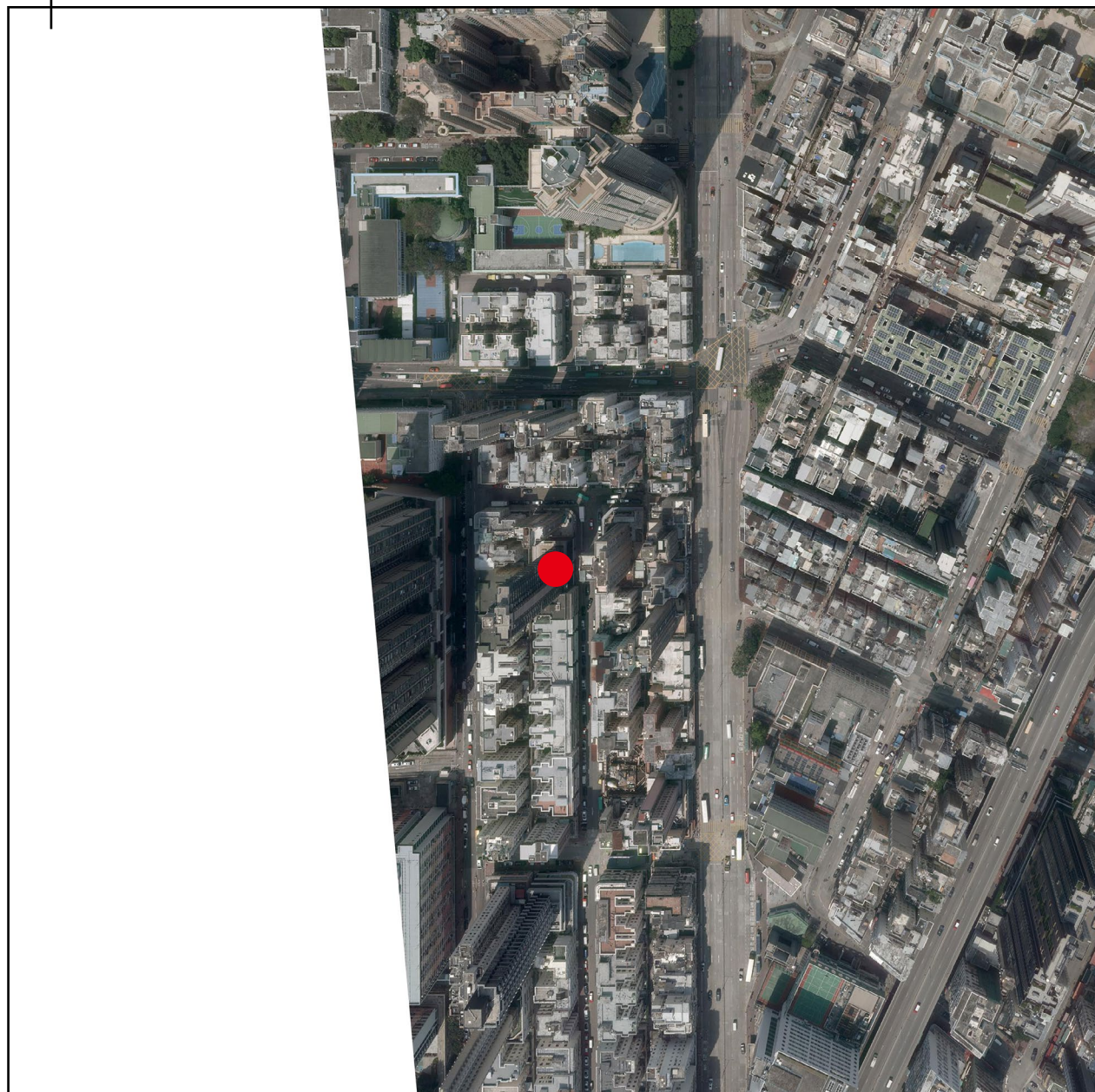
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

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

This blank area falls outside the coverage of the relevant aerial photograph
有關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 the Lands Department at a flying height of 2,000 feet, photo No. E220877C, date of flight: 20 March 2024.

摘錄自地政總署測繪處在2,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E220877C，飛行日期：2024年3月20日。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

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08 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

This zone is covered by other Outline Zoning Plan and falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋及超出發展項目的界線500米之外。



This zone is covered by other Outline Zoning Plan and falls outside 500 metres from the boundary of the Development.
此區域被其他分區計劃大綱圖所覆蓋及超出發展項目的界線500米之外。

Boundary Line of the Development
發展項目邊界

Scale 比例
0 100 200 300 400 500M(米)

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Extract from the approved Ma Tau Kok Outline Zoning Plan (Plan no. S/K10/30), gazetted on 8 September 2023, with adjustments where necessary as shown in red.

摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖(圖則編號S/K10/30)，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	O	Open Space 休憩用地
R(B)	Residential (Group B) 住宅(乙類)	OU	Other Specified Uses 其他指定用途
R(E)	Residential (Group E) 住宅(戊類)	C	Commercial 商業
G/IC	Government, Institution or Community 政府、機構或社區	CDA	Comprehensive Development Area 綜合發展區

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Building Height Control Zone Boundary 建築物高度管制區界線
	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)		Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)

Notes:

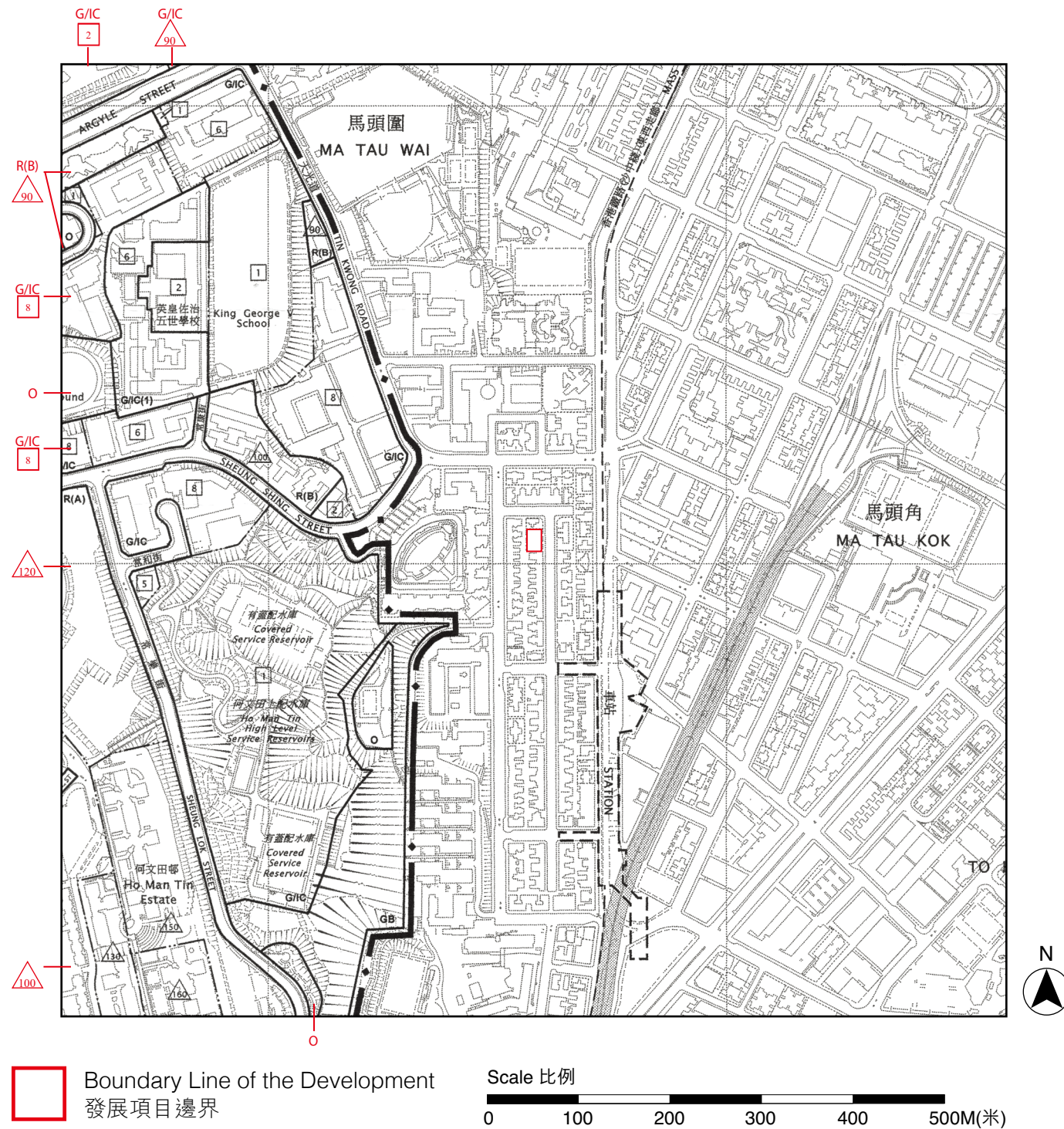
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

08 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

08 關於發展項目的分區計劃大綱圖



Extract from the approved Ho Man Tin Outline Zoning Plan (Plan no. S/K7/24), gazetted on 18 September 2015, with adjustments where necessary as shown in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖(圖則編號S/K7/24)，有需要處經修正處理，以紅色表示。

Notation 圖例

Zones 地帶

R(A)	Residential (Group A) 住宅(甲類)	O	Open Space 休憩用地
R(B)	Residential (Group B) 住宅(乙類)	GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區		

Communications 交通

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

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線		Building Height Control Zone Boundary 建築物高度管制區界線
	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)		Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)

Notes:

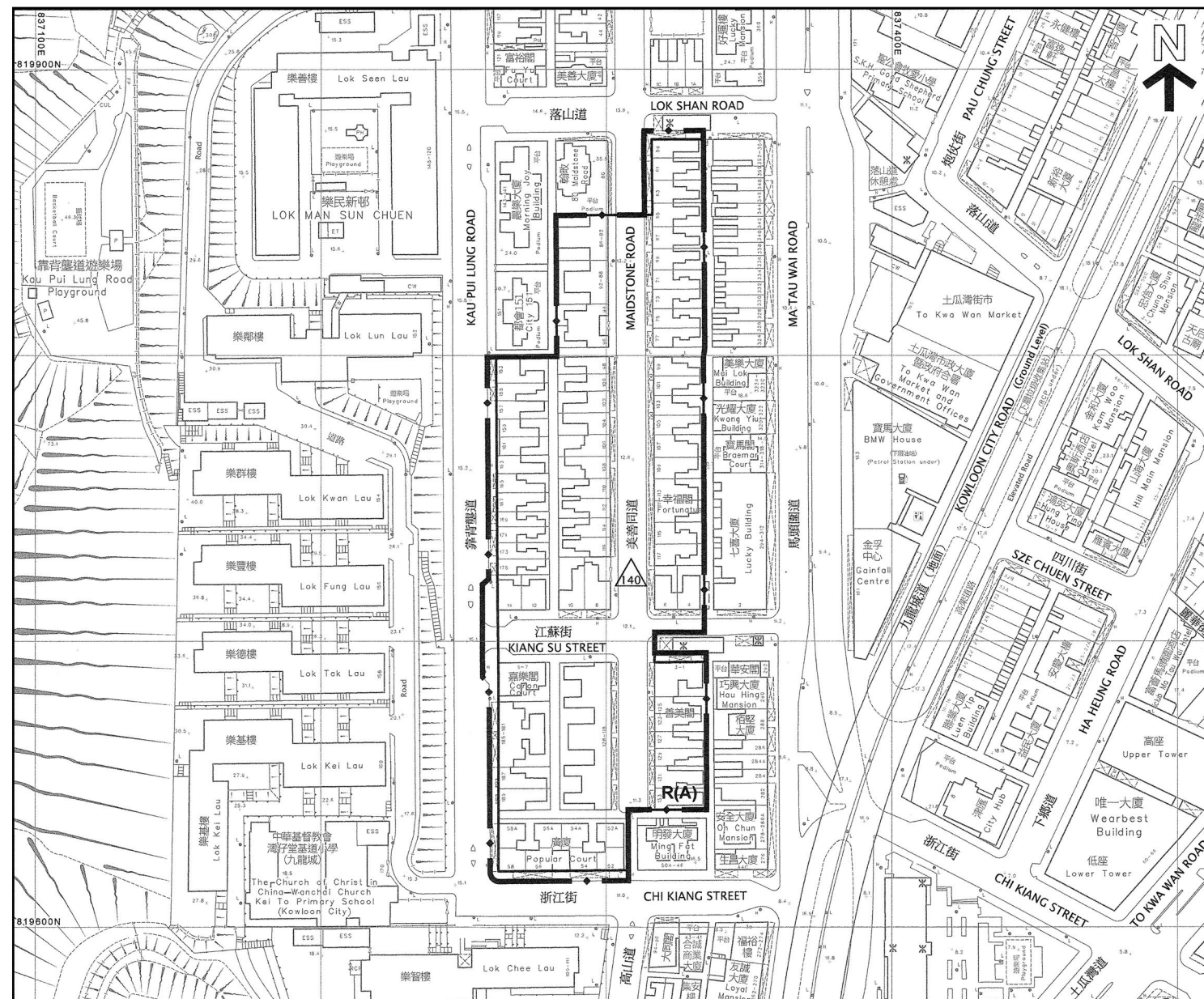
- The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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08 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 08 關乎發展項目的分區計劃大綱圖



Extracted from the Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan No. S/K10/URA2/2 prepared by the Hong Kong Town Planning Board pursuant to the Town Planning Ordinance approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 6 February 2024.

摘錄自行政長官會同行政會議於2024年2月6日根據城市規劃條例第9(1)(a)條核准之香港城市規劃委員會依據城市規劃條例擬備的市區重建局靠背壟道/浙江街發展計劃圖編號S/K10/URA2/2。

Notation 圖例

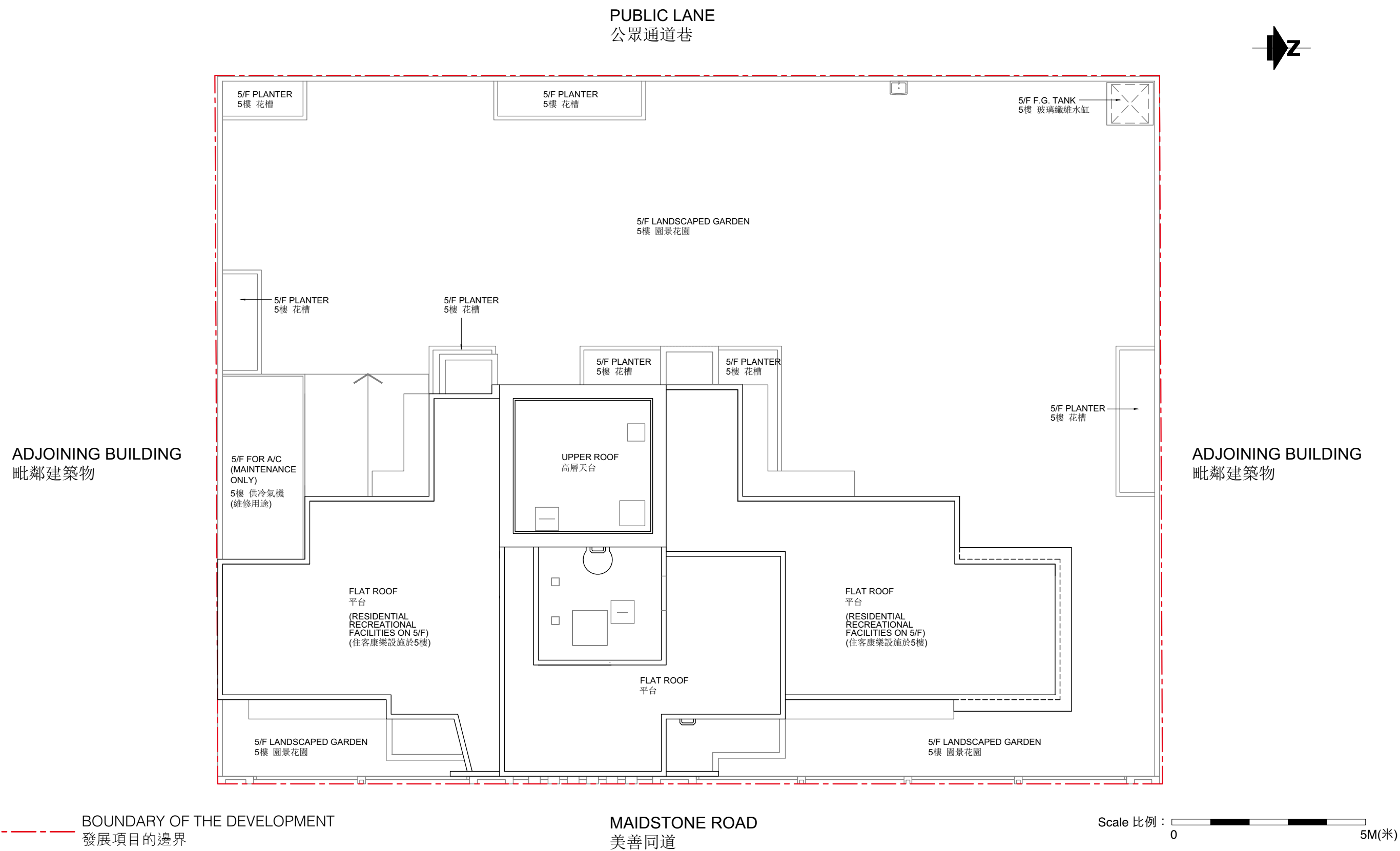
- • — Boundary of Development Scheme
發展計劃範圍界線
- R(A) Residential (Group A)
住宅 (甲類)
- ==+== Major Road and Junction
主要道路及路口
- △140 Maximum Building Height
(In Metres Above Principal Datum)
最高建築物高度
(在主水平基準上若干米)

