



  THE AVENUE
PHASE 2 第2期

Sales Brochure
售樓說明書



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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance. Notes to Purchasers of First-hand Residential Properties

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

4. Property area and its surroundings

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

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - Whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - The cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

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- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

8. Expression of intent of purchasing a residential property

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

9. Appointment of estate agent

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

10. Appointment of solicitor

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

For first-hand uncompleted residential properties

11. Pre-sale Consent

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

12. Show flats

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

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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.

¹Generally 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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- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. Vendor's information form

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

15. Viewing of property

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

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

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

Other useful contacts -

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
April 2014

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一手住宅物業買家須知

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊 —
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

8. 表達購樓意向

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

9. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

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- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

10. 委聘律師

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

適用於一手未落成住宅物業

11. 預售樓花同意書

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

12. 示範單位

- 賣方不一定須設置示範單位供準買方或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。

適用於一手已落成住宅物業

14. 賣方資料表格

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

15. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2014年4月

¹ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

INFORMATION ON PHASE 2 OF THE DEVELOPMENT

發展項目第二期的資料

The name of the street at which Phase 2 of the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing Phase 2 of the Development

200 Queen's Road East

Total Number of Storeys, Floor Numbering as provided in the Approval Building Plans for Phase 2 of the Development and Omitted Floor numbers

Tower 1: 38 Storeys (including 28 storeys of residential floor, 1 storey of refuge floor and 9 storeys below in Tower 1 but excluding Roof, Lift Machine Room Floor, Upper Roof, Water Tank Floor and Top Roof)

(B5/F, B3/F, B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F)

B4/F, 4/F, 13/F, 14/F, 24/F and 34/F are omitted

Tower 2: 47 Storeys (including 37 storeys of residential floor, 1 storey of refuge floor and 9 storeys below in Tower 2 but excluding Roof, Lift Machine Room Floor, Upper Roof, Water Tank Floor and Top Roof)

(B5/F, B3/F, B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-48/F)

B4/F, 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted

Tower 3: 47 Storeys (including 37 storeys of residential floor, 1 storey of refuge floor and 9 storeys below in Tower 3 but excluding Roof, Lift Machine Room Floor, Upper Roof, Water Tank Floor and Top Roof)

(B5/F, B3/F, B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F-48/F)

B4/F, 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted

Refuge Floors

Tower 1: 10/F, Tower 2: 22/F, Tower 3: 22/F

發展項目第二期所位於的街道的名稱及由差餉物業估價署署長為識別發展項目第二期的目的而編配的門牌號數

皇后大道東200號

樓層總數，發展項目第二期的經批准的建築圖則所規定的樓層號數及被略去的樓層號數

第1座: 38層(包括第1座中28層住宅樓層、庇護層1層及其下9層，不包括天台、升降機機房層、上層天台、水缸層及頂層天台)

(地庫5樓, 地庫3樓, 地庫2樓, 地庫1樓, 地下, 1樓-3樓, 5樓-12樓, 15樓-23樓, 25樓-33樓, 35樓-38樓)

不設地庫4樓、4樓、13樓、14樓、24樓及34樓

第2座: 47層(包括第2座中37層住宅樓層、庇護層1層及其下9層，不包括天台、升降機機房層、上層天台、水缸層及頂層天台)

(地庫5樓, 地庫3樓, 地庫2樓, 地庫1樓, 地下, 1樓-3樓, 5樓-12樓, 15樓-23樓, 25樓-33樓, 35樓-43樓, 45樓-48樓)

不設地庫4樓、4樓、13樓、14樓、24樓、34樓及44樓

第3座: 47層(包括第3座中37層住宅樓層、庇護層1層及其下9層，不包括天台、升降機機房層、上層天台、水缸層及頂層天台)

(地庫5樓, 地庫3樓, 地庫2樓, 地庫1樓, 地下, 1樓-3樓, 5樓-12樓, 15樓-23樓, 25樓-33樓, 35樓-43樓, 45樓-48樓)

不設地庫4樓、4樓、13樓、14樓、24樓、34樓及44樓

庇護層

第1座: 10樓, 第2座: 22樓, 第3座: 22樓

INFORMATION ON VENDOR AND OTHERS INVOLVED IN PHASE 2 OF THE DEVELOPMENT

賣方及有參與發展項目第二期的其他人的資料

Vendor

Urban Renewal Authority (The Owner)

Grand Site Development Limited (The person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing Phase 2 of the Development)

Holding Company of the Vendor

Not Applicable

Authorized Person for Phase 2 of the Development

LU Yuen Cheung Ronald (also known as Ronald Lu)

The firm or corporation of which an Authorized Person for Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity

Ronald Lu & Partners (Hong Kong) Limited

Building Contractor for Phase 2 of the Development

China Overseas Building Construction Limited

Firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase 2 of the Development

Deacons

Woo, Kwan, Lee & Lo

Authorized institution that has made a loan or has undertaken to provide finance for the construction of Phase 2 of the Development

The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of Phase 2 of the Development

Nil

賣方

市區重建局 (擁有人)

宏置發展有限公司 (擁有人聘用以統籌和監管發展項目第二期的設計、規劃、建造、裝置、完成及銷售的過程的人士)

賣方控權公司

不適用

發展項目第二期的認可人士

呂元祥

發展項目第二期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

呂元祥建築師事務所(香港)有限公司

發展項目第二期的承建商

中國海外房屋工程有限公司

就發展項目第二期的住宅物業的出售而代表擁有人行事的律師事務所

的近律師行

胡關李羅律師行

已為發展項目第二期的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為發展項目第二期的建造提供貸款的任何其他人

無

RELATIONSHIP BETWEEN PARTIES INVOLVED IN PHASE 2 OF THE DEVELOPMENT

有參與發展項目第二期的各方的關係

(a)	The Vendor or a building contractor for Phase 2 of the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for Phase 2 of the Development.	Not Applicable
(b)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of 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.	Not Applicable
(d)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of 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 Phase 2 of 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.	Not Applicable
(g)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of the Development.	Not Applicable
(h)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of the Development.	Not Applicable
(i)	The Vendor or a building contractor for Phase 2 of 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.	Not Applicable
(j)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 2 of the Development, is a private company, and an Authorized Person for Phase 2 of 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.	Not Applicable

(k)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 2 of 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.	Not Applicable
(l)	The Vendor or a building contractor for Phase 2 of 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.	Not Applicable
(m)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of 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 Phase 2 of the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for Phase 2 of 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 Phase 2 of 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.	Not Applicable
(q)	The Vendor or a building contractor for Phase 2 of 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 Phase 2 of the Development is a corporation, and the corporation of which an Authorized Person for Phase 2 of 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.	Not Applicable
(s)	The Vendor or a building contractor for Phase 2 of the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

RELATIONSHIP BETWEEN PARTIES INVOLVED IN PHASE 2 OF THE DEVELOPMENT

有參與發展項目第二期的各方的關係

(a)	賣方或有關發展項目第二期的承建商屬個人，並屬該發展項目第二期的認可人士的家人。	不適用	(k)	賣方、賣方的控權公司或該發展項目第二期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。	不適用
(b)	賣方或該發展項目第二期的承建商屬合夥，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	(l)	賣方或該發展項目第二期的承建商屬法團，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。	不適用
(c)	賣方或該發展項目第二期的承建商屬法團，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。	不適用	(m)	賣方或該發展項目第二期的承建商屬合夥，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
(d)	賣方或該發展項目第二期的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用	(n)	賣方、賣方的控權公司或該發展項目第二期的承建商屬私人公司，而就該發展項目第二期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。	不適用
(e)	賣方或該發展項目第二期的承建商屬合夥，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	(o)	賣方、賣方的控權公司或該發展項目第二期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
(f)	賣方或該發展項目第二期的承建商屬法團，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。	不適用	(p)	賣方或該發展項目第二期的承建商屬法團，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。	不適用
(g)	賣方或該發展項目第二期的承建商屬個人，並屬就該發展項目第二期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	(q)	賣方或該發展項目第二期的承建商屬合夥，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
(h)	賣方或該發展項目第二期的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目第二期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	(r)	賣方或該發展項目第二期的承建商屬法團，而該發展項目第二期的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	不適用
(i)	賣方或該發展項目第二期的承建商屬法團，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。	不適用	(s)	賣方或該發展項目第二期的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用
(j)	賣方、賣方的控權公司或有關發展項目第二期的承建商屬私人公司，而該發展項目第二期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。	不適用			

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

There will be non-structural prefabricated external walls and curtain walls forming part of the enclosing walls.
將有構成圍封牆的一部份的非結構的預製外牆及幕牆。

The Range of Thickness of The Non-Structural Prefabricated External Walls of Tower 1, 2 and 3

第1、2及3座的非結構的預製外牆的厚度範圍

TOWER 座數	THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (MM) 非結構的預製外牆的厚度範圍 (毫米)
1	75 - 150
2	75 - 150
3	75 - 150

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 1

第1座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
1	6/F 6樓	A	1.165
		B	1.028
		C	0.365
		D	0.246
		E	0.365
		F	1.007
		G	1.026
		H	0.346
		J	0.246
		7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F 7樓、8樓、9樓、11樓、12樓、15樓、16樓、17樓、18樓、19樓、20樓、21樓、22樓、23樓、25樓、26樓、27樓、28樓、29樓、30樓、31樓、32樓、33樓、35樓、36樓、37樓	A
	B		1.132
	C		0.365
	D		0.246
	E		0.365
	F		1.007
	G		1.026
	H		0.346
	J		0.246
	38/F 38樓		A
		B	1.500
		C	1.436

The Range of Thickness of The Curtain Walls of Tower 1, 2 and 3
第1、2及3座的幕牆的厚度範圍

TOWER 座數	THICKNESS OF THE CURTAIN WALLS (MM) 幕牆的厚度範圍 (毫米)
1	300
2	300
3	200 - 300

Total area of Curtain Walls of each Residential Property in Tower 1

第1座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
1	6/F 6樓	A	1.424
		B	0.412
		C	0.406
		D	0.000
		E	0.406
		F	0.000
		G	0.420
		H	0.421
		J	0.435
		7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F 7樓、8樓、9樓、11樓、12樓、15樓、16樓、17樓、18樓、19樓、20樓、21樓、22樓、23樓、25樓、26樓、27樓、28樓、29樓、30樓、31樓、32樓、33樓、35樓、36樓、37樓	A
	B		0.412
	C		0.406
	D		0.000
	E		0.406
	F		0.406
	G		0.420
	H		0.421
	J		0.435
	38/F 38樓		A
		B	0.810
		C	0.540

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 2
第2座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
2	6/F 6樓	A	1.332
		B	0.354
		C	0.350
		D	0.000
		E	0.000
		F	0.275
		G	1.483
		H	0.350
		J	0.354
		K	1.077
		L	0.000
		M	0.972
		N	0.000
		P	0.000
	R	0.000	
	7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F 7樓、8樓、9樓、10樓、11樓、 12樓、15樓、16樓、17樓、 18樓、19樓、20樓、25樓、 26樓、27樓、28樓、29樓、 30樓、31樓、32樓、33樓、 35樓、36樓、37樓、38樓、 39樓、40樓、41樓	A	1.332
		B	0.354
		C	0.350
		D	0.000
		E	0.000
		F	0.275
		G	0.794
		H	0.350
		J	0.354
		K	1.077
		L	0.000
M		1.077	
N	0.000		
P	0.000		
R	0.000		

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
2	21/F, 42/F 21樓、42樓	A	1.332
		B	0.354
		C	0.350
		D	0.000
		E	0.000
		F	0.275
		H	0.350
		J	0.354
		K	1.077
		L	0.000
		M	1.077
		N	0.000
		P	0.000
		R	0.000
	23/F 23樓	A	1.332
		B	0.354
		C	0.350
		D	0.000
		E	0.000
		F	0.275
		G	1.588
		H	0.350
		J	0.354
		K	1.077
		L	0.000
		M	1.077
N	0.000		
P	0.000		
R	0.000		

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的設計的資料

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 2

第2座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
2	43/F, 45/F, 46/F, 47/F 43樓、45樓、 46樓、47樓	A	1.870
		B	1.135
		C	1.438
		D	1.008
		E	1.370
		F	1.785
		G	1.295
	48/F 48樓	A	2.176
		B	1.396
		C	1.487
		D	1.501

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

Total area of Curtain Walls of each Residential Property in Tower 2
第2座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
2	6/F 6樓	A	0.277
		B	0.379
		C	0.406
		D	0.000
		E	0.000
		F	0.406
		G	0.860
		H	0.406
		J	0.000
		K	0.341
		L	0.510
		M	0.341
		N	0.000
	P	0.000	
	R	0.000	
	7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F 7樓、8樓、9樓、10樓、11樓、 12樓、15樓、16樓、17樓、 18樓、19樓、25樓、26樓、 27樓、28樓、29樓、30樓、 31樓、32樓、33樓、35樓、 36樓、37樓、38樓、39樓、40樓	A	0.277
		B	0.379
		C	0.406
		D	0.495
		E	0.495
		F	0.406
		G	0.860
		H	0.406
		J	0.379
K		0.341	
L		0.510	
M	0.341		
N	0.495		
P	0.495		
R	0.495		

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
2	20/F, 41/F 20樓、41樓	A	0.277
		B	0.379
		C	0.406
		D	0.495
		E	0.495
		F	0.406
		G	2.155
		H	0.406
		J	0.379
		K	0.341
		L	0.510
		M	0.341
		N	0.495
P	0.495		
R	0.495		

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

Total area of Curtain Walls of each Residential Property in Tower 2
第2座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
2	21/F, 42/F 21樓、42樓	A	0.277
		B	0.379
		C	0.406
		D	0.495
		E	0.495
		F	0.406
		H	0.406
		J	0.379
		K	0.341
		L	0.510
		M	0.341
		N	0.495
		P	0.495
		R	0.495
	23/F 23樓	A	0.277
		B	0.379
		C	0.406
		D	0.495
		E	0.495
		F	0.406
		G	0.860
		H	0.406
		J	0.379
		K	0.341
L	0.510		
M	0.341		
N	0.495		
P	0.495		
R	0.495		

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
2	43/F, 45/F, 46/F, 47/F 43樓、45樓、 46樓、47樓	A	2.018
		B	0.447
		C	0.309
		D	0.406
		E	0.424
		F	0.510
		G	0.549
		A	0.585
	48/F 48樓	B	0.893
		C	0.952
		D	1.432

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 3
第3座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
3	6/F 6樓	A	1.209
		B	0.366
		C	0.295
		D	0.314
		E	0.295
		F	0.306
		G	0.000
		H	0.606
		J	1.566
		K	0.264
		7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F 7樓、8樓、9樓、10樓、11樓、 12樓、15樓、16樓、17樓、18樓、 19樓、20樓	A
	B		0.366
	C		0.295
	D		0.314
	E		0.295
	F		0.306
	G		0.000
	H		0.703
	J	0.783	
K	0.264		

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)	
3	21/F 21樓	A	1.209	
		B	0.366	
		C	0.295	
		D	0.314	
		E	0.295	
		F	0.306	
		G	0.000	
		H	0.703	
		K	0.264	
		23/F 23樓	A	1.209
			B	0.366
	C		0.295	
	D		0.314	
	E		0.295	
	F		0.306	
	G		0.000	
	H		0.703	
	J		1.566	
	K		0.264	
	25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F 25樓、26樓、27樓、28樓、29樓、 30樓、31樓、32樓、33樓、35樓、 36樓、37樓、38樓、39樓、40樓、 41樓		A	1.209
		B	0.366	
		C	0.295	
		D	0.314	
		E	0.295	
		F	0.306	
		G	0.000	
		H	0.703	
	J	0.783		
	K	0.264		

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的設計的資料

Total area of Non-Structural Prefabricated External Walls of each Residential Property in Tower 3
 第3座的每個住宅物業的非結構的預製外牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS (SQ.M.) 非結構的預製外牆的總面積 (平方米)
3	42/F 42樓	A	1.209
		B	0.366
		C	0.295
		D	0.314
		E	0.295
		F	0.306
		G	0.000
		H	0.703
		K	0.264
	43/F, 45/F, 46/F, 47/F 43樓、45樓、 46樓、47樓	A	1.103
		B	0.965
		C	1.178
		D	0.915
		E	1.112
	48/F 48樓	A	1.771
B		1.402	

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的設計的資料

Total area of Curtain Walls of each Residential Property in Tower 3
第3座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
3	6/F 6樓	A	0.410
		B	0.406
		C	0.406
		D	0.406
		E	0.406
		F	0.395
		G	0.000
		H	0.395
		J	0.792
		K	0.416
		7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F 7樓、8樓、9樓、10樓、11樓、 12樓、15樓、16樓、17樓、18樓、 19樓	A
	B		0.406
	C		0.406
	D		0.406
	E		0.406
	F		0.395
	G		0.495
	H		0.395
	J		0.792
	K		0.416
	20/F 20樓		A
		B	0.406
		C	0.406
		D	0.406
		E	0.406
		F	0.395
		G	0.495
H		0.395	
J		1.982	
K		0.416	

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)	
3	21/F 21樓	A	0.410	
		B	0.406	
		C	0.406	
		D	0.406	
		E	0.406	
		F	0.395	
		G	0.495	
		H	0.395	
		K	0.416	
		23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F 23樓、25樓、26樓、27樓、28樓、 29樓、30樓、31樓、32樓、33樓、 35樓、36樓、37樓、38樓、39樓、 40樓	A	0.410
			B	0.876
	C		0.406	
	D		0.406	
	E		0.406	
	F		0.395	
	G		0.495	
	H		0.395	
	J		0.792	
	K		0.416	
	41/F 41樓		A	0.410
		B	0.876	
		C	0.406	
		D	0.406	
		E	0.406	
		F	0.395	
		G	0.495	
		H	0.395	
		J	1.982	
	K	0.416		

INFORMATION ON DESIGN OF PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的設計的資料

Total area of Curtain Walls of each Residential Property in Tower 3
 第3座的每個住宅物業的幕牆的總面積

TOWER 座數	FLOOR 樓層	UNIT 單位	TOTAL AREA OF CURTAIN WALLS (SQ.M.) 幕牆的總面積 (平方米)
3	42/F 42樓	A	0.410
		B	0.876
		C	0.406
		D	0.406
		E	0.406
		F	0.395
		G	0.495
		H	0.395
		K	0.416
	43/F 43樓	A	1.407
		B	2.319
		C	0.428
		D	0.480
		E	0.863
	45/F, 46/F, 47/F 45樓、46樓、47樓	A	1.675
		B	2.319
		C	0.428
		D	0.480
		E	1.313
	48/F 48樓	A	3.191
B		0.000	

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

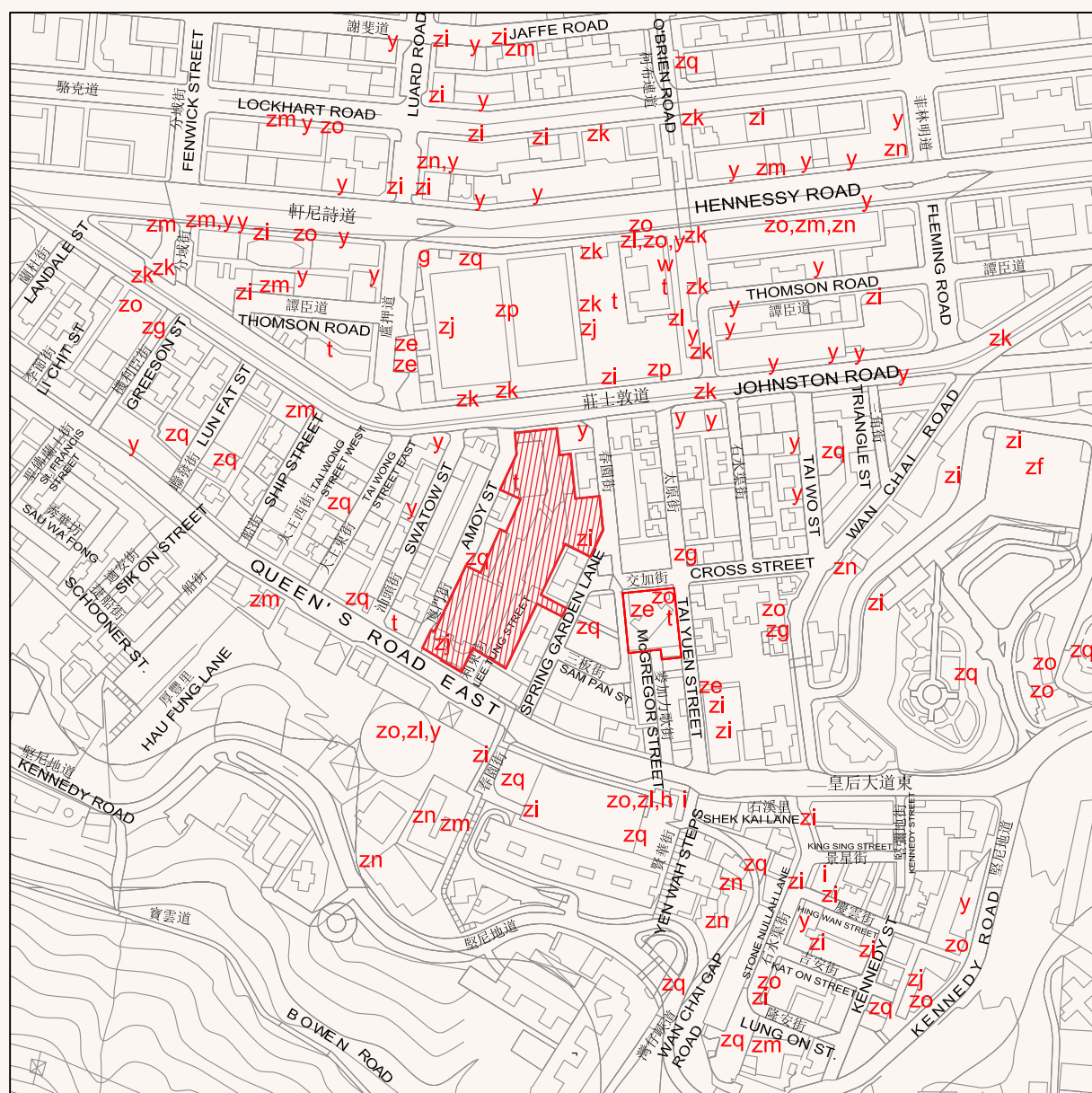
The person appointed as the manager of Phase 2 of the Development under the deed of mutual covenant that has been executed

Wise Link Management Limited

根據已簽立的公契，獲委任為發展項目第二期的管理人

永隆管理有限公司

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



The Location Plan is prepared with reference to the Survey Sheet Nos. 11-SW-B dated 13 October 2016 and 11-SW-D dated 15 September 2016, with adjustments where necessary.

The Location Plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.

所在位置圖參考日期為2016年10月13日之測繪圖編號11-SW-B及2016年9月15日之測繪圖編號11-SW-D編製，有需要處經修正處理。

所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。



- Phase 1 of the Development
發展項目第一期
- Phase 2 of the Development
發展項目第二期

Remark 備註:

Due to technical reasons that the boundary of the Development is irregular, the Location Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
因發展項目的邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

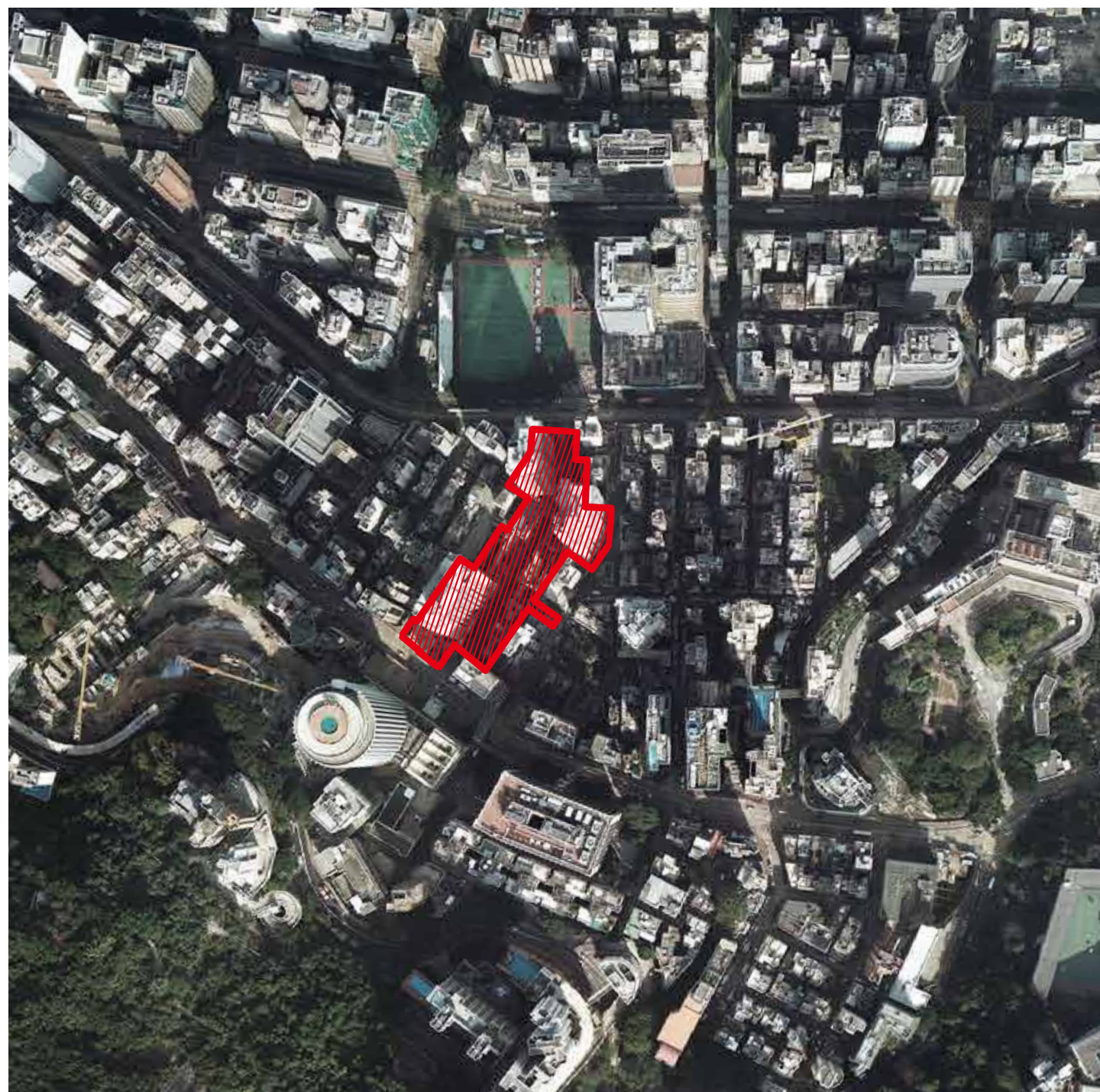
LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖

Legends 圖例

g	ventilation shaft for the Mass Transit Railway	香港鐵路的通風井
h	library	圖書館
i	museum	博物館
t	power plant (including electricity sub-stations)	發電廠(包括電力分站)
w	addiction treatment centre	戒毒院所
y	clinic	診療所

ze	refuse collection point	垃圾收集站
zf	hospital	醫院
zg	market (including a wet market and a wholesale market)	市場(包括濕貨市場及批發市場)
zi	public carpark (including a lorry park)	公眾停車場(包括貨車停泊處)
zj	public convenience	公廁
zk	public transport terminal (including a rail station)	公共交通總站(包括鐵路車站)
zl	public utility installation	公用事業設施裝置
zm	religious institution (including a church, a temple and a Tsz Tong)	宗教場所(包括教堂、廟宇及祠堂)
zn	school (including a kindergarten)	學校(包括幼稚園)
zo	social welfare facilities (including an elderly centre and a home for the mentally disabled)	社會福利設施(包括老人中心及弱智人士護理院)
zp	sports facilities (including a sports ground and a swimming pool)	體育設施(包括運動場及游泳池)
zq	public park	公園

AERIAL PHOTOGRAPH OF PHASE 2 OF THE DEVELOPMENT
發展項目第二期的鳥瞰照片



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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印

Adopted from part of the aerial photo taken by the Survey and Mapping Office
of Lands Department at a flying height of 6000 feet, photo No. CS62354, dated
1/1/2016.

摘錄自地政總署測繪處於2016年1月1日在6000呎飛行高度拍攝之鳥瞰照片，編號為
CS62354。

 Phase 2 of the Development
發展項目第二期

Remark 備註:

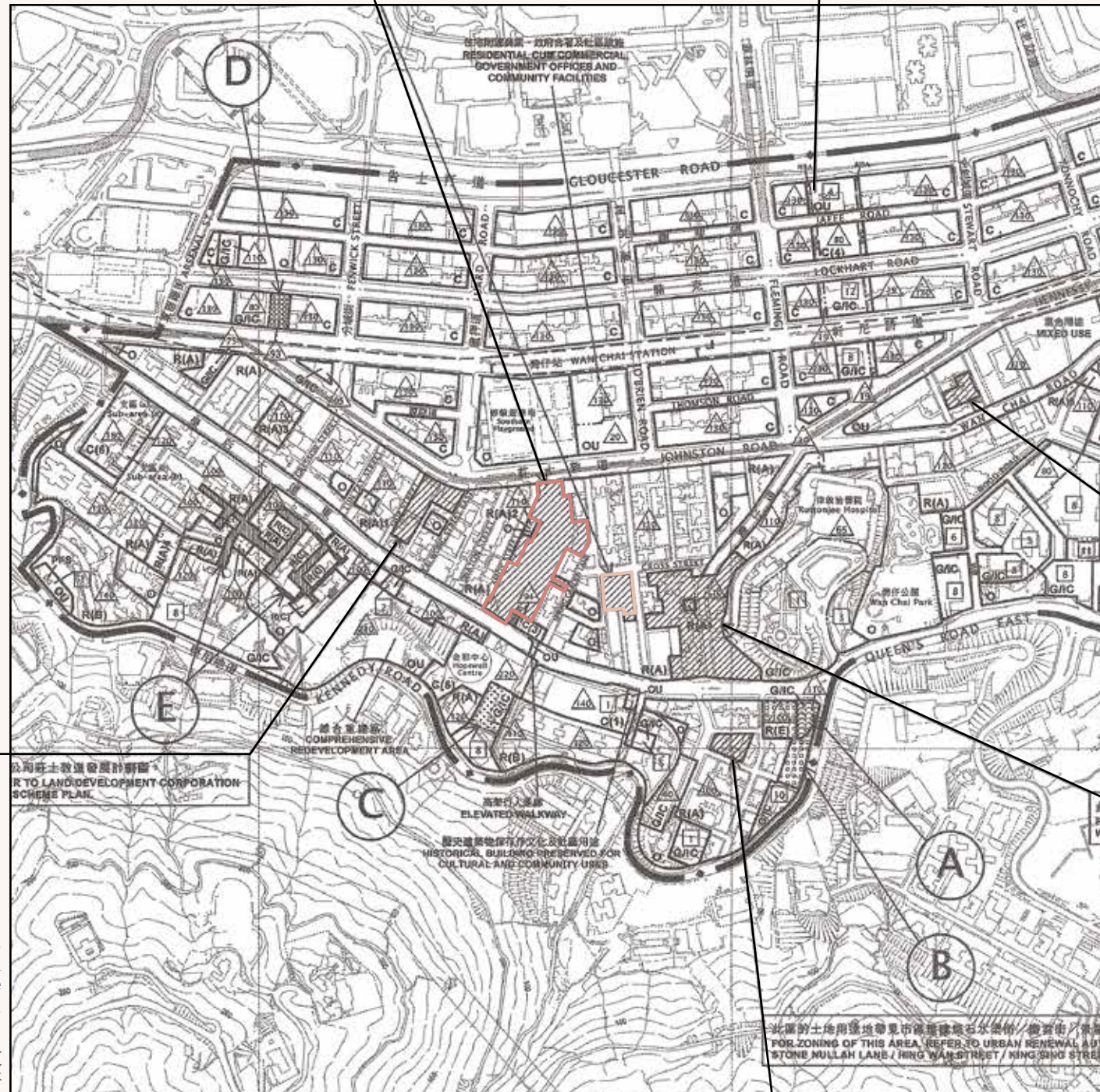
Due to technical reason that the boundary of the Phase 2 of the Development is irregular, the Aerial Photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

因發展項目第二期的邊界不規則的技術原因，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

此區的土地用途地帶見土地發展公司利東街及麥加力歌街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION LEE TUNG STREET & MCGREGOR STREET DEVELOPMENT SCHEME PLAN.

歷史建築物保存作酒店、商業、社區及/或文化用途
 HISTORICAL BUILDING PRESERVED FOR HOTEL, COMMERCIAL COMMUNITY AND/OR CULTURAL USES



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Draft Hong Kong Planning Area No. 5 - Wan Chai Outline Zoning Plan (Plan No. S/H5/27) Gazetted on 3/8/2012
 摘錄自2012年8月3日刊憲之灣仔(港島規劃區第5區)分區計劃大綱草圖(圖則編號 S/H5/27)

0M/米
 Scale: 500M/米
 比例:

此區的土地用途地帶見市區重建局茂羅街/巴路士街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY MALLORY STREET / BURROWS STREET DEVELOPMENT SCHEME PLAN.

G/C

此區的土地用途地帶見土地發展公司灣仔道/太原街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION WAN CHAI ROAD / TAI YUEN STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見市區重建局石水渠街/慶雲街/景星街發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STONE NULLAH LANE / HING WAN STREET / KING SING STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司莊士敦道發展計劃圖。
 FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION JOHNSTON ROAD DEVELOPMENT SCHEME PLAN.

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分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

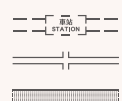
ZONES 地帶

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



COMMUNICATIONS 交通

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



MISCELLANEOUS 其他

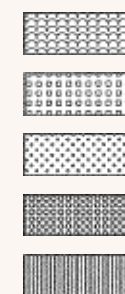
- Boundary of Planning Scheme 規劃範圍界線
- Land Development Corporation/
Urban Renewal Authority Development Scheme Plan Area
土地發展公司/市區重建局發展計劃圖範圍
- Building Height Control Zone Boundary
建築物高度管制區界線
- Maximum Building Height (In Metres above Principal Datum)
最高建築物高度（在主水平基準以上若干米）
- Maximum Building Height (In Number of Storeys)
最高建築物高度（樓層數目）
- Petrol Filling Station 加油站
- Non-Building Area 非建築用地



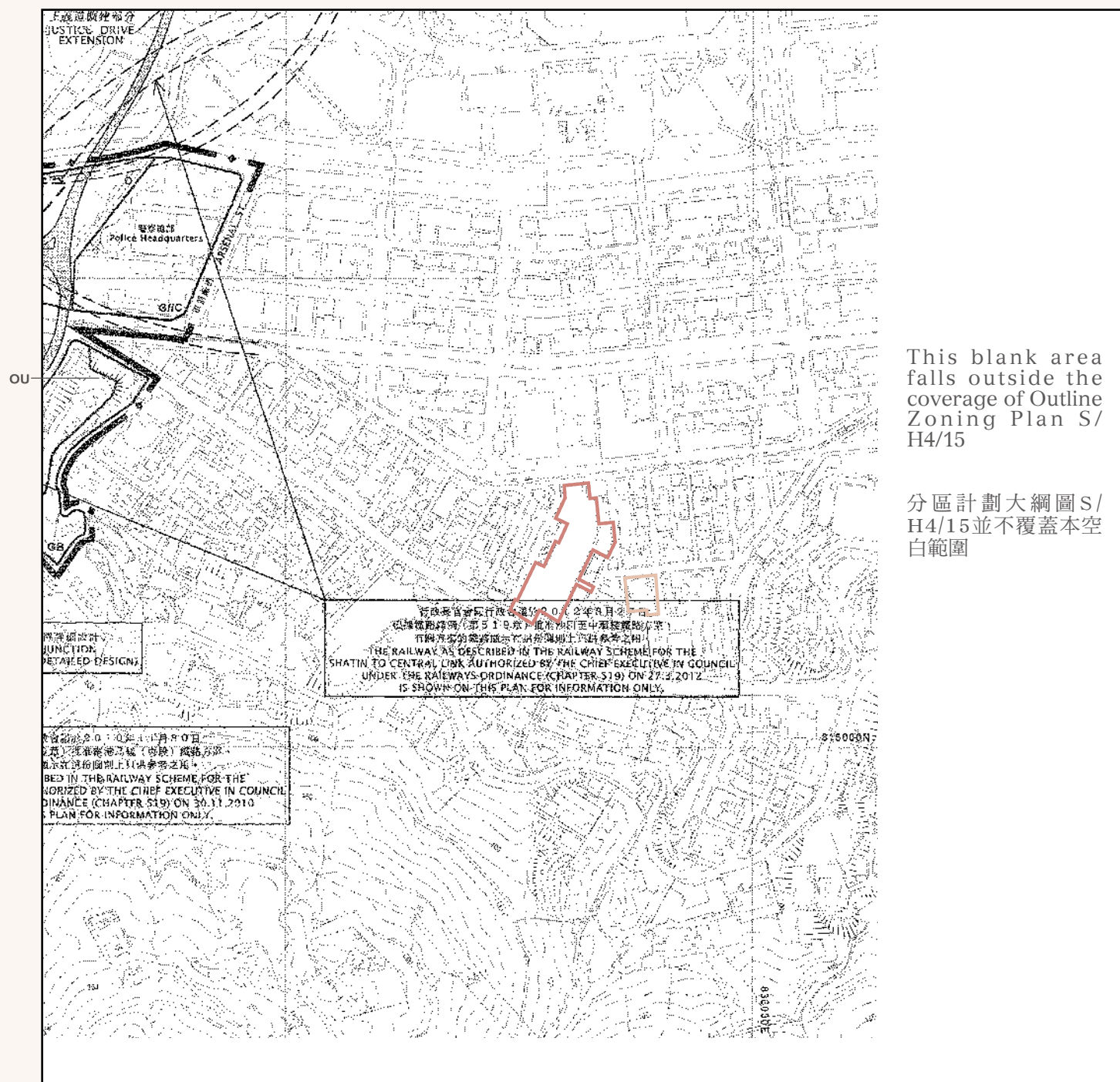
AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第7條展示的修訂

- Amendment Item A 修訂項目A項
- Amendment Item B 修訂項目B項
- Amendment Item C 修訂項目C項
- Amendment Item D 修訂項目D項
- Amendment Item E 修訂項目E項



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



This blank area falls outside the coverage of Outline Zoning Plan S/H4/15

分區計劃大綱圖S/H4/15並不覆蓋空白範圍

- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Hong Kong Planning Area No. 4 - Draft Central District Outline Zoning Plan (Plan No. S/H4/15) Gazetted on 11/12/2015
 摘錄自2015年12月11日刊憲之中區(港島規劃區第4區)分區計劃大綱草圖(圖則編號 S/H4/15)

0M/米
 Scale: 500M/米
 比例:

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

ZONES 地帶

Government, Institution or Community
政府、機構或社區



Open Space
休憩用地



Other Specified Uses
其他指定用途



Green Belt
綠化地帶



COMMUNICATIONS 交通

Railway and Station (Underground)
鐵路及車站（地下）



Major Road and Junction
主要道路及路口



Elevated Road
高架道路



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



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



This blank area falls outside the coverage of Outline Zoning Plan S/H7/19

分區計劃大綱圖 S/H7/19 並不覆蓋本空白範圍



- ① Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Hong Kong Planning Area No. 7 - Approved Wong Nai Chung Outline Zoning Plan (Plan No. S/H7/19) Gazetted on 26/8/2016
 摘錄自2016年8月26日刊憲之黃泥涌(港島規劃區第7區)分區計劃大綱核准圖(圖則編號 S/H7/19)