- Notes:
- The above development scheme plan is available for free inspection at the sales office(s) during opening hours.
 - The Vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 - The development scheme plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

- 備註：
- 上述發展計劃圖可於開放時間向售樓處免費查閱。
 - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 - 由於發展項目的邊界不規則的技術原因，發展計劃圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



圖例 LEGEND

A/C = Air-conditioner 冷氣機
F.G. TANK = Fibreglass Tank 玻璃纖維水缸

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legends of the Floor Plans 樓面平面圖圖例：

	= 150mm Level Difference 150 毫米平面高度改變
A/C P.	= Air-conditioner Platform 冷氣機平台
A.F.	= Architectural Feature 建築裝飾
B.R.	= Bedroom 睡房
BAL.	= Balcony 露台
B.W.	= Bay Window 窗台
B.	= Bathroom 浴室
4.5kg CO ₂ F.E.	= 4.5kg Carbon Dioxide Gas Type Fire Extinguisher 4.5 公斤二氧化碳氣體式滅火筒
DIN.	= Dining Room 飯廳
DN	= Down 落
ELEC. METER ROOM	= Electricity Meter Room 電錶房
F.H.	= Fire Hydrant 消防栓
HR	= Hose Reel 消防喉轆
KIT.	= Kitchen 廚房
LIV.	= Living Room 客廳
M.B.R.	= Master Bedroom 主人睡房
P.D.	= Pipe Duct 管槽
U.P.	= Utility Platform 工作平台
W.M.C.	= Water Meter Cabinet 水錶櫃

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the development".
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」的頁數。

Notes:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

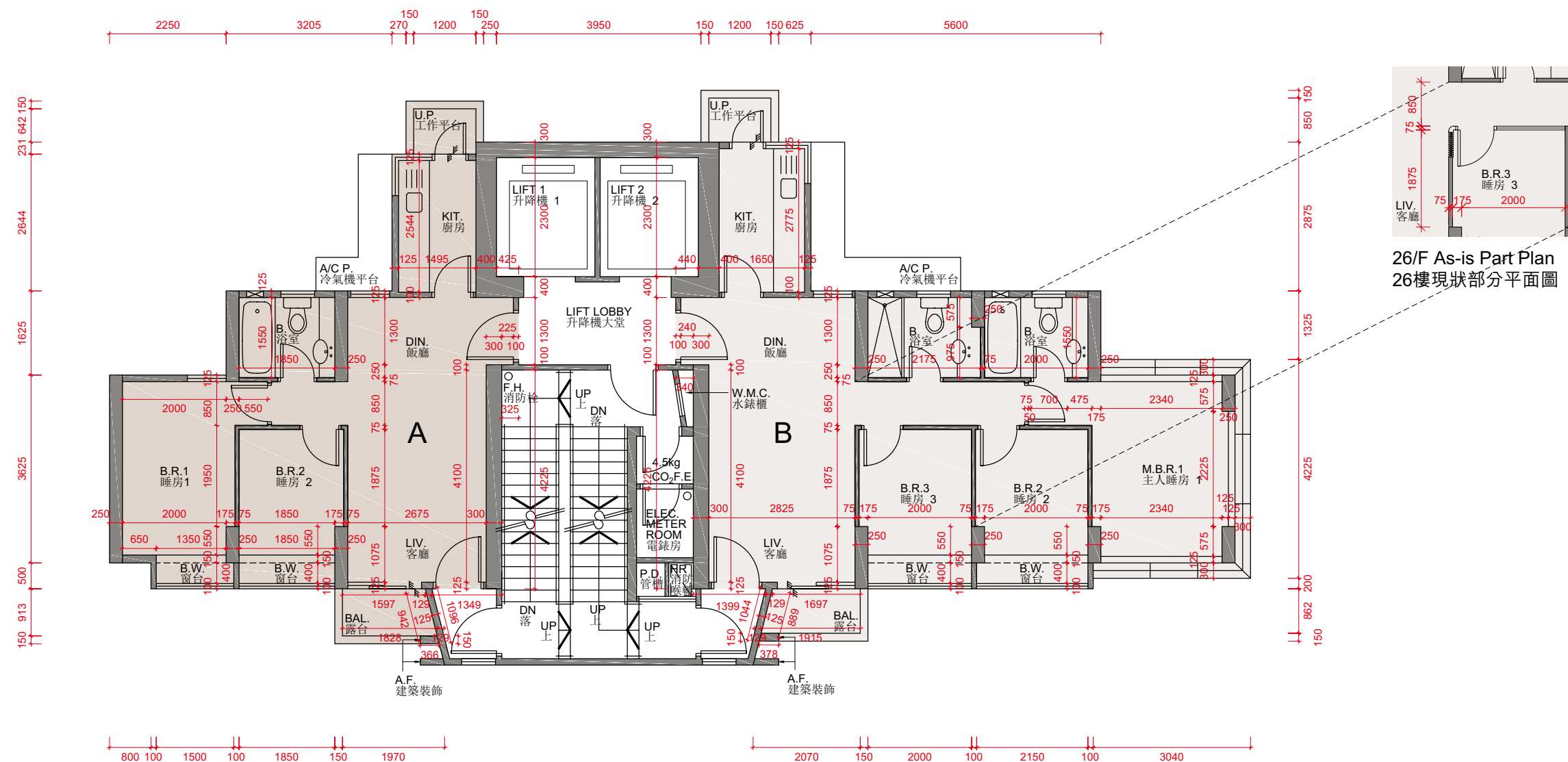
備註：

1. 部分住宅物業的露台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃（如有）等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或實際提供的裝置及設備存在差異，僅供示意及參考之用。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F - 33/F FLOOR PLAN
6樓至12樓、15樓至17樓、19樓至23樓及25樓至33樓樓面平面圖



Notes 備註：

Alteration(s) to the unit are made by way of minor works under the Building Ordinance, please refer to the as-is part plan for such alteration.
單位已進行《建築物條例》下的小型工程的改動工程，有關改動請參閱現狀部分平面圖。

Scale 比例：0 5M(米)

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F - 33/F
 6樓至12樓、15樓至17樓、19樓至23樓及25樓至33樓

Each Residential Property 每個住宅物業	Flat 單位	
	A	B
The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 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）（毫米）	3150	3150
The thickness of 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）	125,150	125,150

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.

- Notes:
- The dimensions of floor plans are all structural dimensions in millimetre.
 - Please refer to Page 18 of this Sales Brochure for notes, legend of the terms and abbreviations shown in the floor plan.

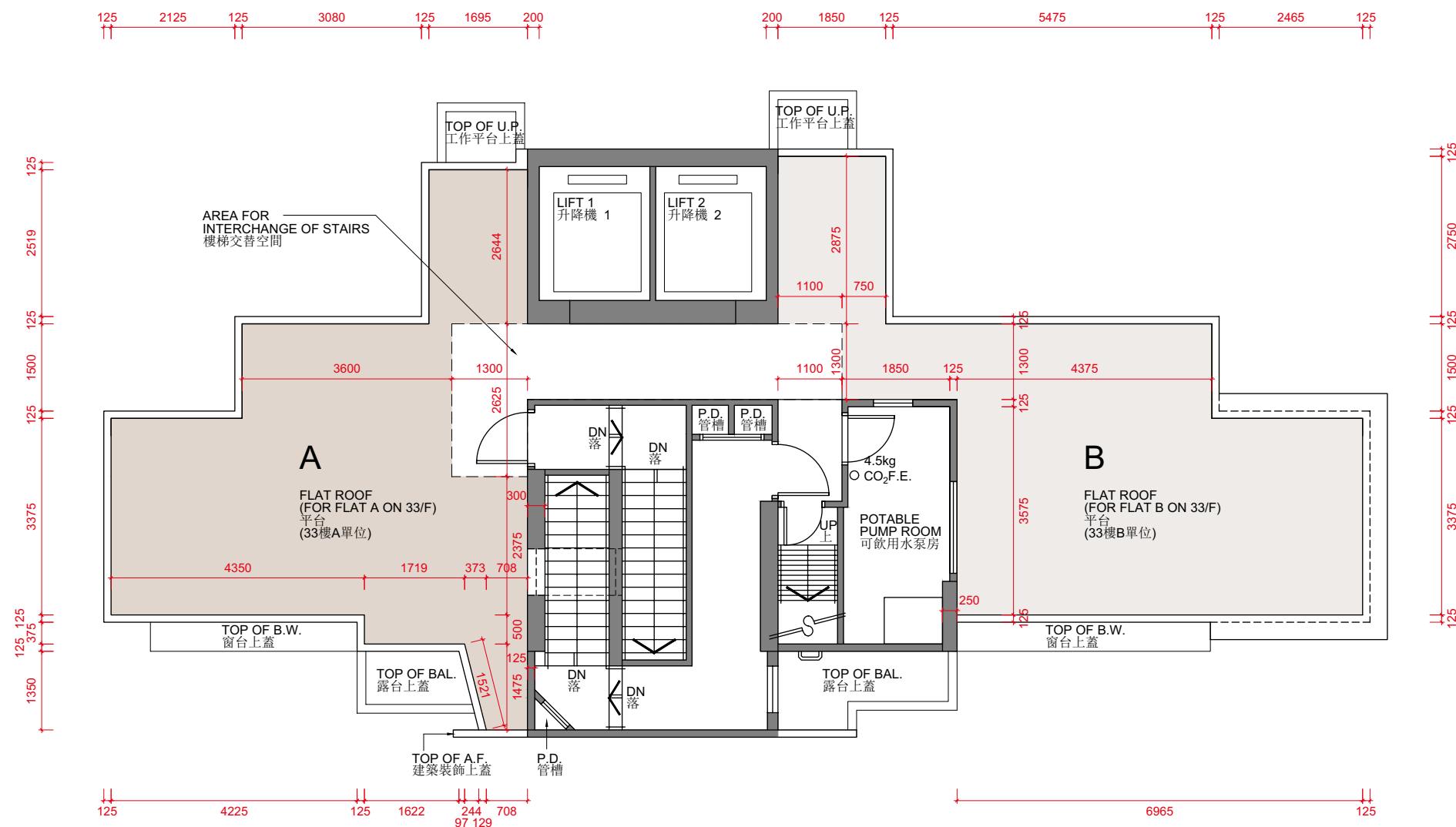
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

- 備註：
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
 - 有關樓面平面圖中顯示之備註、名詞及簡稱之圖例請參閱本售樓說明書第 18 頁。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN 天台樓面平面圖



Scale 比例 : 0 5M(米)

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF 天台

Each Residential Property 每個住宅物業	Flat 單位	
	A	B
The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 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）（毫米）	Not Applicable 不適用	Not Applicable 不適用
The thickness of 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）	Not Applicable 不適用	Not Applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

- Notes:
- The dimensions of floor plans are all structural dimensions in millimetre.
 - Please refer to Page 18 of this Sales Brochure for notes, legend of the terms and abbreviations shown in the floor plan.

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

- 備註：
- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
 - 有關樓面平面圖中顯示之備註、名詞及簡稱之圖例請參閱本售樓說明書第 18 頁。

11 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
The Uptown 城軒	6/F - 12/F, 15/F - 17/F, 19/F-23/F and 25/F - 32/F 6樓至12樓、15樓至17樓、 19樓至23樓及25樓至32樓	A	47.408 (510) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.775 (19)	-	-	-	-	-	-	-	-
		B	65.810 (708) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.175 (23)	-	-	-	-	-	-	-	-
	33/F and Roof 33樓及天台	A	47.408 (510) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	1.775 (19)	-	35.882 (386)	-	-	-	-	-	-
		B	65.810 (708) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	2.175 (23)	-	38.502 (414)	-	-	-	-	-	-

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- Areas in square metres as specified in the above are calculated in accordance with 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 to the nearest integer.

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

- 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計算。
 - 以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。

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

2/F FLOOR PLAN
2樓樓面平面圖



Location, Number, Dimensions and Area of Parking Spaces 停車位位置、數目、尺寸及面積

Type of Parking Space 停車位類別		Location 位置	Number 數量	Dimension (L x W) (m) 尺寸(長 x 闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位面積(平方米)
Residential Parking Space 住客車位	2/F 2樓		1	5.0 x 2.5	12.5
Visitors' Parking Space 訪客車位			1	5.0 x 2.5	12.5
Visitors' Parking Space (Accessible Parking Space) 訪客車位(暢通易達停車位)			1	5.0 x 3.5	17.5
Commercial Parking Space 商用車位			3	5.0 x 2.5	12.5

12 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

3/F FLOOR PLAN
3樓樓面平面圖



Location, Number, Dimensions and Area of Parking Spaces 停車位位置、數目、尺寸及面積

Type of Parking Space 停車位類別	Location 位置	Number 數量	Dimension (L x W) (m) 尺寸(長 x 闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位面積(平方米)
Residential Parking Space 住客車位	3/F 3樓	5	5.0 x 2.5	12.5
Residential Parking Space (Accessible Parking Space) 住客車位(暢通易達停車位)		1	5.0 x 3.5	17.5
Residential Motor Cycle Parking Space 住客電單車位		1	2.4 x 1.0	2.4

13 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; and
 - (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. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
 3. 如買方沒有在訂立該臨時合約的日期之後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。

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant and Management Agreement ("DMC"):

1. "Common Areas" means the Carpark Common Areas, Commercial Common Areas, the Estate Common Areas and the Residential Common Areas.
2. "Common Facilities" means the Carpark Common Facilities, the Commercial Common Facilities, the Estate Common Facilities and the Residential Common Facilities.
3. "Carpark Common Areas" means those parts of the Car Park intended for the common use, benefit and enjoyment of the Owners and occupiers of the Parking Spaces and their bona fide guests, visitors or invitees, including but not limited to, ramps, driveways, passage, carpark entrance, car lift, waiting spaces for the car lift (which are for identification purpose only marked "WAITING" on the Ground Floor Plan, the 2nd Floor Plan and the 3rd Floor Plan annexed to the DMC), fibre glass tank for car park cleansing, lift machine room, pipe duct, run in/out and ancillary accommodation within the Car Park which are for the purpose of identification shown coloured green on the plans annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person and includes such other areas, apparatus, devices, systems and facilities of and in the Car Park as are now or may from time to time be designated as Carpark Common Areas with the approval of a resolution of Owners at the Owners' meeting convened under the DMC but shall not include the Commercial Common Areas, Estate Common Areas and Residential Common Areas provided that if (a) any parts of the Car Park covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the Building Management Ordinance (Cap. 344) ("BMO") and/or (b) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the BMO, are also for the common use, benefit and enjoyment of the Owners and occupiers of the Parking Spaces and their bona fide guests, visitors or invitees, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas.
4. "Carpark Common Facilities" means such pipes, drains, wires, cables, trenches, air-ducts and lighting in the Car Park and also any other installation and facilities in the Car Park installed for the common use and benefit of the Owners and occupiers of the Parking Spaces and their bona fide guests, visitors or invitees and not for the use and benefit of a particular Owner or Owners of any particular Parking Spaces only but shall not include the Commercial Common Facilities, the Estate Common Facilities and the Residential Common Facilities.
5. "Commercial Common Areas" means all those parts of the Development including passages, air handling unit room and such other areas in the Commercial Accommodation from time to time intended for the common use benefit and enjoyment of the Owners and occupiers of the Commercial Units and their bona fide guests, visitors or invitees which for the purpose of identification only are shown and coloured orange on the plans annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person and includes such other areas in the Commercial Accommodation as are now or may from time to time be designated as Commercial Common Areas with the approval of a resolution of Owners at the Owners' meeting convened under the DMC but shall not include the Carpark Common Areas, the Estate Common Areas and the Residential Common Areas PROVIDED THAT if (a) any parts of the Commercial Accommodation covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the BMO and/or (b) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the BMO, are also for the common use, benefit and enjoyment of the Owners and occupiers of the Commercial Units and their bona fide guest, visitors or invitees, such parts shall be deemed to

have been included as, and shall form part of, the Commercial Common Areas.

6. "Commercial Common Facilities" means such facilities and systems in the Land and the Development intended for the common use and benefit of all the Owners and occupiers of the Commercial Units and their bona fide guests, visitors or invitees and not for the use and benefit of a particular Owner or Owners or occupiers for the time being of a Commercial Unit which include (but not limited to) such lightings pipe ducts cable ducts and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services supplied to the Commercial Units, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus along or in the Commercial Common Areas but shall not include the Carpark Common Facilities, the Estate Common Facilities and the Residential Common Facilities.
7. "Estate Common Areas" means those parts of the Development and shall include staircases, passages, those part of the external walls of the Development (including the curtain wall thereof, architectural features thereon) not forming part of the Residential Tower, ramps, lift lobby, lift shafts with lifts installed therein and lift machine room (in which lift motors and other apparatus are installed), entrance lobby, flat roof, upper roof, caretaker room, dog house, drencher inlet & valve, electrical cabinet, electrical room, electrical meter room, emergency generator room, gas valve room, hose reel, transformer room, pipe ducts, telecommunications and broadcasting equipment room, pump room for flushing & potable, fibre glass flushing water tank, fibre glass potable water tank, fire service control panel, fire service & sprinkler inlet, fire service upfeed pump & fire service main pump room, switch room, pump room for sprinkler, refuse storage and material recovery chamber, reinforced concrete water tank for flushing, reinforced concrete water tank for sprinkler, reinforced concrete fire service tank, sprinkler valve cabinet, water meter cabinets and such other areas in the Estate from time to time intended for the common use benefit and enjoyment of all Owners and occupiers of the Development and their bona fide guests, visitors or invitees which are for the purpose of identification shown coloured indigo on the plans annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person and includes such other areas of and in the Development as are now or may from time to time be designated as Estate Common Areas with the approval of a resolution of Owners at the Owners' meeting convened under the DMC but shall not include the Carpark Common Areas, the Commercial Common Areas and Residential Common Areas provided that if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the BMO and/or (b) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the BMO, are also for the common use, benefit and enjoyment of the Owners and occupiers of the Development and their bona fide guests, visitors or invitees, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.
8. "Estate Common Facilities" means such facilities and systems in the Land and the Development intended for the common use and benefit of all the Owners and occupiers of the Development and their bona fide guests, visitors or invitees and not for the use and benefit of a particular Owner or Owners or residents or occupiers for the time being of the Land and the Development which include (but not limited to) lighting pipe ducts, telephone ducts, cable tunnel, cable ducts, and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services supplied to the Estate, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus along or in the Estate Common Areas but shall not include the Carpark Common Facilities, the Commercial Common Facilities and the

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Residential Common Facilities.

9. "Residential Common Areas" means those parts of the Development including staircases, passages, lift lobbies, landscaped garden, dog house, electrical cabinet, pipe ducts, hose reel, planters, potable pump room, pump room for drencher system, reinforced concrete water tank for drencher system, reinforced concrete water tank for potable, sink, air-conditioning platforms (including the grilles, if any, appertaining thereto), external walls of the Residential Tower (including architectural features thereon, curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows which shall form part of the relevant Flat)), water meter cabinets, Residential Recreational Facilities, Disabled Car Parking Spaces, Visitors' Car Parking Spaces, refuge floor on 18/F, top of plant room lobby and such other areas and any other systems, devices and facilities provided or installed in the Residential Tower from time to time intended for the common use benefit and enjoyment of all Owners and residents of the Flats and their bona fide guests, visitors or invitees which are for the purpose of identification shown coloured yellow and yellow hatched black on the plans annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person and includes such other areas of and in the Residential Tower as are now or may from time to time be designated as Residential Common Areas with the approval of a resolution of Owners at the Owners' meeting convened under the DMC but shall not include the Carpark Common Areas, Commercial Common Areas and Estate Common Areas provided that if (a) any parts of the Residential Tower covered by paragraph (a) of the definition of "common parts" set out in Section 2 of the BMO and/or (b) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in Section 2 of the BMO, are also for the common use, benefit and enjoyment of the Owners and residents of the Flats and their bona fide guests, visitors or invitees, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

10. "Residential Common Facilities" means such facilities and systems in the Land and the Development intended for the common use and benefit of all the Owners and residents of the Flats and their bona fide guests, visitors or invitees and not for the use and benefit of a particular Owner or Owners or residents or occupiers for the time being of a Flat which include (but not limited to) lighting pipe ducts, telephone ducts, cable tunnel, cable ducts, and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services supplied to the Flats, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus along or in the Residential Common Areas but shall not include the Carpark Common Facilities, the Commercial Common Facilities and the Estate Common Facilities.

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

Floor	Flat	Undivided Shares for each Flat	Number of Flats	Sub Total
6/F-12/F, 15/F-17/F, 19/F-23/F, 25/F-32/F	A*	48	23	1,104
6/F-12/F, 15/F-17/F, 19/F-23/F, 25/F-32/F	B*	66	23	1,518
33/F	A#	66	1	66
33/F	B#	86	1	86
Sub-total of Residential Tower:				2,774

Notes: (i) There is no designation of 4/F, 13/F, 14/F and 24/F in the Residential Tower
(ii) 18/F is refuge floor
(iii) * means including the balcony and utility platform appertaining thereto
(iv) # means including the balcony, utility platform and flat roof(s) on roof floor

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

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

The Owners shall contribute towards the Management Charges (as defined in the DMC) in respect of the Common Areas and the Common Facilities in the following manner:

- Each Owner of a Unit shall contribute to the Management Charges in respect of the Estate Common Areas and Estate Common Facilities at the rate at which the number of Management Units of the Unit held by the Owner bears to the total number of Management Units of the Estate;
- Each Owner of a Flat shall further contribute to the Management Charges in respect of the Residential Common Areas and Residential Common Facilities at the rate at which the number of Management Units of the Flat held by the Owner bears to the total number of Management Units of the Residential Tower;
- Each Owner of a Commercial Unit shall further contribute to the Management Charges in respect of the Commercial Common Areas and Commercial Common Facilities at the rate at which the number of Management Units of the Commercial Unit held by the Owner bears to the total number of Management Units of the Commercial Accommodation; and
- Each Owner of a Parking Space shall further contribute to the Management Charges in respect of the Carpark Common Areas and Carpark Common Facilities at the rate at which the number of Management Units of the Parking Space held by the Owner bears to the total number of Management Units of the Car Park.

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to three (3) months' Management Charges.

F. Area (if any) in the Development retained by the Vendor for the Vendor's own use

Not Applicable

Notes:

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

14 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據最新大廈公契含管理協議之擬稿(“公契”)：

1. “公用地方”指停車場公用地方、商業公用地方、屋苑公用地方及住宅公用地方。
2. “公用設施”指停車場公用設施、商業公用設施、屋苑公用設施及住宅公用設施。
3. “停車場公用地方”指停車場內擬供車位業主和佔用人及其真正的客人、訪客或受邀者共同使用和享用的停車場部份，包括但不限於坡道、車道、通道、停車場入口、汽車升降機、升降機等候空間(在附於公契的地下層圖則、2樓圖則和3樓圖則上以“等候”標明以供識別之用)，用於停車場清潔的玻璃纖維水缸、升降機機房、管槽、出入口和位於停車場內的附屬地方，在附於公契的圖則(其準確性經認可人士或其代表核實)以綠色顯示作識別之用，及包括經業主於根據公契召開之業主大會中決議批准而不時指定為停車場公用地方的停車場內的其他地方、儀器、設備、系統和設施，但不包括商業公用地方、屋苑公用地方和住宅公用地方，而若(a)“《建築物管理條例》(第344章)(「條例」)第2條所載「公用部分」定義(a)分段所涵蓋的停車場的任何部分及/或(b)條例附表1中指定並包含在條例第2條中「公用部分」定義(b)分段中的任何部分，也供車位的業主和佔用人及其真正的客人、訪客或受邀者共同使用和享用，則該些部分應被視為已被包括在停車場公用地方內，並應構成停車場公用地方的一部分。
4. “停車場公用設施”指停車場內的管道、排水管、電線、電纜、溝渠、風槽和照明設備，以及其他在停車場內安裝的，供所有車位業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用，而非僅為任何特定車位的特定業主享用的裝置和設施，但不包括商業公用設施、屋苑公用設施及住宅公用設施。
5. “商業公用地方”指發展項目內，不時擬供商業單位業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用的部份，包括通道、空氣處理機組室和商業部份中的其他地方，在附於公契的圖則(其準確性經認可人士或其代表核實)以橙色顯示作識別之用，並包括經業主於根據公契召開之業主大會中決議批准而不時指定為商業公用地方的商業部份內的其他地方，但不包括停車場公用地方、屋苑公用地方和住宅公用地方，而若(a)條例第2條所載「公用部分」定義(a)分段所涵蓋的商業部份的任何部分及/或(b)條例附表1中指定並包含在條例第2條中「公用部分」定義(b)分段中的任何部分，也供商業單位的業主和佔用人及其真正的客人、訪客或受邀者共同使用和享用，則該些部分應被視為已被包括在商業公用地方內，並應構成商業公用地方內的一部分。
6. “商業公用設施”指在地段和發展項目內，擬供所有商業單位的業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用，而非僅為個別商業單位的業主或佔用人享用的設施和系統，包括(但不限於)照明管道、電纜管道和其他向商業單位供應淡水或咸水、污水、煤氣、電力及其他服務的設施(不論是否套上導管)、機電裝置、垃圾處理設備、配件、設備、及器具、防火和滅火設備和器具、沿商業公用地方或在其內的安全系統和設備，但不包括停車場公用設施、屋苑公用設施及住宅公用設施。
7. “屋苑公用地方”指發展項目內，不時擬供發展項目的所有業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用的部分，包括樓梯、通道、發展項目外牆(包括其幕牆、建築裝飾)但不構成住宅大樓的部分、坡道、升降機大堂、升降機井道及其內之升降機和升降機機房(內裝有升降機電機和其他器具)、入口大堂、平台、高層天台、管理員室、管道房、水簾入水掣及閘門、電氣櫃、電氣房、電錶房、緊急發電機房、煤氣閥房、消防喉轆、電力變壓房、管道槽、電訊及廣播設備室、沖廁水及食水泵房、玻璃纖維沖廁水缸、玻璃纖維食水缸、消防控制台、消防和灑水器入水掣、消防上送泵和消防主泵房、電掣房、灑水器泵房、垃圾儲存及材料回收房、鋼筋混凝土沖廁水缸、鋼筋混凝土灑水器水缸、鋼筋混凝土消防水缸、灑水器閥櫃、水錶櫃及發展項目內的其他地方，在附於公契的圖則(其準確性經認可人士或其代表核實)以靛藍色顯示作識別之用，並包括經業主於根據公契召開之業主大會中決議批准而不時指定為屋苑公用地方的發展項目內的其他地方，但不包括停車場公用地方、商業公用地方和住宅公用地方，而若(a)條例第2條所載「公用

部分」定義(a)分段所涵蓋的商業部份的任何部分及/或(b)條例附表1中指定並包含在條例第2條中「公用部分」定義(b)分段中的任何部分，也供發展項目的業主和佔有人及其真正的客人、訪客或受邀者共同使用及享用，則該些部分應被視為已被包括在屋苑公用地方內並應構成屋苑公用地方的一部分。

8. “屋苑公用設施”指在地段和發展項目內，擬供發展項目的所有業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用，而非僅供個別發展項目業主或住戶或佔用人所享用的設施和系統，當中包括(但不限於)照明管道、電話管道、電纜隧道、電纜管道和其他向發展項目供應淡水或咸水、污水、煤氣、電力及其他服務的設施(不論是否套上導管)、機電裝置、垃圾處理設備、配件、設備及器具、防火和滅火設備和器具、沿屋苑公用地方或在其內的安全系統和設備，但不包括停車場公用設施、商業公用設施及住宅公用設施。
9. “住宅公用地方”指發展項目內，不時擬供發展項目的所有業主和佔用人及其真正的客人、訪客或受邀者共同使用及享用的部分，包括樓梯、通道、電梯大堂、園景花園、管道房、電氣櫃、管道槽、消防喉轆、花槽、食水泵房、水簾系統泵房、鋼筋混凝土水簾系統水缸、鋼筋混凝土食水水缸、水槽、空調平台(包括附屬的格柵，如有的話)、住宅大樓外牆(包括其上之建築裝飾、幕牆或其任何部分(包括窗框、玻璃面板、鉸鏈、鎖、把手、鑄入錨、墊圈、窗戶密封膠和幕牆的其他部件，其中不可開啟的窗戶和其窗框、玻璃面板、鑄入錨、墊圈、窗戶密封劑和此類不可開啟窗戶的其他部件，但不包括安裝於幕牆的所有可開啟窗戶和包圍其玻璃面板的窗框、玻璃面板、鉸鏈、鎖具、把手、鑄入錨、墊圈、窗戶密封劑和此類可開啟窗戶的其他組件(應構成相關住宅單位的一部分))、水錶櫃、住宅康樂設施、傷殘人士停車位、訪客停車位、18樓的庇護層、機房大堂上蓋和住宅大樓內的其他地方，在附於公契的圖則(其準確性經認可人士或其代表核實)以黃色和黃色間黑斜線顯示作識別之用，並包括經業主於根據公契召開之業主大會中決議批准而不時指定為住宅公用地方的住宅大樓的其他地方，但不包括停車場公用地方、商業公用地方和屋苑公用地方，而若(a)條例第2條所載「公用部分」定義(a)分段所涵蓋的住宅大樓的任何部分及/或(b)條例附表1中指定並包含在條例第2條中「公用部分」定義(b)分段中的任何部分，也供住宅單位的業主和住戶及其真正的客人、訪客或受邀者的共同使用和享用，則該些部分應被視為已被包括在住宅公用地方內並應構成住宅公用地方的一部分。
10. “住宅公用設施”指在地段和發展項目內，擬供所有住宅單位的業主、住戶及其真正的客人、訪客或受邀者共同使用及享用，而非僅供個別住宅單位的業主、住戶或佔用人享用的設施和系統，包括(但不限於)照明管道、電話管道、電纜隧道、電纜管道和其他向住宅單位供應淡水或咸水、污水、煤氣、電力及其他服務的設施(不論是否套上導管)、機電裝置、垃圾處理設備、配件、設備及器具、防火和滅火設備和器具、沿住宅公用地方或在其內的安全系統和設備，但不包括停車場公用設施、商業公用設施及屋苑公用設施。

14 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	每個單位的不分割份數	單位數目	小計
6樓至12樓，15樓至17樓， 19樓至23樓，25樓至32樓	A*	48	23	1,104
6樓至12樓，15樓至17樓， 19樓至23樓，25樓至32樓	B*	66	23	1,518
33樓	A#	66	1	66
33樓	B#	86	1	86
住宅大樓小計：				2,774

備注：(i) 住宅大樓不設4樓、13樓、14樓和24樓
(ii) 18樓為庇護層
(iii) *指包括其附屬的露台及工作平台
(iv) #指包括露台、工作平台和位於天台之平台

C. 發展項目管理人的委任年期

本發展項目管理人的首個任期為自公契日期起計為期兩(2)年，並隨後續任，除非及直至根據公契條款終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

業主應按以下方式繳納公用地方和公用設施的管理費(如公契所定義)：

- (i) 就屋苑公用地方及屋苑公用設施，每個單位的擁有人應按照其持有的單位管理份數相對屋苑的管理份數總數的比例繳納管理費。
- (ii) 就住宅公用地方和住宅公用設施，每個住宅單位的擁有人應按照其持有的住宅單位管理份數相對於住宅大樓的管理份數總數的比例進一步繳納管理費。
- (iii) 就商業公用地方和商業公用設施，每個商業單位的擁有人應按照其持有的商業單位管理份數相對於商業部份的管理份數總數的比例進一步繳納管理費。
- (iv) 就停車場公用地方和停車場公用設施，每位停車位擁有人應按照其持有的停車位管理份數相對於停車場的管理份數總數的比例進一步繳納管理費。

E. 計算管理費按金的基準

管理費按金金額相當於3個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍

不適用

備注：
1. 除非本售樓書另行定義，上文所採用之詞彙與公契中該等詞彙具備相同涵義。
2. 請查閱最新公契擬稿以了解全部詳情。完整公契的擬稿於售樓處在開放時間內供免費查閱，並可應要求及在支付所需影印費後取得最新公契擬稿之複印本。

1. The development is situated on Kowloon Inland Lot No. 7456, Kowloon Inland Lot No. 7455, Kowloon Inland Lot No. 7453 and Section C of Kowloon Inland Lot No. 6466 (collectively the "Lots").
2. Kowloon Inland Lot No. 7456 is held under a Government Lease dated 7 December 1967 as varied or modified by a Modification Letter dated 11 January 2021 and registered in the Land Registry by Memorial No. 21012200320018 ("Modification Letter 1").
3. Kowloon Inland Lot No. 7455 is held under a Government Lease dated 30 May 1968 as varied or modified by a Modification Letter dated 11 January 2021 and registered in the Land Registry by Memorial No. 21012200320028 ("Modification Letter 2").
4. Kowloon Inland Lot No. 7453 is held under a Government Lease dated 27 March 1968 as varied or modified by a Modification Letter dated 11 January 2021 and registered in the Land Registry by Memorial No. 21012200320040 ("Modification Letter 3").
5. Section C of Kowloon Inland Lot No. 6466 is held under a Conditions of Grant No.5111 dated 2 December 1954 as varied or modified by a Modification Letter dated 11 January 2021 and registered in the Land Registry by Memorial No. 21012200320035 ("Modification Letter 4").
6. Each of the Lots is held for a term of 75 years commencing from the 13th day of December 1954 with a right of renewal for a further term of 75 years.
7. Clause No. (2) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (2) of the First Schedule to the Modification Letter 4 stipulates that:
 - (a) Subject to sub-clause (b) of this Special Condition, the Lots 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 godown, hotel and petrol filling station) purposes.
 - (b) Any building or part of any building erected or to be erected on the Lots shall not be used for any purpose other than the following:
 - (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
 - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
 - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.
 - (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (16) (as may be varied under Special Condition No. (18) hereof) and (17) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the lessee.
 - (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the lessee.
8. Government Lease of Kowloon Inland Lot No. 7456, Kowloon Inland Lot No. 7455 and Kowloon Inland Lot No. 7453 each requires the lessee:
 - (I) will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at the said Lessees' own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works (hereinafter referred to as "the Director of Public Works").
 - (II) will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director of Public Works and shall be recoverable in the nature of rent in arrear.
9. Government Lease of Kowloon Inland Lot No. 7456, Kowloon Inland Lot No. 7455 and Kowloon Inland Lot No. 7453 each provides that:
 - (I) it shall and may be lawful to and for Her said Majesty by the Director of Public Works or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following within which time the said Lessees will repair and amend the same accordingly.
 - (II) Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the Director of Public Works and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.
10. General Condition No. 8 of Conditions of Grant No.5111 stipulates that:
The lessee shall not permit sewage or refuse water to flow from the new lot on to any of the adjoining lands or any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of the new lot, and in carrying out any works or excavation on the new lot no excavated earth shall be deposited on the new lot or (where so permitted) on land adjoining, in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains, and all such slopes shall be properly turfed and, if necessary, secured in place by means of masonry toe walls. The lessee shall see that all refuse matters are properly removed daily from off the premises.
11. General Condition No. 10 of Conditions of Grant No.5111 stipulates that:
Any private streets or roads and scavenging or other lanes which may be formed shall be sited to the satisfaction of the Director of Public Works and included in or excluded from the area to be leased as may be determined by him and in

either case shall be handed over to Government free of cost if so required. Where taken over by Government the surfacing, kerbing and channeling shall be carried out by Government at the cost of the lessee and thereafter maintained at public expense but where remaining part of the area leased or to be leased such streets roads or lanes shall be surfaced kerbed channelled and maintained by and at the expense of the lessee to the satisfaction in all respects of the Director of Public Works.