Scale: 0M/米 500M/米
 比例:

Remarks 備註:

Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

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

Legends 圖例

ZONES 地帶

Commercial
商業



Government, Institution or Community
政府、機構或社區



Other Specified Uses
其他指定用途



MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



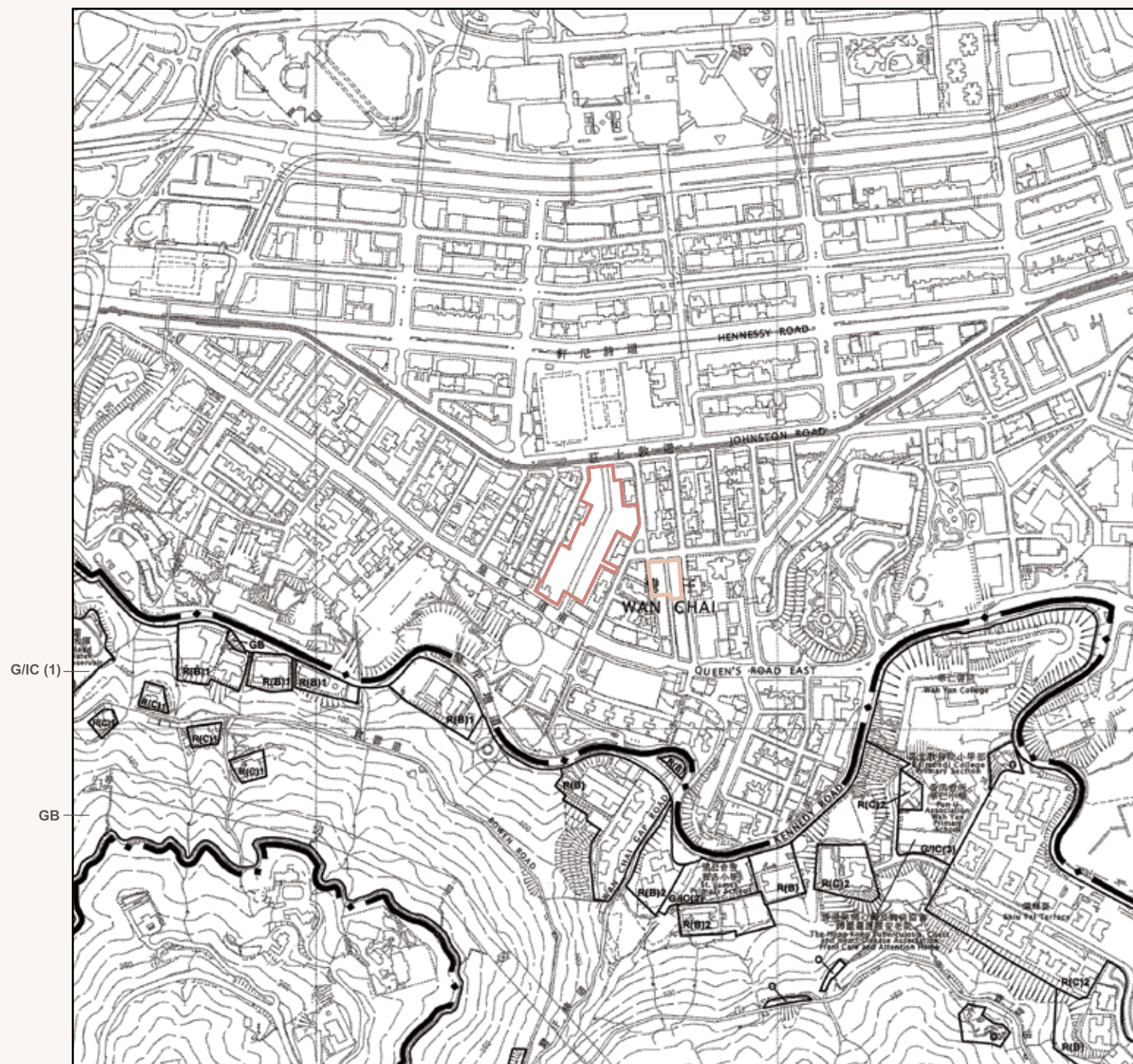
Maximum Building Height (In Metres above Principal Datum)
最高建築物高度 (在主水平基準以上若干米)



Maximum Building Height (In Number of Storeys)
最高建築物高度 (樓層數目)



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



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Approved Hong Kong Planning Area No. 12 - Mid-levels East Outline Zoning Plan (Plan No. S/H12/12) Gazetted on 17/9/2010
 摘錄自2010年9月17日刊憲之半山區東部(港島規劃區第12區)分區計劃大綱核准圖(圖則編號 S/H12/12)



Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

ZONES 地帶

Residential (Group B)
住宅（乙類）



Residential (Group C)
住宅（丙類）



Government, Institution or Community
政府、機構或社區



Open Space
休憩用地



Green Belt
綠化地帶



COMMUNICATIONS 交通

Major Road and Junction
主要道路及路口

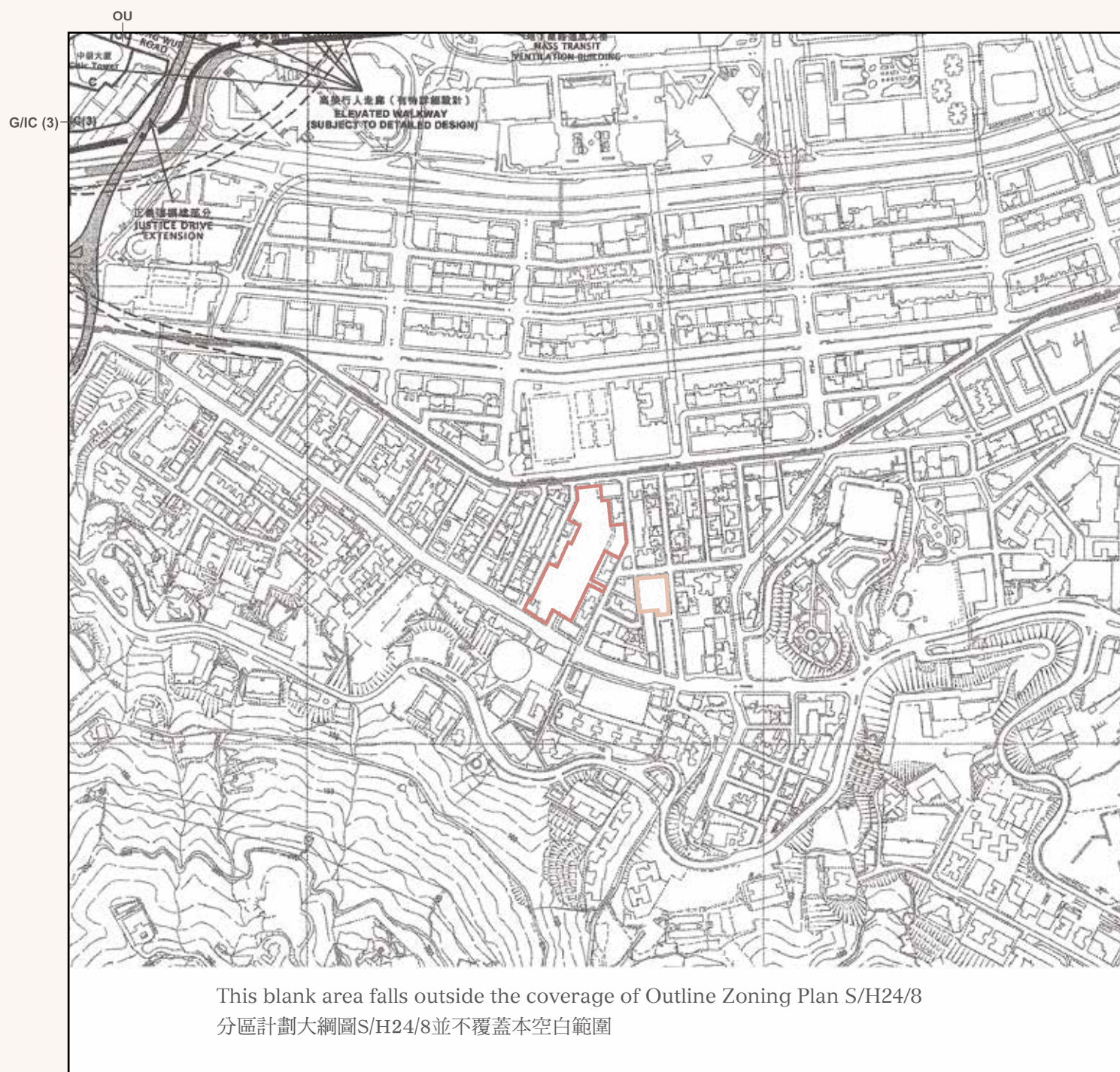


MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



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



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Draft Hong Kong Planning Area No. 24 - Central District (Extension) Outline Zoning Plan (Plan No. S/H24/8) Gazetted on 15/2/2013
 摘錄自2013年2月15日刊憲之中區(擴展部分)(港島規劃區第24區)分區計劃大綱草圖(圖則編號 S/H24/8)

0M/米
 Scale: 500M/米
 比例:

Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

ZONES 地帶

Commercial
商業



Government, Institution or Community
政府、機構或社區



Other Specified Uses
其他指定用途



COMMUNICATIONS 交通

Railway and Station (Underground)
鐵路及車站（地下）



Major Road and Junction
主要道路及路口



Elevated Road
高架道路



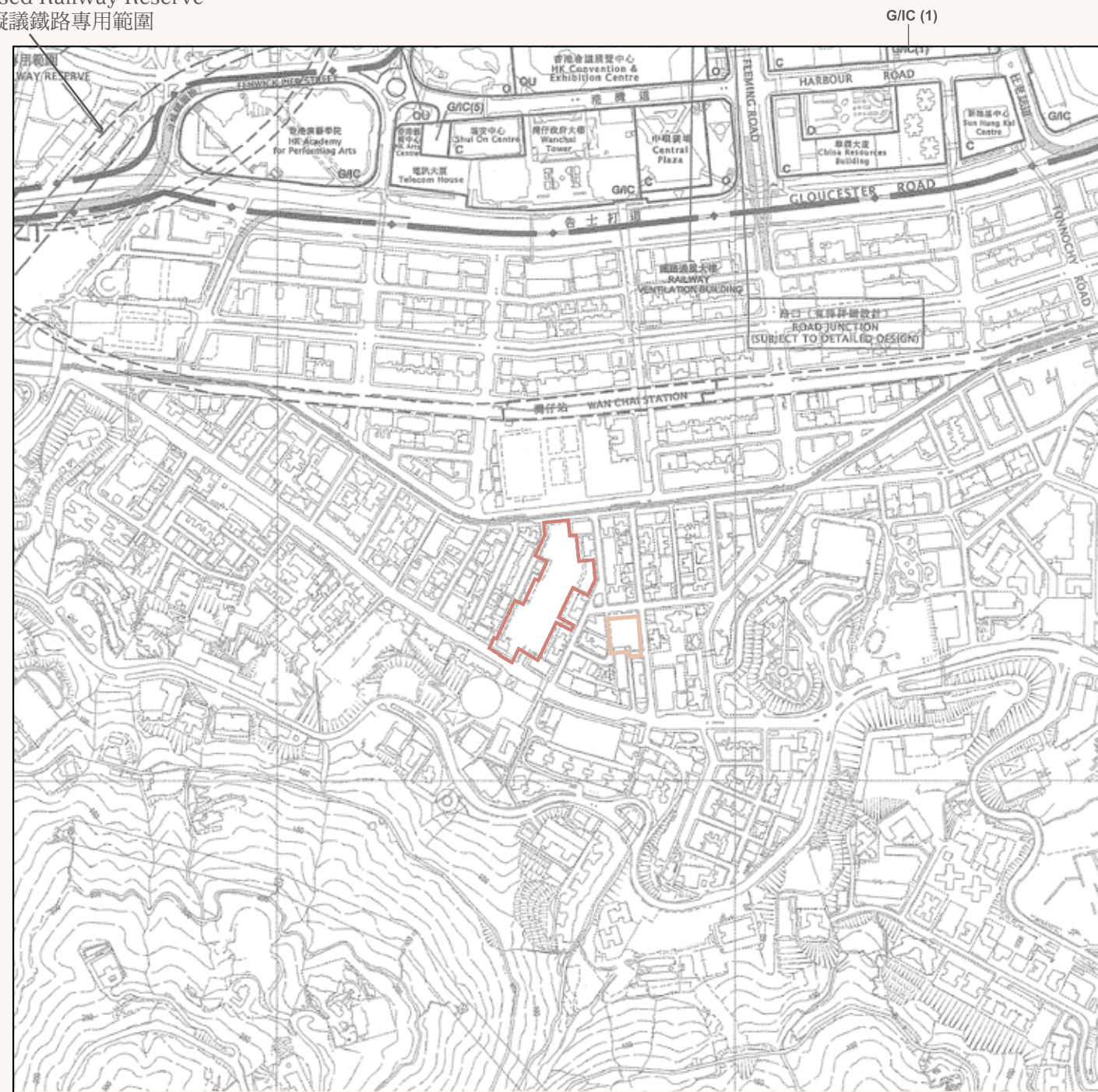
MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



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

Proposed Railway Reserve
 擬議鐵路專用範圍



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Approved Hong Kong Planning Area No. 25 - Wan Chai North Outline Zoning Plan (Plan No. S/H25/4) Gazetted on 28/2/2014
 摘錄自2014年2月28日刊憲之灣仔北(港島規劃區第25區)分區計劃大綱核准圖(圖則編號 S/H25/4)

0M/米
 Scale: 
 比例:

This blank area falls outside the coverage of Outline Zoning Plan S/H25/4 分區計劃大綱圖S/H25/4並不覆蓋本空白範圍





Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

ZONES 地帶

Commercial 商業	
Government, Institution or Community 政府、機構或社區	
Open Space 休憩用地	
Other Specified Uses 其他指定用途	

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線	
Proposed Railway Reserve 擬議鐵路專用範圍	

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



- Boundary of Phase 1 of the Development
發展項目第一期的邊界
- Boundary of Phase 2 of the Development
發展項目第二期的邊界

Extract from the Draft Hong Kong Planning Area No. 14 - The Peak Area Outline Zoning Plan (Plan No. S/H14/12) Gazetted on 29/4/2016
 摘錄自2016年4月29日刊憲之山頂區(港島規劃區第14區)分區計劃大綱草圖(圖則編號 S/H14/12)



Remarks 備註：
 Due to technical reason that the boundary of the Development is irregular, the Outline Zoning Plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
 因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之範圍多於《一手住宅物業銷售條例》所要求的範圍。

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

Legends 圖例

ZONES 地帶

Residential (Group C)
住宅（丙類）

R(C)

Green Belt
綠化地帶

GB

COMMUNICATIONS 交通

Major Road and Junction
主要道路及路口

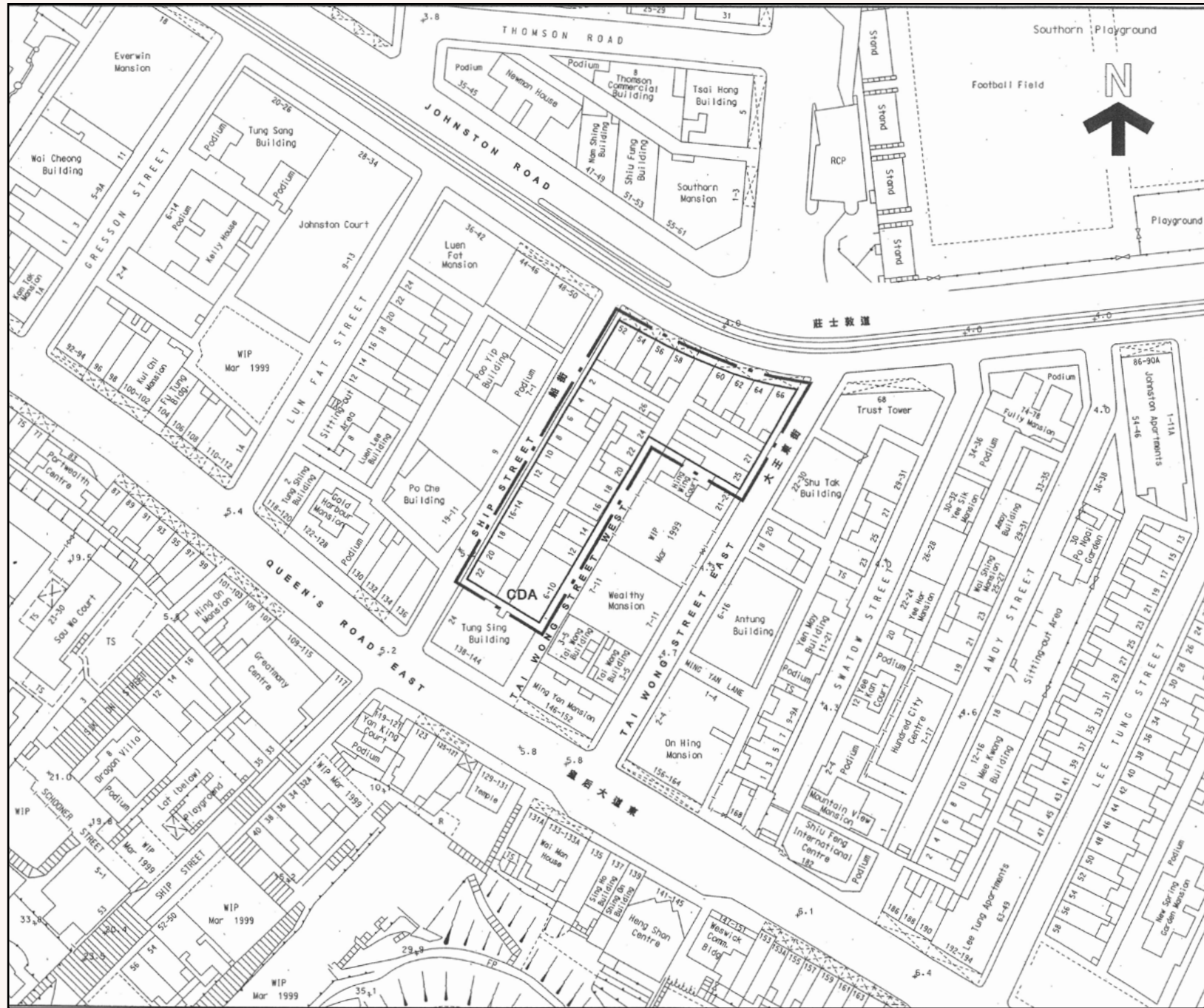


MISCELLANEOUS 其他

Boundary of Planning Scheme
規劃範圍界線



DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Comprehensive Development Area
 綜合發展區



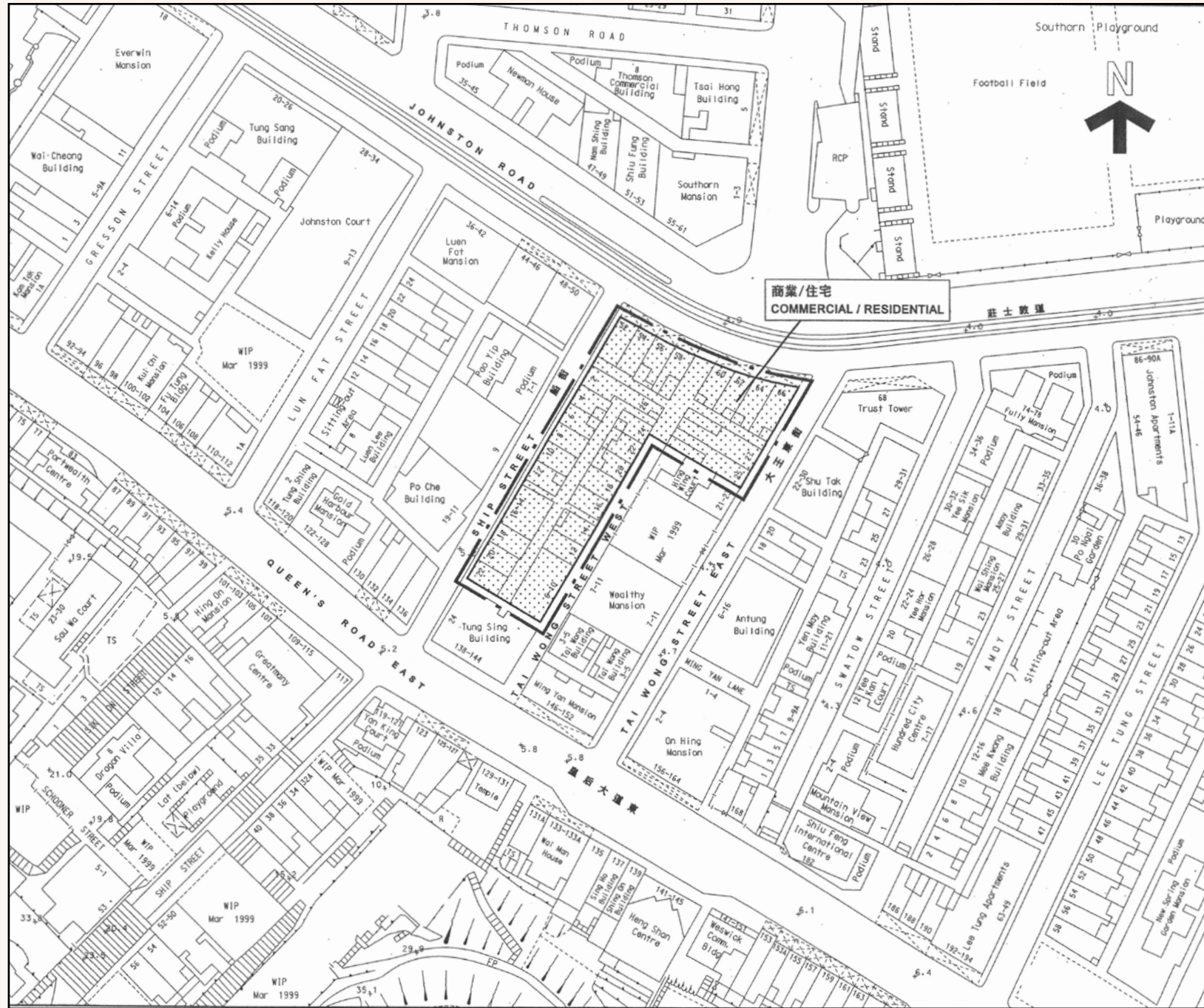
Extract from the Land Development Corporation Johnston Road Development Scheme Plan
 (Plan No. S/H5/LDC3/2) Gazetted on 14/9/1999

摘錄自1999年9月14日刊憲之土地發展公司莊士敦道發展計劃圖（編號 S/H5/LDC3/2）

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發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

LAND USE 土地用途

COMMERCIAL / RESIDENTIAL
 商業 / 住宅



MISCELLANEOUS 其他

Boundary of Development Scheme
 發展計劃範圍界線

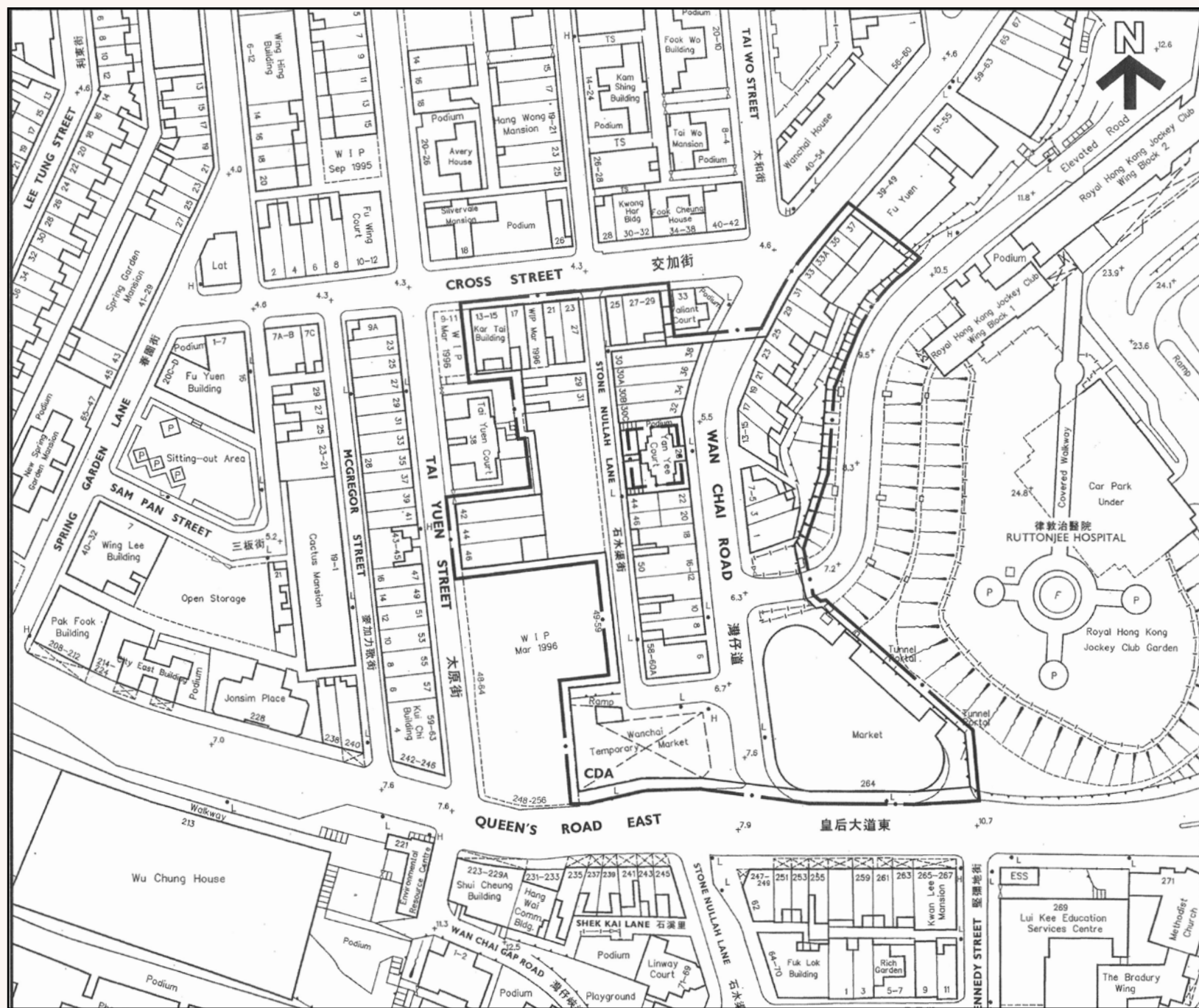


0M/米
 Scale: 100M/米
 比例:

Extract from the Land Development Corporation Johnston Road Development Scheme Plan
 - Land Use Diagram (Plan No. S/H5/LDC3/D1/2) Gazetted on 14/9/1999
 摘錄自1999年9月14日刊憲之土地發展公司莊士敦道發展計劃圖 - 土地用途圖表 (編號 S/H5/LDC3/D1/2)

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 發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Comprehensive Development Area
 綜合發展區



0M/米
 Scale: 100M/米
 比例:

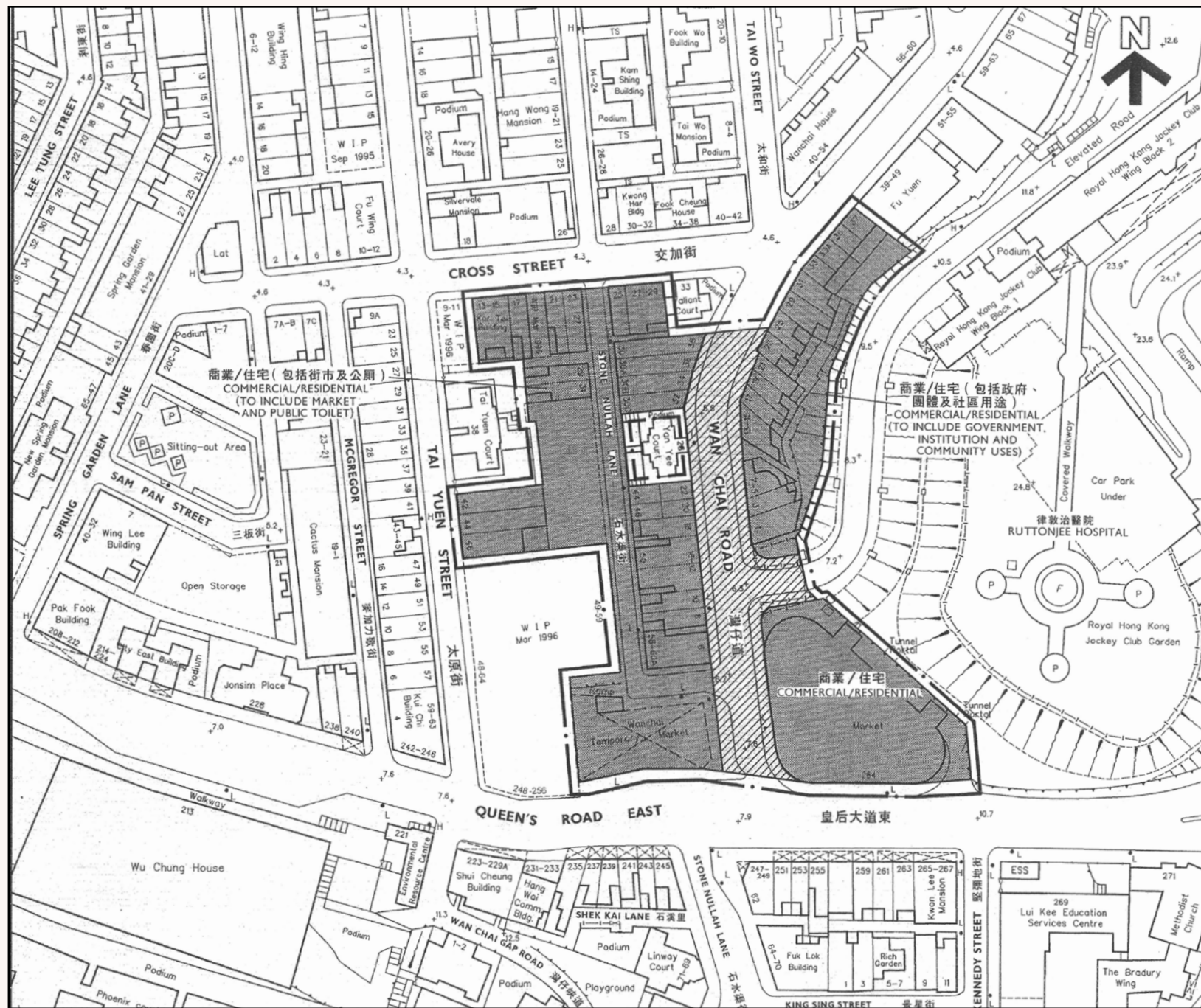
Extract from the Land Development Corporation Development Scheme Plan For Wan Chai Road / Tai Yuen Street
 (Plan No. S/H5/LDC1/2) Gazetted on 24/9/1996

摘錄自1996年9月24日刊憲之土地發展公司灣仔道 / 太原街發展計劃圖 (編號 S/H5/LDC1/2)

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DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

LAND USE 土地用途

COMMERCIAL / RESIDENTIAL
 商業 / 住宅



COMMERCIAL / RESIDENTIAL
 (TO INCLUDE GOVERNMENT, INSTITUTION AND
 COMMUNITY USES)
 商業 / 住宅
 (包括政府、團體及社區用途)

COMMERCIAL / RESIDENTIAL
 (TO INCLUDE MARKET AND PUBLIC TOILET)
 商業 / 住宅
 (包括街市及公廁)

Road
 道路



MISCELLANEOUS 其他

Boundary of Development Scheme
 發展計劃範圍界線

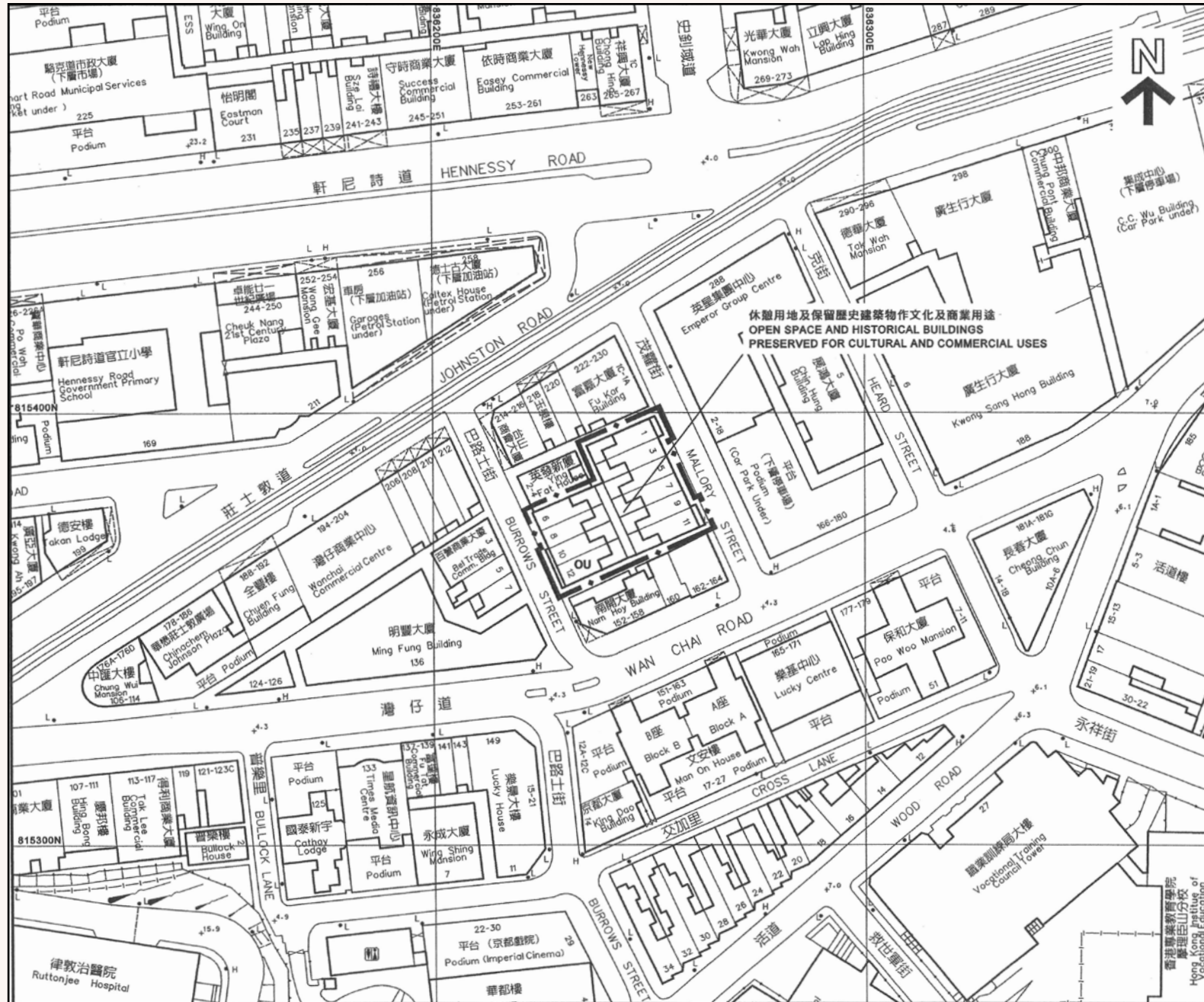


0M/米
 Scale: 100M/米
 比例:

Extract from the Land Development Corporation Development Scheme Plan For Wan Chai Road / Tai Yuen Street
 - Land Use Diagram (Plan No. S/H5/LDC1/D1/2) Gazetted on 24/9/1996
 摘錄自1996年9月24日刊憲之土地發展公司灣仔道 / 太原街發展計劃圖 - 土地用途圖表 (編號 S/H5/LDC1/D1/2)

The Development Scheme Plan - Land Use Diagram is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR Licence No. 19/2013.
 發展計劃圖 - 土地用途圖表版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關於發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Other Specified Uses
 其他指定用途



Extract from the Urban Renewal Authority Mallory Street / Burrows Street Development Scheme Plan (Plan No. S/H5/URA1/2) Gazetted on 30/5/2006

摘錄自2006年5月30日刊憲之市區重建局茂蘿街 / 巴路士街發展計劃圖 (編號 S/H5/URA1/2)

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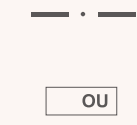
DEVELOPMENT SCHEME PLAN RELATING TO THE DEVELOPMENT
 關乎發展項目的發展計劃圖



Legends 圖例

Boundary of Development Scheme
 發展計劃範圍界線

Other Specified Uses
 其他指定用途



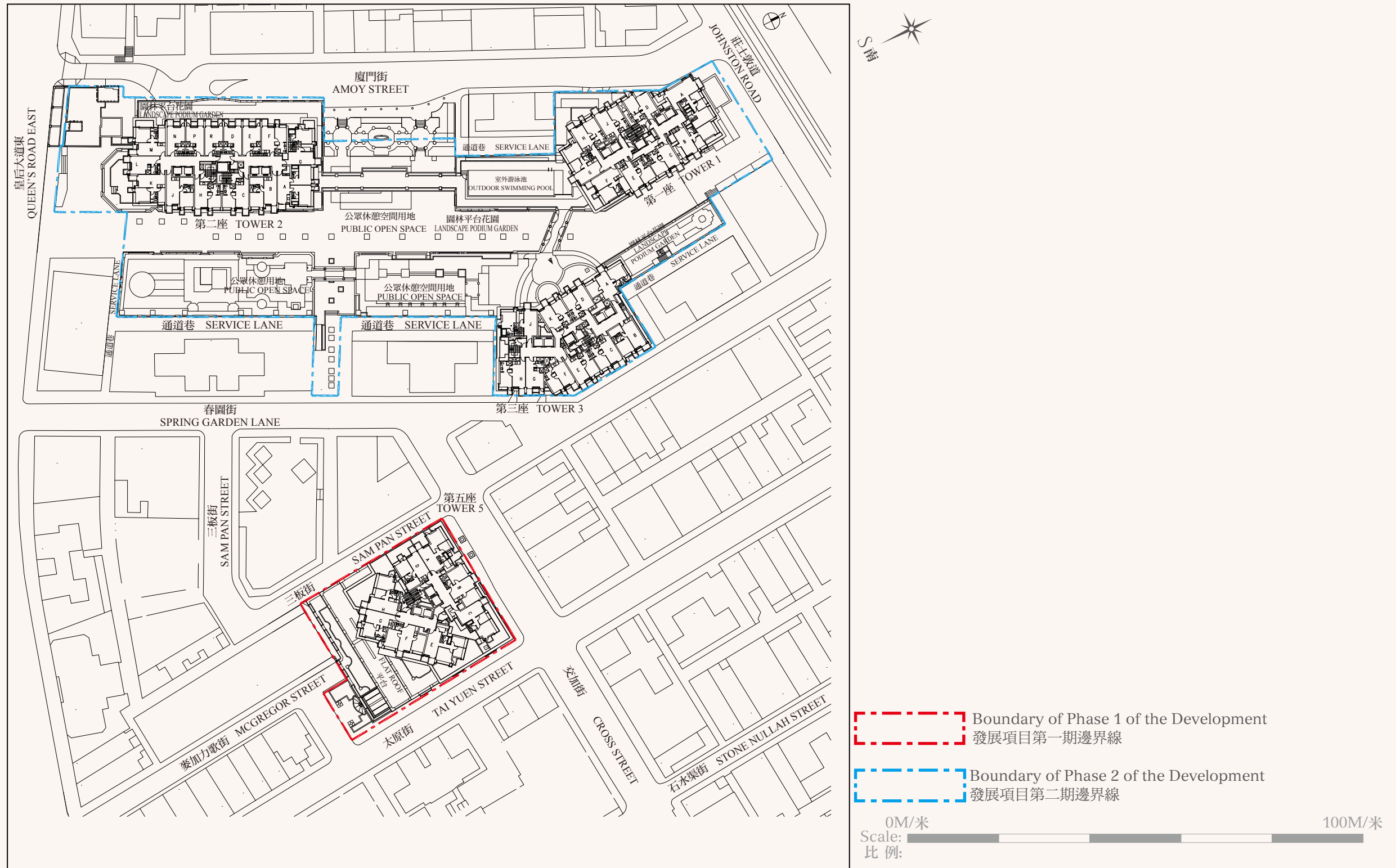
Extract from the Urban Renewal Authority Stone Nullah Lane / Hing Wan Street / King Sing Street Development Scheme Plan (Plan No. S/H5/URA2/2) Gazetted on 2/10/2007

摘錄自2007年10月2日刊憲之市區重建局石水渠街 / 慶雲街 / 景星街發展計劃圖 (編號 S/H5/URA2/2)

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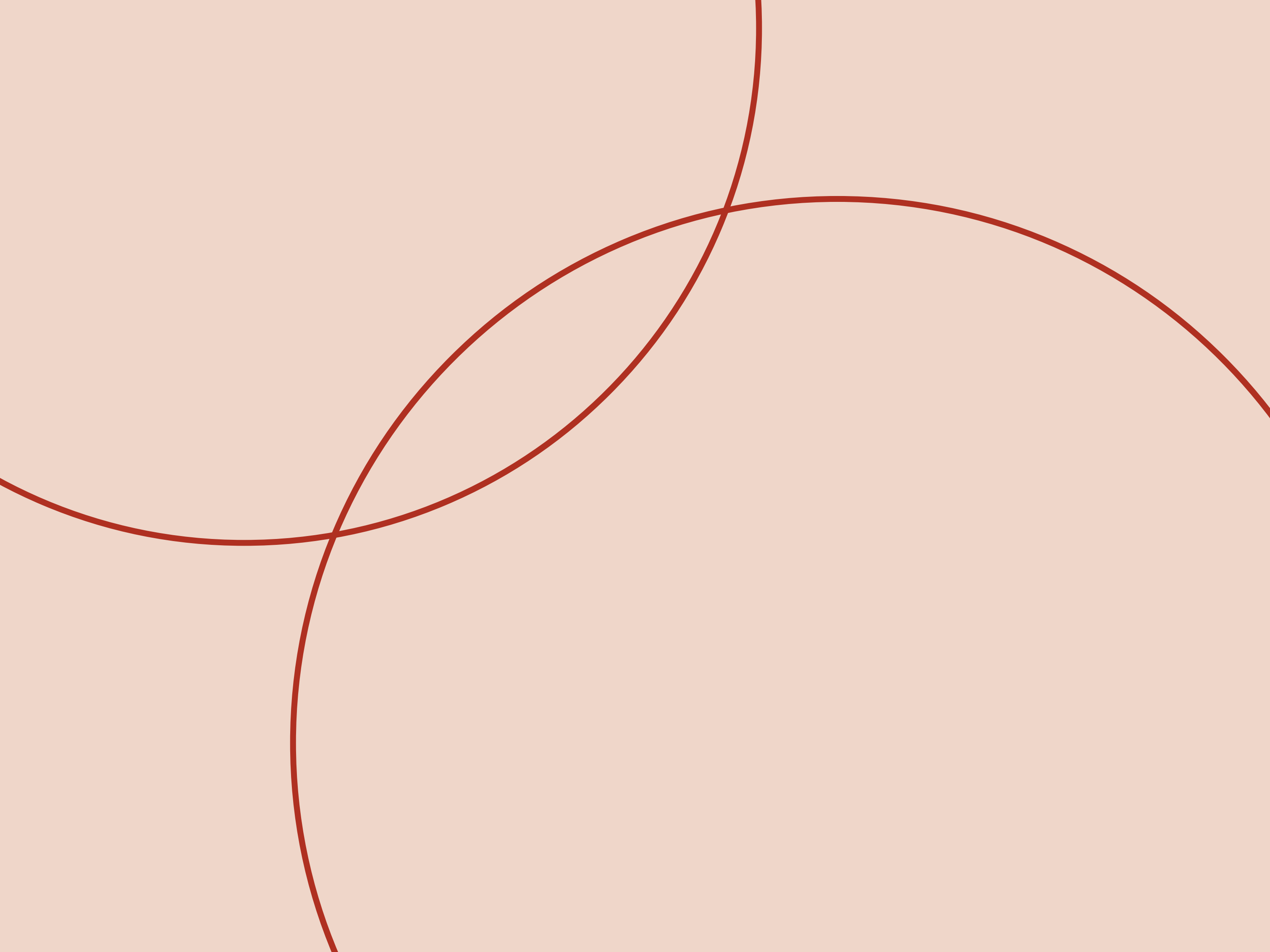
發展計劃圖版權屬香港特區政府，經地政總署准許複印，版權特許編號19/2013。

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



Remark: The layout of residential tower of the Development shown in the plan is based on the layout applicable to 18/F.

附註: 圖中所示之發展項目住宅大樓布局圖參照適用於十八樓住宅樓層之布局。



TOWER 1 第1座

6/F FLOOR PLAN

六樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 6/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A: 125mm & 150mm, Unit B, C, E, F, G, H and J: 125mm, Unit D : 125mm & 300mm.
2. Floor-to-floor height of each residential property on 6/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

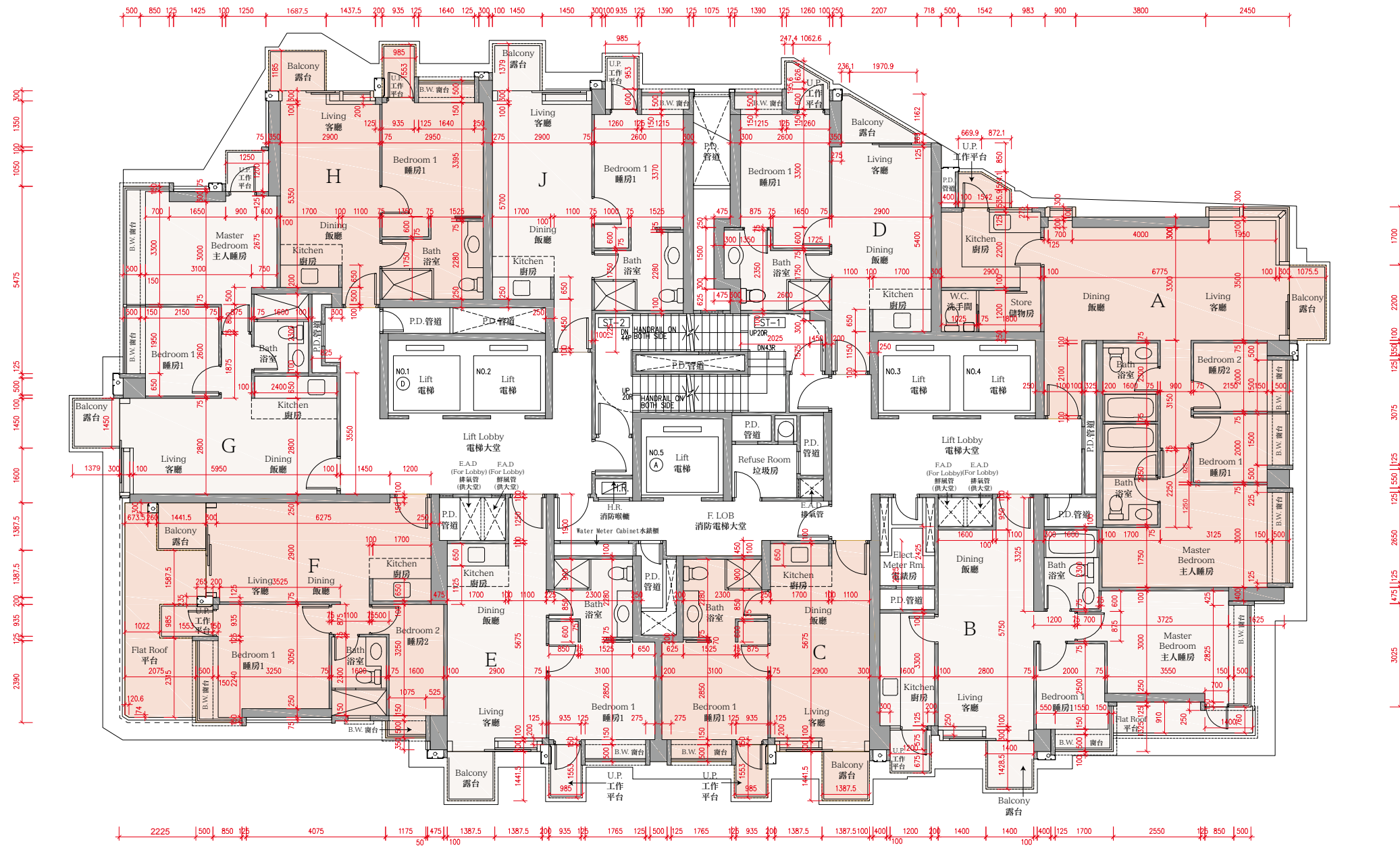
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期六樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：125毫米及150毫米，B、C、E、F、G、H及J單位：125毫米，D單位：125毫米及300毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，六樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

6/F FLOOR PLAN
六樓平面圖



0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 1 第1座

7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F,
27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F AND 37/F FLOOR PLAN

七樓、八樓、九樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、
二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、
三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓及三十七樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

W.C. = WATER CLOSET = 洗手間

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F and 37/F of Phase 2 of the Development are as follows: Unit A (except for 37/F): 125mm & 150mm, Unit A (for 37/F only): 125mm, 150mm & 200mm, Unit B, C, E, H and J: 125mm, Unit D (except for 37/F): 125mm & 300mm, Unit D (for 37/F only): 125mm, 150mm & 175mm, Unit F and G (except for 37/F): 125mm, Unit F and G (for 37/F only): 125mm & 150mm.
2. Floor-to-floor height of each residential property on 7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F and 37/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期七樓、八樓、九樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓及三十七樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位(三十七樓除外)：125毫米及150毫米，A單位(只限三十七樓)：125毫米、150毫米及200毫米，B、C、E、H及J單位：125毫米，D單位(三十七樓除外)：125毫米及300毫米，D單位(只限三十七樓)：125毫米、150毫米及175毫米，F及G單位(三十七樓除外)：125毫米，F及G單位(只限三十七樓)：125毫米及150毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，七樓、八樓、九樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓及三十七樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

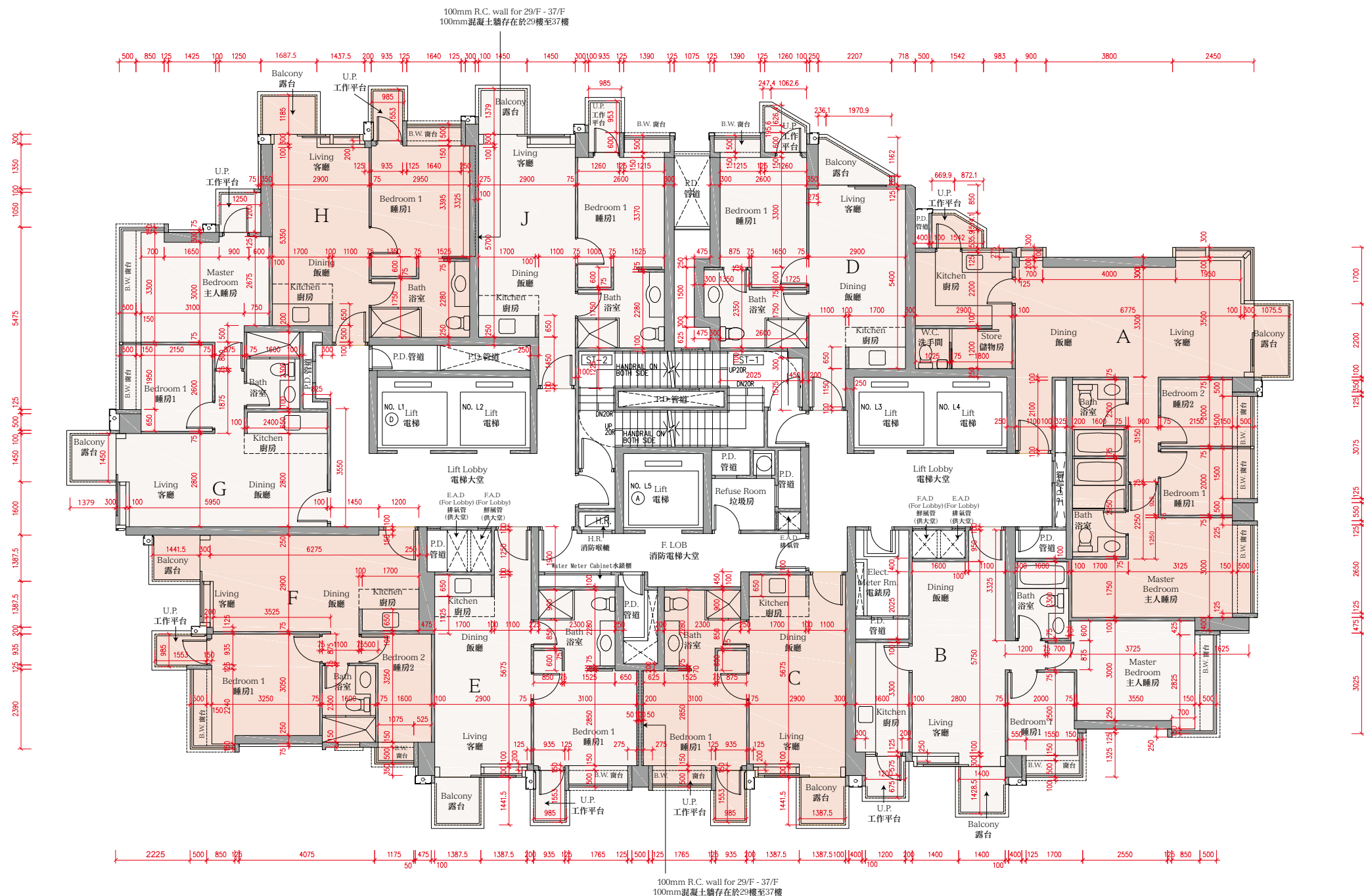
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F
 AND 37/F FLOOR PLAN

七樓、八樓、九樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十二樓、二十三樓、二十五樓、二十六樓、
 二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓及三十七樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 1 第1座

38/F FLOOR PLAN

三十八樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉輓

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 38/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A: 150mm, 175mm, 200mm & 250mm, Unit B & C: 150mm, 175mm & 200mm.
2. Floor-to-floor height of each residential property on 38/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

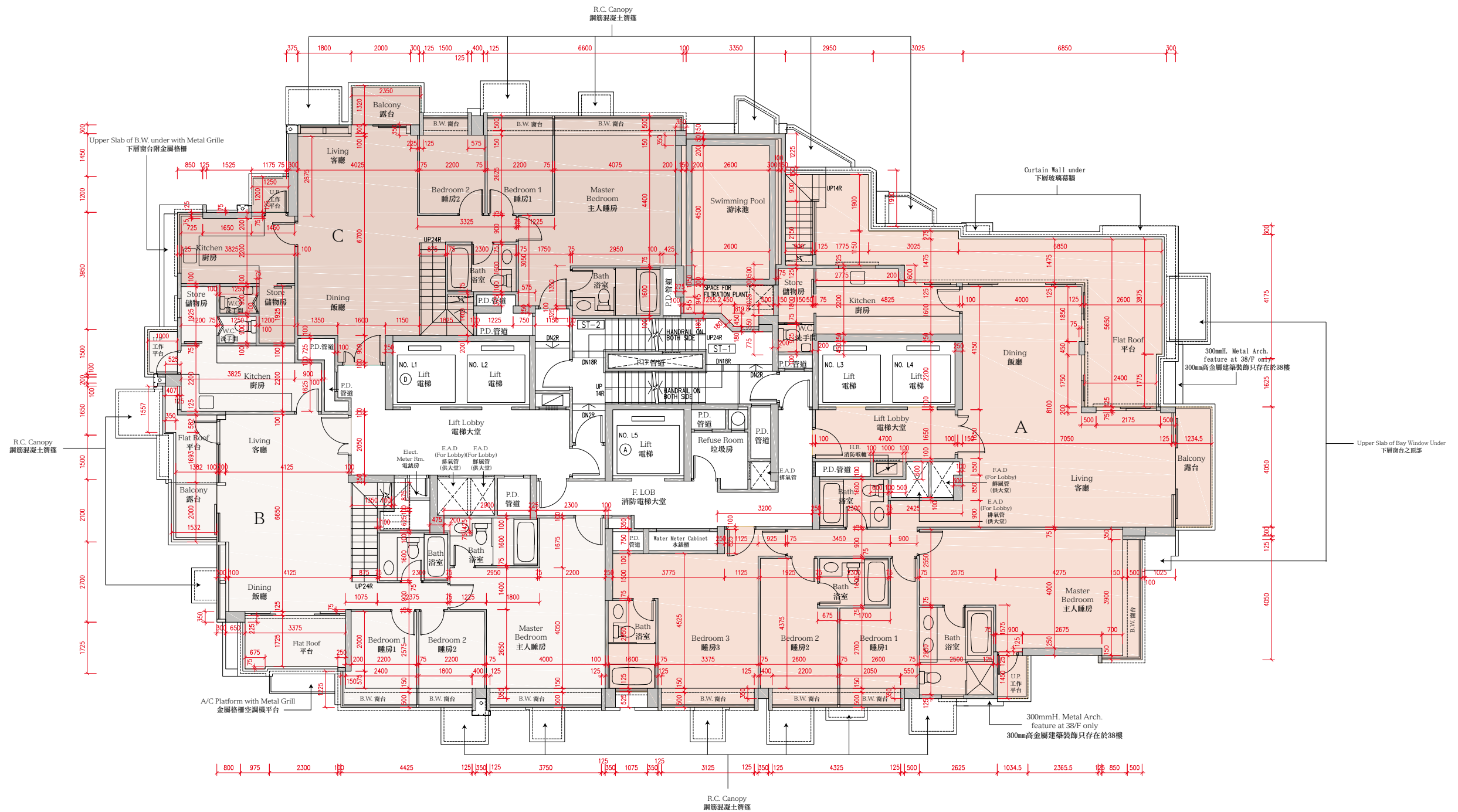
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期三十八樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：150毫米、175毫米、200毫米及250毫米，B及C單位：150毫米、175毫米及200毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，三十八樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

38/F FLOOR PLAN
 三十八樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 1 第1座

ROOF PLAN

天台平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

S.S.COVER = STAINLESS STEEL COVER = 不銹鋼蓋門

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thickness of floor slabs (excluding plaster) of this floor : Not applicable.
2. Floor-to-floor height of each residential property on the Roof as provided in the approved building plans for Phase 2 of the Development: Not Applicable.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- The dimensions of the floor plan are all in millimeter.

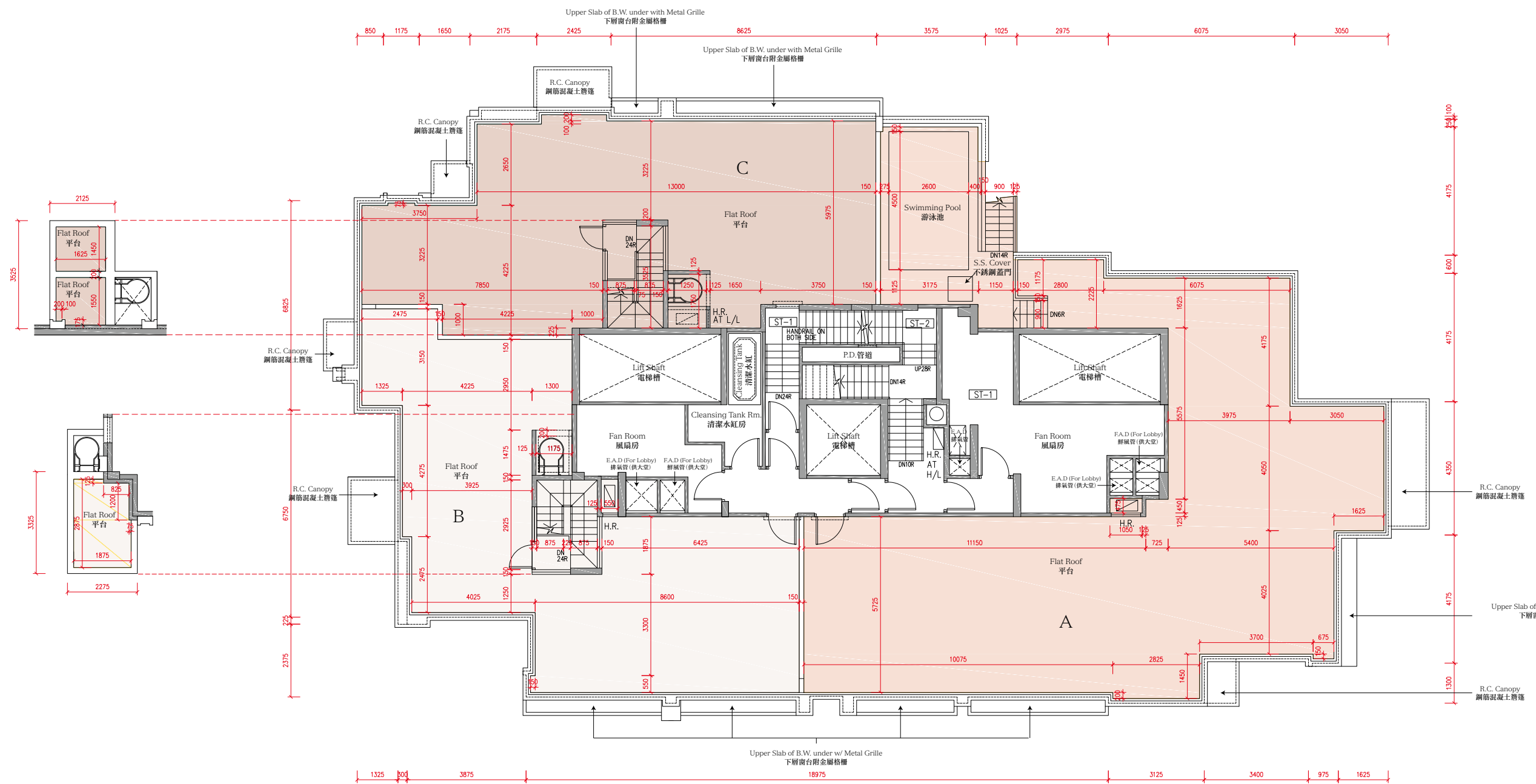
1. 本層的樓板（不包括灰泥）的厚度：不適用。
2. 按發展項目第二期的經批准的建築圖則所規定，天台每個住宅物業的層與層之間的高度：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

ROOF PLAN
 天台平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

6/F FLOOR PLAN

六樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 6/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A, D, E, L, N, P and R: 125mm & 150mm, Unit B, C, F, H, J, K and M: 125mm.
2. Floor-to-floor height of each residential property on 6/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
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- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

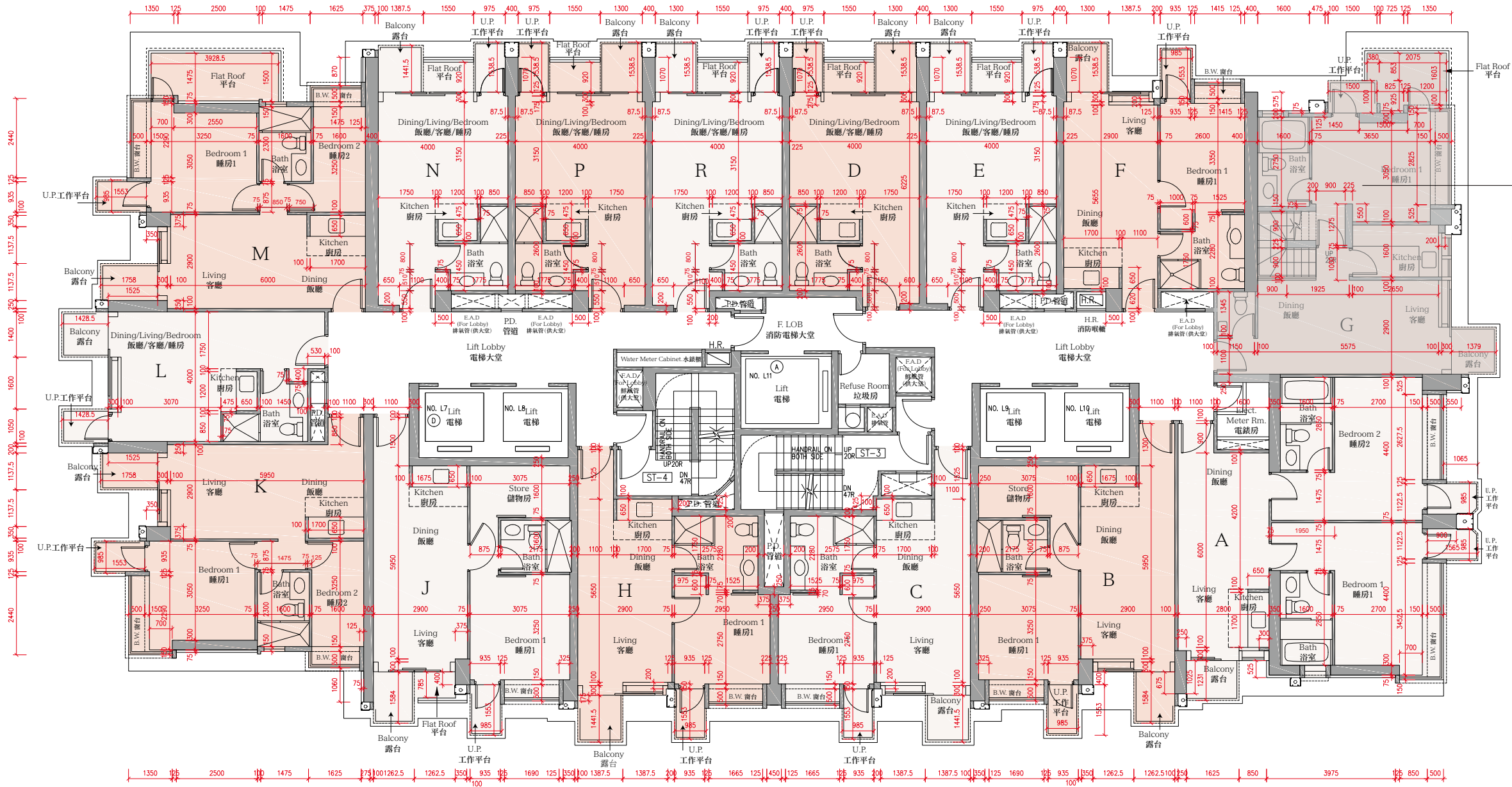
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期六樓住宅物業的樓板(不包括灰泥)的厚度如下：A、D、E、L、N、P及R單位：125毫米及150毫米，B、C、F、H、J、K及M單位：125毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，六樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

6/F FLOOR PLAN
六樓平面圖



Please refer to page 55 - 56 For Information relating to Flat G duplex unit 有關G複式住宅單位之資料，請參閱55 - 56頁

0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 2 第2座

6/F, 7/F FLOOR PLAN

六樓, 七樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉輓

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

LAV. = LAVATORY = 洗手間

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 6/F and 7/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit G: 125mm & 250mm.
2. Floor-to-floor height of each residential property on 6/F and 7/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

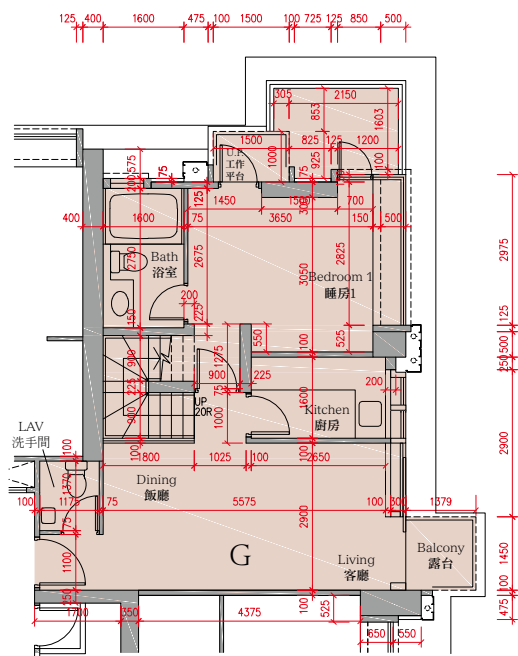
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期六樓及七樓住宅物業的樓板(不包括灰泥)的厚度如下：G單位：125毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，六樓及七樓每個住宅物業的層與層之間的高度：3.5米。
3. 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:

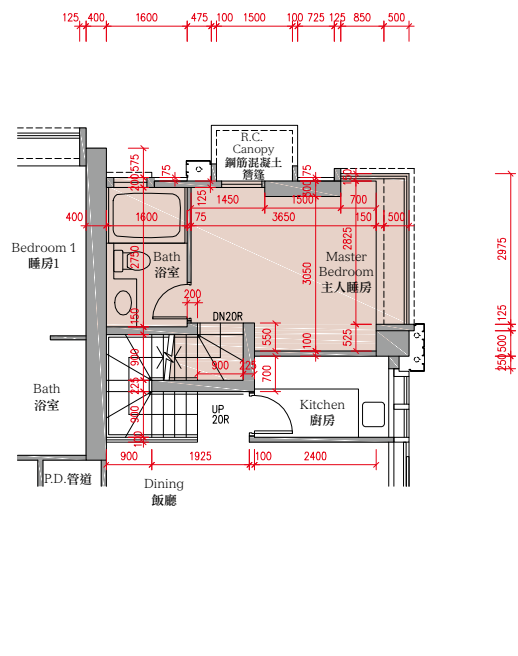
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖



LOWER PART OF DUPLEX UNIT
複式住宅單位下層

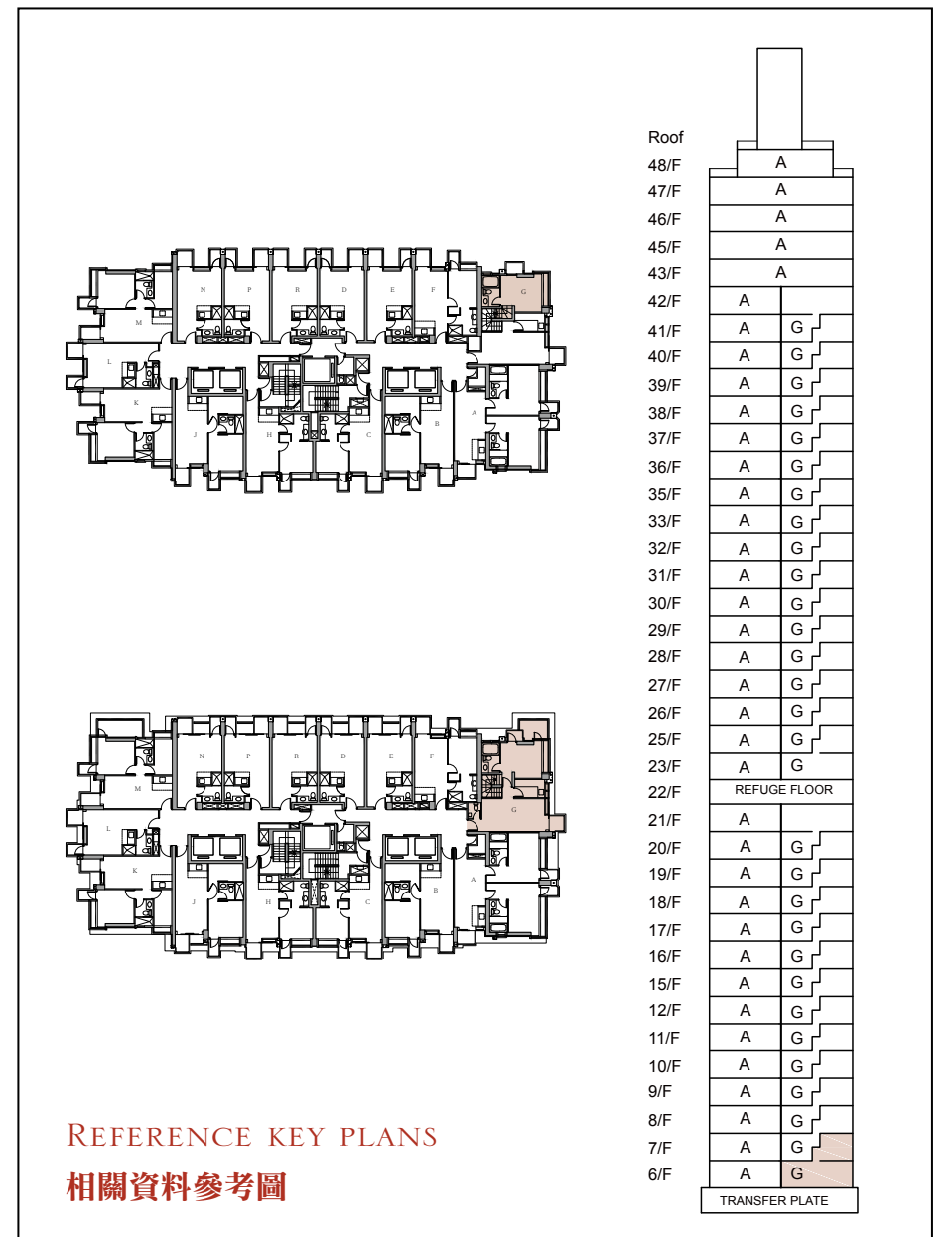
6/F
六樓



UPPER PART OF DUPLEX UNIT
複式住宅單位上層

7/F
七樓

0MM/毫米 5000MM/毫米
Scale: 
比例:



TOWER 2 第2座

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F,
26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F,
40/F, 41/F AND 42/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、
十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、
二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、
三十八樓、三十九樓、四十樓、四十一樓及四十二樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F and 42/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A, D, E, L, N, P and R: 125mm & 150mm, Unit B (except for 42/F), C, F (except for 42/F), H, J, K and M: 125mm, Unit B and F (for 42/F only): 125mm & 150mm.
2. Floor-to-floor height of each residential property on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F and 42/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓住宅物業的樓板(不包括灰泥)的厚度如下：A、D、E、L、N、P及R單位：125毫米及150毫米，B(四十二樓除外)、C、F(四十二樓除外)、H、J、K及M單位：125毫米，B及F單位(只限四十二樓)：125毫米及150毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

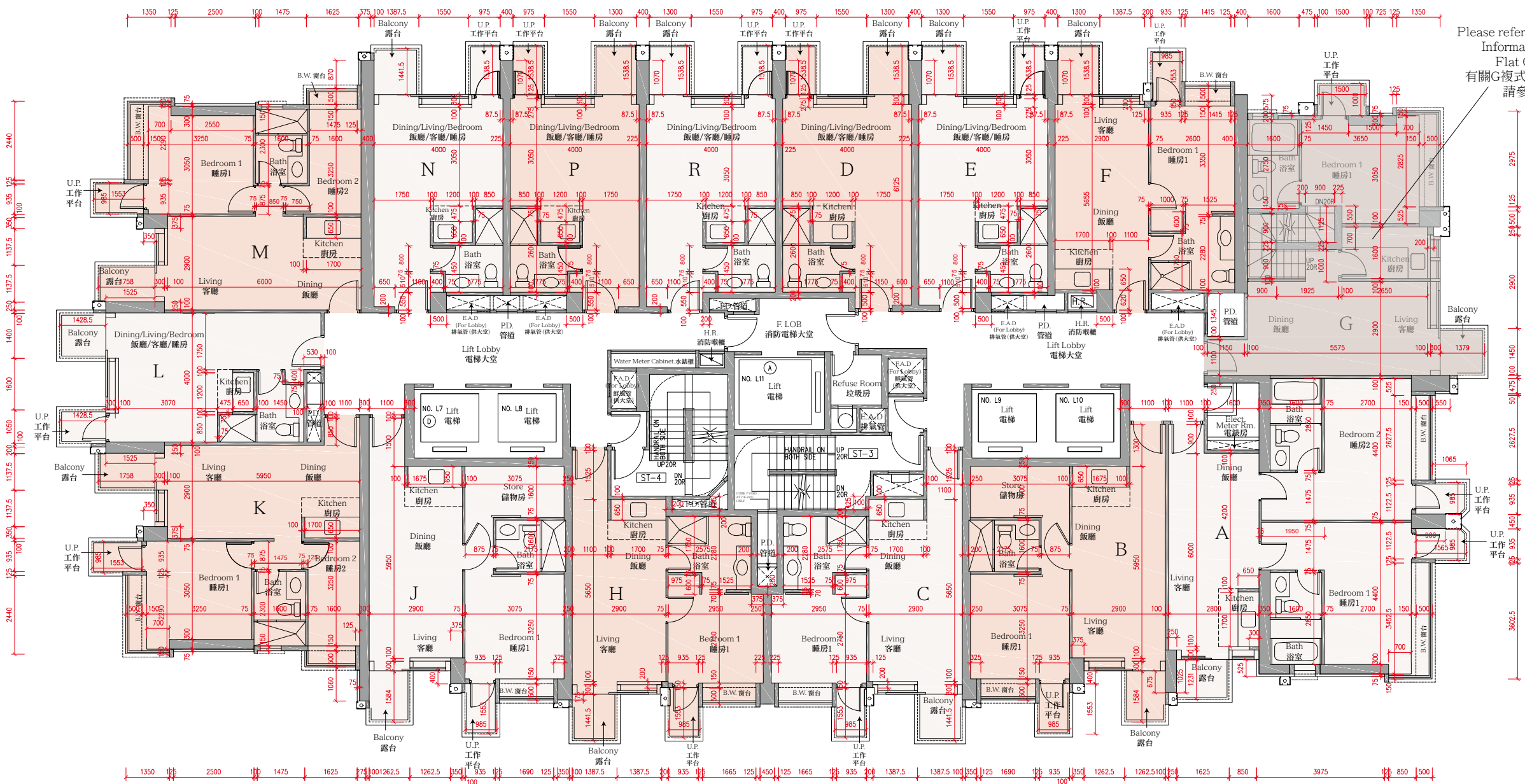
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或(視屬何情況而定)工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或(視屬何情況而定)工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F AND 42/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓平面圖



Please refer to page 59 - 64 For Information relating to Flat G duplex unit 有關G複式住宅單位之資料，請參閱59 - 64頁

0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F,
30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、
十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、
三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓
平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F and 41/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit G: 125mm & 250mm.
2. Floor-to-floor height of each residential property on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F and 41/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓住宅物業的樓板(不包括灰泥)的厚度如下：G單位：125毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

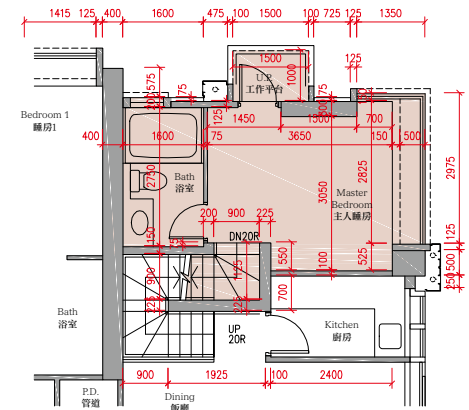
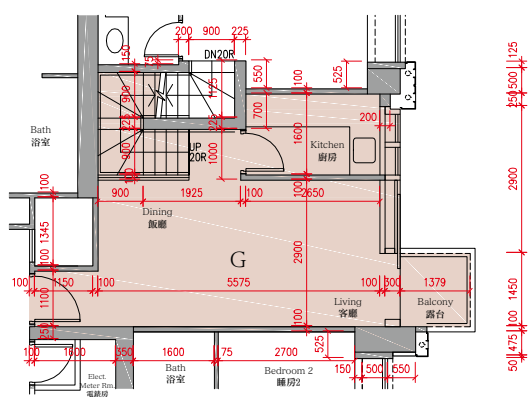
Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖



LOWER PART OF DUPLEX UNIT

複式住宅單位下層

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F

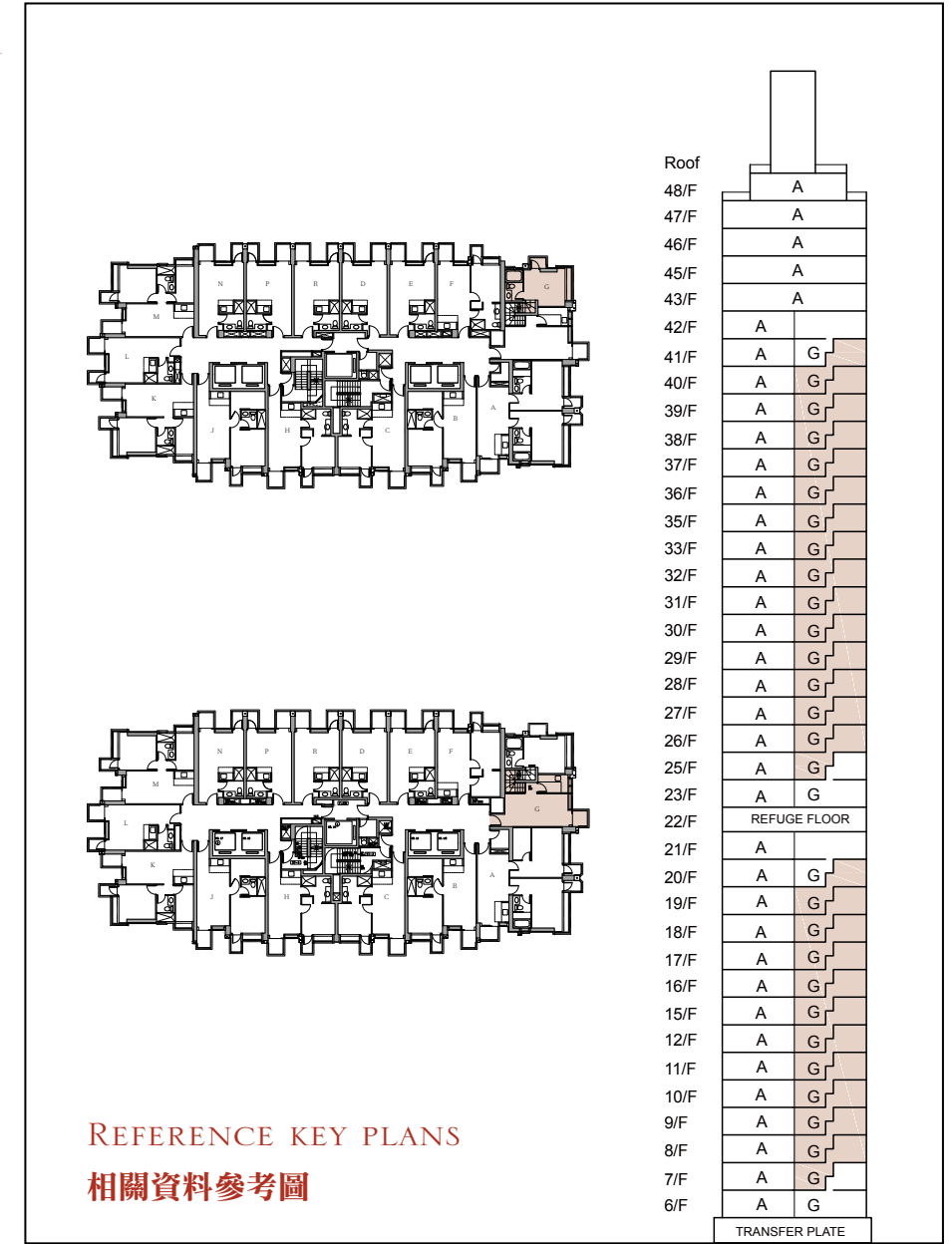
七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓及四十樓

UPPER PART OF DUPLEX UNIT

複式住宅單位上層

8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F

八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓



REFERENCE KEY PLANS
 相關資料參考圖

0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

20/F, 21/F, 41/F, 42/F FLOOR PLAN

二十樓、二十一樓、四十一樓及四十二樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 20/F, 21/F, 41/F and 42/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit G: 125mm & 250mm.
2. Floor-to-floor height of each residential property on 20/F, 21/F, 41/F and 42/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

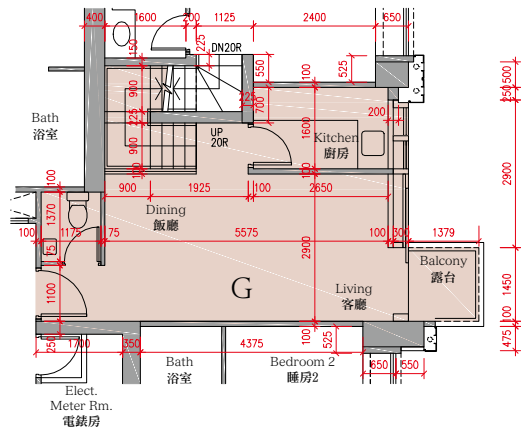
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期二十樓、二十一樓、四十一樓及四十二樓住宅物業的樓板(不包括灰泥)的厚度如下：G單位：125毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，二十樓、二十一樓、四十一樓及四十二樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

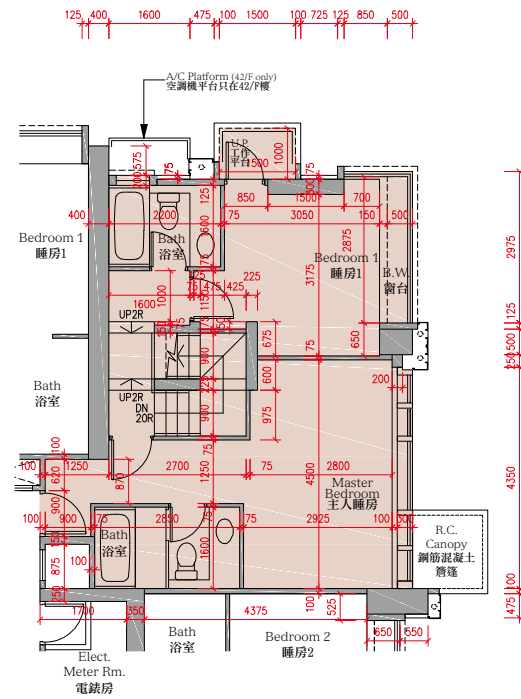
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

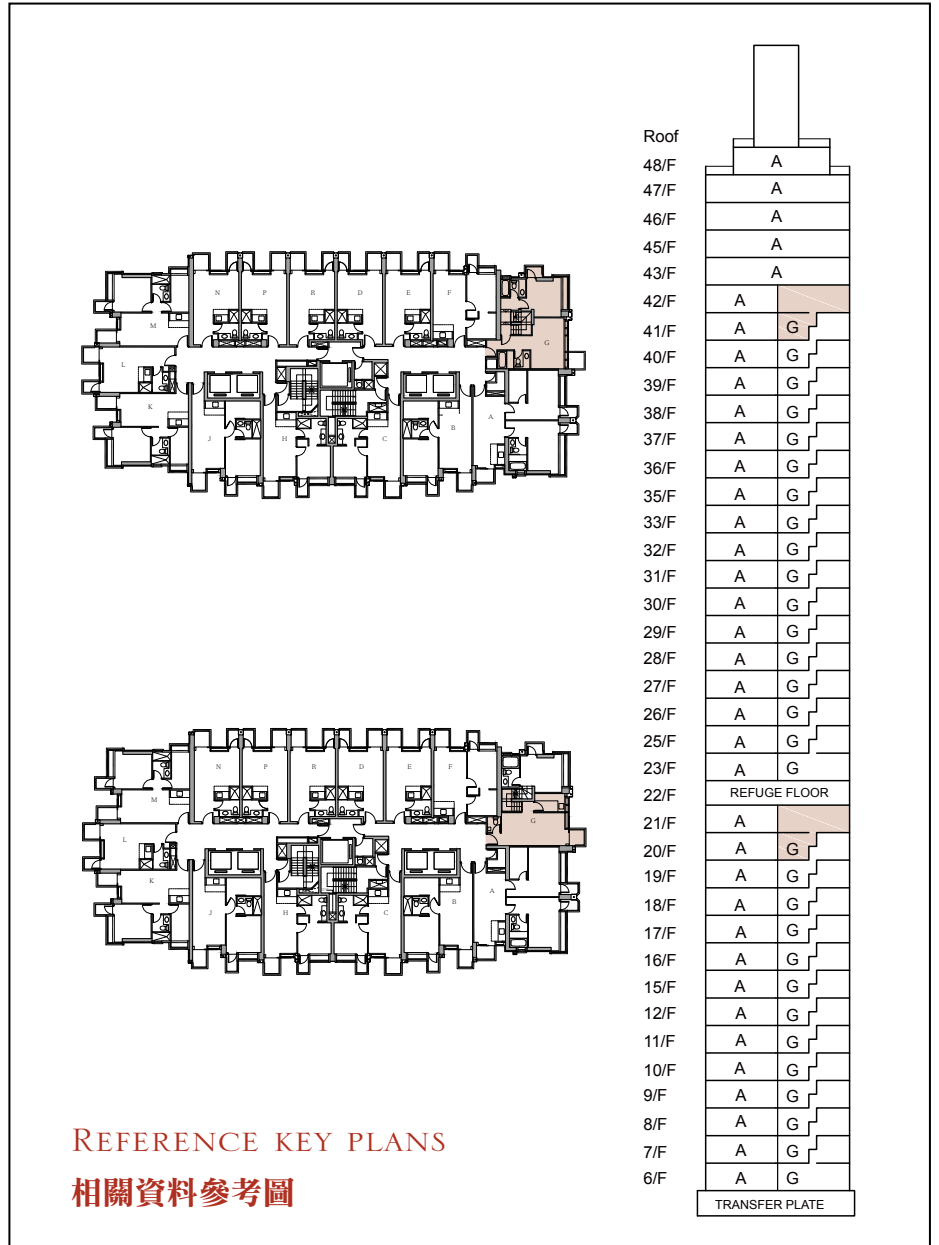
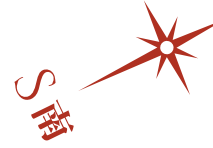
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖



LOWER PART OF DUPLEX UNIT
 複式住宅單位下層
 20/F, 41/F
 二十樓及四十一樓



UPPER PART OF DUPLEX UNIT
 複式住宅單位上層
 21/F, 42/F
 二十一樓及四十二樓



REFERENCE KEY PLANS
 相關資料參考圖

0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

23/F, 25/F FLOOR PLAN

二十三樓, 二十五樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

LAV. = LAVATORY = 洗手間

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 23/F and 25/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit G: 125mm & 250mm.
2. Floor-to-floor height of each residential property on 23/F and 25/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

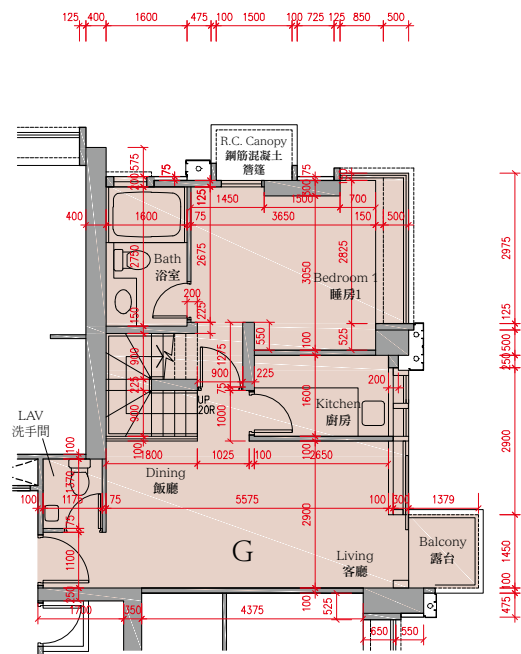
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期二十三樓及二十五樓住宅物業的樓板(不包括灰泥)的厚度如下：G單位：125毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，二十三樓及二十五樓每個住宅物業的層與層之間的高度：3.5米。
3. 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:

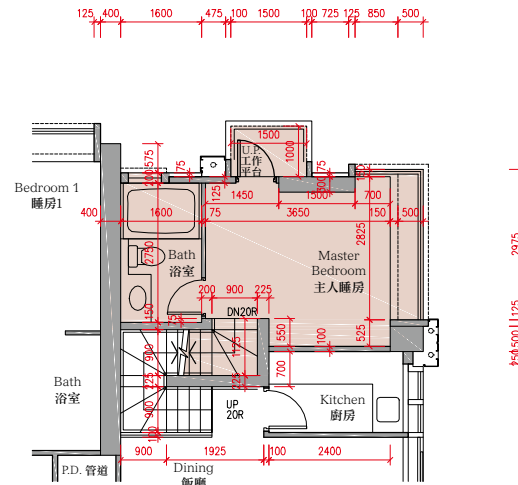
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖



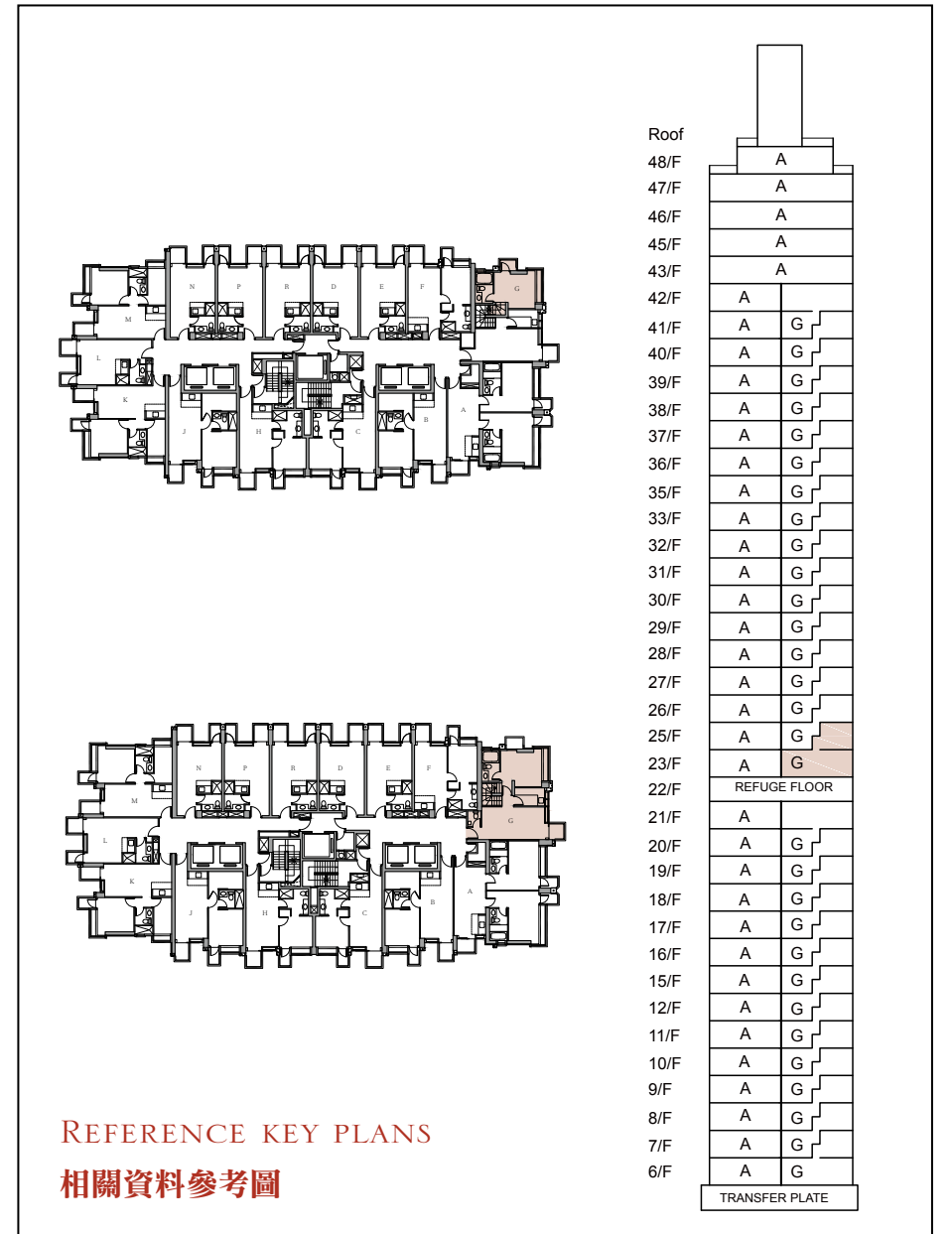
LOWER PART OF DUPLEX UNIT
複式住宅單位下層

23/F
二十三樓



UPPER PART OF DUPLEX UNIT
複式住宅單位上層

25/F
二十五樓



REFERENCE KEY PLANS

相關資料參考圖

0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 2 第2座

43/F, 45/F, 46/F AND 47/F FLOOR PLAN 四十三樓、四十五樓、四十六樓及四十七樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

W.C. = WATER CLOSET = 洗手間

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 43/F, 45/F, 46/F and 47/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A (except for 47/F): 125mm, 150mm & 250mm, Unit B, C and G (except for 47/F): 125mm & 150mm, Unit D (except for 47/F): 125mm, Unit E (except for 47/F): 125mm, Unit F (except for 47/F): 125mm & 150mm, Unit A, B, C, D, E, F and G (for 47/F only): 125mm & 150mm.
2. Floor-to-floor height of each residential property on 43/F, 45/F, 46/F and 47/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

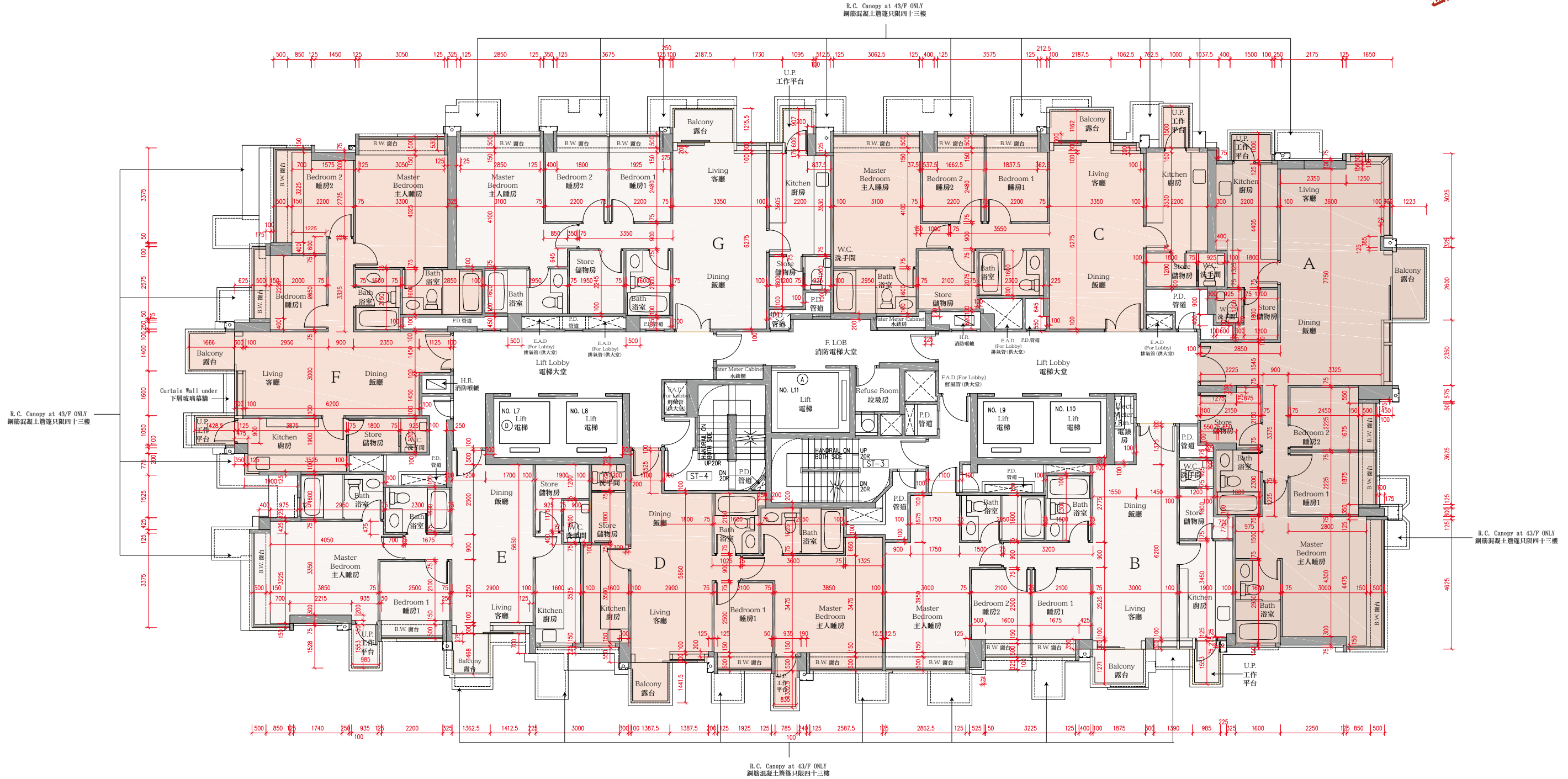
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期四十三樓、四十五樓、四十六樓及四十七樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位(四十七樓除外)：125毫米、150毫米及250毫米，B、C及G單位(四十七樓除外)：125毫米及150毫米，D單位(四十七樓除外)：125毫米，E單位(四十七樓除外)：125毫米，F單位(四十七樓除外)：125毫米及150毫米，A、B、C、D、E、F及G單位(只限四十七樓)：125毫米及150毫米
2. 按發展項目第二期的經批准的建築圖則所規定，四十三樓、四十五樓、四十六樓及四十七樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高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:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

43/F, 45/F, 46/F AND 47/F FLOOR PLAN
 四十三樓、四十五樓、四十六樓及四十七樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

48/F FLOOR PLAN

四十八樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 48/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A, B, C and D: 135mm & 150mm.
2. Floor-to-floor height of each residential property on 48/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

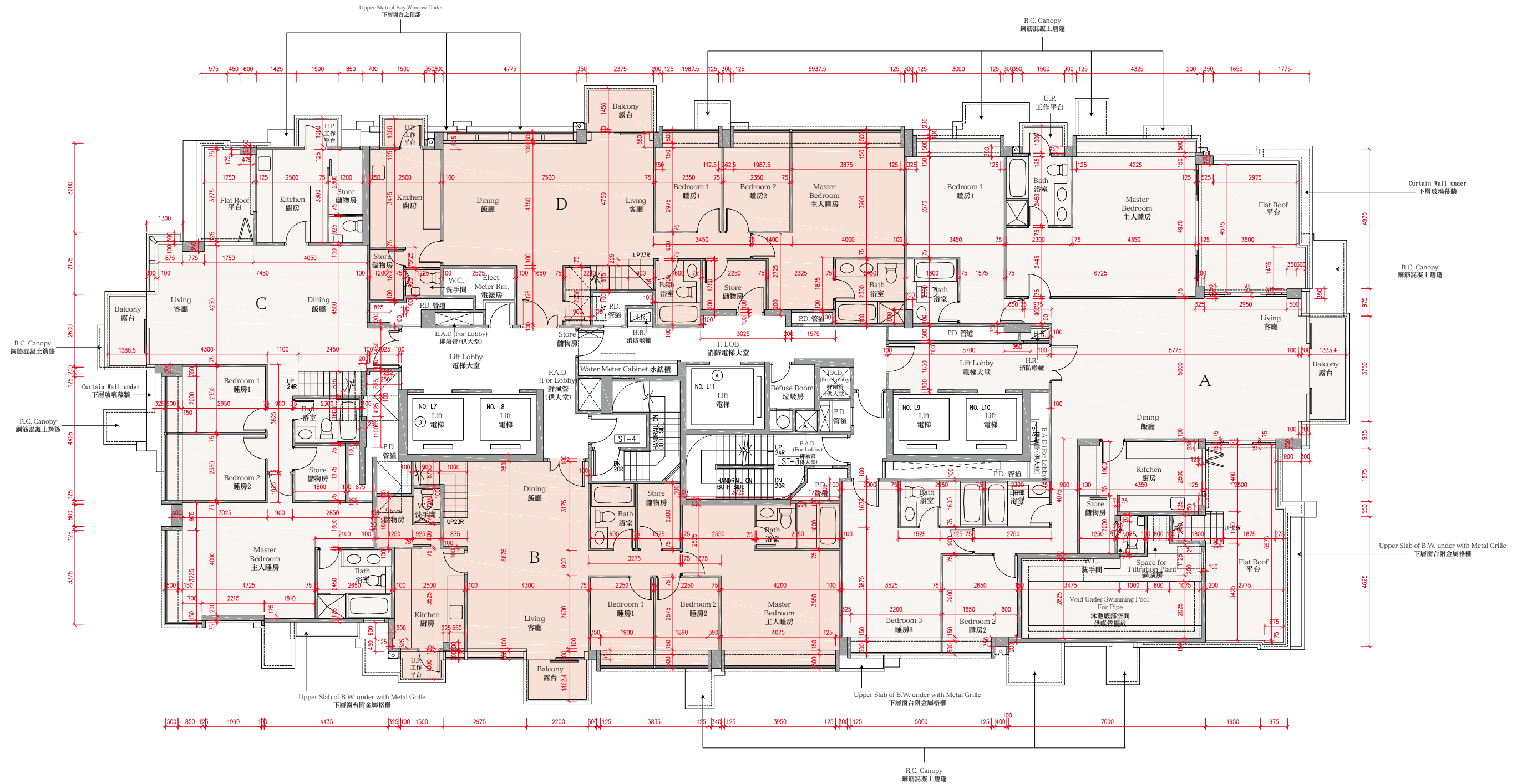
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期四十八樓住宅物業的樓板(不包括灰泥)的厚度如下：A、B、C及D單位：135毫米及150毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，四十八樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

48/F FLOOR PLAN
 四十八樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 2 第2座

ROOF PLAN

天台平面圖

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thickness of floor slabs (excluding plaster) of this floor : Not applicable.
2. Floor-to-floor height of each residential property on the Roof as provided in the approved building plans for Phase 2 of the Development: Not Applicable.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- The dimensions of the floor plan are all in millimeter.

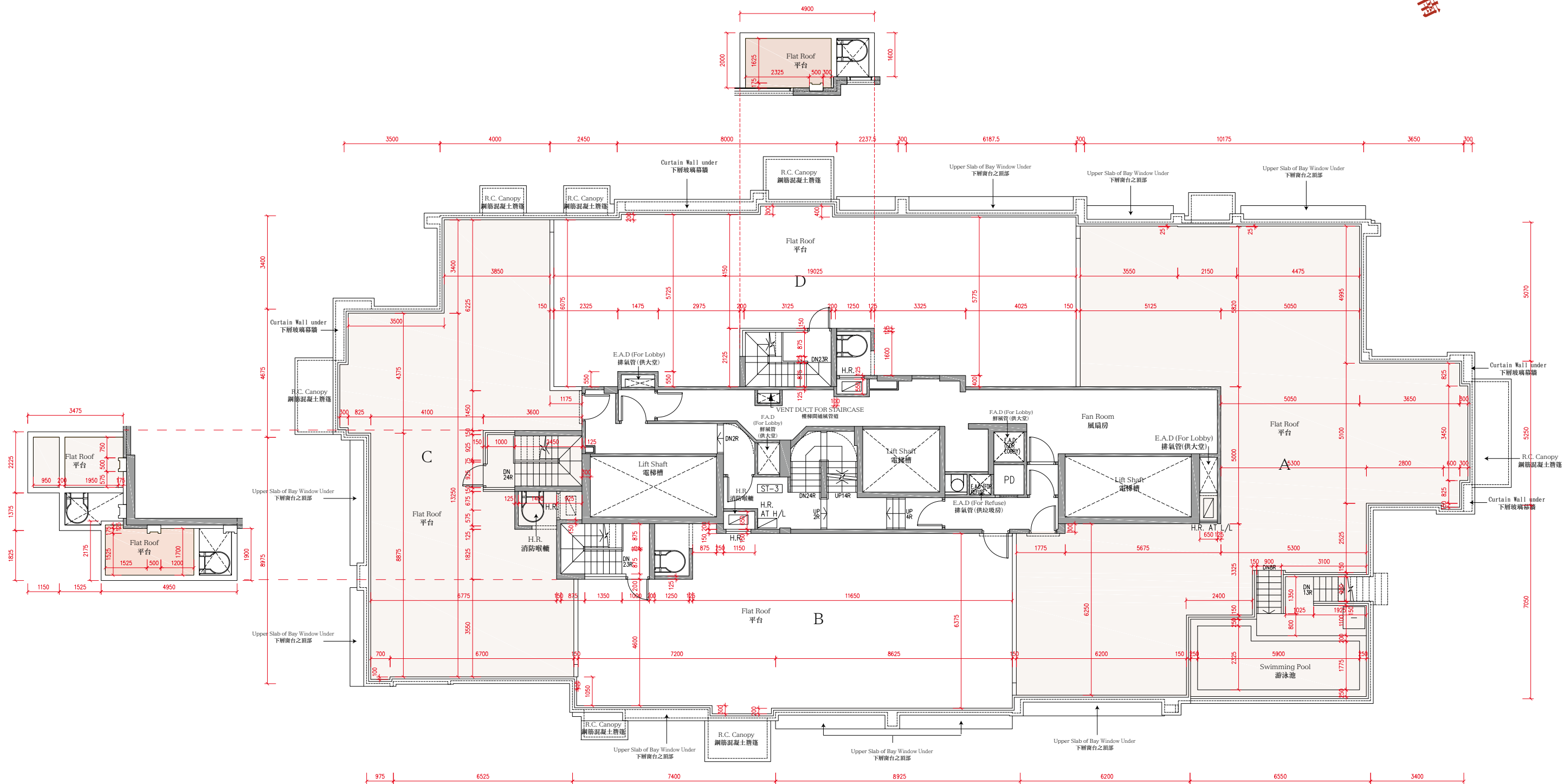
1. 本層的樓板（不包括灰泥）的厚度：不適用。
2. 按發展項目第二期的經批准的建築圖則所規定，天台每個住宅物業的層與層之間的高度：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

ROOF PLAN
 天台平面圖



TOWER 3 第3座

6/F FLOOR PLAN

六樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

TEL / ELV RM. = EXTRA LOW VOLTAGE ROOM = 電話/弱電電線房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

ELECT. DUCT = ELECTRICAL DUCT = 電管道

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 6/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A and G: 125mm & 150mm, Unit B, C, D, E, F, H and K: 125mm.
2. Floor-to-floor height of each residential property on 6/F as provided in the approved building plans for Phase 2 of the Development: 3.4m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期六樓住宅物業的樓板(不包括灰泥)的厚度如下：A及G單位：125毫米及150毫米，B、C、D、E、F、H及K單位：125毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，六樓每個住宅物業的層與層之間的高度：3.4米。
3. 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。

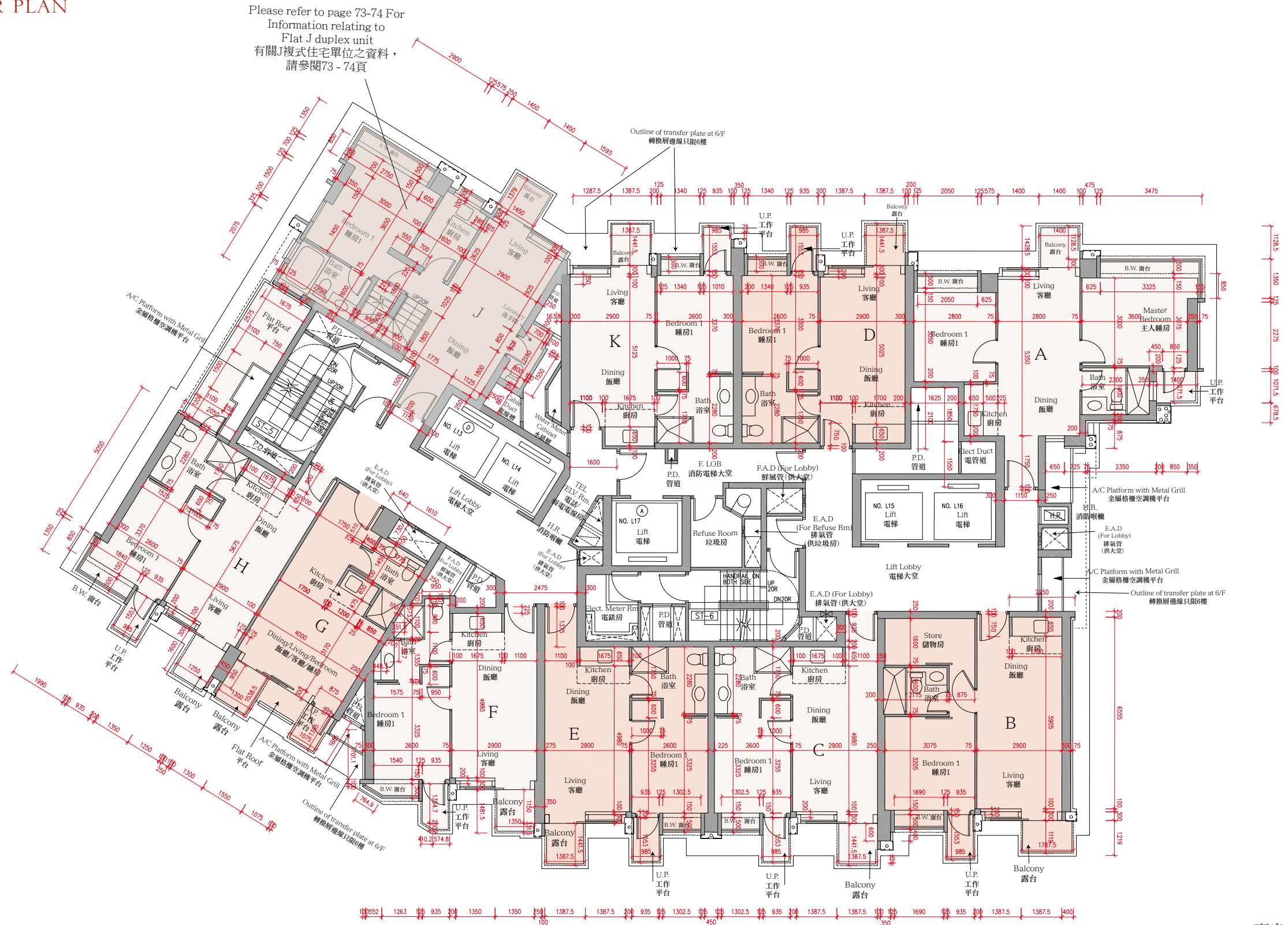
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

6/F FLOOR PLAN
六樓平面圖

Please refer to page 73-74 For
Information relating to
Flat J duplex unit
有關J複式住宅單位之資料，
請參閱73-74頁



0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 3 第3座

6/F, 7/F FLOOR PLAN

六樓, 七樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

TEL / ELV RM. = EXTRA LOW VOLTAGE ROOM = 電話/弱電電線房

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H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

LAV. = LAVATORY = 洗手間

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 6/F and 7/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit J: 125mm, 150mm & 250mm.
2. Floor-to-floor height of each residential property on 6/F and 7/F as provided in the approved building plans for Phase 2 of the Development: 3.4m.
3. 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.

Remarks:

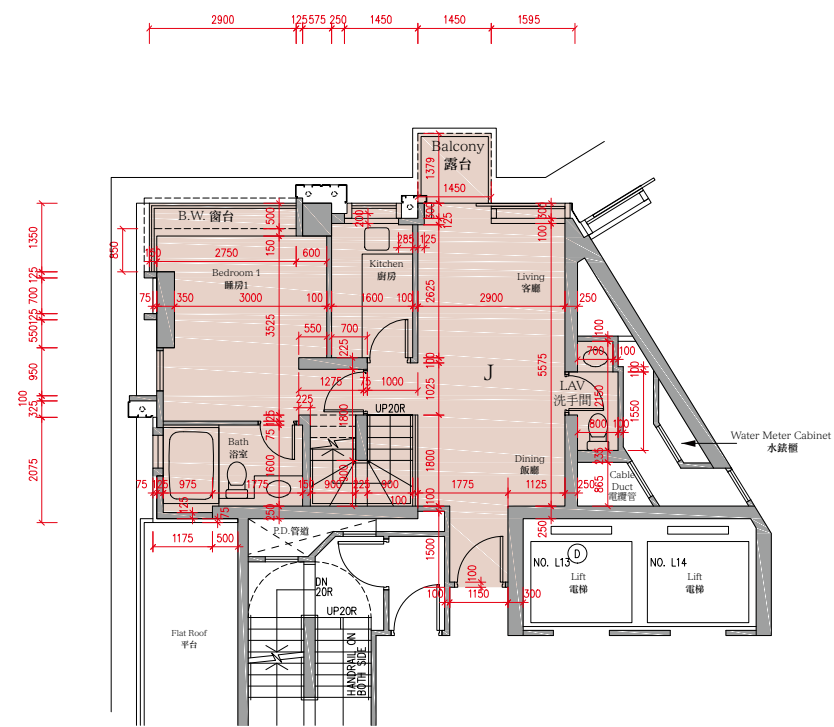
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期六樓及七樓住宅物業的樓板(不包括灰泥)的厚度如下：J單位：125毫米、150毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，六樓及七樓每個住宅物業的層與層之間的高度：3.4米。
3. 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。

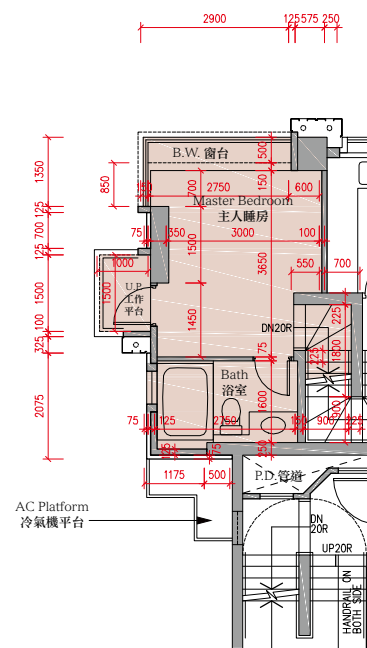
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

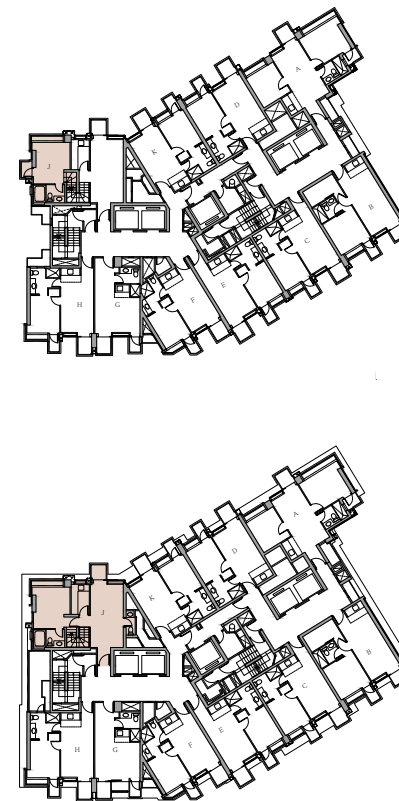
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖



LOWER PART OF DUPLEX UNIT
複式住宅單位下層
6/F
六樓



UPPER PART OF DUPLEX UNIT
複式住宅單位上層
7/F
七樓



REFERENCE KEY PLANS
相關資料參考圖

Roof				
48/F	A			
47/F	A	E		
46/F	A			
45/F	A			
43/F	A			
42/F	A	D	K	
41/F	A	D	K	J
40/F	A	D	K	J
39/F	A	D	K	J
38/F	A	D	K	J
37/F	A	D	K	J
36/F	A	D	K	J
35/F	A	D	K	J
33/F	A	D	K	J
32/F	A	D	K	J
31/F	A	D	K	J
30/F	A	D	K	J
29/F	A	D	K	J
28/F	A	D	K	J
27/F	A	D	K	J
26/F	A	D	K	J
25/F	A	D	K	J
23/F	A	D	K	J
22/F	REFUGE FLOOR			
21/F	A	D	K	
20/F	A	D	K	J
19/F	A	D	K	J
18/F	A	D	K	J
17/F	A	D	K	J
16/F	A	D	K	J
15/F	A	D	K	J
12/F	A	D	K	J
11/F	A	D	K	J
10/F	A	D	K	J
9/F	A	D	K	J
8/F	A	D	K	J
7/F	A	D	K	J
6/F	A	D	K	J
	TRANSFER PLATE			

0MM/毫米 5000MM/毫米
Scale:
比例:

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

TOWER 3 第3座

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F AND 42/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D. = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

TEL / ELV RM. = EXTRA LOW VOLTAGE ROOM = 電話/弱電電線房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

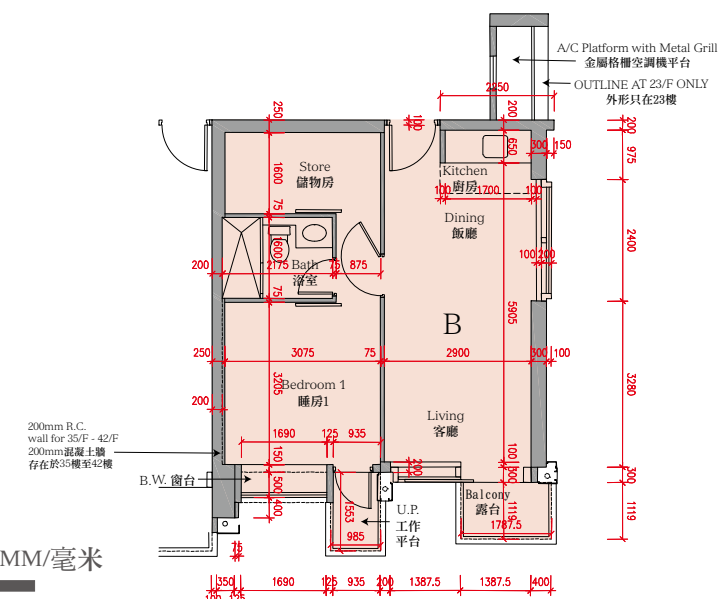
WATER METER CABINET = 水錶櫃

ELECT. DUCT = ELECTRICAL DUCT = 電管道

- The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F and 42/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A and G (except for 42/F): 125mm & 150mm, Unit A and G (42/F only): 125mm, Unit B, C, D, E, F, H and K: 125mm.
- Floor-to-floor height of each residential property on 7/F as provided in the approved building plans for Phase 2 of the Development: 3.4m.
- Floor-to-floor height of each residential property on 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F and 42/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
- 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
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- The dimensions of the floor plan are all in millimeter.