12. General Condition No. 12(a) of Conditions of Grant No.5111 stipulates that:

Should the lessee neglect or fail to comply with these conditions or of any of the Special Conditions hereinafter specified the Crown shall have full power to retain the property so surrendered or agreed to be surrendered by the lessee and also to re-enter and take possession of the new lot and thereupon this Agreement and the rights of the lessee thereunder shall absolutely cease and determine but without prejudices nevertheless to the remedies and claims of the Crown in respect of any antecedent breach non-observance or non-performance of the terms and conditions hereof.

13. Clause No. (1) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (1) of the First Schedule to the Modification Letter 4 stipulates that each of the Lots shall not be developed or redeveloped except jointly as a single development. The decision of the Director of Lands (hereinafter referred to as "the Director") as to whether the Lots are jointly developed or redeveloped as a single development shall be final and binding on the lessee.

14. Clause No. (3) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (3) of the First Schedule to the Modification Letter 4 stipulates that:

No tree growing on the Lots 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.

15. Clause No. (4) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (4) of the First Schedule to the Modification Letter 4 stipulates that:

The lessee shall at his own expense landscape and plant with trees and shrubs any portion of the Lots 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.

16. Clause No. (7) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (7) of the First Schedule to the Modification Letter 4 stipulates that:

- (a) The lessee may erect, construct and provide within the Lots such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5)(c) hereof, any part of the Facilities provided within the Lots in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the Lots and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof;
 - (ii) the lessee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities in all respects to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the Lots and their bona fide visitors and by no other person or persons.

17. Clause No. (8) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (8) of the First Schedule to the Modification Letter 4 stipulates that:

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

approved in writing by the Director.

- (b) ...
- (c) Office accommodation provided within the Lots in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof.

18. Clause No. (9) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (9) of the First Schedule to the Modification Letter 4 stipulates that:

- (a) Quarters for watchmen or caretakers or both may be provided within the Lots subject to the following conditions:
 - (i) that such quarters shall be located in one of the blocks of residential units erected on the Lots or in such other location as may be approved in writing by the Director; and
 - (ii) that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lots.
- (b) ...
- (c) Quarters for watchmen or caretakers or both provided within the Lots in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof.

19. Clause No. (10) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (10) of the First Schedule to the Modification Letter 4 stipulates that:

- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lots provided that:
 - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Lots and the building or buildings erected or to be erected thereon.
 - (ii) the location of any such office shall first be approved in writing by the Director.

- (b) ...
- (c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof.

20. Clause No. (15)(a) and (b) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (15)(a) and (b) of the First Schedule to

the Modification Letter 4 stipulates that:

- (a) The lessee shall have no right of ingress or egress to or from the Lots for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed hereto or at such other points as may be approved in writing by the Director.
- (b) Subject to sub-clause (a) of this Special Condition, passage of motor vehicles within the Lots is permitted.

21. Clause No. (16) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2 and Modification Letter 3 and Clause No. (16) of the First Schedule to the Modification Letter 4 stipulates that:

- (a) (i) Spaces shall be provided within the Lots to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lots and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected on or to be erected on the Lots as set out in the table below (unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 26.7 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 15.2 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5.1 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.9 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.4 residential units or part thereof
Not less than 160 square metres	One space for every 1.12 residential units or part thereof

- (ii) ...
- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lots shall be provided within the Lots to the satisfaction of the Director, at the following rates subject to a minimum of 2 such spaces being provided within the Lots:
 - (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the Lots, at a rate of 2 spaces for every such block of residential units; or
 - (II) at such other rates as may be approved by the Director.
- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Spaces shall be provided within the Lots 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 gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lots for office purposes; and
 - (II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the Lots to be used for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clause (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.
- (iii) The spaces provided under sub-clause (b)(i)(I) and (b)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the Lots for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors

- or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (c) (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (18) hereof), (a)(iii) and (b)(i) of this Special Condition, the lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the lessee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Persons.
- (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374), any regulation made thereunder and any amending legislation, and belonging to the persons respectively set out under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) (i) Spaces shall be provided within the Lots to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, (Cap. 374), any regulations made thereunder and any amending legislation, at a rate of one space for every 100 residential units or part thereof in the building or buildings or part or parts of the building or buildings erected or to be erected on the Lots or at such other rates as may be approved by the Director (hereinafter referred to as "the Residential Motor Cycle Parking Spaces").
- (ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lots and their bona fide guests, visitors or invitees and

in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

22. Clause No. (17)(a) and (b) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

- (a) Spaces shall be provided within the Lots to the satisfaction of the Director for the loading and unloading of goods vehicles at the rate of one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the Lots for office purposes.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

23. Clause No. (20) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

- (a) The Residential Parking Spaces and Residential Motor Cycle Parking Spaces shall not be:
 - (i) assigned except
 - (I) together with undivided shares in the Lots 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 Lots; or
 - (II) to a person who is already the owner of undivided shares in the Lots with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lots; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lots.

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

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

24. Clause No. (22) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lots in accordance with Special Condition Nos. (16) (as may be varied under Special Condition No. (18) hereof) and (17) hereof, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance (Cap. 123), any regulations made thereunder and any amending legislation) shall be deposited with the Director. ...The said parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (16) and (17) hereof. The lessee shall maintain the parking, loading and unloading spaces and other spaces, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lots or any building or structure thereon shall be used for parking purposes.

25. Clause No. (23) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

The lessee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lots 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 Lots at such premium as he may determine.

26. Clause No. (24) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 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 Lots 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 Lots or any part thereof or any other works required to be done by the lessee under these Conditions, or for any other purpose, the lessee 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 Lots and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The lessee shall at all times during the term granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition (23) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lots or from any adjacent or adjoining Government or leased land, the lessee 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 lessee 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 lessee 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 lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

27. Clause No. (25) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lots or any part or parts thereof, the lessee 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 lessee shall neglect or fail to carry out the required monitoring

works, the Director may forthwith execute and carry out the monitoring works and the lessee shall on demand repay to the Government the cost thereof.

28. Clause No. (26) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the Lots, or from other areas affected by any development of the Lots 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 lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The lessee 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 lessee, remove the waste from and make good any damage done to the Government properties and the lessee shall pay to the Government on demand the cost thereof.

29. Clause No. (27) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

The lessee 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 Lots or any part or parts thereof (hereinafter collectively referred to as "the Services"). The lessee 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 lessee 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 lessee 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 Lots 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 lessee shall pay to the Government on demand the cost of such works). If the lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lots or any part or parts thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the lessee shall pay to the Government on demand the cost of such works.

30. Clause No. (28) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

- (a) The lessee 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 Lots 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 Lots, and the lessee 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 Lots 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 lessee for any loss or damage thereby occasioned and the lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the lessee 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 lessee at his own cost and upon demand be handed over by the lessee to the Government for future maintenance thereof at the expense of the Government and the lessee 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 lessee 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 lessee shall pay to the

Government on demand the cost of such works.

31. Clause No. (29) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

Wherever in the covenants and conditions herein contained it is provided that:

- (a) Government or its duly authorized officers shall or may carry out works of any description on the Lots or any part or parts thereof or outside the Lots (whether on behalf of the lessee or on the failure of the lessee to carry out such works or otherwise) at the cost of the lessee or that the lessee shall pay or repay to the Government or to its duly authorized officers on demand 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; or
- (b) prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

32. Clause No. (32) of the Second Schedule to each of the Modification Letter 1, Modification Letter 2, Modification Letter 3 and Modification Letter 4 stipulates that:

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

Note:

For full details, please refer to the Land Grant which is available for inspection during opening hours at the sales office and copies will be provided on payment of photocopying charges.

1. 發展項目位於九龍內地段第7456號、九龍內地段第7455號、九龍內地段第7453號及九龍內地段第6466號C分段（統稱「該地段」）。
2. 九龍內地段第7456號是根據1967年12月7日訂立的政府租契持有，該政府租契經由日期為2021年1月11日並在土地註冊處以註冊摘要第21012200320018號註冊的修訂書（「修訂書1」）修訂或修改。
3. 九龍內地段第7455號是根據1968年5月30日訂立的政府租契持有，該政府租契經由日期為2021年1月11日並在土地註冊處以註冊摘要第21012200320028號註冊的修訂書（「修訂書2」）修訂或修改。
4. 九龍內地段第7453號是根據1968年3月27日訂立的政府租契持有，該政府租契經由日期為2021年1月11日並在土地註冊處以註冊摘要第21012200320040號註冊的修訂書（「修訂書3」）修訂或修改。
5. 九龍內地段第6466號C分段於1954年12月2日根據批地條件第5111號持有，並經由日期為2021年1月11日並在土地註冊處以註冊摘要第21012200320035號註冊的修訂書（「修訂書4」）修訂或修改。
6. 該地段的批租年期為由1954年12月13日起計75年，並有可續期75年的權利。
7. 修訂書1、修訂書2和修訂書3各自的附表二第(2)條和修訂書4附表一的第(2)條訂明：
 - (a) 除本特別條款第(b)款另有規定外，該地段或其任何部分或在其上已建或將建的任何建築物或建築物之部分除用作非工業用途（不包括倉庫、酒店和加油站）外，不得用作任何其他用途。
 - (b) 在該地段上已建或將建的任何建築物或建築物之部分除用作以下用途外，概不可作任何其他用途：
 - (i) 就最低三樓層而言，作非工業用途（不包括倉庫、酒店及加油站），惟為免存疑，如有地庫樓層，則不論其大小或樓面面積，就本條而言該地庫樓層將被視為一個樓層，其用途亦受本特別條款第(b)(iii)款的規定進一步受到限制；
 - (ii) 就其餘樓層而言（但如地庫樓層多於三層，不包括任何在最低三樓層以上的地庫樓層（如已建）），作私人住宅用途；和
 - (iii) 就任何地庫樓層（如已建）而言，不論是最低三樓層還是在最低三樓層以上的地庫樓層，作非工業用途（不包括住宅、倉庫、酒店和加油站）。
 - (c) 任何僅用作設置根據特別條款第(16)條（可按特別條款第(18)條作出修訂）和第(17)條規定所提供的停車位、上落貨

停車位，機房或兩者的樓層，不可計入本特別條款第(b)款所指的樓層之一。地政總署署長對樓層的用途是否本特別條款所允許的用途的決定將作為最終決定並對承租人有約束力。

- (d) 就本特別條款而言，署長對於什麼構成一個或多個樓層的決定應為最終決定，並對承租人具有約束力。

8. 九龍內地段第7456號、九龍內地段第7455號及九龍內地段第7453號之政府租契均要求承租人：

- (I) 此後不時和任何時候及每當有需要時或情況要求時，必須及將會自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或此後任何時間位於該片或該地段上之宅院或物業單位及所有豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、樹籬、溝渠、欄杆、燈、行人路、水廁、水槽、排水溝和水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下的工務局局長滿意為止（以下簡稱為「該工務局局長」）。
- (II) 將在此批地期間不時按需要承擔、支付和允許以合理的份數和比例來支付有關建造、建築、維修和修改所有或任何本文協定批租的該處與附近或毗鄰的其他處所共用的任何部分之內或屬於該建築的所有或任何道路、行人路、渠道、圍欄、共用牆、通風裝置、私人或公共污水渠及排水渠，有關的付款比例由該工務局局長釐定和確定，並可當作欠繳地租的性質追討。

9. 九龍內地段第7456號、九龍內地段第7455號及九龍內地段第7453號政府租契分別訂明：

- (I) 陛下有權通過該工務局局長或代表他行事的任何人士在租期期間每年2次或以上在日間所有合理時間內進入上述予以批租的處所，以便視察、搜索及查看該處所，並對每次視察發現的所有頹敗、缺陷及需要維修及修正的地方向上述處所或其中的某些部分發出或留下書面通知及要求承租人在三個月內就上述問題進行維修和修改。承租人須在其後的三個曆月內進行相應的修理和修改。
- (II) 如果為改善殖民地或任何其他公共目的，陛下有權向承租人在發出三個曆月的通知後，並且根據該工務局局長公平客觀地估值該地段及在其上面的建築物，並向承租人作出全面合理的賠償，從而收回、進入和再佔管該處所全部或任何部分。本項權利一旦行使，此政府租契的租期和產業權將分別終止、終結及無效。

10. 批地條件第5111號的一般條款第8條規定：

承租人不得允許污水或廢水從新地段流入任何毗鄰的地段或任何腐爛的、惡臭的、有毒的、排泄物性質的或其他廢物放置在新地段的任何部分，並在新地段進行任何工程或挖掘工程時，在新地段或在毗鄰的地段上存放已挖掘的泥土時（如允許的情況下），不得導致已挖掘泥土的斜坡暴露在雨水中被侵蝕和沖刷，同時所有該等斜坡均須適當鋪上草皮，並在必要時以磚石腳牆加以鞏

固。承租人須確保每日妥善清理處所內的所有廢物。

11. 批地條件第5111號的一般條款第10條規定：

任何需要鋪設的私家街道、道路、通道及其他巷道均應鋪設於工務局局長滿意的位置，並由局長決定納入或不涵蓋於本文協定的批租區域內，無論是否包含在批租區域內，此等私家街道、道路、通道及其他巷道必須在政府要求時免費交還政府。若向政府移交上述街道、道路、通道及其他巷道，則該等道路的路面鋪設、建造路緣及管道工程應由承租人出資並由政府進行，而此後則以公帑維護。如果上述私人街道、道路、通道及其他巷道仍作為批租區域的一部分，則承租人須自費以令局長滿意的方式在該等道路執行路面鋪設、建造路緣、管道及維護工程。

12. 批地條件第5111號的一般條款第12(a)款規定：

如果承租人疏忽或未能遵守此等條件或下文規定的其他特別條款，政府有權保留承租人退回或同意退回的物業，並重新管有新地段，本協議以及承租人在本協議下的權利則會完全終止及終結，但不影響政府就任何先前違反、不遵守或不履行條款和條件而提出的補救和索賠。

13. 修訂書1、修訂書2和修訂書3各自的附表二第(1)條和修訂書4附表一的第(1)條規定除非聯合作為一個單一項目，否則每個別該地段不得單獨開發或重建。地政總署署長（以下簡稱「署長」）對於該地段是否作為單一項目共同開發或重建的決定將作為最終決定，對承租人具有約束力。

14. 修訂書1、修訂書2和修訂書3各自的附表二第(3)條和修訂書4附表一的第(3)條規定：

未經署長事先書面同意，不可移除或干預任何於該地段或毗連地段種植的樹木，而署長在給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。