Part Plan of Flat B (23/F, 25/F-33/F, 35/F-42/F only)
B單位局部平面圖(只限23樓、25樓至33樓、35樓至42樓)

- 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓住宅物業的樓板(不包括灰泥)的厚度如下：A及G單位(四十二樓除外)：125毫米及150毫米，A及G單位(只限四十二樓)：125毫米，B、C、D、E、F、H及K單位：125毫米。
- 按發展項目第二期的經批准的建築圖則所規定，七樓每個住宅物業的層與層之間的高度：3.4米。
- 按發展項目第二期的經批准的建築圖則所規定，八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓每個住宅物業的層與層之間的高度：3.5米。
- 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。

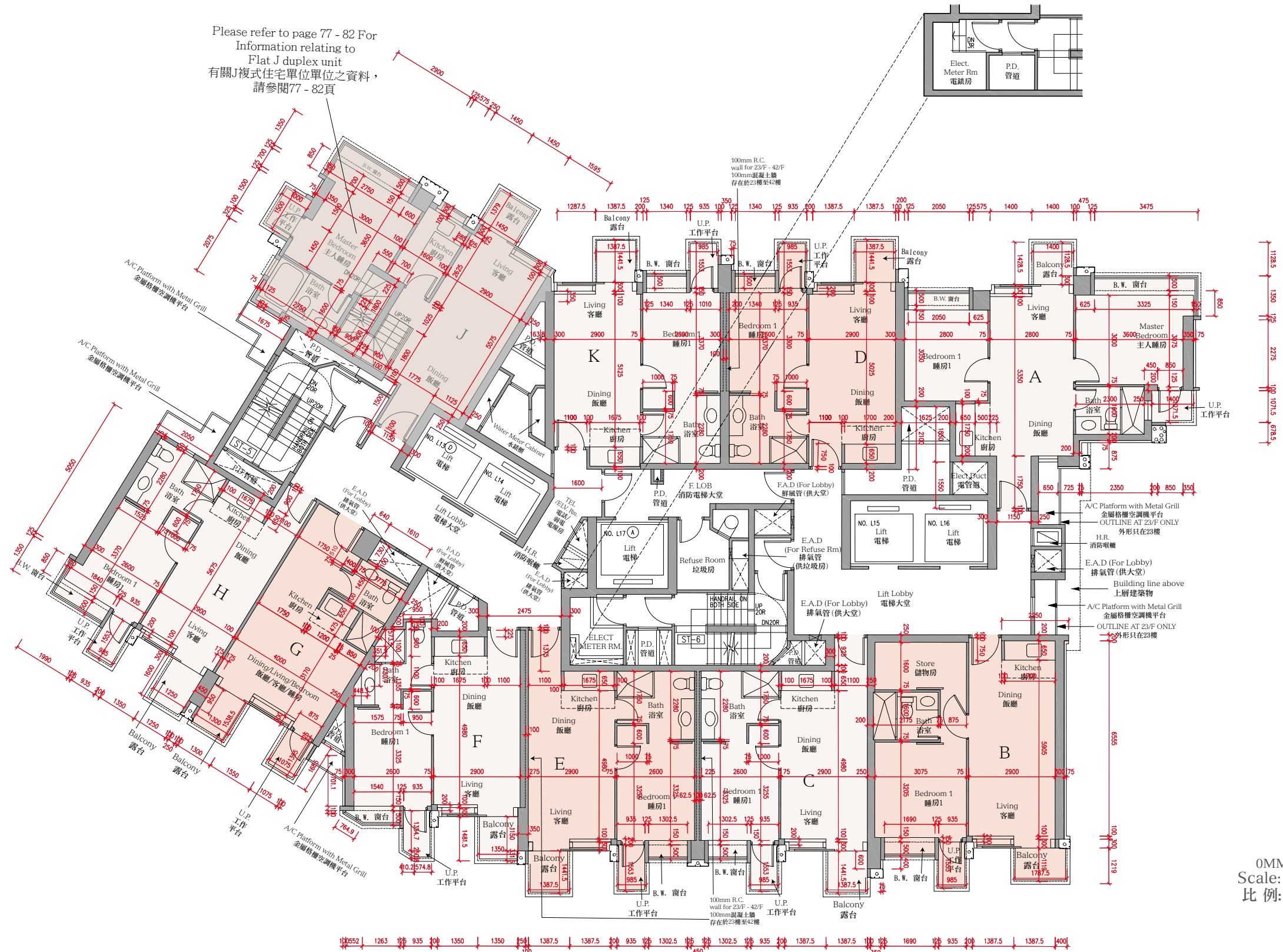
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或(視屬何情況而定)工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或(視屬何情況而定)工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 23/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F AND 42/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十一樓、二十三樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓、四十一樓及四十二樓平面圖



TOWER 3 第3座

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F,
29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F FLOOR PLAN

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、
十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓
三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、
四十樓及四十一樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

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P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F and 41/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit J: 125mm, 150mm & 250mm.
2. Floor-to-floor height of each residential property on 7/F as provided in the approved building plans for Phase 2 of the Development: 3.4m.
3. Floor-to-floor height of each residential property on 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F and 41/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
4. 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.

Remarks:

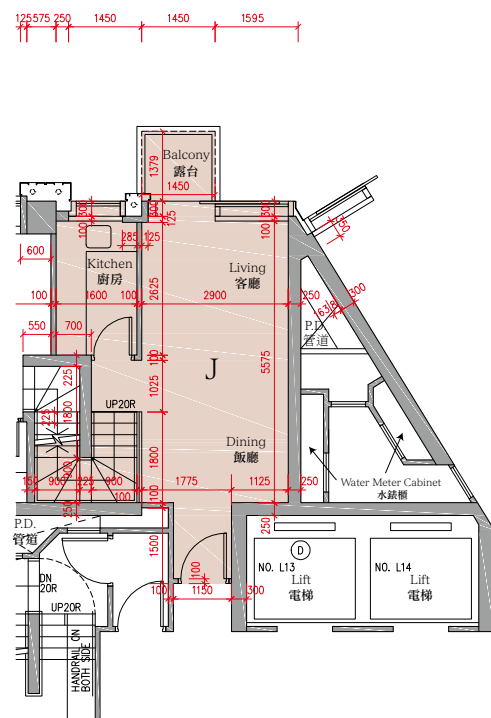
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓住宅物業的樓板(不包括灰泥)的厚度如下：J單位：125毫米、150毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，七樓每個住宅物業的層與層之間的高度：3.4米。
3. 按發展項目第二期的經批准的建築圖則所規定，八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓每個住宅物業的層與層之間的高度：3.5米。
4. 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:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

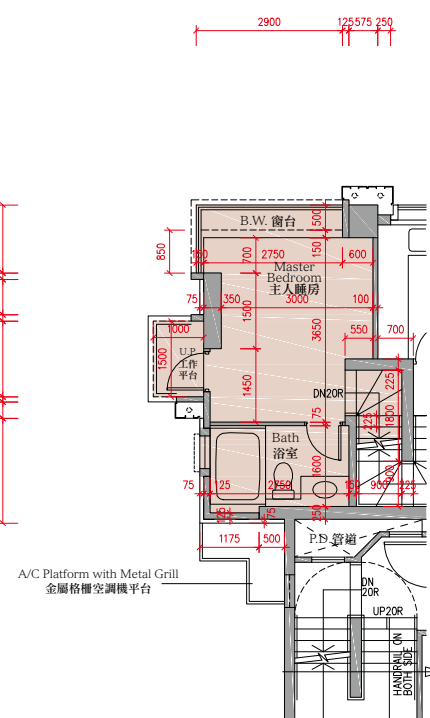


LOWER PART OF DUPLEX UNIT

複式住宅單位下層

7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F

七樓、八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十五樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓及四十樓



UPPER PART OF DUPLEX UNIT

複式住宅單位上層

8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F

八樓、九樓、十樓、十一樓、十二樓、十五樓、十六樓、十七樓、十八樓、十九樓、二十樓、二十六樓、二十七樓、二十八樓、二十九樓、三十樓、三十一樓、三十二樓、三十三樓、三十五樓、三十六樓、三十七樓、三十八樓、三十九樓、四十樓及四十一樓



REFERENCE KEY PLANS

相關資料參考圖

0MM/毫米 5000MM/毫米
Scale: 比例:

TOWER 3 第3座

20/F, 21/F, 41/F, 42/F FLOOR PLAN

二十樓、二十一樓、四十一樓及四十二樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 20/F, 21/F, 41/F and 42/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit J (for 20/F and 21/F only): 125mm, 150mm & 250mm, Unit J (for 41/F and 42/F only): 125mm & 150mm.
2. Floor-to-floor height of each residential property on 20/F, 21/F, 41/F and 42/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

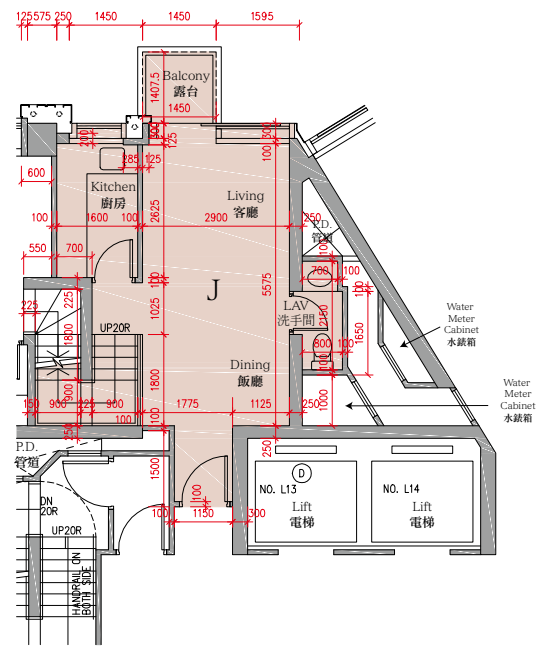
- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期二十樓、二十一樓、四十一樓及四十二樓住宅物業的樓板(不包括灰泥)的厚度如下：J單位(只限二十樓及二十一樓)：125毫米、150毫米及250毫米，J單位(只限四十一及四十二樓)：125毫米及150毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，二十樓、二十一樓、四十一樓及四十二樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

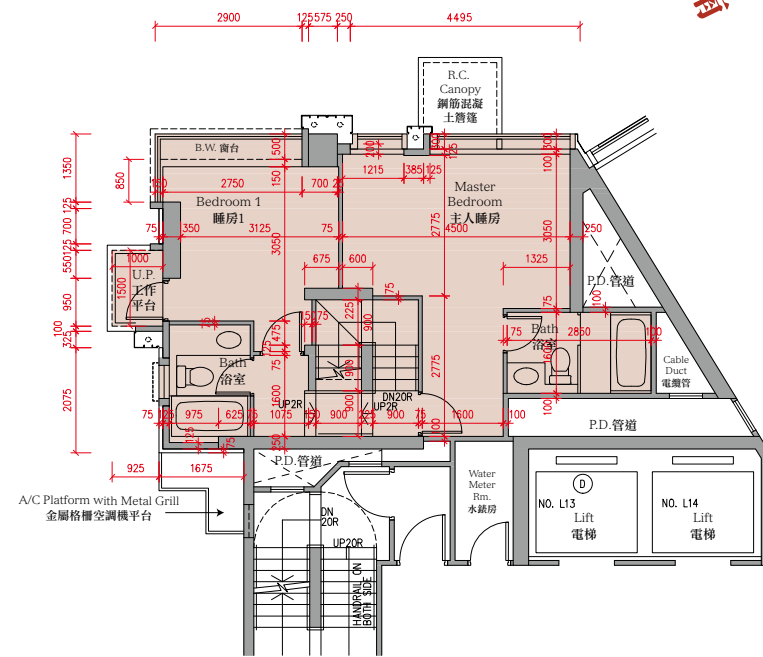
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或(視屬何情況而定)工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或(視屬何情況而定)工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

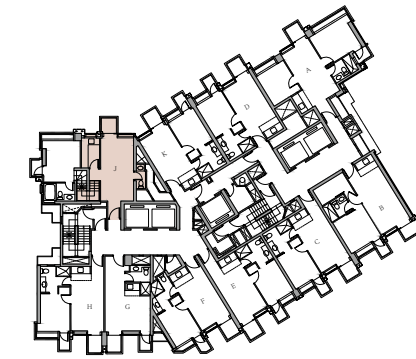
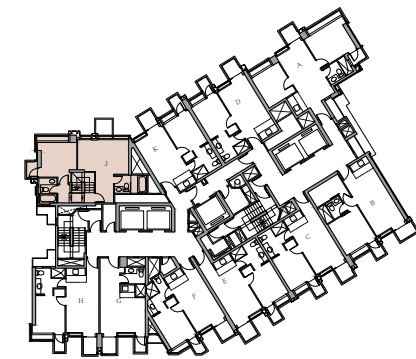
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖



LOWER PART OF DUPLEX UNIT
複式住宅單位下層
20/F, 41/F
二十樓及四十一樓



UPPER PART OF DUPLEX UNIT
複式住宅單位上層
21/F, 42/F
二十一樓及四十二樓



REFERENCE KEY PLANS
相關資料參考圖

Roof	A			
48/F	A	D	K	J
47/F	A	D	K	J
46/F	A	D	K	J
45/F	A	D	K	J
43/F	A	D	K	J
42/F	A	D	K	J
41/F	A	D	K	J
40/F	A	D	K	J
39/F	A	D	K	J
38/F	A	D	K	J
37/F	A	D	K	J
36/F	A	D	K	J
35/F	A	D	K	J
33/F	A	D	K	J
32/F	A	D	K	J
31/F	A	D	K	J
30/F	A	D	K	J
29/F	A	D	K	J
28/F	A	D	K	J
27/F	A	D	K	J
26/F	A	D	K	J
25/F	A	D	K	J
23/F	A	D	K	J
22/F	REFUGE FLOOR			
21/F	A	D	K	J
20/F	A	D	K	J
19/F	A	D	K	J
18/F	A	D	K	J
17/F	A	D	K	J
16/F	A	D	K	J
15/F	A	D	K	J
12/F	A	D	K	J
11/F	A	D	K	J
10/F	A	D	K	J
9/F	A	D	K	J
8/F	A	D	K	J
7/F	A	D	K	J
6/F	A	D	K	J
	TRANSFER PLATE			

0MM/毫米 5000MM/毫米
Scale:
比例:

TOWER 3 第3座

23/F, 25/F FLOOR PLAN

二十三樓, 二十五樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

TEL / ELV RM. = EXTRA LOW VOLTAGE ROOM = 電話/弱電電線房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

LAV. = LAVATORY = 洗手間

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 23/F and 25/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit J: 125mm, 150mm & 250mm.
2. Floor-to-floor height of each residential property on 23/F and 25/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

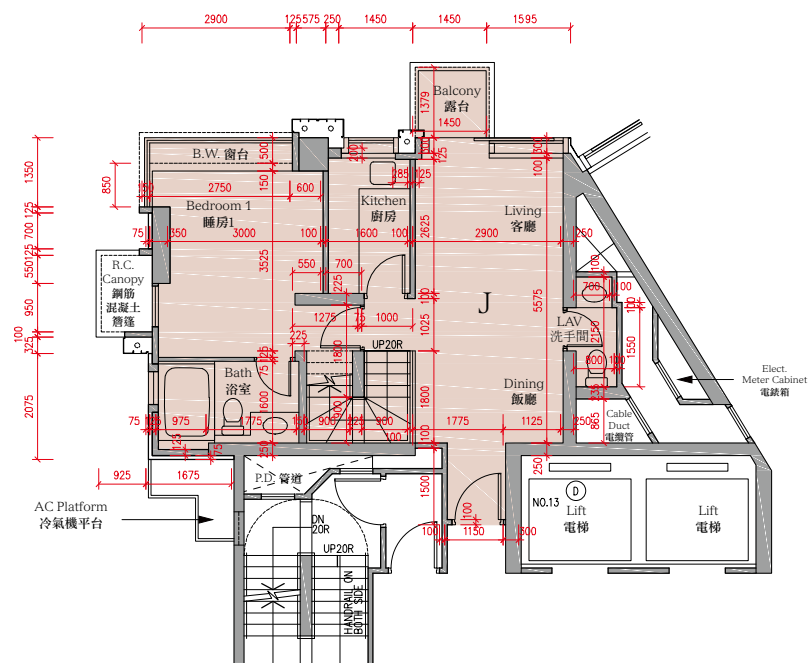
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- The dimensions of the floor plan are all in millimeter.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期二十三樓及二十五樓住宅物業的樓板(不包括灰泥)的厚度如下：J單位：125毫米、150毫米及250毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，二十三樓及二十五樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

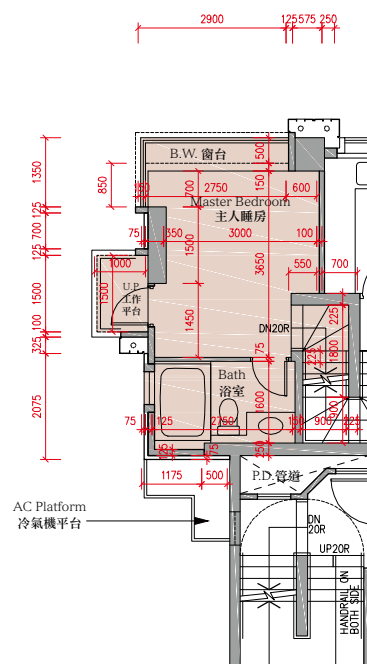
備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

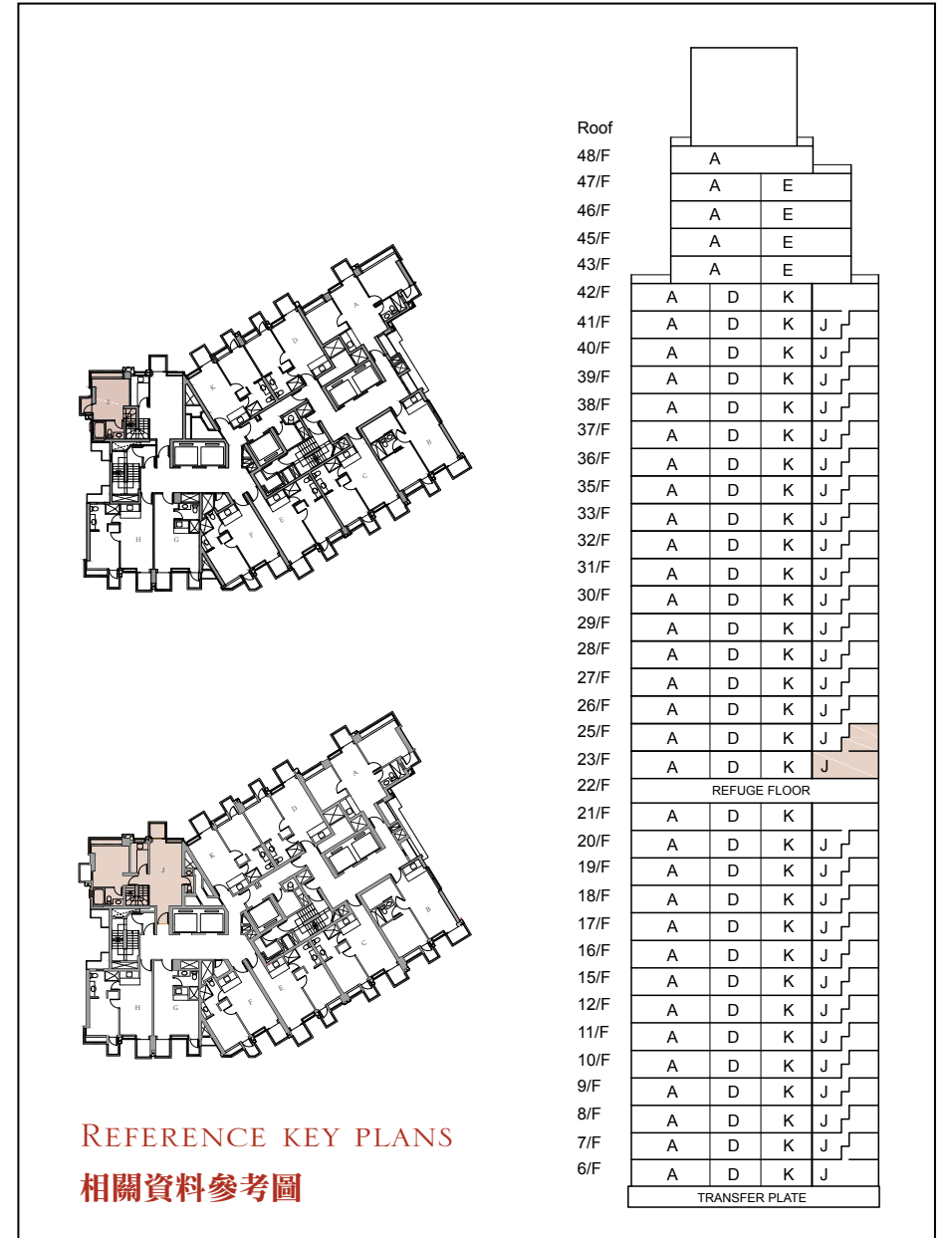


LOWER PART OF DUPLEX UNIT
複式住宅單位下層
23/F
二十三樓



UPPER PART OF DUPLEX UNIT
複式住宅單位上層
25/F
二十五樓

0MM/毫米 5000MM/毫米
Scale: 比例:

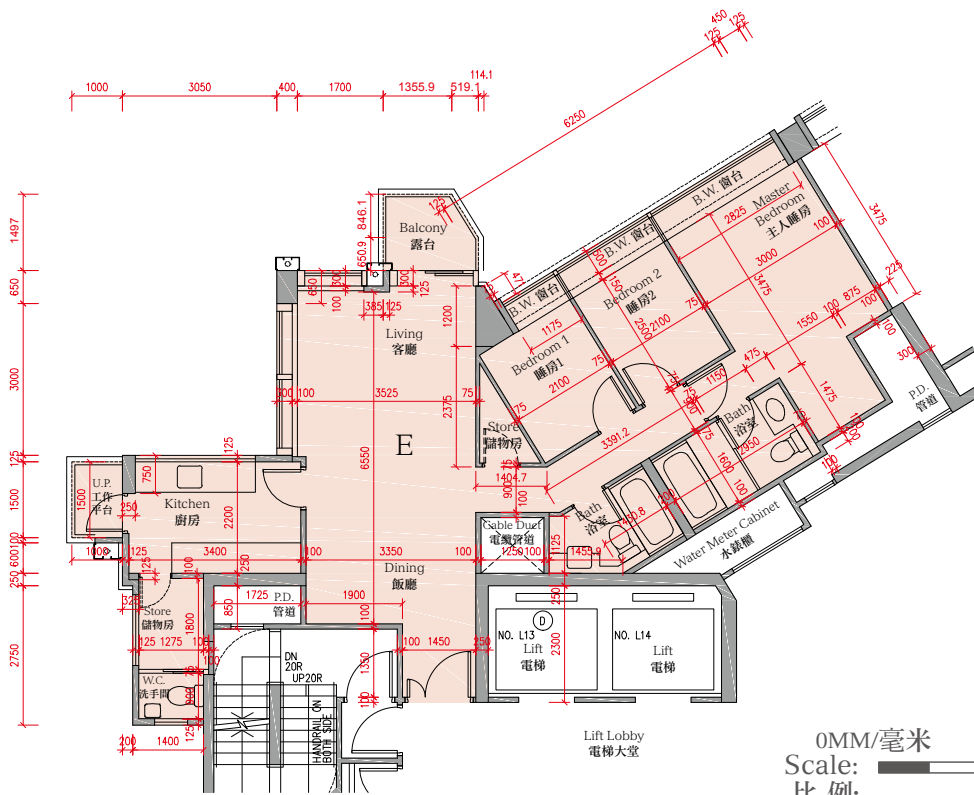


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期的住宅物業的樓面平面圖

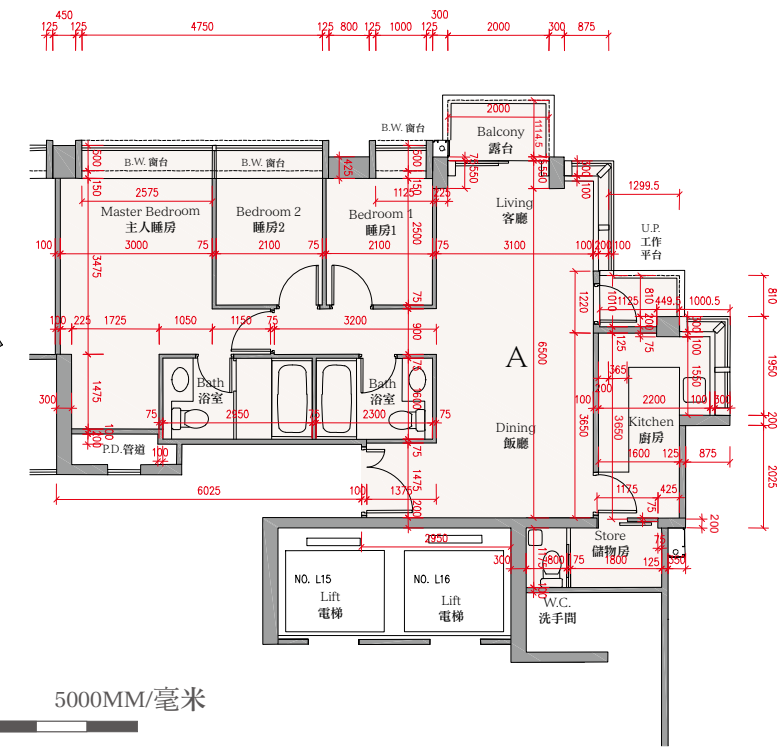
TOWER 3 第3座

43/F, 45/F, 46/F, 47/F, FLOOR PLAN
四十三樓、四十五樓、四十六樓及四十七樓平面圖

- E.A.D. = EXHAUST AIR DUCT = 排氣管
- F.A.D. = FRESH AIR DUCT = 鮮風管
- B.W. = BAY WINDOW = 窗台
- BATH = BATHROOM = 浴室
- ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房
- TV / ELV RM. = EXTRA LOW VOLTAGE DUCT = 電話/弱電電線房
- F. LOB = FIREMAN'S LOBBY = 消防電梯大堂
- H.R. = HOSE REEL = 消防喉轆
- P.D. = PIPE DUCT = 管道
- U.P. = UTILITY PLATFORM = 工作平台
- WATER METER CABINET = 水錶櫃
- R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷



Part Plan of Flat E (45/F - 47/F only)
E單位局部平面圖(只限45樓至47樓)



Part Plan of Flat A (45/F - 47/F only)
A單位局部平面圖(只限45樓至47樓)

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 43/F, 45/F, 46/F and 47/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A, B and C : 125mm, Unit D (for 43/F and 45/F only): 125mm & 150mm, Unit D (for 46/F & 47/F only): 125mm, Unit E (for 43/F & 45/F only): 125mm & 150mm, Unit E (for 46/F & 47/F only): 125mm & 175mm .
2. Floor-to-floor height of each residential property on 43/F, 45/F, 46/F and 47/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期四十三樓、四十五樓、四十六樓及四十七樓住宅物業的樓板(不包括灰泥)的厚度如下：A、B及C單位：125毫米，D單位(只限四十三樓及四十五樓)：125毫米及150毫米，D單位(只限四十六樓及四十七樓)：125毫米，E單位(只限四十三樓及四十五樓)：125毫米及150毫米，E單位(只限四十六樓及四十七樓)：125毫米及175毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，四十三樓、四十五樓、四十六樓及四十七樓每個住宅物業的層與層之間的高度：3.5米。
3. 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。

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或(視屬何情況而定)工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或(視屬何情況而定)工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

43/F, 45/F, 46/F, 47/F, FLOOR PLAN
 四十三樓、四十五樓、四十六樓及四十七樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 3 第3座

48/F FLOOR PLAN

四十八樓平面圖

E.A.D. = EXHAUST AIR DUCT = 排氣管

F.A.D = FRESH AIR DUCT = 鮮風管

B.W. = BAY WINDOW = 窗台

BATH = BATHROOM = 浴室

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

F. LOB = FIREMAN'S LOBBY = 消防電梯大堂

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

U.P. = UTILITY PLATFORM = 工作平台

WATER METER CABINET = 水錶櫃

ELECT. DUCT = ELECTRICAL DUCT = 電管道

CABLE DUCT = CABLE DUCT = 線管道

W.C. = WATER CLOSET = 洗手間

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thicknesses of floor slabs (excluding plaster) of each residential properties on 48/F of Phase 2 of the Development as provided in the approved building plan for Phase 2 of the Development are as follows: Unit A: 135mm & 200mm, Unit B: 135mm.
2. Floor-to-floor height of each residential property on 48/F as provided in the approved building plans for Phase 2 of the Development: 3.5m.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- Some residential units have ceiling bulkheads and / or sunken slab from unit above, for the air-conditioning system and / or electrical and mechanical services, located at living / dining room, bedrooms, corridor and / or kitchen.
- When showing a balcony or utility platform on this floor plan, a dotted line is used to demarcate the location of the external boundary of that balcony or (as the case may be) utility platform. There is a solid line outside that dotted line. The area between those two lines represents the architectural features or claddings outside that balcony or (as the case may be) utility platform.
- The dimensions of the floor plan are all in millimeter.

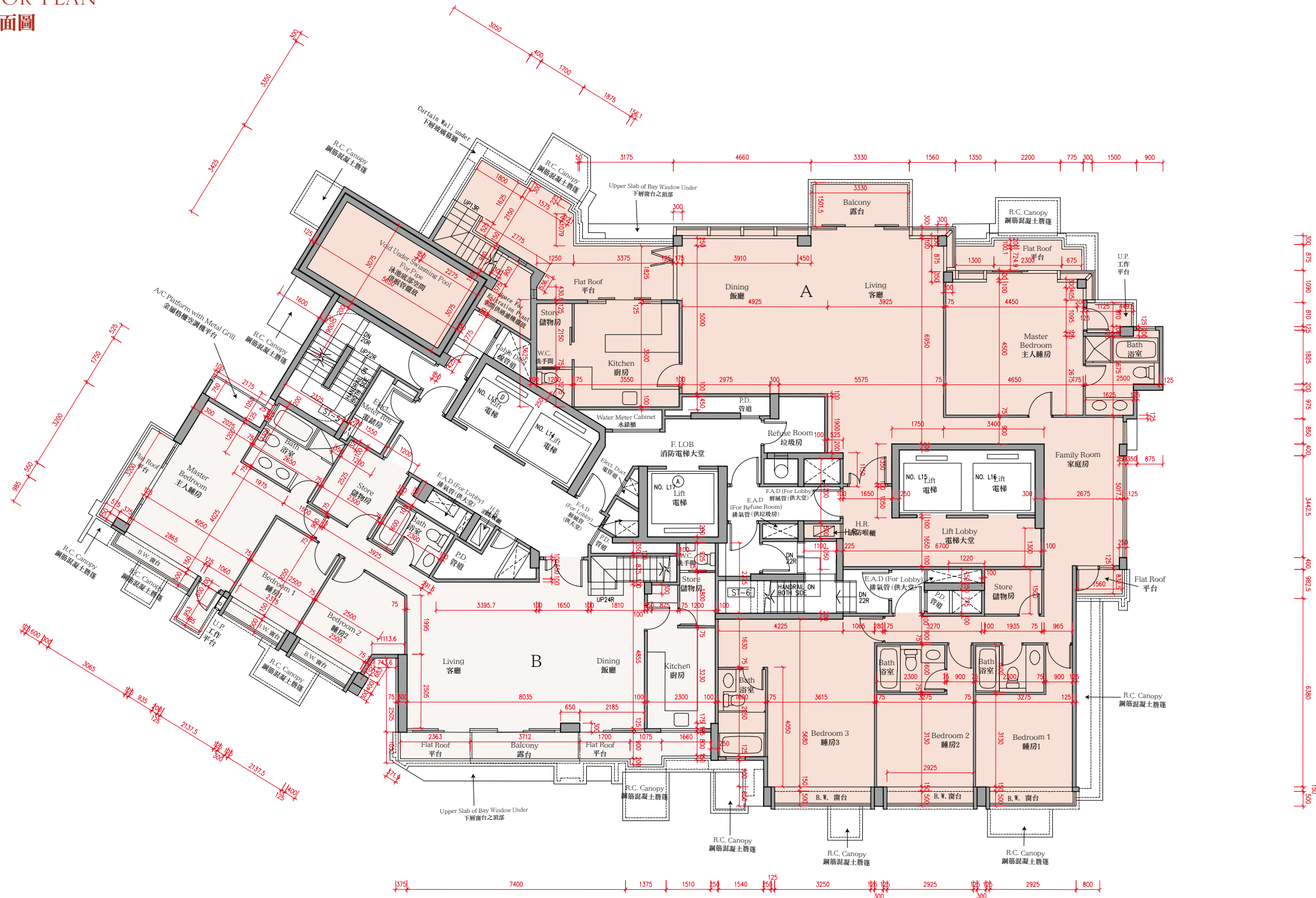
1. 按發展項目第二期的經批准的建築圖則所規定，發展項目第二期四十八樓住宅物業的樓板(不包括灰泥)的厚度如下：A單位：135毫米及200毫米，B單位：135毫米。
2. 按發展項目第二期的經批准的建築圖則所規定，四十八樓每個住宅物業的層與層之間的高度：3.5米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 部份住宅單位客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 於本樓面平面圖顯示露台或工作平台時，該露台或（視屬何情況而定）工作平台之外部分界以虛線標出。該虛線外有一實線，該兩線間之範圍顯示該露台或（視屬何情況而定）工作平台以外之建築裝飾或覆蓋層。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

48/F FLOOR PLAN
 四十八樓平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

TOWER 3 第3座

ROOF PLAN

天台平面圖

ELECT. METER RM. = ELECTRICAL METER ROOM = 電錶房

H.R. = HOSE REEL = 消防喉轆

P.D. = PIPE DUCT = 管道

WATER METER CABINET = 水錶櫃

R.C. CANOPY = REINFORCED CONCRETE CANOPY = 鋼筋混凝土簷篷

1. The thickness of floor slabs (excluding plaster) of this floor : Not applicable.
2. Floor-to-floor height of each residential property on the Roof as provided in the approved building plans for Phase 2 of the Development: Not Applicable.
3. 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.

Remarks:

- There are architectural features and / or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at / adjacent to balcony and / or flat roof and / or utility platform and / or air-conditioning platform and / or external wall of some residential units. For their locations, please refer to the latest approved building plans and / or electrical and mechanical design drawings.
- The dimensions of the floor plan are all in millimeter.

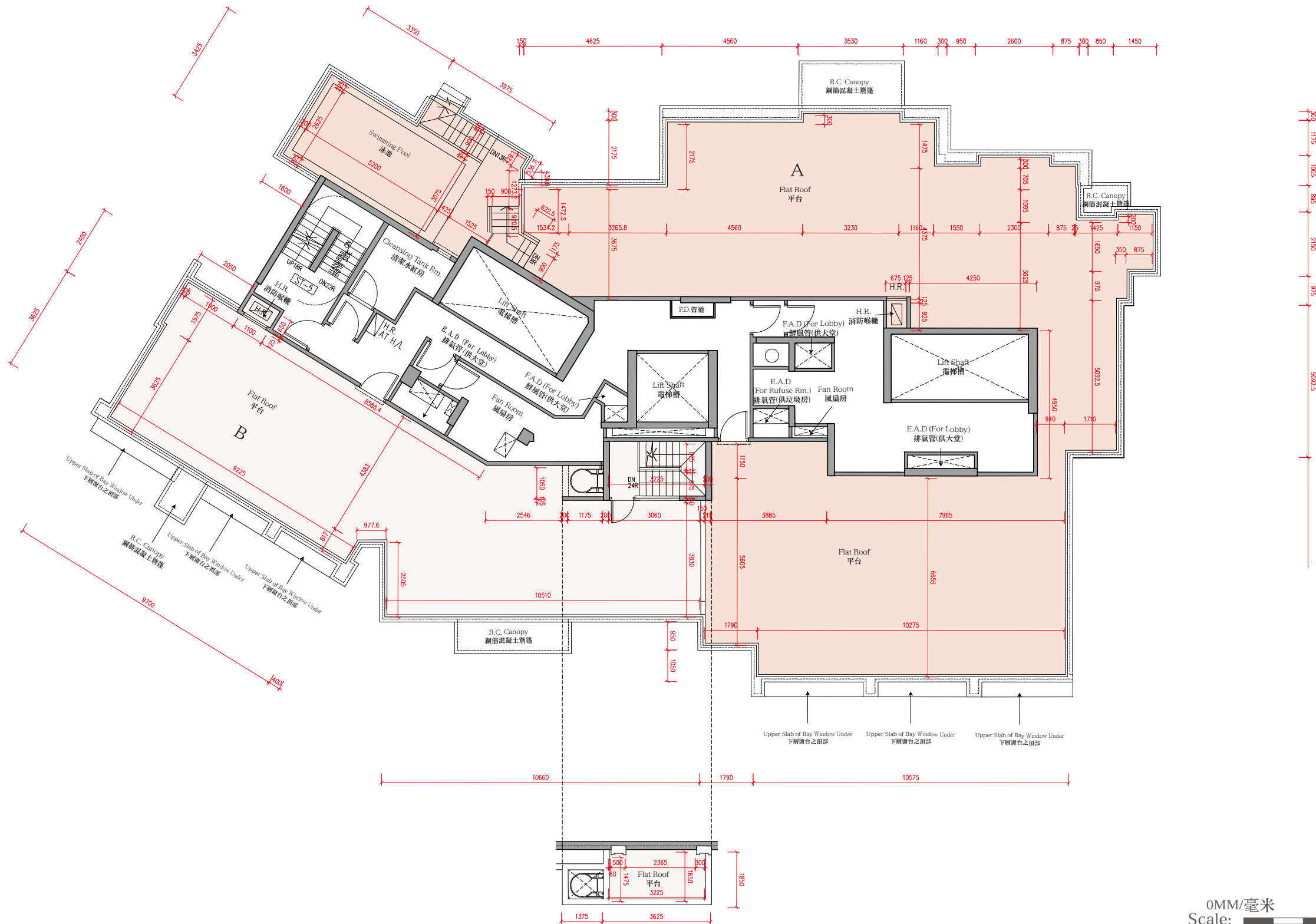
1. 本層的樓板（不包括灰泥）的厚度：不適用。
2. 按發展項目第二期的經批准的建築圖則所規定，天台每個住宅物業的層與層之間的高度：不適用。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註:

- 部份樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或工作平台及/或空調機平台及/或外牆設有外露及/或內藏之公用喉管，其位置請參考最新批准的建築圖則及/或機電設計圖。
- 平面圖之尺規所列數字以毫米標示。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
 發展項目第二期的住宅物業的樓面平面圖

ROOF PLAN
 天台平面圖



0MM/毫米 5000MM/毫米
 Scale: 比例:

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
1	6/F 6樓	A	84.671 (911) balcony 露台: 2.366 (25); utility platform 工作平台: 1.500 (16)	--	2.624 (28)	--	--	--	--	--	--	--	--
		B	54.943 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.086 (22)	--	3.454 (37)	--	--	--	--	--	--
		C	40.028 (431) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--
		D	42.293 (455) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--
		E	41.398 (446) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--
		F	48.099 (518) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.644 (18)	--	10.721 (115)	--	--	--	--	--	--
		G	51.323 (552) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.471 (27)	--	--	--	--	--	--	--	--
		H	41.959 (452) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.809 (9)	--	--	--	--	--	--	--	--
		J	42.671 (459) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
1	7/F, 8/F, 9/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F, 26/F, 27/F, 28/F 7樓、8樓、 9樓、11樓、 12樓、15樓、 16樓、17樓、 18樓、19樓、 20樓、21樓、 22樓、23樓、 25樓、26樓、 27樓、28樓	A	84.671 (911) balcony 露台: 2.366 (25); utility platform 工作平台: 1.500 (16)	--	2.624 (28)	--	--	--	--	--	--	--	--	
		B	54.942 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.086(22)	--	--	--	--	--	--	--	--	--
		C	40.028 (431) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--	--
		D	42.293 (455) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--	--
		E	41.398 (446) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--	--
		F	48.099 (518) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.644 (18)	--	--	--	--	--	--	--	--	--
		G	51.323 (552) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.471 (27)	--	--	--	--	--	--	--	--	--
		H	41.959 (452) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.809 (9)	--	--	--	--	--	--	--	--	--
		J	42.671 (459) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院		
1	29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F 29樓、30樓、 31樓、32樓、 33樓、35樓、 36樓、37樓	A	84.671 (911) balcony 露台: 2.366 (25); utility platform 工作平台: 1.500 (16)	--	2.624 (28)	--	--	--	--	--	--	--	--		
		B	54.942 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.086(22)	--	--	--	--	--	--	--	--	--	
		C	40.028 (431) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--	--	--
		D	42.293 (455) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--	--	--
		E	41.398 (446) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.866 (9)	--	--	--	--	--	--	--	--	--	--
		F	48.099 (518) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.644 (18)	--	--	--	--	--	--	--	--	--	--
		G	51.323 (552) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.471 (27)	--	--	--	--	--	--	--	--	--	--
		H	42.289 (455) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.809 (9)	--	--	--	--	--	--	--	--	--	--
		J	42.341 (456) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.757 (8)	--	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
1	38/F 38樓	A	176.714 (1902) balcony 露台: 5.000(54); utility platform 工作平台: 1.500 (16)	--	5.325(57)	--	201.297 (2167)	--	--	--	--	--	--
		B	104.613 (1126) balcony 露台: 3.064(33); utility platform 工作平台: 1.500 (16)	--	3.774(41)	--	108.130 (1164)	--	--	--	5.733 (62)	--	--
		C	105.864 (1140) balcony 露台: 3.082(33); utility platform 工作平台: 1.500 (16)	--	3.703(40)	--	96.449 (1038)	--	--	--	6.116 (66)	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
2	6/F 6樓	A	70.614 (760) balcony 露台: 2.000 (22); utility platform 工作平台: 3.000 (32)	--	2.939 (32)	--	--	--	--	--	--	--	--	
		B	48.192 (519) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	--
		C	41.014 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		D	31.476 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.426 (15)	--	--	--	--	--	--	--
		E	31.443 (338) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.426 (15)	--	--	--	--	--	--	--
		F	40.533 (436) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.774 (8)	--	--	--	--	--	--	--	--	--
		G	77.603(835) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.666 (29)	--	3.948 (42)	--	--	--	--	--	--	--
		H	41.057 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		J	49.230 (530) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831(9)	--	0.991 (11)	--	--	--	--	--	--	--
		K	48.300 (520) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--	--
		L	31.026 (334) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		M	47.644 (513) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	5.728 (62)	--	--	--	--	--	--	--
		N	32.121 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.426 (15)	--	--	--	--	--	--	--
		P	31.528 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.426 (15)	--	--	--	--	--	--	--
R	31.579 (340) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.426 (15)	--	--	--	--	--	--	--		

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

- 每個住宅物業的實用面積, 以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積, 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

1. 上述所列以平方米列明之面積, 均以1平方米=10.764平方呎換算至平方呎, 並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
2	7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F 7樓、8樓、 9樓、10樓、 11樓、12樓、 15樓、16樓、 17樓、18樓、 19樓、25樓、 26樓、27樓、 28樓、29樓、 30樓、31樓、 32樓、33樓、 35樓、36樓、 37樓、38樓、 39樓、40樓	A	70.614 (760) balcony 露台: 2.000 (22); utility platform 工作平台: 3.000 (32)	--	2.939 (32)	--	--	--	--	--	--	--		
		B	48.192 (519) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	41.014 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		D	31.476 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		E	31.443 (338) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		F	40.591 (437) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.744 (8)	--	--	--	--	--	--	--	--	--
		G	54.254 (584) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.333 (14)	--	--	--	--	--	--	--	--	--
		H	41.057 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		J	49.230 (530) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	--
		K	48.300 (520) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--	--
		L	31.026 (334) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		M	47.644 (513) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--	--
		N	32.121 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		P	31.528 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
R	31.579 (340) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--		

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
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Remarks:

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備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
2	20/F, 41/F 20樓、 41樓	A	70.614 (760) balcony 露台: 2.000 (22); utility platform 工作平台: 3.000 (32)	--	2.939 (32)	--	--	--	--	--	--	--	--
		B	48.192 (519) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		C	41.014 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--
		D	31.476 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		E	31.443 (338) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		F	40.533 (436) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.744 (8)	--	--	--	--	--	--	--	--
		G	85.776 (923) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.333 (14)	--	--	--	--	--	--	--	--
		H	41.057 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--
		J	49.230 (530) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		K	48.300 (520) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--
		L	31.026 (334) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		M	47.644 (513) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--
		N	32.121 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		P	31.528 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
R	31.579 (340) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--		

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備註:

- 上述所列以平方米列明之面積, 均以1平方米=10.764平方呎換算至平方呎, 並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
2	21/F, 42/F 21樓、 42樓	A	70.614 (760) balcony 露台: 2.000 (22); utility platform 工作平台: 3.000 (32)	--	2.939 (32)	--	--	--	--	--	--	--	--
		B	48.192 (519) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		C	41.014 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--
		D	31.476 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		E	31.443 (338) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		F	40.533 (436) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.744 (8)	--	--	--	--	--	--	--	--
		H	41.057 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--
		J	49.230 (530) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		K	48.300 (520) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--
		L	31.026 (334) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		M	47.644 (513) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--
		N	32.121 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		P	31.528 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		R	31.579 (340) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
2	23/F 23樓	A	70.614 (760) balcony 露台: 2.000 (22); utility platform 工作平台: 3.000 (32)	--	2.939 (32)	--	--	--	--	--	--	--	--	
		B	48.192 (519) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	41.014 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		D	31.476 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		E	31.443 (338) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		F	40.533 (436) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.744 (8)	--	--	--	--	--	--	--	--	--
		G	77.603 (835) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.666 (29)	--	--	--	--	--	--	--	--	--
		H	41.057 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.820 (9)	--	--	--	--	--	--	--	--	--
		J	49.230 (530) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	--
		K	48.300 (520) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--	--
		L	31.026 (334) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		M	47.644 (513) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.848 (20)	--	--	--	--	--	--	--	--	--
		N	32.121 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		P	31.528 (339) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
R	31.579 (340) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--		

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

- 每個住宅物業的實用面積, 以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積, 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註:

- 上述所列以平方米列明之面積, 均以1平方米=10.764平方呎換算至平方呎, 並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
2	43/F, 45/F 46/F, 47/F 43樓、45樓、 46樓、47樓	A	106.604 (1147) balcony 露台: 3.180 (34); utility platform 工作平台: 1.500 (16)	--	3.733 (40)	--	--	--	--	--	--	--	
		B	80.854 (870) balcony 露台: 2.383 (26); utility platform 工作平台: 1.500 (16)	--	2.845 (31)	--	--	--	--	--	--	--	
		C	85.771 (923) balcony 露台: 2.542 (27); utility platform 工作平台: 1.500 (16)	--	3.083 (33)	--	--	--	--	--	--	--	
		D	67.960 (732) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.209 (24)	--	--	--	--	--	--	--	
		E	69.118 (744) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.610 (28)	--	--	--	--	--	--	--	
		F	80.468 (866) balcony 露台: 2.332 (25); utility platform 工作平台: 1.500 (16)	--	4.113 (44)	--	--	--	--	--	--	--	
		G	86.475 (931) balcony 露台: 2.659 (29); utility platform 工作平台: 1.500 (16)	--	2.978 (32)	--	--	--	--	--	--	--	
	48/F 48樓	A	186.403 (2006) balcony 露台: 5.000 (54); utility platform 工作平台: 1.500 (16)	--	5.700 (61)	--	217.234 (2338)	--	--	--	--	--	
		B	107.619 (1158) balcony 露台: 3.217 (35); utility platform 工作平台: 1.500 (16)	--	3.639 (39)	--	102.171 (1100)	--	--	--	5.886 (63)	--	
		C	119.721 (1289) balcony 露台: 3.605 (39); utility platform 工作平台: 1.500 (16)	--	3.591 (39)	--	116.447 (1253)	--	--	--	6.396 (69)	--	
		D	121.841 (1311) balcony 露台: 3.695 (40); utility platform 工作平台: 1.500 (16)	--	3.618 (39)	--	113.903 (1226)	--	--	--	6.172 (66)	--	

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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 THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
3	6/F 6樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	49.433 (532) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	1.240 (13)	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	8.034 (86)	--	--	--	--	--	--
		J	79.857 (860) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.598 (28)	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台、工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
				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	
3	7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F 7樓、8樓、 9樓、10樓、 11樓、12樓、 15樓、16樓、 17樓、18樓、 19樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.433 (532) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		J	55.850 (601) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.299 (14)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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 THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
3	20/F 20樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.433 (532) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		J	87.299 (940) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.299 (14)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台、工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
				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	
3	21/F 21樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.433 (532) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積, 以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積, 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積, 均以1平方米=10.764平方呎換算至平方呎, 並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)											
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台、工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
				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		
3	23/F 23樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--		
		B	49.663 (535) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	--	
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--	--
		J	79.857 (860) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.598 (28)	--	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台、工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
				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	
3	25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F 25樓、26樓、 27樓、28樓、 29樓、30樓、 31樓、32樓、 33樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.663 (535) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.982 (441) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.576 (448) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	39.702 (427) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		J	55.850 (601) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.299 (14)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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 THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院	
3	35/F, 36/F, 37/F, 38/F, 39/F, 40/F 35樓、36樓、 37樓、38樓、 39樓、40樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.745 (535) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.900 (440) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.020 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	40.259 (433) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		J	55.850 (601) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.299 (14)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)									
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台,工作平台及陽台, 如有) 平方米(平方呎)	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
3	41/F 41樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	49.745 (535) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--
		C	40.900 (440) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--
		E	41.020 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--
		F	40.259 (433) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--
		J	87.299 (940) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	1.299 (14)	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台,工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
				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	
3	42/F 42樓	A	54.883 (591) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	2.493 (27)	--	--	--	--	--	--	--	--	
		B	49.745 (535) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.831 (9)	--	--	--	--	--	--	--	--	
		C	40.900 (440) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		D	40.152 (432) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.672 (7)	--	--	--	--	--	--	--	--	--
		E	41.020 (442) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.655 (7)	--	--	--	--	--	--	--	--	--
		F	40.259 (433) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.799 (9)	--	--	--	--	--	--	--	--	--
		G	32.116 (346) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	--	--	--	--	--	--	--	--	--	--
		H	41.364 (445) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.947 (10)	--	--	--	--	--	--	--	--	--
		K	39.956 (430) balcony 露台: 2.000 (22); utility platform 工作平台: 1.500 (16)	--	0.710 (8)	--	--	--	--	--	--	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

1. The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. There is no verandah in the residential properties in Phase 2 of the Development.

備註:

1. 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
2. 發展項目第二期的住宅物業不設陽台。

AREA OF RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期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.)	AREA OF THE OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ. METRE (SQ. FT.)										
BLOCK NAME 大廈名稱	FLOOR 樓層	UNIT 單位		實用面積 (包括露台,工作平台及陽台, 如有) 平方米(平方呎)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
				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	
3	43/F 43樓	A	83.437 (898) balcony 露台: 2.389 (26); utility platform 工作平台: 1.500 (16)	--	2.707 (29)	--	14.939 (161)	--	--	--	--	--	--	
		B	87.428 (941) balcony 露台: 2.483 (27); utility platform 工作平台: 1.500 (16)	--	2.330 (25)	--	--	--	--	--	--	--	--	
		C	78.554 (846) balcony 露台: 2.246 (24); utility platform 工作平台: 1.500 (16)	--	2.744 (30)	--	--	--	--	--	--	--	--	--
		D	77.664 (836) balcony 露台: 2.204 (24); utility platform 工作平台: 1.500 (16)	--	2.497 (27)	--	--	--	--	--	--	--	--	--
		E	90.352 (973) balcony 露台: 2.603 (28); utility platform 工作平台: 1.500 (16)	--	2.844 (31)	--	8.863 (95)	--	--	--	--	--	--	--
	45/F, 46/F, 47/F 45樓、 46樓、 47樓	A	83.427 (898) balcony 露台: 2.379 (26); utility platform 工作平台: 1.500 (16)	--	2.707 (29)	--	--	--	--	--	--	--	--	--
		B	87.428 (941) balcony 露台: 2.483 (27); utility platform 工作平台: 1.500 (16)	--	2.330 (25)	--	--	--	--	--	--	--	--	--
		C	78.554 (846) balcony 露台: 2.246 (24); utility platform 工作平台: 1.500 (16)	--	2.744 (30)	--	--	--	--	--	--	--	--	--
		D	77.664 (836) balcony 露台: 2.204 (24); utility platform 工作平台: 1.500 (16)	--	2.497 (27)	--	--	--	--	--	--	--	--	--
		E	90.336 (972) balcony 露台: 2.587 (28); utility platform 工作平台: 1.500 (16)	--	2.844 (31)	--	--	--	--	--	--	--	--	--
	48/F 48樓	A	229.699 (2472) balcony 露台: 5.000 (54); utility platform 工作平台: 1.500 (16)	--	4.120 (44)	--	248.425 (2674)	--	--	--	--	--	--	--
		B	129.004 (1389) balcony 露台: 3.898 (42); utility platform 工作平台: 1.500 (16)	--	3.444 (37)	--	113.563 (1222)	--	--	--	5.886 (63)	--	--	--

- The Saleable Area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms parts of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) to the extent that it forms parts of the residential property is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
- 在構成住宅物業的一部分的範圍內的每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Remarks:

- The areas as specified above in square metre are converted into square feet at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
- There is no verandah in the residential properties in Phase 2 of the Development.

備註:

- 上述所列以平方米列明之面積，均以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數平方呎。
- 發展項目第二期的住宅物業不設陽台。

FLOOR PLANS OF PARKING SPACES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期中的停車位的樓面平面圖

FLOOR PLAN OF PARKING SPACES ON BASEMENT 2
地庫二樓的停車位的樓面平面圖



NUMBER, DIMENSION AND AREA OF PARKING SPACES ON BASEMENT 2 地庫二樓停車位數目、尺寸及面積

CATEGORY OF PARKING SPACE 車位類別	Nos. 數目	DIMENSION (L x W) (M) 尺寸(長 x 寬)(米)	AREA PER EACH PARKING SPACE (SQ. M) 每個車位面積(平方米)
Commercial Car Parking Space 商用車位	23	5 x 2.5	12.5

Commercial Car Parking Space
商用車位

FLOOR PLANS OF PARKING SPACES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期中的停車位的樓面平面圖

FLOOR PLAN OF PARKING SPACES ON BASEMENT 3
地庫三樓的停車位的樓面平面圖



NUMBER, DIMENSION AND AREA OF PARKING SPACES ON BASEMENT 3 地庫三樓停車位數目、尺寸及面積

CATEGORY OF PARKING SPACE 車位類別	Nos. 數目	DIMENSION (L x W) (M) 尺寸(長 x 寬)(米)	AREA PER EACH PARKING SPACE (SQ. M) 每個車位面積(平方米)
Commercial Motor Cycle Parking Space 商用電單車位	5	2.4 x 1	2.4
Commercial Car Parking Space 商用車位	34	5 x 2.5	12.5
	2 (Disabled) (傷健人士)	5 x 3.5	17.5
Parking Space for Fee-paying Night Parking* 付費夜間泊車之車位*	6	11 x 3.5	38.5

- Commercial Motor Cycle Parking Space
商用電單車位
- Commercial Car Parking Space
商用車位
- Commercial Car Parking Space (Disabled)
商用車位(傷健人士)
- Parking Space for Fee-paying Night Parking
付費夜間泊車之車位

* **Remarks:**

Such spaces shall on each day from 20:00 to 08:00 be used for the parking of goods vehicles in accordance with the requirement under Special Condition No.(48)(f)(i) of the land grant .

* **備註:**

此車位須依批地文件特別條款第(48)(f)(i)條要求，於每日20：00至08：00用作停泊貨車的用途。

FLOOR PLANS OF PARKING SPACES IN PHASE 2 OF THE DEVELOPMENT
發展項目第二期中的停車位的樓面平面圖

FLOOR PLAN OF PARKING SPACES ON BASEMENT 5
地庫五樓的停車位的樓面平面圖



NUMBER, DIMENSION AND AREA OF PARKING SPACES ON BASEMENT 5 地庫五樓停車位數目、尺寸及面積

CATEGORY OF PARKING SPACE 車位類別	NOS. 數目	DIMENSION (L x W) (M) 尺寸(長 x 寬) (米)	AREA PER EACH PARKING SPACE (SQ. M) 每個車位面積 (平方米)
Residential Car Parking Space 住客車位	115	5 x 2.5	12.5
	3 (Disabled) (傷健人士)	5 x 3.5	17.5
Visitors' Car Parking Space 訪客車位	20	5 x 2.5	12.5
	1 (Disabled) (傷健人士)	5 x 3.5	17.5
Residential Motor Cycle Parking Space 住客電單車位	12	2.4 x 1	2.4

- Residential Car Parking Space
住客車位
- Residential Car Parking Space (Disabled)
住客車位 (傷健人士)
- Visitors' Car Parking Space
訪客車位
- Visitors' Car Parking Space (Disabled)
訪客車位 (傷健人士)
- Residential Motor Cycle Parking Space
住客電單車位

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. Summary of the provisions of the deed of mutual covenant (“DMC”) that deal with the common parts of Phase 2 of the Development :-

“Common Areas” mean the Estate Common Areas, the Residential Car Park Common Areas and the Residential Common Areas.

“Common Facilities” mean the Estate Common Facilities, the Residential Car Park Common Facilities and the Residential Common Facilities.

“Estate Common Areas” are the whole of the Lot and the Estate which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Residential Car Park Common Areas or Residential Common Areas) and shall include but not limited to :-

(a) part of the Pink Cross Hatched Black Areas;

(b) such part of the Slope and Retaining Structures (if any) within the Lot;

(c) caretaker’s quarter, owners’ committee office, emergency generator rooms, loading and unloading areas, management offices, fire service control room, refuse storage and material recovery chamber, refuse storage and material recovery room, lift shafts, lift pits, lift lobbies, corridors, staircases, flat roofs (which do not form part of the Units and the Residential Common Areas), switch rooms, pipe and/or cable ducts (which do not form part of the Units and the Residential Common Areas), water pump rooms, water tank rooms, plant rooms, meter rooms, transformer rooms, high-voltage switch rooms, fuel tank room, extra-low voltage electrical rooms, electrical rooms, staircase pressurization fan rooms, smoke extraction fan rooms, fan rooms, pavements, ramps, driveways, passages in the Estate, telecommunications and broadcasting (TBE) rooms and areas for installation or use of aerial broadcast distribution facilities and telecommunications network facilities;

(d) the lay-by and taxi stand provided or to be provided for the picking up and setting down of passengers from motor vehicles (including taxis) pursuant to Special Condition No.(49)(a)(iii) of the Government Grant;

(e) the loading and unloading spaces;

(f) the External Walls of the building on Site B from Ground Floor level to 3rd Floor level;

(g) such areas forming parts of the Items;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Residential Car Park Common Areas or Residential Common Areas).

“Estate Common Facilities” are:

(a) Such of the surface channel with cover, drains, pipes, gutters, wells (if any), sewers, wires and cables, aerial broadcast distribution facilities, telecommunications network facilities, electrical and mechanical installation servicing the Estate Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Estate through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Estate or any part or parts thereof;

(b) Lighting facilities including lamp posts, façade lighting within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

(c) Fire prevention and fire fighting installations and equipment within the Estate which are for the use and benefit of the Lot and the Estate and not for the use or benefit of a particular Unit;

(d) Security system installations and equipment;

(e) Lift installations and equipment;

(f) Such facilities and systems forming parts of the Items;

and other facilities and systems for the common use and benefit of the Lot and the Estate and not

for the use or benefit of a particular Unit exclusively.

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

“Residential Car Park Common Areas” are the parts of the Lot and the Estate (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Residential Car Park and shall include but not limited to entrances, ramps, driveways, access areas, circulation passages, staircases and fan rooms.

“Residential Car Park Common Facilities” are those facilities and equipment for the common use and benefit of the Owners of the Residential Car Parks (as defined in the DMC) but not other parts of the Estate and not for the use and benefit of a particular Residential Car Park exclusively and shall include but not limited to electrical and mechanical installation, plant and machinery, drop-gate, mechanical ventilation system and security system.

“Residential Common Areas” are the parts of the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units of the Estate and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to :-

(a) the Recreational Areas;

(b) the Private Open Space;

(c) Visitors’ Car Parks;

(d) logistic rooms, residential shuttle lift lobbies, water feature pools, transfer plates, residential entrance lobbies, lift lobbies, corridors, staircases, lift shafts, lift pits, escalator pits, service lift lobby, meter rooms, plant rooms, pipe ducts (which do not form part of the Units and the Estate Common Areas), flat roofs (which do not form part of the Units and the Estate Common Areas), roofs (which do not form part of the Units), air-conditioning platforms, top roofs, refuse rooms, refuse storage and material recovery rooms, refuge floors, lift machine rooms, water pump rooms, booster pump rooms, water tank rooms, switch rooms, meter rooms, meter cabinets, electrical rooms, electrical/telephone duct rooms, fan rooms, parapet walls, filtration plant rooms, planter areas, planters, variable refrigerant volume system plant rooms and telecommunications and broadcasting (TBE) rooms and areas for installation or use of telecommunications network facilities;

(e) wider common corridors and lift lobbies for the purpose of identification shown and coloured light green stippled black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;

(f) the External Walls of the Towers;

(g) the External Walls of the building on Site B from 5th Floor level to 6th Floor level; and

(h) any structural or load bearing element of the Estate which only serves or supports the Residential Units (or any or some of them) and external finishes of the Estate attached to such structural or load bearing element;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit.

“Residential Common Facilities” are the facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and firefighting system, wires

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gondola system, gas pipes, air-conditioning system, telecommunications network facilities, lifts, escalators and sanitary fittings and installations for the use and benefit of the Residential Units.

“Items” mean the items including :-

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Estate on the Lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Estate on the Lot;

(iv) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the Estate on the Lot

as referred to in Special Condition No.(31)(a) of the Government Grant.

“Recreational Areas” are the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to bowling alley, game rooms, table tennis room, gymnasium, children play rooms, billiard room, function room, karaoke room, steam and sauna, sitting areas, circulation area, changing rooms, reception, lavatories, pantry and stores on 2/F of Site A and entrance foyers, sitting area, circulation area, outdoor swimming pool and poolside deck on 5/F of Site A; and indoor swimming pool, pool deck, fitness rooms, sauna, circulation area, changing rooms and lavatory on 5/F of Site B.

“Recreational Facilities” are the recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(35)(a) of the Government Grant.

“Private Open Space” are the open spaces provided in the Lot pursuant to Special Condition No.(36) of the Government Grant.

“Visitors’ Car Parks” are the car parking spaces provided pursuant to Special Condition No.(48)(a) (iii) of the Government Grant as shown on the (Site A) Basement 5 Floor Plan (certified as to their accuracy by the Authorized Person) annexed to the DMC and thereon coloured brown for the purpose of identification only.

The meanings of capitalized terms mentioned above are set out below:

“Estate” means the whole of the development on and/or in the Lot known as “THE AVENUE (滙)” comprising Commercial Accommodation, Residential Car Parks on Basement 5 Floor on Site A, three towers of Residential Units on Site A, one tower of Residential Units on Site B, Site B

Commercial Area, Government Accommodation, the Common Areas and the Common Facilities including the Recreational Areas on 2nd to 5th Floors on Site A and on 5th Floor on Site B.

“Lot” means Inland Lot No.9018.

“Pink Cross Hatched Black Areas” means the areas referred to in Special Condition No.(9) of the Government Grant and for identification purpose shown coloured pink cross-hatched black on Plan I annexed to the Government Grant.

“Site A” means portion of the Lot as shown and marked “SITE A” on Plan I annexed to the Government Grant.

“Site B” means portion of the Lot as shown and marked “SITE B” on Plan I annexed to the Government Grant.

2. The number of undivided shares assigned to each residential property in Phase 2 of the Development is set out in the **Table** below.

3. Subject to the provisions of the Building Management Ordinance, the management of the Lot and the Estate shall for an initial period of 2 years from the date of the DMC be undertaken by the Management Company named in the DMC subject to termination at any period of time during its term of appointment (i) by the said management company by giving not less than 3 calendar months’ notice in writing to the Owners’ Committee or if there is no Owners’ Committee to all the Owners or (ii) by the Owners’ Committee (prior to formation of the Owners’ Corporation) without compensation by giving not less than 3 calendar months’ notice in writing to the said management company and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners’ meeting and supported by the Owners of not less than 50% of the Undivided Shares in aggregate (excluding those allocated to the Common Areas and the Common Facilities).

4. The Owners of each of the Units (save and except the Owner of the Government Accommodation) shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares allocated to their Units. Where any expenditure relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Residential Car Park Common Areas, Residential Common Facilities or Residential Car Park Common Facilities), the Estate Common Areas and/or the Estate Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Estate (save and except the Owner of the Government Accommodation) in proportion to the number of Management Shares held by them. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but not any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

5. The management fee deposit in respect of each Unit shall be a sum equivalent to 3 months’ Management Fee for the Unit payable in accordance with the budget for the 1st year.

6. Area (if any) in Phase 2 of the Development retained by the Owner (Urban Renewal Authority) for its own use : Not Applicable

Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 處理發展項目第二期的公用部分的公契(「公契」)的條文的摘要：—

「**公用地方**」指「屋苑公用地方」、「住宅停車場公用地方」及「住宅公用地方」。

「**公用設施**」指「屋苑公用設施」、「住宅停車場公用設施」及「住宅公用設施」。

「**屋苑公用地方**」指地段和屋苑的全部，其未專門分配予個別業主或供個別業主專用，而是旨在或意在為業主共同使用和利益而設（不屬於單位、住宅停車場公用地方或住宅公用地方），包括但不限於：

(a)部分粉紅色黑交叉斜線範圍；
(b)地段內的斜坡及護土構築物部分（如有）；
(c)管理員宿舍、業主委員會辦事處、緊急發電機室、裝卸區、管理辦事處、消防控制室、垃圾儲存及物料回收房、垃圾儲存及物料回收室、升降機井、升降機井底坑、升降機大堂、走廊、樓梯、平台（不屬於單位及住宅公用地方）、電掣房、管道及／或電纜管道（不屬於單位及住宅公用地方）、水泵房、水箱房、機房、電錶房、變壓器房、高壓電掣房、油箱房、超低壓電力室、電力室、樓梯加壓風機房、排煙風機房、風機房、行人道、斜路、行車道、屋苑內的通道、電訊廣播設備室及安裝或使用天線廣播分佈設施及電訊網絡設施的區域；
(d)依據批地文件特別條款第(49)(a)(iii)條提供或擬提供作汽車（包括的士）上落客的車輛停泊處和的士站；
(e)裝卸位置；
(f)B區上的建築物地下至3樓的外牆；
(g)屬於構成項目一部分的該等區域；
及在地段和屋苑內，旨在或意在為業主共同使用和利益，而非專門分配予個別業主或供個別業主專用的《建築物管理條例》（第344章）附表1指明的所有其他公用部份（如有）（不屬於單位、住宅停車場公用地方或住宅公用地方）。

「**屋苑公用設施**」指：

(a)帶蓋的明渠、排水渠、管道、雨水渠、水井（如有）、污水渠、電線及電纜、天線廣播分佈設施、電訊網絡設施、用於屋苑公用地方的機電裝置及其他服務設施，不論是否在管道中，而且在地段和屋苑之內、之下、之上或穿過地段和屋苑，或在任何時間可能如此，而水、污水、氣體、電及任何其他服務透過前述項目供應到地段和屋苑或其中任何一個或多個部分；
(b)包括屋苑內的燈柱及外觀照明在內，為地段和屋苑的使用和利益，而非為特定單位的使用或利益而設的照明設施；
(c)在屋苑內，為地段和屋苑的使用和利益，而非為特定單位的使用或利益而設的防火及滅火裝置及設備；
(d)保安系統裝置及設備；
(e)升降機裝置及設備；
(f)屬於項目一部分的設施和系統；
及為地段和屋苑的共同使用和利益，而非專為特定單位的使用或利益而設的其他設施和系統。
為免生疑問，「屋苑公用設施」一詞不包括屬於住宅停車場公用設施或住宅公用設施一部分的設施、設備及其他類似結構。

「**住宅停車場公用地方**」指旨在或意在為住宅停車場業主的共同使用和利益而設，而非專門分配予特定住宅停車場業主或供其專用的地段和屋苑中（不包括獲建築事務監督批准的停車場平面圖所示和所劃分的停車位）的部分，以及《建築物管理條例》（第344章）附表1指明的地段和屋苑中的所有其他公用部分（如有），包括但不限於入口、斜坡、行車道、出入區域、循環通道、樓梯及通風機房。

「**住宅停車場公用設施**」指為住宅停車場（如公契所定義）（但非屋苑的其他部分）業主的共同使用和利益，而非專為特定住宅停車場業主的使用和利益而設的設施及設備，包括但不限於機電裝置、機器與設備、橫杆吊閘、機械通風系統及保安系統。

「**住宅公用地方**」指在地段和屋苑中，旨在或意在為屋苑的住宅單位業主的共同使用和利益而設，而非專門分配予某住宅單位業主或供其專用的部分，包括但不限於：

(a)康樂區域；
(b)私人休憩用地；
(c)訪客停車位；
(d)後勤室、住宅升降機大堂、水景池、轉換層、住宅入口大堂、升降機大堂、走廊、樓梯、升降機井、升

降機井底坑、扶手電梯坑、載貨升降機大堂、電錶房、機房、管槽（不屬於單位及屋苑公用地方）、平台（不屬於單位及屋苑公用地方）、天台（不屬於單位）、空調平台、頂層天台、垃圾房、垃圾儲存及物料回收室、庇護層、升降機機房、水泵房、增壓泵房、水箱房、電掣房、電錶房、電錶櫃、電力房、電線／電話線槽室、風機房、護牆、濾水機房、花槽區、花槽、變冷媒空調系統機房、電訊廣播設備室及安裝或使用電訊網絡設施的區域；
(e)加闊公用走廊及升降機大堂，為識別目的在公契夾附圖則（其準確性經認可人士核實）中以淺綠色綴黑點標示；
(f)大廈外牆；
(g) B區上的建築物5樓至6樓的外牆；及
(h)屋苑中僅服務或支撐住宅單位（或任何或部分住宅單位）的任何結構或承重構件，附於該結構或承重構件的屋苑的任何外牆批盪；
及旨在或意在為住宅單位業主的共同使用和利益而設，而非專門分配予某住宅單位業主或供其專用的《建築物管理條例》（第344章）附表1指明的地段和屋苑中的所有其他公用部分（如有）。

「**住宅公用設施**」指為住宅單位業主的共同使用和利益，而非專為特定住宅單位的使用和利益而設的設施及輔助設備，包括但不限於為住宅單位的使用和利益而設的康樂設施、水箱、水泵、排水渠、管道、雨水渠、污水渠、防火及滅火系統、電線及電纜、電力設備、空調或機械通風裝置、照明、保安系統、吊船系統、氣體喉管、空調系統、電訊網絡設施、升降機、扶手電梯及衛生設備及裝置。

「**項目**」指包括以下的項目：

在批地文件特別條款第(31)(a)條提及的：

- (i) 政府房舍的外飾面和政府房舍之內、周圍、內部、之上及之下的一切牆壁、支柱、大樑、天花、屋頂板、路軌或樓板及其他結構件；
- (ii) 服務政府房舍和在地段上的屋苑的餘下部分的一切升降機、扶手電梯及樓梯；
- (iii) 構成服務政府房舍和在地段上的屋苑的餘下部分的系統之一切建築服務裝置、機械及設備（包括但不限於手提式及固定消防裝置設備）；
- (iv) 政府房舍下面的所有結構板連同其內和其下的排水系統；及
- (v) 服務政府房舍和在地段上的屋苑的餘下部分的一切其他公用部分及設施。

「**康樂區域**」指供住宅單位的住客及其真正訪客作康樂用途的區域，包括但不限於保齡球場、遊戲室、乒乓球室、健身室、兒童遊戲房、桌球室、活動室、卡拉OK室、蒸氣及桑拿、休息區域、通道地方、更衣室、接待處、洗手間、在A區2樓的食品儲藏室及儲物室、在A區5樓的入口區域、休息區域、通道地方、室外游泳池及池畔平台；及在B區5樓室內游泳池、泳池平台、健身室、桑拿、通道地方、更衣室及洗手間。

「**康樂設施**」指依據批地文件特別條款第(35)(a)條為住宅單位的住客及其真正訪客作康樂用途使用而提供或安裝的康樂設施及附屬設施。

「**私人休憩用地**」指依據批地文件特別條款第(36)條在地段內提供的休憩用地。

「**訪客停車位**」指依據批地文件特別條款第(48)(a)(iii)條提供，在附於公契的（A區）地庫5樓樓層圖則（其準確性經認可人士核實）中以棕色顯示僅作識別用途的停車位。

上述在英文版本中以大楷顯示的用詞的意義列出如下：

「**屋苑**」指在地段上及/或內名為「**THE AVENUE(薈漣)**」的整個發展項目，包括商業樓宇，A區地庫5樓的住宅停車場，A區3座住宅單位，B區1座住宅單位，B區商業範圍，政府房舍，公用地方及公用設施包括A區2至5樓及B區5樓的康樂區域。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

「地段」指內地段9018號。

「粉紅色黑交叉斜線範圍」指在批地文件特別條款第(9)條提及並在附於批地文件圖則I以粉紅色黑交叉斜線顯示的範圍，以供識別。

「A區」指在附於批地文件圖則I以「A區」標示的地段部份。

「B區」指在附於批地文件圖則I以「B區」標示的地段部份。

2. 分配予發展項目第二期中的每個住宅物業的不分割份數的數目如**下表**所列。

3. 在《建築物管理條例》條文的規限下，公契內指定的管理公司將於公契日期起為期2年的初始期間內承擔管理地段及屋苑，但上述管理公司的任期將隨時按以下方式終止：
(i) 上述管理公司至少提前3個曆月以書面形式通知業主委員會或（如沒有業主委員會）所有業主，或(ii) 業主委員會（在業主立法法團成立之前）至少提前3個曆月以書面形式通知上述管理公司，以及藉由在業主會議上親自或委派代表表決的業主多數票通過，並得到總共擁有不少於50%不分割份數（不包括分配予公用地方及公用設施的份數）的業主支持的決議，而無需給予上述管理公司補償。

4. 各單位的業主（政府設施的業主除外）應提前按月向管理人支付分配至其單位的管理份數相稱的管理費。若任何開支涉及地段和屋苑（但並不只涉及或不只供任何單位、住宅公用地方、住宅停車場公用地方、住宅公用設施或住宅停車場公用設施的利益）、屋苑公用地方及／或屋苑公用設施或為前述各項的利益而支出，該開支的總金額應由屋苑的所有業主（政府設施的業主除外）根據其持有的管理份數數目按比例分攤。若任何開支僅涉及住宅單位（但非任何特定住宅單位）、住宅公用地方及／或住宅公用設施或完全為前述各項的利益而支出，該開支的總金額應由住宅單位業主根據其持有的管理份數數目按比例分攤。

5. 各單位的管理費按金額應相當於3個月的按照首年預算該單位應付的管理費。

6. 擁有人（市區重建局）在發展項目第二期中保留作自用的範圍（如有）：不適用。

除在售樓說明書另有定義，在上述英文版本中以大楷顯示的用詞將等同於公契內該用詞的意義。

Allocation of Undivided Shares of Residential Properties in Phase 2 of the Development
發展項目第二期住宅物業之不分割份數的分配