15. 修訂書1、修訂書2和修訂書3各自的附表二第(4)條和修訂書4附表一的第(4)條規定：

承租人需在該地段和平台（如有）的任何沒有建築的部分，自費進行環境美化和種植樹木和灌木，並於其後保育該等植物以令其保持安全、乾淨、整潔、有序和健康的狀態，以達至署長在各方面滿意的程度。

16. 修訂書1、修訂書2和修訂書3各自的附表二第(7)條和修訂書4附表一的第(7)條規定：

- (a) 承租人可在該地段內興建、建造並提供經署長書面批准的康樂設施及其輔助設施（以下簡稱「該等設施」）。該等設施的類型、大小、設計、高度和佈局亦須事先得到署長的書面批准。
- (b) 就計算批地文件的特別條款第(5)(c)款所規定的總樓面面積而言，若根據本特別條款第(a)款在該地段上提供的該等設施的任何部分乃供該地段上已建或擬建的一個或多個住宅大

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廈的住客及其真正訪客的共同使用和享用的，該等部分不納入計算範圍。其餘依署長意見並非用作該等用途的該等設施部分則應納入計算範圍。

- (c) 若該等設施的任何部分根據本特別條款第 (b) 款獲豁免納入計算總樓面面積（以下簡稱「豁免設施」）：
- (i) 豁免設施須被指定為並構成批地文件特別條款第 (14)(a)(v) 款中所指的公用地方的一部分；
 - (ii) 承租人須自費維護豁免設施，令其處於妥善和維修充足的狀態，並運作豁免設施以達至署長滿意；及
 - (iii) 豁免設施僅供在該地段上已建或擬建的住宅大廈的住客及其真正訪客使用，其他人等不可使用。

17. 修訂書 1、修訂書 2 和修訂書 3 各自的附表二第 (8) 條和修訂書 4 附表一的第 (8) 條規定：

- (a) 在符合以下條款下，可在該地段內為警衛及/或看管人提供辦公處所：
- (i) 署長認為該等辦公處所對在該地段上已建或擬建的一幢或多幢建築物的安全、安保及妥善管理而言必要；
 - (ii) 該等處所除用作完全及必要地受僱於該地段的警衛及/或看管人的辦公處所外，不得作任何其他用途；及
 - (iii) 該等處所的位置須事先獲得署長的書面批准。
- (b) …
- (c) 根據本特別條款第 (a) 款在該地段內提供的辦公處所須被指定為並構成批地文件特別條款第 (14)(a)(v) 款所指的公用地方的一部分。

18. 修訂書 1、修訂書 2 和修訂書 3 各自的附表二第 (9) 條和修訂書 4 附表一的第 (9) 條規定：

- (a) 在符合以下條款下，可在該地段內為警衛和/或看管人提供宿舍：
- (i) 該宿舍須位於在該地段上建造的其中一幢住宅大廈內或署長以書面形式批准的其他位置；且
 - (ii) 該宿舍除用作完全及必要地受僱於該地段的警衛及/或看管人的宿舍外，不得作任何其他用途。
- (b) …
- (c) 根據本特別條款第 (a) 款在該地段內為警衛和/或看管人提供的宿舍須被指定為並構成批地文件特別條款第 (14)(a)(v) 款所指的公用地方的一部分。

19. 修訂書 1、修訂書 2 和修訂書 3 各自的附表二第 (10) 條和修訂書 4 附表一的第 (10) 條規定：

- (a) 在該地段內可為業主立案法團或業主委員會提供一間辦公室以供其使用，惟須遵從以下條件：
- (i) 除用作該地段及在該地段上已建或擬建的建築物而成立或即將成立的業主立案法團或業主委員會提供召開會議及處理行政工作場地外，該辦公室不得用作其他用途；且

- (ii) 任何該等辦公室的位置須事先獲得署長的書面批准。
- (b) …
- (c) 根據本特別條款第 (a) 款在該地段內提供的辦公室須被指定為並構成批地文件特別條款第 (14)(a)(v) 款所指的公用地方的一部分。

20. 修訂書 1、修訂書 2 和修訂書 3 各自的附表二第 (15)(a) 及 (b) 款和修訂書 4 附表一的第 (15)(a) 及 (b) 款規定：

- (a) 除本文件夾附的圖則“PLAN A”上顯示和標記 X 點和 Y 點通過 Z 點之位置，或署長書面批准的其他位置外，承租人無權以機動車輛在該地段內進出。
- (b) 受限於本特別條款第 (a) 款的規定，允許機動車輛在該地段內通行。

21. 修訂書 1、修訂書 2 和修訂書 3 各自的附表二第 (16) 條和修訂書 4 附表一的第 (16) 條規定：

- (a) (i) 除非署長同意按有異於下述表格規定的比率或數目提供住宅停車位，承租人須以令署長滿意的方式按下表所列已建或擬建於該地段各住宅單位的大小計算的比率，在該地段內提供停車位（以下簡稱「住宅停車位」），用作停泊根據《道路交通條例》（第 374 章）及在該條例下訂立的任何規例和任何修訂法例獲發牌照並屬於在該地段上已建或擬建的一幢或多幢建築物內的住宅單位住戶或其真正來賓、訪客或受邀者的車輛：

每個住宅單位的面積	提供的住宅停車位數目
少於 40 平方米	每 26.7 個住宅單位或其部分提供 1 個停車位
不少於 40 平方米但少於 70 平方米	每 15.2 個住宅單位或其部分提供 1 個停車位
不少於 70 平方米但少於 100 平方米	每 5.1 個住宅單位或其部分提供 1 個停車位
不少於 100 平方米但少於 130 平方米	每 1.9 個住宅單位或其部分提供 1 個停車位
不少於 130 平方米但少於 160 平方米	每 1.4 個住宅單位或其部分提供 1 個停車位
不少於 160 平方米	每 1.12 個住宅單位或其部分提供 1 個停車位

- (ii) …
- (iii) 承批人須提供額外停車位，用作停泊根據《道路交通條例》（第 374 章）及在該條例下訂立的任何規例和任何修訂法例獲發牌照並屬於該地段已建或擬建建築物的住宅單位住戶的真正來賓、訪客或受邀者的車輛，至令署長滿意。該停車位須按以下比率提供，惟須提供至少 2 個停車位：

- (i) 如在該地段上任何已建或擬建的住宅大廈超過 75 個住宅單位，每座住宅大廈配有兩個停車位；或
 - (ii) 按署長批准的其他比率計算。
- (iv) 根據本特別條款第 (a)(i) 款和第 (a)(iii) 款提供的停車位不得用作除本特別條款第 (a)(i) 款和第 (a)(iii) 款中分別規定的用途以外的任何其他用途，尤其不得用於存放、陳列或展示車輛作出售或其他用途，或提供汽車清潔和美容服務。
- (b) (i) 除非署長同意其他比率，承租人須在該地段內以令署長滿意的方式根據以下比率提供車位：
- (i) 該地段上已建或擬建的一幢或多幢建築物中用作辦公室用途的部分的總樓面面積，每 150 平方米提供一個車位；及
 - (ii) 該地段上已建或擬建的一幢或多幢建築物中用作非工業（不包括住宅、辦公室、倉庫、酒店和加油站）用途部分的總樓面面積，每 300 平方米提供一個車位。
- (ii) 為計算本特別條款第 (b)(i)(I) 款和第 (b)(i)(II) 款下提供的車位數量，任何用於停車、裝載和卸貨目的之樓面面積應排除在外。
- (iii) 根據本特別條款第 (b)(i)(I) 款和第 (b)(i)(II) 款提供的車位，除用作停泊根據《道路交通條例》（第 374 章）及在該條例下訂立的任何規例和任何修訂法例獲發牌照並屬於在該地段上已建或擬建的一幢或多幢建築物內分別用作上述用途的部分的佔用人或其真正來賓、訪客或受邀者的車輛外，不得用作其他用途，尤其不得用於存放、陳列或展示車輛作出售或其他用途，或提供汽車清潔和美容服務。
- (c) (i) 承租人須按屋宇署要求並批准，從本特別條款第 (a)(i) 款（可按特別條款第 (18) 條作出修訂），第 (a)(iii) 款和第 (b)(i) 款所提供的停車位中，預留並劃出部分停車位供按《道路交通條例》（第 374 章）及在該條例下訂立的任何規例和任何修訂法例中所界定的傷殘人士停泊車輛（該等預留並劃出的停車位以下簡稱「傷殘人士停車位」），惟須從按本特別條款第 (a)(iii) 款提供的停車位中，預留並劃出至少一個停車位，承租人不得將所有按本特別條款第 (a)(iii) 款提供的車位預留或劃出為傷殘人士停車位。
- (ii) 傷殘人士停車位除供按《道路交通條例》（第 374 章）及在該條例下訂立的任何規例和任何修訂法例中所界定的傷殘人士停泊車輛，並屬於按第 (a)(i) 款，第 (a)(iii) 款和第 (b)(i) 款所限人士的車輛外，不得用作其他用途，尤其不得用於存放、陳列或展示車輛作出售或其他用途，或提供汽車清潔和美容服務。
- (d) (i) 除非署長同意其他比率，承租人須按在該地段上已建或擬建的一幢或多幢建築物內每 100 個住宅單位提供一個停車位的比率，在該地段內提供停車位用作停泊根據《道路交通條例》（第 374 章）及在該條例下訂立的任何規例及任何修訂法例獲發出許可的電單車（以下簡稱「電

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單車停車位」) 並使署長滿意。

- (ii) 電單車停車位除供用作停泊根據《道路交通條例》(第374章) 及在該條例下訂立的任何規例及任何修訂法例獲發牌照並屬於在該地段上已建或擬建的一幢或多幢建築物內的住宅單位住戶或其真正賓客、訪客或受邀者的電單車外，不得用作其他用途，尤其不得用於存放、陳列或展示車輛作出售或其他用途，或提供汽車清潔和美容服務。

22. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (17)(a) 和 (b) 款規定：

- (a) 承租人須在該地段內以令署長滿意的方式，按照在該地段上已建或擬建的一幢或多幢建築物用作辦公室用途的部分的總樓面面積，以每 2000 平方米提供一個車位以供上落貨的用途。
- (b) 根據本特別條款第 (a) 款提供的每個停車位均應為 3.5 米寬、7.0 米長，且其最低淨空高度應為 3.6 米。該等停車位除供該地段的一座或多座建築物的相關的貨車上落貨外，不得作任何其他用途。

23. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (20) 條規定：

- (a) 住宅停車位和電單車停車位均不得：
 - (i) 轉讓，除非
 - (I) 連同賦予該地段上已建或擬建的一幢或多幢建築物內的一個或多個住宅單位的使用權和管有權的該地段的不分割份數一同轉讓；或
 - (II) 轉讓予已擁有該地段上已建或擬建的一幢或多幢建築物內的一個或多個住宅單位的使用權和管有權之該地段不分割份數的人士；或
 - (ii) 分租，除非分租予該地段上已建或擬建的一幢或多幢建築物內的住宅單位住戶。

但在任何情況下，不可將合共多於三個住宅停車位及電單車停車位轉讓予該地段上已建成或擬建的一幢或多幢建築物內的任何一個住宅單位的業主或分租予任何一個住宅單位的住戶。

- (b) 儘管有本特別批地條款第 (a) 款規定，承租人可在獲得署長事先書面同意的情況下，將所有住宅停車位和電單車停車位整體轉讓，但僅可轉讓予承租人的一家全資子公司。
- (d) 本特別條款第 (a) 款和第 (b) 款不適用於傷殘人士停車位。

24. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (22) 條規定：

承租人須向署長提交一份經署長批核並列明根據特別條款第 (16) 條 (可按特別條款第 (18) 條作出修訂) 和 (17) 條於該地段範圍內提供所有車位及上落貨車位的布局圖則，或由認可人士 (定義見《建築物條例》(第 123 章)、根據該條例訂立的任何規例及任何修訂法例) 核證的該圖則副本。… 上述圖則所示的停車位、上落貨車位，除用作特別條款第 (16)、(17) 條訂明的用途外，不得用於

其他任何用途。承租人須當按照上述圖則維護停車位、上落貨車位和其他空間，包括但不限於升降機、平台、操縱和流通區域。除非得到署長事先書面同意，否則不得改變佈局。除上述圖則上標明的停車位外，該地段的任何部分或其上的任何建築物或構築物均不得用作停車用途。

25. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (23) 條規定：

除非事先取得署長的書面同意，否則承租人不得切割、移除或後移毗鄰或毗連該地段的任何政府土地，或在任何政府土地上進行任何建築、填土或任何類型的斜坡處理工程，署長給予同意時可全權酌情附加他認為合適的條款及條件的同意，包括以他所決定的補地價批出額外政府土地作為地段的延伸。

26. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (24) 條規定：

- (a) 如該地段內或任何政府土地現時或以往曾經配合或因應該地段或其任何部份的形成平整或發展事宜，或因其他承租人須按批地條款或其他目的要進行的工程進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲署長書面同意，承租人亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支撐結構、防護結構、排水或輔助其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何崩塌、山泥傾瀉或地陷。承租人須在本文協定的整個批地年期內自費維修該地段、斜坡處理工程、護土牆或其他支撐結構、防護結構、排水、輔助工程或其他工程，以保持其維修充足及狀態良好達至署長滿意程度。
- (b) 本特別條款第 (a) 款中的任何內容均不損害政府在批地條款項下的權利，特別是批地文件特別條款第 (23) 條中規定的政府權利。
- (c) 若因承租人執行的任何形成、平整、發展或其他工程、或由於任何其他原因而在任何時候造成或引起崩塌、山泥傾瀉或地陷，不論發生在或來自該地段內的任何土地或與之毗鄰或鄰近的任何政府土地或批租土地，承租人均須自費以令署長滿意的方式將該等土地復原並予以妥善修護，並就因上述崩塌、山泥傾瀉或地陷而致使政府、其代理人及承包商所承受、遭受或產生的一切費用、收費、損害、要求及索賠作出彌償。
- (d) 在因違反任何批地條款而在批地文件下具有的任何其他權利或補償之上，署長有權向承租人發出書面通知，要求其進行、修建並維護該地段、斜坡處理工程、護土牆或其他支撐物、防護結構、排水、輔助工程或其他工程，或要求其對任何崩塌、山泥傾瀉或地陷進行復原及妥善修護。若承租人因疏忽或未能在通知中規定的時間內以令署長滿意的方式滿足通知中的要求，署長可立即執行並展開任何必要工程，而承租人須在接獲政府通知時向其償還由此產生的費用、及相應的行政或專業費用和開支。

27. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (25) 條規定：

若該地段的發展或重建項目或其任何部分已安裝預應力地錨，承租人須自費以令署長滿意的方式在整個預應力地錨使用期限內對其進行定期保養和檢查，並在署長不時全權酌情要求時向其提供關於上述檢查工作的報告和資料。若承租人疏忽或未能執行上述檢查工作，署長可即時執行並展開上述檢查工作，而買方須在接獲政府要求時向政府償還由此產生的費用。

28. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (26) 條規定：

- (a) 若來自該地段或受該地段上的任何發展項目影響的其他區域的泥土、廢土、廢料、建築廢物或建材 (以下簡稱「廢物」) 被侵蝕、沖流、傾倒在公眾車道或道路上、或在路旁暗渠、前濱、海床、污水管、雨水渠、溝壑或其他政府物業 (以下簡稱「政府物業」) 之內或之上，承租人須自費從政府物業中清理該等廢物並對政府物業的任何損毀予以妥善修復。承租人須就因該等侵蝕、沖流或傾倒導致私人財產遭受的任何損害或滋擾而產生的所有訴訟、索賠及要求須向政府作出彌償。
- (b) 儘管有本特別條款第 (a) 款規定，署長可 (但並非必須) 應承租人要求，從政府物業中清理廢物並對政府物業的任何損毀予以妥善修復，而承租人須在接獲政府要求時向其支付相關費用。

29. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (27) 條規定：

承租人須於所有時候，特別是在其展開建造、維修、更新或修理工作期間 (以下簡稱「工程」)，採取或促使他人採取一切充足適當的謹慎、技巧和預防措施，以避免對位於該地段之上、上方、下方或附近安裝或運行的任何政府或其他現有排水渠、水路或水道、水管、道路、人行道、街道設施、下水道、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置 (以下簡稱「服務」) 造成任何損壞、干擾或阻礙。承租人在展開任何工程之前，須進行或安排進行必要的調查和查詢，以確定服務的現時位置和水平位置，並以書面形式向署長提交針對可能會受到工程影響的任何服務而提出的處理方案，以供署長全面審批，在署長就工程及上述方案作出書面批准之前，不得以任何方式展開任何工作。承租人須遵守並自費滿足署長在給予上述批准時在服務方面施加的要求，包括支付任何必要的改道、重鋪或復原費用。承租人須自費以令署長滿意的方式對在該地段或任何服務中因工程以任何方式引起的任何損壞、干擾或阻礙進行全面維修、保養和復原 (若牽涉明渠、下水道、雨水渠或水管，除非署長另行選擇，否則修繕事宜應由署長負責，而承租人須在接獲政府要求時向政府支付該等工程的相應費用)。若承租人未能以令署長滿意的方式對該地段或任何服務執行任何該等必要的改道、重鋪、修補、修繕和復原，則署長可進行其認為必要的任何該等改道、重鋪、修補、修繕或復原，而承租人須在接獲政府要求時向政府支付該等工程費用。