TOWER 座數	FLOOR 樓層	THE ALLOCATION OF UNDIVIDED SHARES 不分割份數分配									
		A	B	C	D	E	F	G	H	J	
1	6/F	38	25	18	19	18	22	23	18	19	
	7/F	38	25	18	19	18	21	23	18	19	
	8/F	38	25	18	19	18	21	23	18	19	
	9/F	38	25	18	19	18	21	23	18	19	
	11/F	38	25	18	19	18	21	23	18	19	
	12/F	38	25	18	19	18	21	23	18	19	
	15/F	38	25	18	19	18	21	23	18	19	
	16/F	38	25	18	19	18	21	23	18	19	
	17/F	38	25	18	19	18	21	23	18	19	
	18/F	38	25	18	19	18	21	23	18	19	
	19/F	38	25	18	19	18	21	23	18	19	
	20/F	38	25	18	19	18	21	23	18	19	
	21/F	38	25	18	19	18	21	23	18	19	
	22/F	38	25	18	19	18	21	23	18	19	
	23/F	38	25	18	19	18	21	23	18	19	
	25/F	38	25	18	19	18	21	23	18	19	
	26/F	38	25	18	19	18	21	23	18	19	
	27/F	38	25	18	19	18	21	23	18	19	
	28/F	38	25	18	19	18	21	23	18	19	
	29/F	38	25	18	19	18	21	23	19	19	
30/F	38	25	18	19	18	21	23	19	19		
31/F	38	25	18	19	18	21	23	19	19		
32/F	38	25	18	19	18	21	23	19	19		
33/F	38	25	18	19	18	21	23	19	19		
35/F	38	25	18	19	18	21	23	19	19		
36/F	38	25	18	19	18	21	23	19	19		
37/F	38	25	18	19	18	21	23	19	19		
38/F	87	54	54	-	-	-	-	-	-		

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

Allocation of Undivided Shares of Residential Properties in Phase 2 of the Development
發展項目第二期住宅物業之不分割份數的分配

TOWER 座數	FLOOR 樓層	THE ALLOCATION OF UNDIVIDED SHARES 不分割份數分配														
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
2	6/F	32	21	18	14	14	18	35	18	22	22	13	22	14	14	14
	7/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	8/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	9/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	10/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	11/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	12/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	15/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	16/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	17/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	18/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	19/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	20/F	32	21	18	14	14	18	38	18	22	22	13	21	14	14	14
	21/F	32	21	18	14	14	18	-	18	22	22	13	21	14	14	14
	23/F	32	21	18	14	14	18	35	18	22	22	13	21	14	14	14
	25/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	26/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	27/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	28/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	29/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	30/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	31/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	32/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	33/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	35/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	36/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	37/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	38/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	39/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	40/F	32	21	18	14	14	18	24	18	22	22	13	21	14	14	14
	41/F	32	21	18	14	14	18	38	18	22	22	13	21	14	14	14
	42/F	32	21	18	14	14	18	-	18	22	22	13	21	14	14	14
43/F	48	36	38	30	31	36	39	-	-	-	-	-	-	-	-	
45/F	48	36	38	30	31	36	39	-	-	-	-	-	-	-	-	
46/F	48	36	38	30	31	36	39	-	-	-	-	-	-	-	-	
47/F	48	36	38	30	31	36	39	-	-	-	-	-	-	-	-	
48/F	92	55	61	62	-	-	-	-	-	-	-	-	-	-	-	

TOWER 座數	FLOOR 樓層	THE ALLOCATION OF UNDIVIDED SHARES 不分割份數分配									
		A	B	C	D	E	F	G	H	J	K
3	6/F	25	22	18	18	18	17	14	19	36	18
	7/F	25	22	18	18	18	17	14	18	25	18
	8/F	25	22	18	18	18	17	14	18	25	18
	9/F	25	22	18	18	18	17	14	18	25	18
	10/F	25	22	18	18	18	17	14	18	25	18
	11/F	25	22	18	18	18	17	14	18	25	18
	12/F	25	22	18	18	18	17	14	18	25	18
	15/F	25	22	18	18	18	17	14	18	25	18
	16/F	25	22	18	18	18	17	14	18	25	18
	17/F	25	22	18	18	18	17	14	18	25	18
	18/F	25	22	18	18	18	17	14	18	25	18
	19/F	25	22	18	18	18	17	14	18	25	18
	20/F	25	22	18	18	18	17	14	18	38	18
	21/F	25	22	18	18	18	17	14	18	-	18
	23/F	25	22	18	18	18	17	14	18	36	18
	25/F	25	22	18	18	18	17	14	18	25	18
	26/F	25	22	18	18	18	17	14	18	25	18
	27/F	25	22	18	18	18	17	14	18	25	18
	28/F	25	22	18	18	18	17	14	18	25	18
	29/F	25	22	18	18	18	17	14	18	25	18
	30/F	25	22	18	18	18	17	14	18	25	18
	31/F	25	22	18	18	18	17	14	18	25	18
	32/F	25	22	18	18	18	17	14	18	25	18
	33/F	25	22	18	18	18	17	14	18	25	18
	35/F	25	22	18	18	18	18	14	18	25	18
	36/F	25	22	18	18	18	18	14	18	25	18
	37/F	25	22	18	18	18	18	14	18	25	18
	38/F	25	22	18	18	18	18	14	18	25	18
	39/F	25	22	18	18	18	18	14	18	25	18
	40/F	25	22	18	18	18	18	14	18	25	18
	41/F	25	22	18	18	18	18	14	18	38	18
	42/F	25	22	18	18	18	18	14	18	-	18
43/F	38	39	35	35	41	-	-	-	-	-	
45/F	37	39	35	35	40	-	-	-	-	-	
46/F	37	39	35	35	40	-	-	-	-	-	
47/F	37	39	35	35	40	-	-	-	-	-	
48/F	112	64	-	-	-	-	-	-	-	-	

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1. The lot number of the land on which Phase 2 of the Development is situated: Inland Lot No.9018 (“lot”)
2. Term of years under the Conditions of Exchange No.20099 as varied or modified by the Modification Letter Memorial No.11090201480075 and the Modification Letter Memorial No.13070502870013 (“Land Grant”): 50 years from 25th February 2010.
3. The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, petrol filling station and hotel) purposes.
4. Special Condition No.(5)(a) provides that the Grantee (excluding The Financial Secretary Incorporated (“FSI”)) shall:
 - (i) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve and in all respects to the satisfaction of the Director of Lands:
 - (I) lay, form and landscape (as the Director of Lands may require) those portions of future public roads shown coloured green (“the Green Areas”) and green stippled black (“the Green Stippled Black Area”) on Plan I annexed to the Land Grant (“the said Plan I”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, roundabout, lay-by, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require (“the Structures”)so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Stippled Black Area;
 - (ii) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands), at his own expense and to the satisfaction of the Director of Lands, surface, kerb and channel the Green Areas and the Green Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director of Lands may require; and
 - (iii) maintain at his own expense the Green Areas and the Green Stippled Black Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, landscaped works and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until such time as possession of the Green Areas and the Green Stippled Black Area have been re-delivered to the Government.
5. Special Condition No.(5)(d) provides that the Green Areas and the Green Stippled Black Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director of Lands indicating that the conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Stippled Black Area or any part or parts thereof allow free access over and along such areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(5) or otherwise.
6. Special Condition No.(6)(a) provides that before the re-delivery of the Green Stippled Black Area to the Government, the Grantee shall at all times during day and night permit vehicular and pedestrian access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over the area shown coloured pink stippled black on the said Plan I.
7. Special Condition No.(7)(b) provides that the Grantee (excluding FSI) shall:
 - (i) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands) at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve and in all respects to the satisfaction of the Director of Lands:
 - (I) lay and form the area shown coloured pink hatched blue on the said Plan I or such other nearby area of the lot as may be approved or required by the Director of Lands (“the Turnaround and Lay-by Area”); and
 - (II) provide and construct (A) such portions of roundabout, lay-by, culverts, roads or such other structures as the Director of Lands in his sole discretion may require (“the Turnaround and Lay-by Area Structures”) so that vehicular traffic may be carried on the Turnaround and Lay-by Area; and (B) a pavement having a width of not less than 1.6 metres alongside the Turnaround and Lay-by Area with the alignment shown coloured pink cross-hatched blue on the said Plan I or at such other nearby location as may be approved or required by the Director of Lands (“the Pavement”) so that pedestrian traffic may be carried on the Pavement;
 - (ii) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands), at his own expense and to the satisfaction of the Director of Lands, surface, kerb and channel the Turnaround and Lay-by Area and the Pavement and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director of Lands may require;
 - (iii) manage and maintain at his own expense and in all respects to the satisfaction of the Director of Lands:
 - (I) the Turnaround and Lay-by Area together with the Turnaround and Lay-by Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein (“the Area, Structures, Services and Facilities”);
 - (II) the Pavement together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture and road markings installed and provided thereon or therein.The expression “Grantee” shall exclude his assigns for the purpose of sub-clause (b)(iii)(I) of Special Condition No.(7) only.
8. Special Condition No.(7)(e) provides that the Grantee shall at all times throughout day and night:
 - (i) permit vehicular access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over the Turnaround and Lay-by Area; and

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- (ii) permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pavement
- provided that picking up and setting down of passengers is not permitted on the Turnaround.
9. Special Condition No.(7)(j) provides that when called upon so to do by the Director of Lands, the Grantee (excluding his assigns) shall forthwith free of cost and consideration allow and facilitate the Government to take up and assume the management and maintenance responsibility of the Turnaround and Lay-by Area, the Turnaround and Lay-by Area Structures and those structures, services and facilities referred to in sub-clause (b)(iii)(I) of Special Condition No.(7) on such terms and conditions as may be required by the Government. It is agreed that the Government shall not be compelled to take up and assume the management and maintenance responsibility as aforesaid.
10. Special Condition No.(8)(b) provides that the Grantee (excluding FSI) shall:
- (i) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands) at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve and in all respects to the satisfaction of the Director of Lands:
- (I) lay, form and landscape the area shown coloured pink hatched black on the said Plan I (“**the Pink Hatched Black Area**”); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require or approve (“**the Pedestrian Street Structures**”)
- so that pedestrian traffic may be carried on the Pink Hatched Black Area;
- (ii) within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands), at his own expense and to the satisfaction of the Director of Lands, surface, kerb and channel the Pink Hatched Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, street furniture and road markings as the Director of Lands may require; and
- (iii) manage and maintain at his own expense the Pink Hatched Black Area together with the Pedestrian Street Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, street furniture, road markings, landscaped works and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands.
11. Special Condition No.(8)(e) provides that the Grantee shall at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pink Hatched Black Area.
12. Special Condition No.(9)(b) provides that the Grantee (excluding FSI) shall:
- (i) within 72 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director of Lands) at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve and in all respects to the satisfaction of the Director of Lands lay and form the areas shown coloured pink cross-hatched black on the said Plan I (“**the Pink Cross Hatched Black Areas**”) so that vehicular and pedestrian traffic may be carried on the Pink Cross Hatched Black Areas; and
- (ii) within 72 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director of Lands) at his own expense and to the satisfaction of the Director of Lands surface, kerb and channel the Pink Cross Hatched Black Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director of Lands may require; and
- (iii) manage and maintain at his own expense the Pink Cross Hatched Black Areas in all respects to the satisfaction of the Director of Lands.
13. Special Condition No.(9)(d) provides that the Grantee shall at all times during day and night
- (i) permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; and (ii) permit vehicular access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over such part or parts of the Pink Cross Hatched Black Areas as the Director of Lands may approve or require.
14. Special Condition No.(10)(b) provides that the Grantee shall within 72 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director of Lands) at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall require or approve and in all respects to the satisfaction of the Director of Lands lay, form and landscape the areas shown coloured brown on the said Plan I (“**the Brown Areas**”) and construct paved ways with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Areas over and along which rights of way referred to in sub-clause (a) of Special Condition No.(10) is given so that pedestrian traffic can be carried thereon.
15. Special Condition No.(10)(c) provides that save the Brown Areas Services defined in sub-clause (g) of Special Condition No.(10) and the Proposed Subway (as defined in the Land Grant), the Subway Connection Works (as defined in the Land Grant) and the structures referred to in sub-clause (h) of Special Condition (10), the Grantee shall at his own expense uphold, maintain and repair the Brown Areas and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director of Lands and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.
16. Special Condition No.(12)(a) provides that the Grantee (excluding his assigns) shall (i) within 18 calendar months from the date of possession of the area shown coloured yellow on the said Plan I (“**the Yellow Area**”) (or such other extended periods as may be approved by the Director of Lands) at his own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services and the Director of Lands form, provide and landscape in such manner, with such materials and to such standards, levels, alignment and design as the Director of Leisure and Cultural Services in his absolute discretion may require a stratum comprising the portion of the area shown coloured pink hatched green on the said Plan I at the ground level or levels, the ground surface thereof and the whole of the airspace thereabove (“**the Reserved Area**”) and the Yellow Area (together with such structures, installations and other facilities as the Director of Leisure and Cultural Services in his absolute discretion may require) for the purpose of a public open space having an area of not less than 335 square metres (“**the**

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- Reprovisioned Public Open Space**"); and (ii) thereafter at his own expense uphold, manage and maintain the Reserved Area and the Yellow Area and everything forming a portion thereof in good repair and condition and in all respects to the satisfaction of the Director of Lands until such time as possession of the Reserved Area and the Yellow Area shall have been re-delivered to the Government.
17. Special Condition No.(12)(d) provides that the Reserved Area and the Yellow Area shall be re-delivered to the Government by the Grantee on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director of Lands indicating that the conditions of the Land Grant have been complied with to his satisfaction.
18. Special Condition No.(13) provides that the Grantee shall develop the lot by the erection thereon of a building or buildings to be completed and made fit for occupation on or before 31st March 2016.
19. Special Condition No.(15) provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
20. Special Condition No.(16)(c) provides that the Grantee (excluding FSI) shall at his own expense landscape the lot, the Brown Areas, the Green Areas, the Green Stippled Black Area, the Yellow Area and the Reserved Area in accordance with the approved landscape master plan as referred to in Special Condition No.(16).
21. Special Condition No.(16)(d) provides that the Grantee (excluding FSI) shall at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director of Lands provided that the aforesaid shall not apply to landscaped works within an area which has been re-delivered to the Government under the conditions of the Land Grant.
22. Special Condition No.(18)(a) provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules annexed to the Land Grant and the plans approved under Special Condition No.(19)(a) of the Land Grant, the following accommodation:
- (i) a residential care home for the elderly cum a community support service centre ("**the RCHE cum CSSC**") to be provided within Site B (as defined in the Land Grant) with a total net operational floor area of not less than 1,096 square metres or such other floor area as may be approved in writing by the Director of Lands to be completed and made fit for occupation on or before the date specified in Special Condition No.(13);
 - (ii) one parking space to be provided within Site B measuring 7.6 metres in length and 3.0 metres in width with a minimum headroom of 2.8 metres serving exclusively the RCHE cum CSSC ("**the RCHE Parking Space**") to be completed and made fit for occupation on or before the date specified in Special Condition No.(13);
 - (iii) a refuse collection point ("**the Refuse Collection Point**") to be provided within Site B with a net operational floor area of not less than 579 square metres or such other floor area as may be approved in writing by the Director of Lands to be completed and made fit for occupation and operation on or before the date specified in Special Condition No.(13); and
 - (iv) a public toilet ("**the Public Toilet**") to be provided within Site A (as defined in the Land Grant) with a net operational floor area of not less than 131 square meters or such other floor areas as may be approved in writing by the Director of Lands to be completed and made fit for occupation and operation on or before the date specified in Special Condition No.(13)
- (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding upon the Grantee) is collectively referred to as "**the Government Accommodation**").
23. Special Condition No.(28)(a) provides that without prejudice to the provisions of Special Condition No.(29), the Grantee (excluding his assigns) shall at all times until expiry of the Defects Liability Period referred to in Special Condition No.(29)(a), at his own expense maintain in good condition and in all respects to the satisfaction of the Director of Lands the Government Accommodation and the building services installations therefor.
24. Special Condition No.(31)(a) provides that the Grantee (excluding FSI) shall at his own expense but subject to any contribution by FSI as referred to in Special Condition No.(44)(a) (ii)(I) of the Land Grant and in all respects to the satisfaction of the Director of Lands maintain the following items ("**the Items**") : -
- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
 - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
 - (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
 - (iv) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
 - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.
25. Special Condition No.(32)(a) provides that the Grantee (excluding FSI) shall at his own expense submit or cause to be submitted to the Antiquities and Monuments Office of the Leisure and Cultural Services Department for its approval a conservation plan incorporating the conservation proposals for the existing buildings ("**the Historical Buildings**") erected within the portion of the lot shown coloured pink edged red on the said Plan I ("**the Pink Edged Red Area**").
26. Special Condition No.(32)(b) provides that the Grantee (excluding FSI) shall within 72 calendar months from the date of the Land Grant at his own expense and in all respects to the satisfaction of the Antiquities and Monuments Office of the Leisure and Cultural Services Department complete the conservations works of the Historical Buildings and thereafter keep maintain and repair in good condition the Historical Buildings in accordance with the approved conservation plan.

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27. Special Condition No.(33)(b) provides that the Grantee (excluding FSI) shall not use the existing projecting verandahs including supporting columns (“**the Projecting Verandahs**”) extending from the Historical Buildings onto, over and above the part of the Government land shown edged red stippled black on the said Plan I, or any part or parts thereof for any purposes other than for the purposes in connection with the Historical Buildings.
28. Special Condition No.(33)(c) provides that the Grantee (excluding FSI) shall at his own expense and in all respects to the satisfaction of the Director of Lands maintain the Projecting Verandahs in good and substantial repair and condition.
29. Special Condition No.(33)(d) provides that the Grantee (excluding FSI) shall each year at his own expense appoint a registered building surveyor or a registered structural engineer or an authorized person to inspect the Projecting Verandahs and ensure that the Projecting Verandahs are structurally safe. All costs arising out of or in connection with the inspection shall be borne by the Grantee (excluding FSI).
30. Special Condition No.(36)(a) provides that the Grantee shall on or before the date specified in Special Condition No.(13) at his own expense and to the satisfaction of the Director of Lands provide within the lot open spaces of not less than 2,890 square metres (“**the Private Open Space**”). The Private Open Space shall be located, formed, serviced, landscaped, planted, treated and provided in such manner, with such materials and with such equipment and facilities as the Director of Lands may require and in all respects to his satisfaction.
31. Special Condition No.(36)(b) provides that the Grantee shall at his own expense upkeep, maintain and manage the Private Open Space in good and substantial repair and condition and keep the same in a safe, clean, neat, tidy and healthy condition in all respects to the satisfaction of the Director of Lands.
32. Special Condition No.(37)(a) provides that the Grantee (excluding his assigns) shall on or before the date specified in Special Condition No.(13) at his own expense and to the satisfaction of the Director of Lands provide within the lot open spaces of not less than 2,665 square metres (“**the Public Open Space**”). The Public Open Space shall be located, formed, serviced, landscaped, planted, treated and provided in such manner, with such materials and with such equipment and facilities as the Director of Lands may require and in all respects to his satisfaction.
33. Special Condition No.(37)(b) provides that the Grantee (excluding his assigns) shall at his own expense upkeep, maintain and manage the Public Open Space in good and substantial repair and condition and keep the same in a safe, clean, neat, tidy and healthy condition in all respects to the satisfaction of the Director of Lands.
34. Special Condition No.(37)(c) provides that the Grantee (excluding his assigns) shall upon completion of construction of the Public Open Space permit all members of the public at all reasonable times during the day and night or within such time as the Director of Lands may at his sole discretion require for all lawful purposes to pass and repass on, along, over, by and through and to enjoy the Public Open Space together with the equipment and facilities provided thereon freely and without payment of any nature whatsoever.
35. Special Condition No.(47)(a) provides that, when called upon to do so by the Director of Lands, the Grantee (excluding FSI) shall at his own expense and within such time limit as shall be specified by the Director of Lands in all respects to the satisfaction of the Director of Lands provide and construct with such materials and to such standard, levels, disposition and design as may be required or approved by the Director of Lands and thereafter manage and maintain such structural supports and connections together with such escalators, lifts, stairway as may be required by the Director of Lands (“**the Future MTR Subway Associated Structures**”) for linking the lot with a subway to be constructed leading to the Wan Chai MTR Station (“**the Future MTR Subway**”) in the position between points A and B through C as shown and marked on the said Plan I or at such other point as may be approved in writing by the Director of Lands (“**the Location**”).
36. Special Condition No.(47)(d) provides that, when called upon to do so by the Director of Lands, the Grantee (excluding FSI) or the manager for the time being of the lot or the Owners’ Corporation in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director of Lands execute all necessary works for the temporary closure of any opening or openings in the building or buildings erected or to be erected on the lot to be connected to the Future MTR Subway as shall be required or approved by the Director of Lands. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding FSI only) and shall be carried out to the satisfaction of the Director of Lands.
37. Special Condition No.(47)(f) provides that the Grantee (excluding FSI) shall during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director of Lands may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down the Future MTR Subway Associated Structures and to enter upon and pass and repass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Future MTR Subway or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.
38. Special Condition No.(48)(e)(i) and as approved by the Director of Lands as per his letter dated 8 March 2013, the Grantee shall provide within Site A and to the satisfaction of the Director of Lands not less than 59 spaces or such other number of spaces as may be approved by the Director of Lands. Special Condition No.(48)(e)(iii) provides that, subject to sub-clause (e) (iv) of Special Condition No.(48), the Grantee shall keep such spaces at all times available for the use by all members of the public for short-term parking of motor vehicles for a period not exceeding a calendar month at such fee or fees to be approved by the Director of Lands. Special Condition No.(48)(e)(iv) provides that not less than 24 of such spaces shall at all times be available for use by all members of the public for short-term parking of motor vehicles on an hourly basis at such fee or fees to be approved by the Director of Lands. Special Condition No.(48)(e)(v) provides that the location, management and operation of such spaces (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director of Lands. Special Condition No.(48)(e)(vi) provides that such spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
39. Special Condition No.(48)(f)(i) provides that not less than 50% of the spaces to be provided under Special Condition No.(49)(a)(i)(I) of the Land Grant or such other number of spaces as may be approved by the Director of Lands shall on each day from 20:00 to 08:00 be used for the parking of goods vehicles. Special Condition No.(48)(f)(ii) provides that the Grantee shall keep such spaces available for the use by all members of the public during the time and for the purposes stated in sub-clause (f)(i) of Special Condition No.(48) at such fee or fees to be approved by the Director of Lands. Special Condition No.(48)(f)(iii) provides that the location, management and operation of such spaces (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director of Lands. Special Condition No.(48)(f)(iv) provides that such spaces shall not be used for any purpose other than for the parking of goods vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

SUMMARY OF LAND GRANT

批地文件的摘要

40. Special Condition No.(49)(a)(i)(II) provides that one space to be used by the occupiers of the building or buildings erected or to be erected on Site B (including RCHE cum CSSC) and their bona fide guests, visitors or invitees to be completed and made fit for occupation on or before the date specified in Special Condition No.(13) shall be provided within Site B to the satisfaction of the Director of Lands for the loading and unloading of goods vehicles.
41. Special Condition No.(49)(a)(ii) provides that space shall be provided within the lot to the satisfaction of the Director of Lands as lay-by to be provided within the Turnaround and Lay-by Area and the adjacent Green Areas measuring not less than 38 metres in length for the picking up and setting down of passengers from motor vehicles (including taxis) in such form, to such standard and at such location as the Director of Lands may require or approve.
42. Special Condition No.(49)(a)(iii) provides that space shall be provided within the lot to the satisfaction of the Director of Lands as lay-by and taxi stand to be provided within Site A measuring not less than 23 metres in length for the picking up and setting down of passengers from motor vehicles (including taxis) in such form, to such standard and at such location as the Director of Lands may require or approve.
43. Special Condition No.(56)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment work of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times 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 of Lands.
44. Special Condition No.(58) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply to the Director of Lands such reports and information on all such monitoring works as the Director of Lands may from time to time in his absolute discretion require.
45. Special Condition No.(61) provides the following:
- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at its own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within the Government land shall be maintained by the Grantee at its own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.
46. Special Condition No.(62) provides that the Grantee (excluding FSI) shall:
- (a) maintain at his own expense the existing drainage within the lot and in use to the satisfaction of the Director of Lands until such time as sub-clause (b) of Special Condition No.(62) shall have been complied with all respects to the satisfaction of the Director of Lands;
- (b) (i) within such time limit as shall be specified by the Director of Lands at his own expense and in all respects to the satisfaction of the Director of Lands:
- (I) divert those existing drainage within the lot as required by the Director of Lands to such location or locations as may be required or approved by the Director of Lands (“**the Drainage Diversion Works**”);
- (II) provide, lay and construct such sewers, drains, culverts, manholes with covers, access and other structures for or in connection with the Drainage Diversion Works as the Director of Lands at his sole discretion may require, in such manner, at such levels, with such materials and to such standards, specifications and design as may be required or approved by the Director of Lands; and
- (ii) maintain at his own expense and in all respects to the satisfaction of the Director of Lands the Drainage Diversion Works and those services and facilities referred to in sub-clause (b)(i)(II) of Special Condition No.(62) in good and substantial repair and condition until the Grantee has complied with the conditions of the Land Grant in all respects to the satisfaction of the Director of Lands.
47. Special Condition No.(66) provides that no grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
48. Special Condition No.(67)(a) provides that the Grantee (excluding FSI) shall at his own expense and within such time limit as shall be specified by the Director of Lands in all respects to the satisfaction of the Director of Lands provide and construct within the lot with such materials and to such standard, levels, disposition and design as may be required or approved by the Director of Lands and thereafter manage and maintain such pedestrian subway connections together with such escalators, lifts, stairway as may be required by the Director of Lands (collectively referred to as “**the Proposed Subway Connections**”) to receive a proposed subway to be constructed leading from the building now known as Hopewell Centre erected on all that piece or parcel of ground known and registered in the Land Registry as Inland Lot No.8551 (which proposed subway is referred to as “**the Proposed Subway**”) in the position between points X1 and Y1 through Z1 as shown and marked on Plan A annexed to the Modification Letter registered in the Land Registry by Memorial No.13070502870013 or at such other point as may be approved in writing by the Director of Lands (“**the Connection Points**”).
49. Special Condition No.(67)(d) provides that when called upon to do by the Director of Lands, the Grantee (excluding FSI) or the manager for the time being of the lot or the Owners’ Corporation in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director of Lands execute all necessary works for the temporary closure of any opening or openings in the building or buildings erected or to be erected on the lot to be connected to the Proposed Subway as shall be required or approved by the Director of Lands. All necessary

maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding FSI only) and shall be carried out to the satisfaction of the Director of Lands.

50. Special Condition No.(67)(f) provides that the Grantee (excluding FSI) shall during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director of Lands may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or repass on foot or by wheelchair along, to and from, through, up and down the Proposed Subway Connections and to enter upon and pass and repass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Proposed Subway and the Wan Chai MTR Station or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.

1. 發展項目第二期所處的地段編號：內地段第9018號（「**該地段**」）。
 2. 根據經在土地註冊處以註冊摘要編號為11090201480075號登記的修訂書及在土地註冊處以註冊摘要編號為13070502870013號登記的修訂書更改或修訂的換地條件20099號（「**批地文件**」）的年期：從2010年2月25日起50年。
 3. 該地段或其中任何部分，或該地段上建造或擬建造的任何建築物或其任何部分不得用於非工業（不包括貨倉、加油站及酒店）用途以外的任何用途。
 4. 特別條款第(5)(a)條規定，承批人（財政司司長法團（「**財政司司長法團**」）除外）須：
 - (i) 自批地文件之日起72個公曆月(或地政總署署長可批准之其他延長時間)內，自費以地政總署署長批准的方式及物料，及按地政總署署長批准的標準、水平、位置和設計進行下列工程，以全面令地政總署署長滿意：
 - (I) 鋪設、平整及美化在夾附於批地文件圖則I（「**圖則I**」）以綠色（「**該綠色範圍**」）及綠色黑點（「**該綠色黑點範圍**」）顯示之未來公共道路部份；及
 - (II) 提供和興建橋、隧道、上跨路、地下通道、迴旋處、車輛路旁停泊處、溝渠、高架橋、行車天橋、行人路、道路或其他地政總署署長在其絕對酌情決定權下可要求的其他構築物（「**該構築物**」）
- 以便可在該綠色範圍和該綠色黑點範圍興建建築物及供車輛及行人往來。
- (ii) 自批地文件之日起72個公曆月(或地政總署署長可批准之其他延長時間)內，自費在該綠色範圍及該綠色黑點範圍鋪設路面、路邊及渠道並為其提供地政總署署長可要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以令地政總署署長滿意；及
 - (iii) 自費保養該綠色範圍及該綠色黑點範圍，連同該構築物及所有興建、設置及提供在該範圍上或內的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記、美化工程及植物，以令地政總署署長滿意，直至該綠色範圍及該綠色黑點範圍的管有權交予政府時為止。
5. 特別條款第(5)(d)條規定，該綠色範圍及該綠色黑點範圍或其任何部分或其多個部分須應政府要求交還予政府，及在任何情況下，在地政總署署長致函予承批人表明批地文件內的條款已符合以達致地政總署署長滿意當日即視作已交還予政府。承批人須在該綠色範圍及該綠色黑點範圍或其任何部分或其多個部分的佔管期間，在任何合理時間內容許一切政府和公共車輛及行人自由穿越及通往該等範圍，並須確保此等穿越不受不論是否在特別條款第(5)條下或在此以外所進行的工程干擾或阻礙。
 6. 特別條款第(6)(a)條規定，在該綠色黑點範圍交還予政府前，承批人須准許公眾行人和車輛在不論日夜的所有時間內出於一切合法目的自由及免費地行經於圖則I中標示的粉紅色黑點範圍。
 7. 特別條款第(7)(b)條規定，承批人（財政司司長法團除外）須：
 - (i) 自批地文件之日起72個公曆月（或地政總署署長可批准之其他延長時間）內，自費以地政總署署長批准的方式及物料，按地政總署署長批准的標準、水平、位置和設計進行下列工程，以全面令地政總署署長滿意：
 - (I) 鋪設及平整圖則I以粉紅色藍斜線顯示的範圍或其他地政總署署長可批准或要求該地段之鄰近區域（「**該迴旋處及車輛路旁停泊處範圍**」）；及
 - (II) 提供和興建(A)地政總署署長在其絕對酌情權要求的迴旋處、車輛路旁停泊處、溝渠、道路或其他構築物的若干部份（「**該迴旋處及車輛路旁停泊處構築物**」），以供車輛可在該迴旋處

及車輛路旁停泊處範圍往來；及(B)於圖則I以粉紅色藍交叉斜線顯示的範圍或其他地政總署署長可批准或要求的鄰近範圍一條沿該迴旋處及車輛路旁停泊處範圍旁寬度不少於1.6米的行人路（「**該行人路**」），以供行人可在該行人路往來；

- (ii) 自批地文件之日起72個公曆月(或地政總署署長可批准之其他延長時間)內，自費在該迴旋處及車輛路旁停泊處範圍及該行人路鋪設路面、路邊及渠道，並按地政總署署長要求為其提供該等溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以令地政總署署長滿意；

(iii) 自費管理及保養及在各方面達至地政總署署長滿意：

- (I) 該迴旋處及車輛路旁停泊處範圍和該迴旋處及車輛路旁停泊處構築物連同所有於其上或其內興建、設置及提供的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物（「**該範圍、構築物、服務及設施**」）及
- (II) 該行人路連同所有於其上或其內設置及提供的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施及道路標記。

「承批人」一詞僅就特別條款第7條第(b)(iii)(I)分條而言，不包括受讓人。

8. 特別條款第(7)(e)條規定，承批人須在任何時候，不論日間和夜間：

- (i) 允許所有公眾人士作所有合法目的，自由及免費乘車通行該迴旋處及車輛路旁停泊處範圍；及
- (ii) 允許所有公眾人士作所有合法目的，自由及免費，徒步或以輪椅行經、來回及穿越該行人路

但在該迴旋處不得上落客。

9. 特別條款第(7)(j)條規定，在地政總署署長要求下，承批人（其受讓人除外）須立即無償及免代價地准許並促使政府依照政府可能要求的條款及條件，接管及承擔對該迴旋處及車輛路旁停泊處範圍、該迴旋處及車輛路旁停泊處構築物以及特別條款第(7)條第(b)(iii)(I)分條所述的構築物、服務設施及設施的管理及保養。經各方同意，政府不得被強制負上及承擔上述之管理及保養責任。

10. 特別條款第(8)(b)條規定，承批人（財政司司長法團除外）須：

- (i) 自批地文件之日起72個公曆月(或地政總署署長批准之其他延長時間)內，自費以地政總署署長可批准的方式及物料，以地政總署署長批准的標準、水平、位置和設計進行下列工程，以全面令地政總署署長滿意：

- (I) 鋪設、平整及美化在圖則I以粉紅色黑斜線顯示的區域（「**該粉紅色黑斜線範圍**」）；及
- (II) 提供和興建地政總署署長在其絕對酌情權要求或批准的橋、隧道、上跨路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（「**該行人街道構築物**」）

以使行人可在該粉紅色黑斜線範圍往來；

- (ii) 自批地文件之日起72個公曆月(或地政總署署長可批准之其他延長時間)內，自費在該粉紅色黑斜線範圍鋪設路面、路邊及渠道，並為其提供地政總署署長要求的溝渠、水渠、排水渠、消防栓連接駁總水管的水管、街燈、街道設施及道路標記，以令地政總署署長滿意；及

- (iii) 自費管理及保養該粉紅色黑斜線範圍連同該行人街道構築物以及所有於其上或其內興建、設置及提供的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、街道設施、道路標記、美化工程及植物，以令地政總署署長滿意。

11. 特別條款第(8)(e)條規定，承批人須在任何時候，允許所有公眾人士作所有合法目的自由及免費，徒步或以輪椅行經、來回及穿越該粉紅色黑斜線範圍。
12. 特別條款第(9)(b)條規定，承批人（財政司司長法團除外）須：
- 於自批地文件之日起72個公曆月(或地政總署署長可批准之其他延長時間)內，自費以地政總署署長批准的方式及物料，以地政總署署長批准的標準、水平、位置和設計，鋪設及平整在圖則I以粉紅色黑交叉斜線顯示的範圍（「**該粉紅色黑交叉斜線範圍**」），以全面令地政總署署長滿意，以使車輛及行人可在該粉紅色黑交叉斜線範圍往來；及
 - 自批地文件之日起72個公曆月(或地政總署署長可批准其他延長之時間)內，自費在該粉紅色黑交叉斜線範圍鋪設路面、路邊及渠道並為其提供地政總署署長要求的溝渠、水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以令地政總署署長滿意；及
 - 自費管理及保養該粉紅色黑交叉斜線範圍，以全面令地政總署署長滿意。
13. 特別條款第(9)(d)條規定，承批人須在任何時候，不論日間和夜間 (i)允許所有公眾人士作所有合法目的自由及免費，徒步或以輪椅行經、來回及穿越該粉紅色黑交叉斜線範圍；及(ii)允許所有公眾人士之車輛在任何時候作所有合法目的自由及免費，穿越地政總署署長批准或要求之該粉紅色黑交叉斜線範圍、其部分或多個部分。
14. 特別條款第(10)(b)條規定，承批人須自批地文件之日起72 個公曆月（或地政總署署長可批准之其他延長時間）內，自費以地政總署署長可批准的方式及物料，及按地政總署署長要求或批准的標準、水平、位置和設計鋪設、平整和美化在圖則I以棕色顯示的範圍（「**該棕色範圍**」）並在該棕色範圍內建造已鋪砌的道路，以及連帶的街道設施、交通輔助設施、街燈、下水道、排水管和其他構築物，使在特別條款第(10)條第(a)分條所提及的通行權可授予，使行人可在上面行走。
15. 特別條款第(10)(c)條規定，除在特別條款第10條第(g)分條所定義的棕色範圍服務設施及擬設隧道（在批地文件內定義），隧道連接工程（在批地文件內定義），及特別條款第10條第(h)分條所提及的構築物外，承批人需自費維持、保養及維修該棕色範圍及所有構成或接連的部份，以全面令地政總署署長滿意，且承批人須為整體負責猶如他是其絕對業主一樣。
16. 特別條款第(12)(a)條規定，承批人（其受讓人除外）須(i) 從獲得圖則I 以黃色顯示的範圍（以下簡稱「**該黃色範圍**」）之佔管權之日起18 個公曆月（或地政總署署長批准之其他延長時間）內，自費以康樂文化事務署署長以其絕對酌情要求的方式、物料及標準、水平、位置和設計建設、提供及美化一個地層，包含在圖則I上以粉紅色加綠色斜線標示的區域的地面水平、地面及整個上空（「**該保留範圍**」）及該黃色範圍（連同康樂文化事務署署長在其絕對酌情權下要求的構築物、裝置和其他設施）以作一個面積不少於335 平方米的公眾休憩用地（以下簡稱「**重置公眾休憩用地**」），並且全面令康樂文化事務署署長及地政總署署長滿意；及(ii) 其後自費維持、管理及維護該保留範圍及該黃色範圍及構成當中一部分的一切事物，確保其得到妥善維修、狀況良好及各方面令地政總署署長滿意，直至該保留範圍及該黃色範圍的管有權交還政府。
17. 特別條款第(12)(d)條規定，承批人須在政府要求時將該保留範圍及該黃色範圍交還政府，及在任何情況下，在地政總署署長致函予承批人表明批地文件的條款已符合及達致地政總署署長滿意當日即視作已交還上述範圍予政府。
18. 特別條款第(13)條規定，承批人須發展該地段並在2016年3月31日或之前在該地段上落成一棟或多棟建築物並使之適合佔用。
19. 特別條款第(15)條規定，除非事先獲地政總署署長書面同意，不可移除或干擾生長在該地段上或隔鄰的植物。地政總署署長可在發出同意時，附加他認為合適的有關移植、補償景觀美化或重新種植的條件。
20. 特別條款第(16)(c)條規定，承批人（財政司司長法團除外）須依據特別條款第(16)條提及獲批准的景觀總綱圖自費在該地段、該棕色範圍、該綠色範圍、該綠色黑點範圍、該黃色範圍及該保留範圍進行景觀設計。
21. 特別條款第(16)(d)條規定，承批人（財政司司長法團除外）須自費保持及維持景觀工程的安全、乾淨、整潔、整齊、實用及健全狀況至全面令地政總署署長滿意的程度，惟前述條件不適用於已依據批地文件的條件交還政府的範圍內的景觀工程。
22. 特別條款第(18)(a)條規定，承批人須自費在該地段內按照附於批地文件的技術附表及批地文件特別條款第(19)(a)條批准之圖則，並運用良好專業的施工方法，豎立、興建和提供以下房舍，以全面令地政總署署長滿意：
- 在B區域（其定義見批地文件）內提供一間為長者而設之老人院舍連同一間社區支援服務中心（「**該老人院舍連同社區支援服務中心**」），其淨運作樓面面積不少於1,096平方米或由地政總署署長可以書面批准的其他樓面面積，並須於在特別條款第(13)條的指定日期或之前完成，並且使其適合佔用；
 - 在B區域內提供一處量度為7.6米長及3.0米寬連同以最小淨高度為2.8米的停車位，僅供該老人院舍連同社區支援服務中心使用（「**該老人院舍停車位**」），並須於在特別條款第(13)條的指定日期或之前完成，並且使其適合佔用；
 - 在B區域內提供一個垃圾收集站（「**垃圾收集站**」），其淨運作樓面面積不少於579平方米或由地政總署署長可以書面批准的其他樓面面積，並須於在特別條款第(13)條的指定日期或之前完成，並且使其適合佔用及使用；及
 - 在A區域（其定義見批地文件）內提供一個公共廁所（以下簡稱「**公共廁所**」），其淨運作樓面面積不少於131平方米或由地政總署署長可以書面批准的其他樓面面積，並須於在特別條款第(13)條的指定日期或之前完成，並且使其適合佔用及使用。
- （該房舍，連同任何地政總署署長在其絕對酌情權決定之僅與該房舍有關的其他區域、設施、服務設施和裝置（其決定為最終且對承批人具有約束力），統稱為「**政府房舍**」）。
23. 特別條款第(28)(a)條規定，在不影響特別條款第(29)條的情況下，承批人（其受讓人除外）直至特別條款第(29)(a)條所述的欠妥維修責任期終止前的所有時間，須自費保養政府房舍及其有關的服務設置於良好狀況，並全面令地政總署署長滿意。
24. 特別條款第(31)(a)條規定，承批人（財政司司長法團除外）須自費但受制於批地文件特別條款第44(a)(ii)(I)條財政司司長法團可支付的費用，保養以下各項（以下簡稱「**項目**」），在一切方面使地政總署署長滿意：
- 政府房舍的外飾面和政府房舍之內、周圍、內部、之上及之下的一切牆壁、支柱、大樑、天花、屋頂板、路軌或樓板及其他結構件；
 - 服務政府房舍和該地段上發展項目的餘下部分的一切升降機、扶手電梯及樓梯；
 - 構成服務政府房舍和該地段上發展項目的餘下部分的系統之一切建築服務裝置、機械及設備（包括但不限於手提式及固定消防裝置設備）；
 - 政府房舍下面的所有結構板連同其內和其下的排水系統；及
 - 服務政府房舍和該地段上發展項目的餘下部分的一切其他公用部分及設施。
25. 特別條款第(32)(a)條規定，承批人（財政司司長法團除外）須自費向或促使向康樂及文化事務署轄下古物古蹟辦事處提交一份保存計劃供其批准，當中納入在圖則I上標示為粉紅色紅色邊部分（「**該粉紅色紅色邊範圍**」）內建造的現有建築物（「**該歷史建築物**」）的保存提案。
26. 特別條款第(32)(b)條規定，承批人（財政司司長法團除外）須於批地文件之日起72個公曆月內，自費以各方面令康樂及文化事務署轄下古物古蹟辦事處滿意的方式，完成該歷史建築物的保存工程，其後依據