15 SUMMARY OF LAND GRANT

批地文件的摘要

30. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (28) 條規定：

- (a) 承租人須自費以令署長滿意的方式建造並維護署長認為必要的，在該地段邊界內或政府土地上的排水渠及管道，以便將落入或流入該地段的所有暴雨或雨水截斷並引流至最近的河道、集水井、管道或政府雨水渠。承租人須自行承擔因上述暴雨或雨水造成的任何損壞或滋擾而引起的所有訴訟、索賠和索償，並就此向政府及其人員作出彌償。
- (b) 將該地段的任何排水渠和下水道連接至政府雨水渠和下水道(如已鋪設和啟用)的工程可由署長執行，但署長無須就此產生的任何損失或損害向承租人負責，而承租人在接獲政府要求時須向政府支付上述連接工程的相關費用。該等連接工程亦可由承租人自費以令署長滿意的方式予以執行，在此等情況下，任何在政府土地內的連接工程部分須由承租人自費進行維護，並在政府要求時由承租人交還給政府，此後的維護工作由政府自費負責，承租人須在接獲政府要求後向政府支付有關上述連接工程的技術核查費用。若承租人未能維護上述連接工程中在政府土地上所興建的任何一段工程，署長可進行其認為必要的維護工程，而承租人須在接獲要求時向政府支付該等工程的相關費用。

31. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (29) 條規定：

在本批地文件的契諾及條件如規定：

- (a) 政府或其正式授權人員有權或能夠在該地段或其任何部分或該地段外進行任何類型的工程（無論是代表承租人還是由於承租人未能執行此類工程或其他原因）而費用須由承租人承擔，或者承租人須按要求向政府或其正式授權人員支付或償還此類工程的費用，此類費用包括由政府或其正式授權人員可釐定的監督和管理費用；或
- (b) 需要事先獲得政府或其正式授權人員的批准或同意，他們可按在其認為合適的條款和條件下給予批准或同意，或絕對酌情權拒絕。

32. 修訂書 1、修訂書 2、修訂書 3 和修訂書 4 各自的附表二第 (32) 條規定：

不得在該地段搭建或放置任何墳墓或骨灰龕，亦不得在該地段內或該地段之上安葬或存放任何人類骸骨或動物骸骨，無論是否安葬或存放在陶罐、骨灰甕或其他器皿內。

附註：

請查閱批地文件以了解全部詳情。批地文件可於售樓處開放時間內免費查閱，並可在支付所需影印費後取得其複印本。

16 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not Applicable

不適用

17 WARNING TO PURCHASERS

對買方的警告

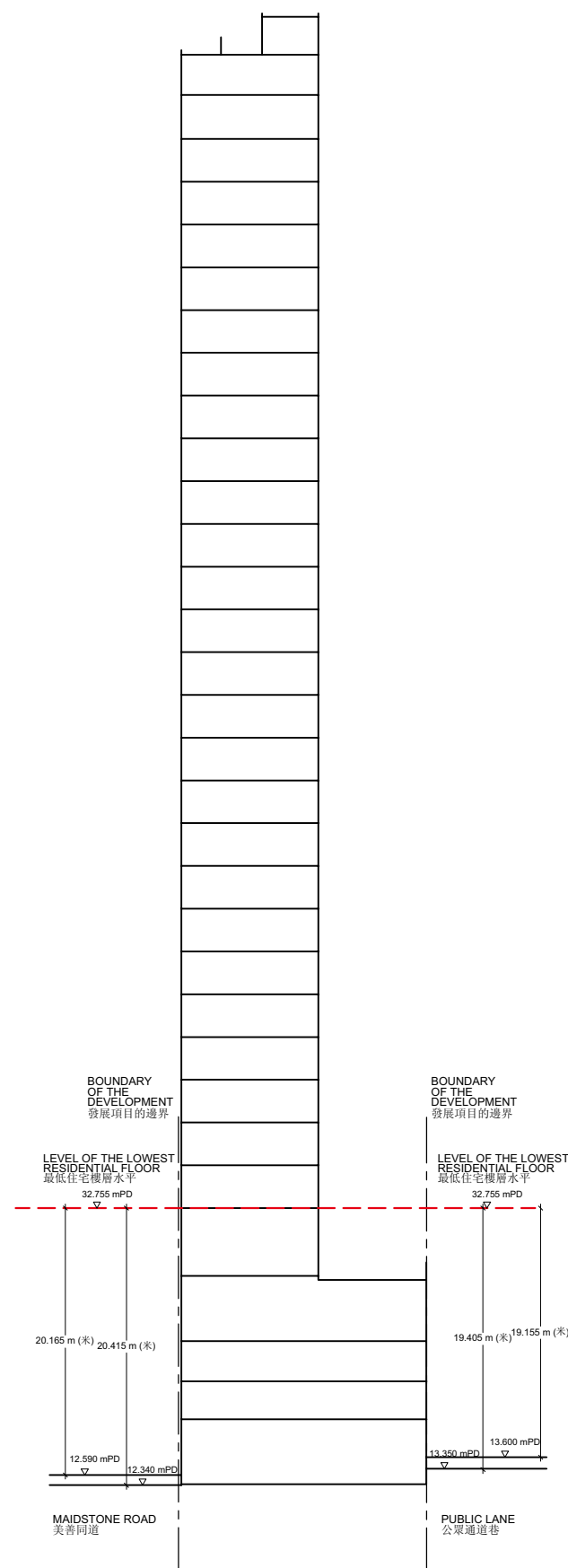
1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instruct such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instruct the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

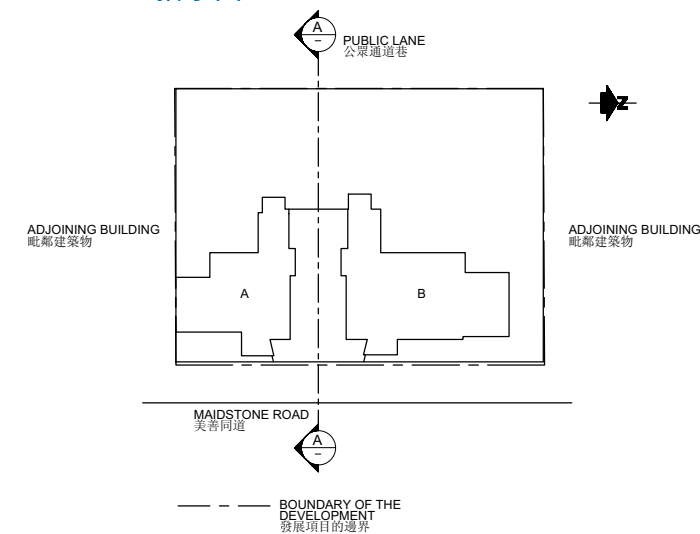
18 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A

UPPER ROOF	高層天台
WATER TANK FLOOR	水箱樓層
LIFT MACHINE ROOM	升降機機房
ROOF	天台
33/F	住宅單位
32/F	住宅單位
31/F	住宅單位
30/F	住宅單位
29/F	住宅單位
28/F	住宅單位
27/F	住宅單位
26/F	住宅單位
25/F	住宅單位
23/F	住宅單位
22/F	住宅單位
21/F	住宅單位
20/F	住宅單位
19/F	住宅單位
18/F	庇護層
17/F	住宅單位
16/F	住宅單位
15/F	住宅單位
12/F	住宅單位
11/F	住宅單位
10/F	住宅單位
9/F	住宅單位
8/F	住宅單位
7/F	住宅單位
6/F	住宅單位
5/F	住宅康樂設施/觀景花園
3/F	停車場
2/F	停車場
1/F	商舖
G/F	商舖/入口大堂/停車場入口
地下	



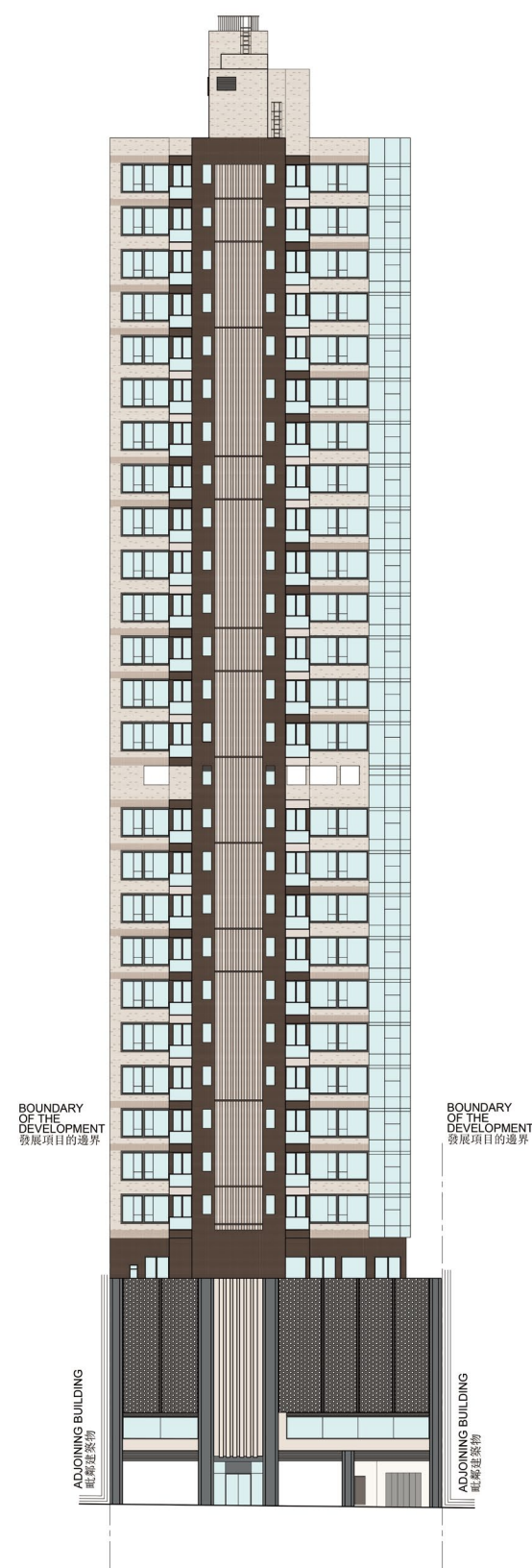
KEY PLAN 指示圖



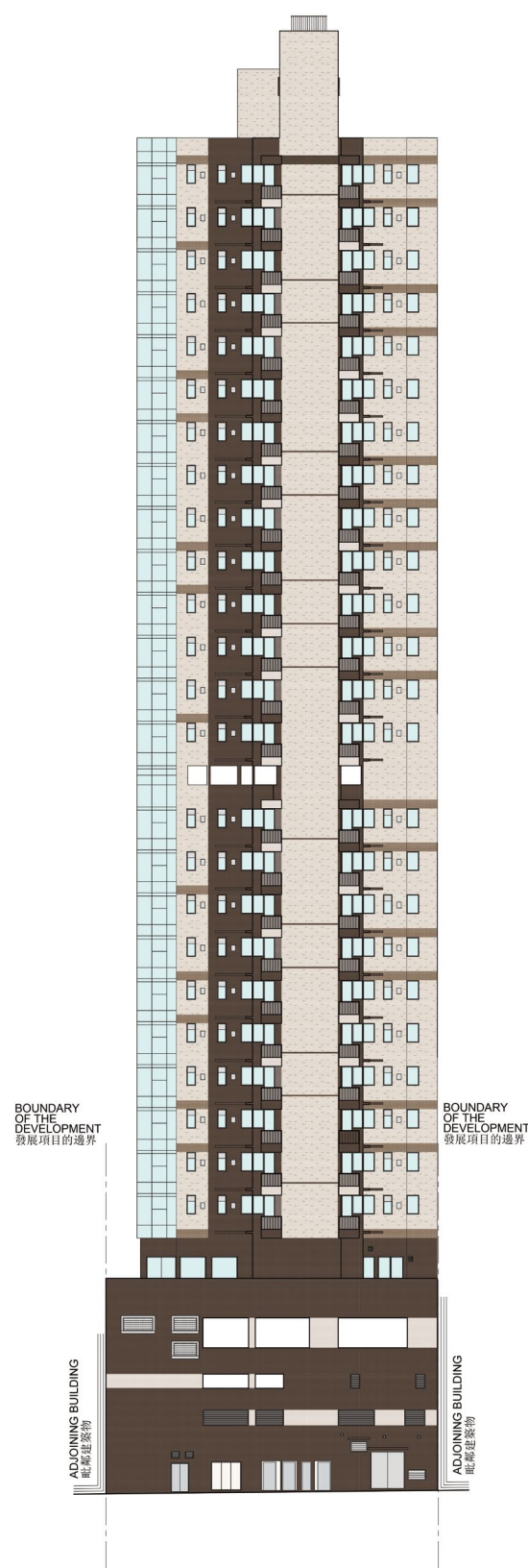
1. The part of Maidstone Road adjacent to the building is 12.340 to 12.590 metres above the Hong Kong Principal Datum (m.P.D.).
2. The part of Public Lane adjacent to the building is 13.350 to 13.600 metres above the Hong Kong Principal Datum (m.P.D.).
3. --- Red dotted line denotes the lowest residential floor.

1. 毗連建築物的一段美善同道為香港主水平基準以上 12.340 米至 12.590 米。
2. 毗連建築物的一段公眾通道巷為香港主水平基準以上 13.350 米至 13.600 米。
3. --- 紅色虛線為最低住宅樓層水平。

19 ELEVATION PLAN 立面圖



EAST ELEVATION
東面立面圖



WEST ELEVATION
西面立面圖

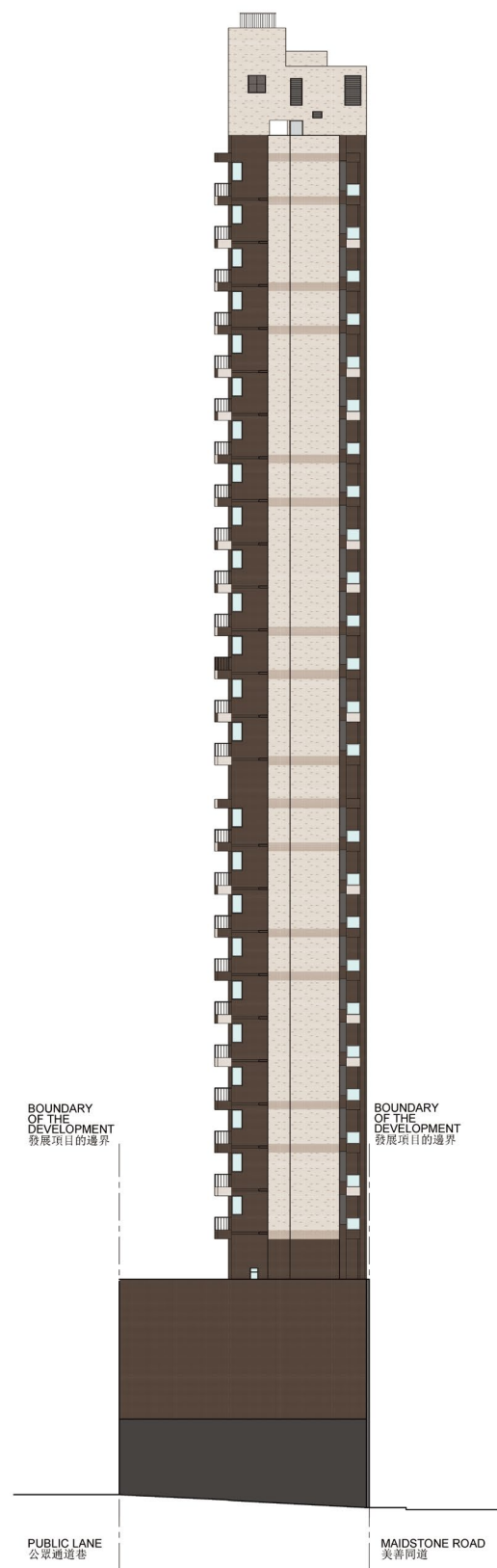
Authorized Person for the Development certified that the elevation shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 18th Feb 2022; and
2. are in general accordance with the outward appearance of the Development.

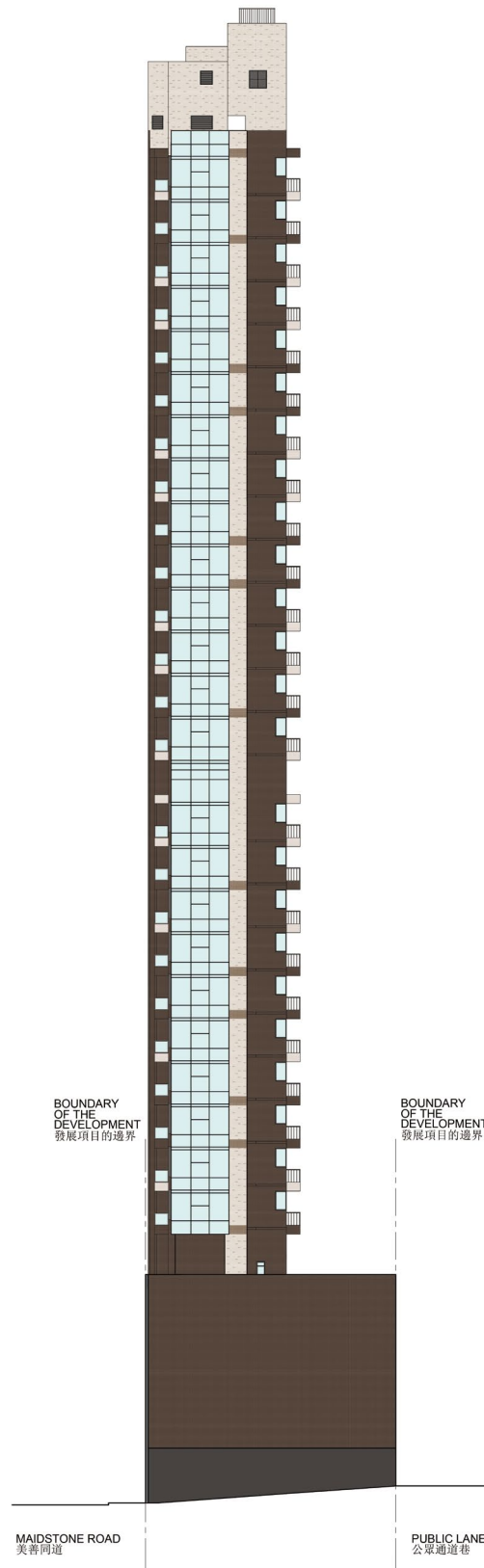
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2022年2月18日的情況為準的該發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

19 ELEVATION PLAN 立面圖



SOUTH ELEVATION
南面立面圖



NORTH ELEVATION
北面立面圖

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

1. are prepared on the basis of the approved building plans for the Development as of 18th Feb 2022; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2022年2月18日的情況為準的該發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

20

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

Common Facilities 公用設施		Covered Area 有上蓋遮蓋面積		Uncovered Area 沒有上蓋遮蓋面積		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	sq. m. 平方米	sq. ft. 平方呎
(a)	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)	143.660	1546	Not Applicable 不適用	Not Applicable 不適用	143.660	1546
(b)	Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
(c)	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)	19.390	209	274.743	2957	294.133	3166

Note :
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer and the area shown in square feet may be slightly different from that shown in square metres.

備註：
以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數，以平方呎計算之面積與以平方米計算之面積可能有些微差異。

21 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is 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) 住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

Item	Description		
(a)	External Wall	Type of finishes	Tiles, paint, aluminium, natural stone and glass
(b)	Window	Material of frame	Aluminium frame
		Material of glass	Tinted tempered glass
(c)	Bay window	Material	Tinted tempered glass
		Window sill finishes	Natural stone
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	(i) Type of finishes	Balcony: laminated glass balustrade with steel railing Wall: tiles Floor: tiles, except Flat A and Flat B on 26/F with engineered timber flooring Ceiling: paint Verandah: not applicable
		(ii) Whether it is covered	Balcony : covered Verandah : not applicable
(f)	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

2. Interior Finishes

Item	Description			
(a)	Lobby		Wall	Floor
		Type of G/F residential entrance lobby finishes	Tiles	Tiles
		Type of Lift lobby finishes for residential floors	Plastic laminate and wall covering	Tiles
(b)	Internal wall and ceiling		Wall	Ceiling
		Type of Living room finishes	Emulsion paint where exposed, except Flat A and Flat B on 26/F with wall covering and wooden veneer	Ceiling, gypsum board false ceiling and bulkhead finished with emulsion paint where exposed

1. 外部裝修物料

細項	描述		
(a)	外牆	裝修物料的類型	瓷磚、油漆、鋁、天然石及玻璃
(b)	窗	框的用料	鋁質窗框
		玻璃的用料	有色鋼化玻璃
(c)	窗台	用料	有色鋼化玻璃
		窗台板的裝修物料	天然石
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	(i) 裝修物料的類型	露台：夾層玻璃圍欄及鋼欄杆 牆身：瓷磚 地板：瓷磚，除了26樓A單位及B單位鋪複合木地板 天花：油漆 陽台：不適用
		(ii) 是否有蓋	露台：有 陽台：不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

細項	描述			
(a)	大堂		牆壁	地板
		地下住宅入口大堂的裝修物料的類型	瓷磚	瓷磚
		住宅樓層電梯大堂的裝修物料的類型	塑料層壓板及牆紙	瓷磚
(b)	內牆及天花板		牆壁	天花板
		客廳的裝修物料的類型	外露牆身髹乳膠漆，除了26樓A單位及B單位鋪牆紙及木皮	外露的天花、石膏板假天花及假陣髹乳膠漆

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes

Item	Description				
(b)	Internal wall and ceiling		Wall	Ceiling	
		Type of Dining room finishes	Emulsion paint where exposed, except Flat A and Flat B on 26/F with wall covering and wooden veneer	Ceiling, gypsum board false ceiling and bulkhead finished with emulsion paint where exposed	
(c)	Internal floor	Type of Bedroom finishes	Emulsion paint where exposed, except Flat A and Flat B on 26/F with wall covering and wooden veneer; Bedroom 3 of Flat B on 26/F with stainless steel frame laminated glass	Ceiling, gypsum board false ceiling and bulkhead finished with emulsion paint where exposed	
			Floor	Skirting	
		Material for living room	Engineered timber flooring	Engineered timber skirting, except Flat A and Flat B on 26/F with stainless steel skirting	
		Material for dining room	Engineered timber flooring	Engineered timber skirting, except Flat A and Flat B on 26/F with stainless steel skirting	
(d)	Bathroom	Material for bedroom	Engineered timber flooring	Engineered timber skirting, except Flat A and Flat B on 26/F with stainless steel skirting	
			Wall	Floor	Ceiling
		(i) Type of finishes	Tiles	Tiles	Aluminum panel ceiling, except Flat A and Flat B on 26/F with waterproof gypsum board false ceiling
(e)	Kitchen	(ii) Whether the wall finishes run up to the ceiling	Finishes run up to the false ceiling		
			Wall	Floor	Ceiling
(e)	Kitchen				Cooking Bench
		(i) Type of finishes	Tiles	Tiles	Aluminum panel ceiling, except Flat A and Flat B on 26/F with gypsum board false ceiling
(e)	Kitchen	(ii) Whether the wall finishes run up to the ceiling	Finishes run up to the false ceiling		

2. 室內裝修物料

細項	描述			
(b)	內牆及天花板		牆壁	天花板
		飯廳的裝修物料的類型	外露牆身髹乳膠漆，除了26樓A單位及B單位鋪牆紙及木皮	外露的天花、石膏板假天花及假陣髹乳膠漆
(c)	內部地板	睡房的裝修物料的類型	外露牆身髹乳膠漆，除了26樓A單位及B單位鋪牆紙及木皮，26樓B單位睡房3有不鏽鋼鑲夾層玻璃間隔	外露的天花、石膏板假天花及假陣髹乳膠漆
			地板	牆腳線
		客廳的用料	複合木地板	複合木腳線，除了26樓A單位及B單位鋪不鏽鋼腳線
		飯廳的用料	複合木地板	複合木腳線，除了26樓A單位及B單位鋪不鏽鋼腳線
(d)	浴室	睡房的用料	複合木地板	複合木腳線，除了26樓A單位及B單位鋪不鏽鋼腳線
			牆壁	地板
		(i) 裝修物料的類型	瓷磚	瓷磚
(e)	廚房	(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	
			牆壁	地板
(e)	廚房		天花板	灶台
		(i) 裝修物料的類型	瓷磚	瓷磚
(e)	廚房	(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Main entrance door	Fire rated timber door	Wood grain plastic laminate with stainless steel	Lockset with handle, concealed door closer, eye viewer and door stopper
	Bedroom 1 / Bedroom 2 / Bedroom 3 (except Flat B on 26/F) / Master bedroom 1 door	Timber door	Wood grain plastic laminate	Lockset with handle and door stopper
	Bathroom door	Timber door	Wood grain plastic laminate	Lockset with handle and door stopper
	Kitchen door	Fire rated timber door with glass vision panel	Wood grain plastic laminate	Lockset with handle and door stopper
	Balcony door	Aluminium door frame with tinted transparent glass	Colour coated	Lockset with handle
	Utility platform door	Aluminium door frame with tinted transparent glass	Colour coated	Lockset with handle
	Bedroom 3 (for Flat B on 26/F only)	Stainless steel door frame with laminated glass	Anodized colour	Lockset with handle

3. 室內裝置

細項	描述			
(a) 門		用料	裝修物料	配件
	主入口大門	防火木門	木紋塑料層壓板及不銹鋼	門鎖配把手、暗藏氣鼓、防盜眼及門擋
	睡房 1 / 睡房 2 / 睡房 3 (除 26 樓 B 單位外) / 主人睡房 1 門	木門	木紋塑料層壓板	門鎖配把手及門擋
	浴室門	木門	木紋塑料層壓板	門鎖配把手及門擋
	廚房門	防火木門配防火玻璃視窗	木紋塑料層壓板	門鎖配把手及門擋
	露台門	鋁質門鑲透明有色玻璃	顏色塗層	門鎖配把手
	工作平台門	鋁質門鑲透明有色玻璃	顏色塗層	門鎖配把手
	睡房 3 (只適用於 26 樓 B 單位)	不鏽鋼門鑲夾層玻璃	電鍍	門鎖配把手

3. Interior Fittings

Item		Description			
(b)	Bathroom		Fittings and Equipment	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Artificial stone
				Basin cabinet	Plastic laminate
				Cabinet	Mirror
			Bathroom fittings	Paper holder (for Flat A and Flat B on 26/F only)	Matte Black
				Wash basin mixer	Chrome Plated, except Flat A and Flat B on 26/F with Matte Black
				Wash basin	Vitreous China
				Water closet	Vitreous China
			Appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system	Cold water supply		Copper pipe
			Hot water supply		Copper pipe
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome Plated, except Flat A and Flat B on 26/F with Matte Black
			Bath tub	Bath mixer and bathtub	Enameled steel bath tub
		(iv) Size of bath tub, if applicable		1500L x 700W x 418H mm	

3. 室內裝置

細項		描述			
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	檯面	人造石
				洗手盆櫃	塑料層壓板
				櫃	鏡
			潔具	廁紙架 (只適用於 26 樓 A 單位及 B 單位)	啞黑
				洗手盆水龍頭	鍍鉻，除了 26 樓 A 單位及 B 單位為啞黑
				洗手盆	陶瓷
				座廁	陶瓷
			設備	設備之品牌及型號，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料	冷水喉		銅喉管
			熱水喉		銅喉管
		(iii) 沐浴設施 (包括花灑或浴缸，(如適用的話))	花灑	花灑水龍頭及花灑套裝	鍍鉻，除了 26 樓 A 單位及 B 單位為啞黑
			浴缸	浴缸水龍頭及浴缸	瓷釉鋼鐵浴缸
		(iv) 浴缸大小 (如適用的話)		長 1500 x 闊 700 x 高 418 毫米	

3. Interior Fittings

Item		Description		
(c)	Kitchen		Material	
		(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Copper pipes	
			Material	Finishes
		(iii) Material and finishes of kitchen cabinet	Timber cabinet with timber door panel	Plastic laminate
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Not Applicable
			Other fittings	Not Applicable
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"
(d)	Bedroom	Type and material of fittings	Built-in wardrobe and other fittings	<p>Not Applicable, except the following flats:</p> <p>Flat A on 26/F: Bedroom 1 – built-in wardrobe, TV cabinet, bed frame and desk, all with wood veneer and stainless steel</p> <p>Bedroom 2 – built-in wardrobe, bed frame, shelf and desk, all with wood veneer and stainless steel</p> <p>Flat B on 26/F: Master bedroom 1 – built-in wardrobe with wood veneer, stainless steel, plastic laminate and artificial stone; bed frame with wood veneer, stainless steel and fabric; desk with wood veneer and stainless steel; shelf with wood veneer</p> <p>Bedroom 2 – built-in wardrobe and desk with wood veneer and stainless steel; bed frame with wood veneer</p> <p>Bedroom 3 – desk with wood veneer, stainless steel and fabric; shelf with wood veneer and stainless steel; drawer with wood veneer</p>

3. 室內裝置

細項		描述		
(c)	廚房		用料	
		(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	銅喉管	
			用料	裝修物料
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配木製門板	塑料層壓板
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	不適用
			其他裝置	不適用
			其他設備	設備之品牌及型號，請參閱「設備說明表」
(d)	睡房	裝置的類型及用料	嵌入式衣櫃及其他裝置	不適用，除了以下單位： 26樓A單位： 睡房1配嵌入式衣櫃、電視櫃、床架及書枱，用料均為木皮及不鏽鋼 睡房2配嵌入式衣櫃、床架、櫃及書枱，用料均為木皮及不鏽鋼 26樓B單位： 主人睡房1配木皮、不鏽鋼、塑料層壓板及人造石的嵌入式衣櫃；木皮、不鏽鋼及布的床架；木皮及不鏽鋼的書枱；木皮嵌入式櫃 睡房2配木皮及不鏽鋼的嵌入式衣櫃及書枱；木皮床架 睡房3配木皮、不鏽鋼及布的書枱；木皮及不鏽鋼嵌入式櫃；木皮嵌入式抽屜櫃

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item	Description		
(e) Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(f) Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings Safety devices	Single-phase electricity supply with miniature circuit breaker distribution board completed with residual current device is provided for each flat.
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	
(h) Gas supply	Type	Gas	
	System	From underground gas riser to hob and water heater point at each flat	
	Location	Kitchen and bathroom	
(i) Washing machine connection point	Location	Inside sink cabinet at kitchen	
	Design	In connection point : Water tap Out connection point : UPVC drain pipe with trap	
(j) Water supply	(i) Material of water pipes	Copper pipes	
	(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed ²	
	(iii) Whether hot water is available	Yes	

Notes:

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

3. 室內裝置

細項	描述		
(e) 電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(f) 天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	供電附件 安全裝置	每戶均設有單相電力配電箱並裝置有漏電斷路器
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹	
	(iii) 電插座及空調機接駁點的位置及數	請參閱「機電裝置位置及數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	由地下煤氣管道接駁至各戶之煮食爐位及熱水爐位	
	位置	廚房及浴室	
(i) 洗衣機接駁點	位置	廚房水槽櫃內	
	設計	進水口：水龍頭 排水口：去水膠喉連隔氣位	
(j) 供水	(i) 水管的用料	銅喉管	
	(ii) 水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露 ²	
	(iii) 有否熱水供應	有	

備註：

- 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

Item	Description			
(a) Lifts			Residential Lift	Car Lift
		(i) Brand name and model number	Brand name Hitachi	Anlev
		Model number	VFI-II-800-C0150	AT Standard 1000
	(ii) Number and floors served by them	Number of lifts	2	1
		Floor served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-17/F, 19-23/F, 25-33/F (Only Lift No.1 reaches 18/F)	G/F, 2/F, 3/F
(b) Letter box	Material	Aluminium		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Refuse collection chamber is located on G/F		
(d) Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
	(i) Location	Common water meter cabinet on each floor	Common electrical meter room on each floor	Gas Valve Room on G/F
	(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Communal

5. Security Facilities

Item	Description	
Security system and equipment	Access control	Access control is provided at G/F entrance lobby, carpark lift lobbies and 5/F Clubhouse lobby.
	CCTV	CCTV cameras are provided at G/F entrance lobby, carpark areas, carpark lift lobbies, 18/F refuge floor, 5/F club house and passenger lifts.
Location of built-in provisions	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"	

6. Appliances

Item	Description
Appliances	For brand name and model, please refer to "Appliances Schedule"

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

4. 雜項

細項	描述			
(a) 升降機			住宅升降機	車用升降機
		(i) 品牌名稱及產品型號	品牌名稱 日立	安力
		產品型號	VFI-II-800-C0150	AT Standard 1000
	(ii) 升降機的數目及到達的樓層	升降機的數目	2	1
		到達的樓層	地下、1樓至3樓、5樓至12樓、15樓至17樓、19樓至23樓、25樓至33樓(只有升降機1可達18樓)	地下、2樓、3樓
(b) 信箱	用料	鋁		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
	(ii) 垃圾房的位置	地下設有中央垃圾房		
(d) 水錶、電錶及氣體錶		水錶	電錶	氣體錶
	(i) 位置	每層之公共水錶箱	每層之公共電錶房	地下之氣閥室
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	公用

5. 保安設施

細項	描述	
保安系統及設備	入口通道控制	入口通道控制設於地下住宅入口大堂，停車場升降機大堂及5樓會所大堂。
	閉路電視	閉路電視設於地下住宅入口大堂，停車場，停車場升降機大堂，18樓庇護層，5樓會所及所有升降機內。
嵌入式的裝備的位置	請參閱「機電裝置位置及數量說明表」	

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」

Appliances Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置		Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號		6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F - 33/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓至33樓	
				Indoor 室內	Outdoor 室外	A	B
(a)	Living Room / Dining Room 客廳 / 飯廳	Wall Mounted Type Air-Conditioner with Wireless Remote Controller 壁掛式冷氣機配 無線遙控器	CARRIER 開利	42KHG018DS	38KHG018DS	✓	✓
(b)	Bedroom 1 睡房 1		CARRIER 開利	42KHG009DS	38KHG009DS	✓	Not Applicable 不適用
(c)	Bedroom 2 睡房 2		CARRIER 開利	42KHG009DS	38KHG009DS	✓	✓
(d)	Bedroom 3 睡房 3		CARRIER 開利	42KHG009DS	38KHG009DS	Not Applicable 不適用	✓
(e)	Master Bedroom 1 主人睡房 1		CARRIER 開利	42KHG009DS	38KHG009DS	Not Applicable 不適用	✓

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " ✓ " as shown in the above table denotes "Provided".

備註：
1. 上表 " ✓ " 代表「提供」。

22

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

Appliances Schedule - Kitchen and Bathroom 設備說明表 - 廚房及浴室

Location 位置		Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F - 33/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓至33樓	
					A	B
(a)	Kitchen 廚房	1-burner gas hob 單頭氣體煮食爐	SCHOLTES	MGN31 HK	✓	✓
		2-burner gas hob 雙頭氣體煮食爐	SCHOLTES	MGN321HK	✓	✓
		Cooker hood 抽油煙機	ELICA	EY60	✓	✓
		Built-in fridge 嵌入式雪櫃	PANASONIC 樂聲牌	NR-BT269PS	✓	✓
		Built-in microwave oven 嵌入式微波爐	SCHOLTES	SMW242 XA HK	✓	✓
		Washer dryer 洗衣乾衣機	SCHOLTES	SDLE 129 HK1	✓	✓
(b)	Bathroom 浴室	Thermo ventilator 浴室寶	ZANUSSI 金章	ZBH16BR	✓	✓
		Gas water heater 煤氣熱水爐	TGC	TGW168D	✓	✓
(c)	Bathroom inside Master Bedroom 1 主人睡房1內的浴室	Thermo ventilator 浴室寶	ZANUSSI 金章	ZBH16BR	Not Applicable 不適用	✓
		Gas water heater 煤氣熱水爐	TGC	TGW168D	Not Applicable 不適用	✓

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " ✓ " as shown in the above table denotes "Provided".

備註：
1. 上表 " ✓ " 代表「提供」。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Appliance 設備	6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F, 27/F - 32/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓、27樓至32樓		26/F 26樓		33/F and Roof 33樓及天台	
		A	B	A	B	A	B
(a)	Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1
(b)	Living Room / Dining Room 客廳 / 飯廳	TV / FM outlet 電視 / 電台天線插座	3	3	1	1	3
		Telephone outlet 電話插座	2	2	1	1	2
		13A single socket outlet 13A 單位插座	Not Applicable 不適用	Not Applicable 不適用	1	1	Not Applicable 不適用
		13A twin socket outlet 13A 雙位插座	5	5	4	4	5
		Connection unit for Air-Conditioner Indoor Unit 接線座供冷氣室內機用	1	1	1	1	1
		Lighting Point 燈位	3	3	6	6	3
		Lighting switch 燈掣	2	2	7	7	2
(c)	Kitchen 廚房	Door bell 門鈴	1	1	1	1	1
		13A single socket outlet 13A 單位插座	2	2	1	1	2
		13A twin socket outlet 13A 雙位插座	3	3	3	3	3
		Water and drain points 來水及去水位	3	3	3	3	3
		Miniature circuit breaker distribution board 總電掣箱	1	1	1	1	1
		Connection unit for electrical appliances 接線座供電器設備用	2	2	2	2	2
		Double pole connection unit for electrical appliances 雙極接線座供電器設備用	1	1	1	1	1
		20A double pole switch 20A 雙極開關掣	1	1	1	1	1
		Lighting switch 燈掣	1	1	1	1	1
		Lighting Point 燈位	2	2	2	2	2

Note:

1. The numbers as shown in the above table denotes "the numbers provided".

備註：

1. 上表顯示的數目代表提供的數量。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Appliance 設備	6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F, 27/F - 32/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓、27樓至32樓		26/F 26樓		33/F and Roof 33樓及天台	
		A	B	A	B	A	B
(d) Bedroom 1 睡房 1	TV / FM outlet 電視 / 電台天線插座	1	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用
	Telephone outlet 電話插座	1	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用
	13A single socket outlet 13A 單位插座	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	13A twin socket outlet 13A 雙位插座	3	Not Applicable 不適用	1	Not Applicable 不適用	3	Not Applicable 不適用
	Connection unit for Air-Conditioner Indoor Unit 接線座供冷氣室內機用	1	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用
	Lighting switch 燈掣	1	Not Applicable 不適用	2	Not Applicable 不適用	1	Not Applicable 不適用
	Lighting Point 燈位	1	Not Applicable 不適用	4	Not Applicable 不適用	1	Not Applicable 不適用
(e) Bedroom 2 睡房 2	TV / FM outlet 電視 / 電台天線插座	1	1	1	Not Applicable 不適用	1	1
	Telephone outlet 電話插座	1	1	2	1	1	1
	13A single socket outlet 13A 單位插座	Not Applicable 不適用	Not Applicable 不適用	4	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	13A twin socket outlet 13A 雙位插座	2	2	1	2	2	2
	Connection unit for Air-Conditioner Indoor Unit 接線座供冷氣室內機用	1	1	1	1	1	1
	Lighting Point 燈位	1	1	4	4	1	1
	Lighting switch 燈掣	1	1	2	4	1	1
(f) Bedroom 3 睡房 3	TV / FM outlet 電視 / 電台天線插座	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Telephone outlet 電話插座	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	13A twin socket outlet 13A 雙位插座	Not Applicable 不適用	2	Not Applicable 不適用	4	Not Applicable 不適用	2
	Connection unit for Air-Conditioner Indoor Unit 接線座供冷氣室內機用	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Lighting Point 燈位	Not Applicable 不適用	1	Not Applicable 不適用	4	Not Applicable 不適用	1
	Lighting switch 燈掣	Not Applicable 不適用	1	Not Applicable 不適用	4	Not Applicable 不適用	1

Note:

1. The numbers as shown in the above table denotes "the numbers provided".

備註：

1. 上表顯示的數目代表提供的數量。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Appliance 設備	6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F, 27/F - 32/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓、27樓至32樓		26/F 26樓		33/F and Roof 33樓及天台	
		A	B	A	B	A	B
(g) Master Bedroom 1 主人睡房 1	TV / FM outlet 電視 / 電台天線插座	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Telephone outlet 電話插座	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	13A twin socket outlet 13A 雙位插座	Not Applicable 不適用	3	Not Applicable 不適用	4	Not Applicable 不適用	3
	Connection unit for Air-Conditioner Indoor Unit 接線座供冷氣室內機用	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Lighting Point 燈位	Not Applicable 不適用	1	Not Applicable 不適用	7	Not Applicable 不適用	1
	Lighting switch 燈掣	Not Applicable 不適用	1	Not Applicable 不適用	6	Not Applicable 不適用	1
(h) Bathroom 浴室	Connection unit for electrical appliances 接線座供家庭電器用	1	1	2	2	1	1
	Connection Unit 接線座	1	1	1	1	1	1
	13A single socket outlet 13A 單位插座	1	1	1	1	1	1
	13A twin socket outlet 13A 雙位插座	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Shaver socket outlet 電鬚刨插座	Not Applicable 不適用	Not Applicable 不適用	1	1	Not Applicable 不適用	Not Applicable 不適用
	13A single waterproof socket outlet 13A 單位防水插座	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Gas connection point 煤氣接駁點	1	1	1	1	1	1
	Lighting switch 燈掣	1	1	1	1	1	1
	Lighting Point 燈位	1	1	3	3	1	1
	20A double pole switch 20A 雙極開關掣	2	2	1	1	2	2

Note:

1. The numbers as shown in the above table denotes "the numbers provided".

備註：

1. 上表顯示的數目代表提供的數量。

22 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule for the Location and Number of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Appliance 設備	6/F - 12/F, 15/F - 17/F, 19/F - 23/F and 25/F, 27/F - 32/F 6樓至12樓、15樓至17樓、19樓至23樓及25樓、27樓至32樓		26/F 26樓		33/F and Roof 33樓及天台	
		A	B	A	B	A	B
(i) Bathroom inside Master Bedroom 1 主人睡房1內的浴室	Connection unit for electrical appliances 接線座供家庭電器用	Not Applicable 不適用	1	Not Applicable 不適用	2	Not Applicable 不適用	1
	Gas connection point 煤氣接駁點	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	13A single socket outlet 13A 單位插座	1	1	Not Applicable 不適用	Not Applicable 不適用	1	1
	13A twin socket outlet 13A 雙位插座	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用	Not Applicable 不適用
	Shaver socket outlet 電鬚刨插座	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	1	Not Applicable 不適用	Not Applicable 不適用
	20A double pole switch 20A 雙極開關掣	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Lighting switch 燈掣	Not Applicable 不適用	1	Not Applicable 不適用	1	Not Applicable 不適用	1
	Lighting Point 燈位	Not Applicable 不適用	2	Not Applicable 不適用	3	Not Applicable 不適用	2
(j) Balcony 露台	Lighting switch 燈掣	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1
(k) Utility Platform 工作平台	Lighting switch 燈掣	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1
	13A single waterproof socket outlet 13A 單位防水插座	1	1	1	1	1	1
(l) Flat Roof on Roof 位於天台的平台	Fluorescent light 熒光燈	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	4	5

Note:
1. The numbers as shown in the above table denotes "the numbers provided".

備註：
1. 上表顯示的數目代表提供的數量。

23 SERVICE AGREEMENTS 服務協議

1. Potable and flushing water is supplied by Water Supplier Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

24 GOVERNMENT RENT 地稅

The Vendor (the owner) is liable for the Government rent payable for a residential property up to and including the date of the assignment of that residential property.

賣方（擁有人）有法律責任繳付住宅物業的地稅直至及包括該住宅物業之轉讓契日期。

25 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 Vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the Vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (instead of the Vendor (the owner)) of the Development under the deed of mutual covenant, and where the Vendor (the owner) has paid that debris removal fee, the purchaser shall reimburse the Vendor (the owner) for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

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

26 DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

The Vendor (the owner) 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 such residential property, or the fittings, finishes or appliances incorporated into such residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

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

27 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

28 MODIFICATION 修訂

No application to the Government for modification of the land grant is underway.

沒有向政府申請中而未獲批准的批地文件的修訂。

1. 放置冷氣室外機

冷氣室外機(不論是為該住宅單位而設、為其他住宅單位而設或是住客會所及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)而設)放置在毗鄰/毗連部分住宅單位的冷氣機平台上或住客會所及公用花園或遊樂地方。該等被放置於冷氣機平台上及為其他住宅單位而設或是住客會所及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)的冷氣室外機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關冷氣室外機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 喉管

發展項目部分住宅單位的平台及/或工作平台及/或露台的外牆或毗鄰平台及/或工作平台及/或露台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

4. 大廈保養系統操作

1. 根據公契及管理協議，管理人有權進入建有平台及/或工作平台及/或露台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否携帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的平台及/或工作平台及/或露台的發展項目公用地方與設施周邊外牆的托架、錨及/或插座錨固吊船、吊船吊臂或其他類似裝置(不論該等錨、插座及/或托架是否位於毗鄰構成住宅單位一部分的平台及/或工作平台圍邊內部表面或構成住宅單位一部分的露台底部及/或天花)及/或於構成住宅單位一部分的平台及/或工作平台及/或露台停泊及/或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。
2. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，大廈保養系統包括但不限於吊船、吊船吊臂或其他類似裝置(不論是永久或臨時的裝置)可能會停泊在住宅單位的平台及/或工作平台上，並在住宅單位的平台及工作平台上空操作，以及在住宅單位的窗外及露台外操作。

1. Placing of outdoor air-conditioning units

Outdoor air-conditioning units (either serving its own residential unit, other residential unit(s), resident's clubhouse or communal garden or play area (whether known as a covered and landscaped play area or otherwise)) are placed on the air-conditioner platform(s) adjacent to/ adjoining some residential units or the high level of residential unit(s) or resident's clubhouse or communal garden or play area. The placing of outdoor air-conditioning units on the air-conditioner platform(s) and resident's clubhouse or communal garden or play area may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Pipes

Some pipes are located on the external walls at or adjacent to the flat roofs and/or utility platforms and/or balconies of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the development.

4. Operation of Building Maintenance System

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or utility platform(s) and/or balcony(ies) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the flat roof(s) and/or utility platform(s) and/or balcony(ies) forming part of a residential unit (whether or not such anchors, sockets, and/or brackets are located at the internal surface of the kerb abutting on the roof and/or flat roof forming part of a residential unit or at the underneath and/or ceiling of the balcony forming part of a residential unit) and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the flat roof(s) and/or utility platform(s) and/or balcony(ies) forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.
2. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be parked on the flat roof(s) and/or utility platform(s) and operated in air space directly above the flat roof(s) and the utility platform(s) as well as outside the windows and the balconies of the residential units.

30 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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.	Carpark and loading/unloading area excluding public transport terminus	696.863
2.	Plant rooms and similar services	0.000
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.	50.798
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.	399.168
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	0.000
Green Features under Joint Practice Notes 1 and 2		Area (m ²)
3.	Balcony	96.000
4.	Wider common corridor and lift lobby	0.000
5.	Communal sky garden	0.000
6.	Acoustic fin	0.000
7.	Wing wall, wind catcher and funnel	0.000
8.	Non-structural prefabricated external wall	0.000
9.	Utility platform	72.000
10.	Noise barrier	0.000
Amenity Features		Area (m ²)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.692
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	138.255
13.	Covered landscaped and play area	0.000
14.	Horizontal screen/covered walkway and trellis	0.000
15.	Larger lift shaft	117.624
16.	Chimney shaft	0.000

Amenity Features		Area (m ²)
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	0.000
18.	Pipe duct, air duct for mandatory feature or essential plant room	47.049
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	0.000
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	0.000
21.	Void in duplex domestic flat and house	0.000
22.	Sunshade and reflector	0.000
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window	0.000
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	0.000
Other Exempted Items		Area (m ²)
25.	Refuge floor including refuge floor cum sky garden	70.279
26.	Covered area under large projecting/ overhanging feature	0.000
27.	Public transport terminus	0.000
28.	Party structure and common staircase	0.000
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	0.000
30.	Public passage	0.000
31.	Covered set back area	0.000
Bonus GFA		Area (m ²)
32.	Bonus GFA	0.000
Additional Green Features under Joint Practice Note (No. 8)		Area (m ²)
33.	Buildings adopting Modular Integrated Construction	0.000

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

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.

30 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

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。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1.	停車場及上落客貨地方（公共交通總站除外）	696.863
2.	機房及相類設施	0.000
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	50.798
2.2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	399.168
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	0.000
根據聯合作業備考第1及第2號提供的環保設施		面積 (平方米)
3.	露台	96.000
4.	加闊的公用走廊及升降機大堂	0.000
5.	公用空中花園	0.000
6.	隔聲簷	0.000
7.	翼牆、捕風器及風斗	0.000
8.	非結構預製外牆	0.000
9.	工作平台	72.000
10.	隔音屏障	0.000
適意設施		面積 (平方米)
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.692
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	138.255
13.	有蓋園景區及遊樂場地	0.000
14.	橫向屏障 / 有蓋人行道及花棚	0.000
15.	擴大升降機槽	117.624
16.	煙囪管道	0.000
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	0.000
18.	強制性設施或必要機房所需的管槽及氣槽	47.049

適意設施		面積 (平方米)
19.	非強制性設施或非必要機房所需的管槽及氣槽	0.000
20.	環保系統及設施所需的機房、管槽及氣槽	0.000
21.	複式住宅單位及洋房的中空空間	0.000
22.	遮陽篷及反光罩	0.000
23.	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	0.000
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	0.000
其他項目		面積 (平方米)
25.	庇護層，包括庇護層兼空中花園	70.279
26.	大型伸出 / 外懸設施下的有蓋地方	0.000
27.	公共交通總站	0.000
28.	共用構築物及公用樓梯	0.000
29.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	0.000
30.	公眾通道	0.000
31.	有蓋的後移部分	0.000
額外總樓面面積		面積 (平方米)
32.	額外總樓面面積	0.000
根據聯合作業備考（第8號）提供的額外環保設施		面積 (平方米)
33.	採用「組裝合成」建築法的樓宇	0.000

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。

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。

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 (Cap 621)

賣方為施行《一手住宅物業銷售條例》(第621章)

第2部而就發展項目指定的互聯網網站的網址

www.the-uptown.hk

EXAMINATION RECORD

檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 February 2024 2024年2月5日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
3 May 2024 2024年5月3日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	12, 13	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	16	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
2 August 2024 2024年8月2日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
1 November 2024 2024年11月1日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	12	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	13	This page is deleted and replaced with a blank page. 刪除此頁並換上空白頁。
27 January 2025 2025年1月27日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13,13a	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
25 April 2025 2025年4月25日	11	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