- 獲批准的保存計劃保持、維護及維修該歷史建築物，確保其狀況良好。
27. 特別條款第(33)(b)條規定，承批人（財政司司長法團除外）不得將現有的包括支撐柱在內、從該歷史建築物延伸到圖則I上標示為紅色邊黑點範圍的部分政府土地之中、之外及之上伸出樓外的走廊（「**該伸出樓外的走廊**」）或當中任何部分用作該歷史建築物相關用途以外的任何用途。
28. 特別條款第(33)(c)條規定，承批人（財政司司長法團除外）須自費以各方面令地政總署署長滿意的方式維護該伸出樓外的走廊，確保修葺良好堅固。
29. 特別條款第(33)(d)條規定，承批人（財政司司長法團除外）須每年自費委任一名註冊屋宇測量師或一名註冊結構工程師或一名獲授權人士對該伸出樓外的走廊進行檢查，確保該伸出樓外的走廊的結構安全無虞。凡因檢查而引致或與之相關的費用，均須由承批人（財政司司長法團除外）承擔。
30. 特別條款第(36)(a)條規定，承批人須於特別條款第(13)條規定的日期或之前，在該地段內自費提供面積不少於2,890平方米的空地（「**該私人休憩用地**」），並令地政總署署長滿意。該私人休憩用地的選址、構建、保養、景觀設計、植被栽種、處理和提供方式，及其修建材料與配套設備設施須按地政總署署長的要求進行，並全面令其滿意。
31. 特別條款第(36)(b)條規定，承批人須自費保養、維護和管理該私人休憩用地，確保其修葺良好堅固，並保持其安全、乾淨、整潔、整齊及健全的狀況，以全面令地政總署署長滿意。
32. 特別條款第(37)(a)條規定，承批人（其受讓人除外）須於批地文件特別條款第(13)條所指定的日期或之前，在該地段內自費提供不少於2,665平方米的休憩用地，以令地政總署署長滿意（「**該公眾休憩用地**」）。該公眾休憩用地的選址、構建、保養、景觀設計、植被栽種、處理和提供方式，及其修建材料與配套設備設施均須按地政總署署長的要求進行，並全面令其滿意。
33. 特別條款第(37)(b)條規定，承批人（其受讓人除外）須自費保養、維護和管理該公眾休憩用地，確保其修葺良好堅固，並保持其安全、乾淨、整潔、整齊及健全的狀況，以其全面令地政總署署長滿意。
34. 特別條款第(37)(c)條規定，承批人（其受讓人除外）須於該公眾休憩用地興建完成後，允許所有公眾人士在日間和夜間所有合理的時間或地政總署署長在其絕對酌情權下要求的時間，為所有的合法的目的自由及免費穿越、再穿越及行經、並享用該公眾休憩用地連同提供在其上的設備和設施。
35. 特別條款第(47)(a)條規定，當地政總署署長要求時，承批人（財政司司長法團除外）須於在地政總署署長指定的時間內，自費以地政總署署長的要求或批准的物料、標準、水平面、部署及設計，提供和興建及在日後管理和保養，地政總署署長要求的結構支撐物及接駁物連同扶手電梯、升降機、樓梯（「**未來港鐵隧道相關構築物**」），以全面令地政總署署長滿意，以連接該地段到一條將興建通往灣仔港鐵站的隧道（以下簡稱「**未來港鐵隧道**」），地點為在圖則I顯示及標記為位於A點與B點之間且穿越C點，或在由地政總署署長書面批准的其他地點（以下簡稱「**該地點**」）。
36. 特別條款第(47)(d)條規定，當地政總署署長要求時，承批人（財政司司長法團除外）或該地段當時的管理人或該地段的業主立案法團須自費以各方面令地政總署署長滿意的方式，按地政總署署長要求或批准展開一切必要臨時關閉作業，關閉該地段上已建或擬建建築物中連接到未來港鐵隧道的任何開口或多個開口。臨時關閉的所有必要維護作業均屬承批人（財政司司長法團除外）的責任，並須進行，以令地政總署署長滿意。
37. 特別條款第(47)(f)條規定，承批人（財政司司長法團除外）須於灣仔港鐵站的開放時間，並依照任何地政總署署長不時施加的要求，允許任何公眾人士作任何合法目的自由及免費，徒步行經、來回、穿越、上落至未來港鐵隧道相關構築物，及進入、行經及穿越該地段或於上方興建或將興建的樓宇或多座樓宇必需的部分，作往返未來港鐵隧道或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路及政府土地之用。
38. 特別條款第(48)(e)(i)條規定及依據地政總署署長日期為2013年3月8日的函件批准，承批人須在A區域中以地政總署署長滿意的方式提供不少於59個或地政總署署長可能批准的其他數目的停車位。特別條款第(48)(e)(iii)條規定，在不抵觸特別條款第48條第(e)(iv)分條的情況下，承批人須保持該等車位在任何時候可供所有公眾人士作短期停泊汽車使用，停泊時段不超過一個公曆月，且收取地政總署署長批准之費用或收費。特別條款第(48)(e)(iv)條規定，在任何時候須有不少於24個該等車位供所有公眾人士作時租形式的短期停泊汽車使用，並收取地政總署署長批准的費用或收費。特別條款第(48)(e)(v)條規定，該等車位的地點、管理和運作（包括但不限於收費率）須按照地政總署署長事先書面的批准。特別條款第(48)(e)(vi)條規定，該等車位除供獲在道路交通條例、任何其下法規和任何修訂之法例下發牌的汽車停泊外，不得作其他用途，尤其是上述車位不得用作貯藏、展示或展出汽車作銷售或其他用途。
39. 特別條款第(48)(f)(i)條規定，不少於百分之五十根據批地文件特別條款第(49)(a)(i)(I)條下提供的車位，或地政總署署長批准之其他車位數目，須於每日20:00至8:00用作停泊貨車之用。特別條款第(48)(f)(ii)條規定，承批人須保持該等車位可供所有公眾人士於特別條款第(48)條第(f)(i)分條所指定的時間及指定的用途使用，並收取地政總署署長批准的費用或收費。特別條款第(48)(f)(iii)條規定，該等停車位的地點、管理和運作（包括但不限於收費率）須按照地政總署署長事先書面的批准。特別條款第(48)(f)(iv)條規定，該等停車位除供獲按照道路交通條例、任何其下法規和任何修訂之法例下發牌的貨車停泊外，不得作其他用途，尤其是上述車位不得用作貯藏、展示或展出汽車作銷售或其他用途。
40. 特別條款第(49)(a)(i)(II)條規定，一個供B區域（包括該老人院舍連同社區支援服務中心）內已建造或擬建的一座或多座大廈的佔用者及其真正的客人、訪客及被邀請者使用的車位，並須於特別條款第(13)條內所指的日期或之前完成及使之合適佔用，並達致地政總署署長滿意，以供貨車裝貨及卸貨。
41. 特別條款第(49)(a)(ii)條規定，承批人須在該地段內以地政總署署長要求或批准的形式、標準及地點提供空間，用作於該迴旋處及車輛路旁停泊處範圍及鄰近該綠色範圍內，長度不少於38米，供汽車（包括的士）上落客的車輛停泊處，以令地政總署署長滿意。
42. 特別條款第(49)(a)(iii)條規定，承批人須在該地段內以地政總署署長要求或批准的形式、標準及地點提供空間，用作於A區域內，長度不少於23米，供汽車（包括的士）上落客的車輛停泊處及的士站，以令地政總署署長滿意。
43. 特別條款第(56)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，承批人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承批人須在整個批租年期的所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，令地政總署署長滿意。
44. 特別條款第(58)條規定，如該地段的發展項目或重建項目又或當中任何部分上裝有預應力地錨，則承批人須在預應力地錨的整個使用壽命內，自費對預應力地錨進行常規維護和常規監控以令地政總署署長滿意，還須向地政總署署長提供地政總署署長可不時依其絕對酌情權要求的、有關所有該等監控作業的報告和資料。
45. 特別條款第(61)條規定：
- (a) 承批人須自費建造及保養地政總署署長認為必要的排水渠及渠道，不論其是否位於該地段邊界內或政府土地上，並使地政總署署長滿意，以便截斷與引導落下或流至該地段的一切暴雨或雨水到最近的河道、集水井、渠道或政府暴雨渠。承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- (b) 有關連接由該地段的任何水渠及污水渠至政府暴雨水渠及污水渠的工程，當鋪設及受指派後，可由地政總署署長實行，承批人須在被要求時向政府支付該等連接工程的費用。或者，上述接駁工程可由承批人自費執行並達致地政總署署長滿意，在這情況下，任何在政府土地上建造的接駁工程的任何部份須由承批人自費保養並在當政府要求時將該部份交還予政府以使政府可在日後自費維修，承批人須在政府要求時支付有關接駁工程的技術審計費用。
46. 特別條款第(62)條規定，承批人（財政司司長法團除外）須：

- (a) 自費維持在該地段內的現有使用的排水設施，以令地政總署署長滿意，直至已符合特別條款第(62)條第(b)分條並全面達致地政總署署長滿意；
- (b) (i) 在地政總署署長指定的時限內自費以各方面令地政總署署長滿意的方式：
- (I) 按照地政總署署長的要求將該地段內現有排水設施改道至地政總署署長要求或批准的一個或多個地點（下稱「**排水設施改道工程**」）；
- (II) 按照地政總署署長要求或批准的方式、水平、物料、標準、規格及設計提供、鋪設及興建地政總署署長可全權酌情要求的用於排水設施改道工程或與之相關的污水渠、排水渠、暗渠、帶蓋的沙井、通道及其他構築物；及
- (ii) 自費以各方面令地政總署署長滿意的方式維持排水設施改道工程及特別條款第(62)條第(b)(i)(II)分條所述的裝備及設施處於妥善維修的狀況，直至承批人已遵守批地文件的條件，並全面令地政總署署長滿意。
47. 特別條款第(66)條規定，在該地段內不得興建或製造任何墳墓或骨灰龕安置所，亦不可埋葬或放置任何人類遺體或動物遺體，不論放於土製瓶中、骨灰龕中或以其他形式埋葬或放置。
48. 特別條款第(67)(a)條規定，承批人（財政司司長法團除外）須自費及在地政總署署長規定的時限內，在該地段內，以地政總署署長要求或批准的材料、標準、水平面、部署及設計提供及興建，及其後管理和保養，該等行人地下通道連接物連同地政總署署長要求的扶手電梯、升降機、樓梯（以下統稱為「**該擬建地下通道連接物**」），並全面令地政總署署長滿意，以接駁一條擬建地下通道通往興建於稱為在土地註冊處註冊為內地段8551 號的該幅土地上現稱合和中心的大廈（該擬建地下通道稱為「**該擬建地下通道**」），在附於土地註冊處註冊之註冊編號為13070502870013之修訂書的圖則A 上顯示及標記為位於X1 點及Y1 點之間且穿越Z1 點，或在由地政總署署長書面批准的其他點（下稱「**該連接點**」）。
49. 特別條款第(67)(d)條規定，當地政總署署長作要求時，承批人（財政司司長法團除外）或該地段當時的管理人或該地段的業主立案法團須自費以各方面令地政總署署長滿意，按地政總署署長要求或批准展開一切必要臨時關閉作業，關閉該地段上已建或擬建建築物中連接到該擬建地下通道的任何開口或多個開口。臨時關閉的所有必要維護作業均屬承批人（僅財政司司長法團除外）的責任，並須進行以令地政總署署長滿意。
50. 特別條款第(67)(f)條規定，承批人（財政司司長法團除外）須依照任何地政總署署長不時施加的要求，於灣仔港鐵站開放時間允許所有公眾人士作所有合法目的自由及免費，徒步或以輪椅行經、來回、穿越、上落該擬建地下通道連接物，及進入、通過及再通過該地段或於上方興建或將興建的樓宇或多座樓宇必需的部分，作往返該擬建地下通道及灣仔港鐵站或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路及政府土地之用。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

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

1. Green Areas and Green Stippled Black Area as referred to in Special Condition No.(5) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(5)(a)(i) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director of Lands (“the Director”)), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay, form and landscape (as the Director may require) those portions of future public roads shown coloured green and green stippled black on Plan I (hereinafter referred to as “the Green Areas” and “the Green Stippled Black Area” respectively); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, roundabout, lay-by, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Stippled Black Area.

Special Condition No.(5)(a)(ii) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require;

Special Condition No.5(d) provides that for the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Grantee shall on the date of the land grant (or such other dates as may be specified by the Director) be granted possession of the Green Areas and the Green Stippled Black Area. The Green Areas and the Green Stippled Black Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Stippled Black Area or any part or parts thereof allow free access over and along such areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under this Special Condition or otherwise.

Special Condition No. 5(h) provides that for the purposes of sub-clauses (a), (b) and (c) of this Special Condition only, the expression “Grantee” shall exclude The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “F.S.I.” which expression shall if the context permits include its successors and assigns).

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (55) of the Fourth Schedule to the deed of mutual covenant (“DMC”) provides that the First Owner shall solely be responsible for management and maintenance of, and for the performance and compliance with the terms of the Government Grant in relation to, (i) the Green Areas, the Green Stippled Black Area and the Structures all referred to in Special Condition No.(5) of the Government Grant, (ii) the Reserved Area referred to in Special Condition No.(11) of the

Government Grant and (iii) the Yellow Area and the Reprovisioned Public Open Space both referred to in Special Condition No.(12) of the Government Grant.

In the DMC, the First Owner means Urban Renewal Authority and shall where the context so admits include its successors and assigns.

2. Turnaround and Lay-by Area and Pavement as referred to in Special Condition No.(7) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(7)(b)(i) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay and form the area shown coloured pink hatched blue on Plan I or such other nearby area of the lot as may be approved or required by the Director (hereinafter referred to as “the Turnaround and Lay-by Area”); and
- (II) provide and construct :
 - (A) such portions of roundabout, lay-by, culverts, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Turnaround and Lay-by Area Structures”) so that vehicular traffic may be carried on the Turnaround and Lay-by Area; and
 - (B) a pavement having a width, of not less than 1.6 metres alongside the Turnaround and Lay-by Area with the alignment shown coloured pink cross-hatched blue on Plan I or at such other nearby location as may be approved or required by the Director (hereinafter referred to as “the Pavement”) so that pedestrian traffic may be carried on the Pavement.

Special Condition No.(7)(b)(ii) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Turnaround and Lay-by Area and the Pavement and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

Special Condition No.(7)(e) provides that after fulfilment of his obligations under sub-clauses (b)(i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall throughout the term thereby agreed to be granted at all times throughout day and night:

- (i) permit vehicular access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over the Turnaround and Lay-by Area; and
- (ii) permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pavement.

provided that picking up and setting down of passengers is not permitted on the Turnaround.

Special Condition No.(7)(m) provides that for the purpose of sub-clauses (b), (c), (h) and (i) of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Turnaround and Lay-by Area and Pavement form part of “Commercial Accommodation” as

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defined in recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

“Turnaround and Lay-by Area” means “the area shown coloured pink hatched blue on Plan I of the Government Grant or such other nearby area of the Lot as may be approved or required by the Director of Lands pursuant to Special Condition No.(7)(b)(i)(I) of the Government Grant, which is, jointly with the Pavement, for the purpose of identification only shown and coloured red stippled black on the (Site A) G/F Plan (certified as to their accuracy by the Authorized Person) hereto annexed”.

“Pavement” means “the pavement as provided and constructed pursuant to Special Condition No.(7)(b)(i)(II)(B) of the Government Grant and alongside the Turnaround and Lay-by Area with the alignment shown coloured pink cross-hatched blue on Plan I annexed to the Government Grant or at such other nearby location as may be approved or required by the Director of Lands pursuant to the terms of the Government Grant, which is, jointly with the Turnaround and Lay-by Area, for the purpose of identification only shown and coloured red stippled black on the (Site A) G/F Plan (certified as to their accuracy by the Authorized Person) hereto annexed”.

Clause (2)(d) of Third Schedule to the DMC :

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

“(d) Subject to the terms of the Government Grant, the right for all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to gain vehicular access over the Turnaround and Lay-by Area, to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pavement and the Pink Hatched Black Area; to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; to gain vehicular access over such part or parts of the Pink Cross Hatched Black Areas as the Director of Lands may approve or require.”

3. Pink Hatched Black Area as referred to in Special Condition No.(8) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(8)(a) provides that except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink hatched black on Plan I (hereinafter referred to as “the Pink Hatched Black Area”) other than:

- (i) those structures as provided under sub-clause (b) of this Special Condition;
- (ii) such basement floor or floors of any building or buildings erected or to be erected within the Pink Hatched Black Area as may be approved by the Director; and
- (iii) such footbridge, architectural features, balconies, canopies and other structures projecting over the Pink Hatched Black Area as may be approved by the Director.

Special Condition No.(8)(b)(i) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay, form and landscape the Pink Hatched Black Area; and
- (II) provide and construct such bridges, tunnels, overpasses, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require or approve (hereinafter collectively referred to

as “the Pedestrian Street Structures”)

so that pedestrian traffic may be carried on the Pink Hatched Black Area.

Special Condition No.(8)(b)(ii) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, street furniture and road markings as the Director may require.

Special Condition No.(8)(e) provides that after fulfilment of his obligations under sub-clauses (b) (i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pink Hatched Black Area.

Special Condition No.(8)(k) provides that for the purpose of sub-clauses (b), (c) and (g) of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Pink Hatched Black Area forms part of “Commercial Accommodation” as defined in recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

“Pink Hatched Black Area” means the area referred to in Special Condition No.(8) of the Government Grant and for identification purpose shown coloured pink hatched black on Plan I annexed to the Government Grant and forming part of the Public Open Space.

Clause (2)(d) of Third Schedule to the DMC :

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

“(d) Subject to the terms of the Government Grant, the right for all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to gain vehicular access over the Turnaround and Lay-by Area, to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pavement and the Pink Hatched Black Area; to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; to gain vehicular access over such part or parts of the Pink Cross Hatched Black Areas as the Director of Lands may approve or require.”

4. Pink Cross Hatched Black Areas as referred to in Special Condition No.(9) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(9)(a) provides that except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at or within 5.1 metres above the ground level of the areas shown coloured pink cross-hatched black on Plan I (hereinafter referred to as “the Pink Cross Hatched Black Areas”). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level of the Pink Cross Hatched Black Areas shall be final and binding upon the Grantee.

Special Condition No.(9)(b)(i) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and

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design as the Director shall approve and in all respects to the satisfaction of the Director lay and form the Pink Cross Hatched Black Areas so that vehicular and pedestrian traffic may be carried on the Pink Cross Hatched Black Areas.

Special Condition No.(9)(b)(ii) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Cross Hatched Black Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

Special Condition No.(9)(d) provides that after the fulfillment of his obligations under sub-clauses (b)(i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall at all times during day and night:-

- (i) permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; and
- (ii) permit vehicular access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over such part or parts of the Pink Cross Hatched Black Areas as the Director may approve or require.

Special Condition No.(9)(k) provides that for the purpose of sub-clauses (b), (c) and (h) of this Special Condition only, the expression "Grantee" shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Part of Pink Cross Hatched Black Areas forms part of "Commercial Accommodation" as defined in recital (1)(a) of the DMC. Part of Pink Cross Hatched Black Areas forms part of "Estate Common Areas" as defined in recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

"Pink Cross Hatched Black Areas" mean the areas referred to in Special Condition No.(9) of the Government Grant and for identification purpose shown coloured pink cross-hatched black on Plan I annexed to the Government Grant.

Clause (3:02:01) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

- "(w) to take all steps necessary or expedient for complying with the Government Grant and any statutory or Governmental requirements concerning or relating to the Lot and/or the Estate for which no Owner, tenant or occupier of the Lot and/or the Estate is solely responsible;"

Clause (2)(d) of Third Schedule to the DMC :

- (2) Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Estate and the exclusive right to hold use occupy and enjoy each Unit is held :-
 - "(d) Subject to the terms of the Government Grant, the right for all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to gain vehicular access over the Turnaround and Lay-by Area, to pass or re-pass on foot or by wheelchair on, over,

along, by and through the Pavement and the Pink Hatched Black Area; to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; to gain vehicular access over such part or parts of the Pink Cross Hatched Black Areas as the Director of Lands may approve or require."

5. **Brown Areas as referred to in Special Condition No.(10) of the land grant**

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(10)(a) provides that the lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term thereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass on, along, over, by and through the areas shown coloured brown on Plan I (hereinafter referred to as "the Brown Areas") at such levels as may be approved by the Director.

Special Condition No.(10)(b) provides that the Grantee shall within 72 calendar months from the date of the land grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director lay, form and landscape the Brown Areas and construct paved ways with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Areas over and along which rights of ways referred to in sub-clause (a) of this Special Condition is given so that pedestrian traffic can be carried thereon.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Recital (1)(a) of the DMC:

"Brown Areas" means the areas as shown coloured brown on Plan I to the Government Grant in respect of which certain rights of way are granted pursuant to Special Condition No.(10)(a) of the Government Grant.

6. **Reserved Area and the Yellow Area as referred to in Special Condition Nos. (11) and (12) of the land grant**

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(11)(a) provides that there shall be excepted and reserved to the Government a stratum comprising the portion of the area shown coloured pink hatched green on Plan I at the ground level or levels, the ground surface thereof and the whole of the airspace thereabove (hereinafter referred to as "the Reserved Area") for the purpose of the Re-provisioned Public Open Space (as defined in Special Condition No.(12) of the land grant). For the purpose of this sub-clause, the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Grantee.

Special Condition No.(11)(b) provides that the Grantee shall have no right of or title to the ownership, possession or use of the Reserved Area except as provided in Special Condition No. (12) hereof.

Special Condition No.(12)(a)(i) provides that the Grantee shall within 18 calendar months from the date of possession of the area shown coloured yellow on Plan I (hereinafter referred to as "the Yellow Area") (or such other extended periods as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services and the Director form, provide and landscape in such manner, with such materials and to such standards, levels, alignment and design as the Director of Leisure and Cultural Services in his absolute discretion may require the Reserved Area and the Yellow Area (together with such structures, installations and other facilities as the Director of Leisure and Cultural Services in his absolute discretion may require) for the purpose of a public open space having an area of not less than 335 square metres (hereinafter referred to as "the Re-provisioned Public Open Space") and for the purpose of this Special Condition, the decision of the Director of Leisure and Cultural Services as to what forms part of the Re-provisioned Public Open Space shall be final and binding

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upon the Grantee.

Special Condition No.(12)(d) provides that for the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Grantee shall:

- (i) on the date of the land grant be granted possession of the Reserved Area; and
- (ii) on a date to be specified in a letter to the Grantee by the Director be granted possession of the Yellow Area.

The Reserved Area and the Yellow Area shall be re-delivered to the Government by the Grantee on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

Special Condition No.(12)(p) provides that for the purpose of sub-clauses (a), (b), (g), (i), (k), (l), (m), (n) and (o) of this Special Condition only, the expression “Grantee” shall exclude his assigns.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (55) of the Fourth Schedule to the DMC:

The First Owner shall solely be responsible for management and maintenance of, and for the performance and compliance with the terms of the Government Grant in relation to, (i) the Green Areas, the Green Stippled Black Area and the Structures all referred to in Special Condition No.(5) of the Government Grant, (ii) the Reserved Area referred to in Special Condition No.(11) of the Government Grant and (iii) the Yellow Area and the Re-provisioned Public Open Space both referred to in Special Condition No.(12) of the Government Grant.

7. Government Accommodation as referred to in Special Condition No.(18) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(18)(a) provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules annexed to the land grant (hereinafter referred to as “the Technical Schedules”) and the plans approved under Special Condition No. (19)(a) of the land grant, the following accommodation:

- (i) a residential care home for the elderly cum a community support service centre (hereinafter referred to as “the RCHE cum CSSC”) to be provided within Site B with a total net operational floor area of not less than 1,096 square metres or such other floor area as may be approved in writing by the Director to be completed and made fit for occupation on or before the date specified in Special Condition No. (13) of the land grant;
- (ii) one parking space to be provided within Site B measuring 7.6 metres in length and 3.0 metres in width with a minimum headroom of 2.8 metres serving exclusively the RCHE cum CSSC (hereinafter referred to as “the RCHE Parking Space”) to be completed and made fit for occupation on or before the date specified in Special Condition No.(13) of the land grant;
- (iii) a refuse collection point (hereinafter referred to as “the Refuse Collection Point”) to be provided within Site B with a net operational floor area of not less than 579 square metres or such other floor area as may be approved in writing by the Director to be completed and made fit for occupation and operation on or before the date specified in Special Condition No. (13) of the land grant; and
- (iv) a public toilet (hereinafter referred to as “the Public Toilet”) to be provided within Site A with a net operational floor area of not less than 131 square

metres or such other floor areas as may be approved in writing by the Director to be completed and made fit for occupation and operation on or before the date specified in Special Condition No. (13) of the land grant

(which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding upon the Grantee) is hereinafter collectively referred to as “the Government Accommodation”).

Special Condition No.(18)(b) provides that the Government thereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.

Special Condition No.(31)(a) provides that “the Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(44)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as “the Items”) : -

- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
- (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
- (iv) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.”

Special Condition No.(31)(c) provides that for the purpose of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Recital (1)(a) of the DMC:

“F.S.I.” means “the Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance Cap. 1015 of the Laws of Hong Kong, any regulations made thereunder and any amending legislation and the expression “F.S.I.” shall mean F.S.I. in its capacity as the Owner of the Government Accommodation and if the context so permits the successors and assigns of F.S.I. as Owner of the Government Accommodation.”

“Government Accommodation” refers to “the same meaning as defined in Special Condition No.(18)(a) of the Government Grant comprising a residential care home for the elderly cum a community support service centre within Site B (“the RCHE cum CSSC”) (as defined in Special Condition No.(18)(a)(i) of the Government Grant and is shown for the purpose of identification only on the plans (certified as to their accuracy by the Authorized Person) annexed hereto and thereon coloured grey), one parking space within Site B serving exclusively the RCHE cum CSSC (“the RCHE Parking Space”) (as defined in Special Condition No.(18)(a)(ii) of the Government Grant and is shown for the purpose of identification only on the plans (certified as to their accuracy by the Authorized Person) annexed hereto and thereon coloured grey cross-hatched black, a refuse collection point within Site B (“the Refuse Collection Point”) (as defined in Special Condition No.(18)(a)(iii) of the Government Grant and is shown for the purpose of identification

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only on the plans (certified as to their accuracy by the Authorized Person) annexed hereto and thereon coloured grey stippled black) and a public toilet within Site A (“the Public Toilet”) (as defined in Special Condition No.(18)(a)(iv) of the Government Grant and is shown for the purpose of identification only on the plans (certified as to their accuracy by the Authorized Person) annexed hereto and thereon coloured grey hatched black), which Government Accommodation shall include all other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding upon all Owners).”

“Government Accommodation Maintenance Expenses” means “(i) all costs and expenses incurred by the Manager in maintaining, at the request of the Owner of the Government Accommodation, the services, facilities and installations serving exclusively the Government Accommodation under Clause (3:02:01(aw)) hereof; (ii) the management and maintenance charges payable by F.S.I. under Clause (d) of the Seventh Schedule hereto; and (iii) the capital expenditure payable by F.S.I. under Clause (g)(ii) of the Seventh Schedule hereto.”

“Items” mean “the items including :-

- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Estate on the Lot;
- (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Estate on the Lot;
- (iv) all the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Estate on the Lot

as referred to in Special Condition No.(31)(a) of the Government Grant.”

Clause (3:01:08) of the DMC provides that the Owners of the Estate (save and except F.S.I. as the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items and shall indemnify F.S.I. and the Government against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure to manage and maintain the Items.

Clause (3:02:01)(ax) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

“(ax) to manage and maintain the Items”

Clauses (4) and (5) of Third Schedule to the DMC provide as follows:

- (4) Notwithstanding any provisions contained in this Deed, F.S.I., its lessees, tenants, licensees, and persons authorised by it and the Owners or occupiers for the time being of the Government Accommodation or any part thereof shall have the right :-

- (a) of shelter, support and protection for all parts of the Government Accommodation;
- (b) at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourse, cables, pipes, wires and other conducting media now, hereafter or during the term of years granted by the Government Grant laid on or running through any part of the Lot and any part of the Estate on the Lot;
- (c) at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (the “Government Accommodation Services”) at any time at its absolute discretion without any charge by and without having to obtain the approval or consent of any other Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Lot and serving all those parts of the Estate on the Lot other than the Government Accommodation;
- (d) to go pass and repass over and along and to use any common parts of the Lot or any common parts of the Estate on the Lot (including, but not limited to, the Common Areas) in connection with the proper use and enjoyment of the Government Accommodation or any part or parts thereof and to use and receive the benefit of any common facilities within the Lot or the Estate on the Lot (including, but not limited to, the Common Facilities);
- (e) at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Lot or any part of the Estate on the Lot for the purposes of extending or carrying out maintenance, repair, addition and alteration works and other works to the Government Accommodation or any part or parts thereof and maintenance, repair, addition, alteration, diversion, variation, relaying and reinstatement works and other works to the Government Accommodation Services or any part thereof;
- (f) of free and uninterrupted rights of way to and from the Government Accommodation as may be required by the Director of Lands;
- (g) exclusively to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part or parts thereof as F.S.I. shall deem fit and the right of access over the Lot or any part of the Estate on the Lot with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;
- (h) of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;
- (i) to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part or parts thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Lot or any part of the Estate on the Lot with or without servants, workmen and others and with or without plant, equipment, machinery and material PROVIDED that proper and adequate care and precautions shall be taken during any such alteration works so as to ensure that no damage is caused

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to the services and facilities within the Lot and serving all those parts of the Estate on the Lot other than the Government Accommodation;

and such other rights privileges and easements as may be deemed necessary or desirable by the Director of Lands.

- (5) The Government or F.S.I. shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part or parts thereof without having to obtain the approval or consent of the other Owners or the Manager, and without any charges or fees being levied therefor by other Owners or the Manager.

Clause (b) of Seventh Schedule to the DMC provides that F.S.I. as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) only but not any other part of the Estate.

8. Public Open Space as referred to in Special Condition No.(37) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(37)(a) provides that the Grantee shall on or before the date specified in Special Condition No. (13) of the land grant at his own expense and to the satisfaction of the Director provide within the lot open spaces of not less than 2,665 square metres (hereinafter referred to as “the Public Open Space”). The Public Open Space shall be located, formed, serviced, landscaped, planted, treated and provided in such manner, with such materials and with such equipment and facilities as the Director may require and in all respects to his satisfaction.

Special Condition No.(37)(c) provides that the Grantee shall upon completion of construction of the Public Open Space permit all members of the public at all reasonable times during the day and night or within such time as the Director may at his sole discretion require for all lawful purposes to pass and repass on, along, over, by and through and to enjoy the Public Open Space together with the equipment and facilities provided thereon freely and without payment of any nature whatsoever.

Special Condition No.(37)(i) provides that for the purpose of this Special Condition only, the expression “Grantee” shall exclude his assigns.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Public Open Space forms part of “Commercial Accommodation” as defined in recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

“Public Open Space” means “the open spaces provided in the Lot pursuant to Special Condition No.(37) of the Government Grant which are for the purpose of identification only shown and coloured red hatched black on the (Site A) G/F Plan and (Site A) 5/F Plan (both certified as to their accuracy by the Authorized Person) hereto annexed”.

Clause (2)(e) of Third Schedule to the DMC:

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

- (e) Subject to the terms of the Government Grant, the right for all members of the public at all reasonable times during the day and night or within such time as the Director of Lands may at his sole discretion require for all lawful purposes to pass and repass on, along, over, by and through and to enjoy the Public Open Space together with the equipment and facilities provided thereon freely and without

payment of any nature whatsoever and the right for all members of the public at all reasonable times during the day and night to pass and repass on, along, over, by and through such part of the Commercial Accommodation and along such route as to be reasonably designated or re-designated by the Owner or Owners of the Commercial Accommodation for the purposes of access and egress to and from the Public Open Space.”

9. Future MTR Subway Associated Structures as referred to in Special Condition No. (47) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(47)(a) provides that when called upon to do so by the Director, the Grantee shall at his own expense and within such time limit as shall be specified by the Director in all respects to the satisfaction of the Director provide and construct with such materials and to such standard, levels, disposition and design as may be required or approved by the Director and thereafter manage and maintain such structural supports and connections together with such escalators, lifts, stairway as may be required by the Director (hereinafter collectively referred to as “the Future MTR Subway Associated Structures”) for linking the lot with a subway to be constructed leading to the Wan Chai MTR Station (which subway is hereinafter referred to as “the Future MTR Subway”) in the position between points A and B through C as shown and marked on Plan I or at such other point as may be approved in writing by the Director (hereinafter referred to as “the Location”).

Special Condition No.(47)(f) provides that the Grantee shall throughout the term thereby agreed to be granted during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down the Future MTR Subway Associated Structures and to enter upon and pass and repass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Future MTR Subway or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.

Special Condition No.(47)(k) provides that for the purposes of this Special Condition only the expression “Grantee” shall exclude the F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Future MTR Subway Associated Structures form part of “Commercial Accommodation” as defined recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

“Future MTR Subway Associated Structures” are such structural supports and connections together with such escalators, lifts, stairway as may be required by the Director of Lands, to be provided and constructed in accordance with Special Condition No.(47)(a) of the Government Grant.

Clause (2)(f) of Third Schedule to the DMC :

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

- “(f) Subject to the terms of the Government Grant, the right for all members of the public during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director of Lands may impose from time to time for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down the Future MTR Subway Associated Structures and to enter upon and pass and repass through such part of the Lot or the Estate as are necessary for the purpose of gaining

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access to and from the Future MTR Subway or the public pavement at ground level outside the Lot or neighbouring lot or lots and Government land.”

10. Parking spaces for fee-paying parking as referred to in Special Condition No. (48)(e) of the land grant

a. Relevant provisions of the land grant that concern the above facilities:

Special Condition No.(48)(e) provides that :

- (i) The Grantee shall provide within Site A and to the satisfaction of the Director not less than 80 spaces or such other number of spaces as may be approved by the Director.
- (ii) The spaces provided under sub-clauses (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition may be counted towards and form part of the number of spaces required to be provided under sub-clause (e)(i) of this Special Condition.
- (iii) Subject to sub-clause (e)(iv) of this Special Condition, the Grantee shall throughout the term thereby agreed to be granted keep the spaces provided under sub-clause (e)(i) of this Special Condition at all times available for the use by all members of the public for short-term parking of motor vehicles for a period not exceeding a calendar month at such fee or fees to be approved by the Director.
- (iv) Not less than 24 of the spaces provided under sub-clause (e)(i) of this Special Condition shall at all times be available for use by all members of the public for short-term parking of motor vehicles on an hourly basis at such fee or fees to be approved by the Director.
- (v) The location, management and operation of the spaces to be provided under this sub-clause (e) (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director.
- (vi) The spaces provided under this sub-clause (e) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
- (vii) The Grantee shall not assign, mortgage, charge, demise, underlet or part with possession of or otherwise dispose of the parking spaces provided under sub-clause (e)(i) of this Special Condition or any interest therein or enter into any agreement so to do except as a whole provided that the Grantee may license or sublet individual parking spaces to members of the public in accordance with this sub-clause (e).

Pursuant to a letter dated 8 March 2013 (registered in the Land Registry by Memorial No.13032102740015) from District Lands Office, Hong Kong East, the Director of Lands approved to change the number of spaces required to be provide under Special Condition No.(48)(e)(i) of the land grant from not less than 80 such spaces to not less than 59 such spaces.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (58) of Fourth Schedule to the DMC provides that the car parking spaces as provided pursuant to Special Condition No.(48)(b)(i)(II) of the Government Grant and comprised in the Commercial Car Park Areas have been counted towards and formed the number of car parking spaces required to be provided under Special Condition No.(48)(e) of the Government Grant and shall accordingly be subject to the terms and conditions of Special Condition No.(48)(e) of the Government Grant.

11. Parking spaces for fee-paying night parking as referred to in Special Condition No. (48)(f) of the land grant

a. Relevant provisions of the land grant that concern the above facilities:

Special Condition No.(48)(f) provides that :

- (i) Not less than 50% of the spaces to be provided under Special Condition No. (49) (a)(i)(I) of the land grant or such other number of spaces as may be approved by the Director shall on each day from 20:00 to 08:00 be used for the parking of goods vehicles.
- (ii) The Grantee shall throughout the term thereby agreed to be granted keep the spaces provided under sub-clause (f)(i) of this Special Condition available for the use by all members of the public during the time and for the purposes stated in sub-clause (f)(i) of this Special Condition at such fee or fees to be approved by the Director.
- (iii) The location, management and operation of the spaces provided under sub-clause (f) of this Special Condition (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director.
- (iv) The spaces provided under this sub-clause (f) shall not be used for any purpose other than for the parking of goods vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities:

Clause (3:02:01) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

- “(w) to take all steps necessary or expedient for complying with the Government Grant and any statutory or Governmental requirements concerning or relating to the Lot and/or the Estate for which no Owner, tenant or occupier of the Lot and/or the Estate is solely responsible;”

12. Space for the loading and unloading of goods vehicles as referred to in Special Condition No.(49)(a)(i)(II)

a. Relevant provisions of the land grant that concern the above facility:

Special Condition No.(49)(a)(i)(II) provides that spaces shall be provided within the lot to the satisfaction of the Director:

- (i) for the loading and unloading of goods vehicles at the following rates:
 - (II) within Site B, one space to be used by the occupiers of the building or buildings erected or to be erected on Site B (including the RCHE cum CSSC) and their bona fide guests, visitors or invitees to be completed and made fit for occupation on or before the date specified in Special Condition No.(13) hereof;

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b. Relevant provisions of the deed of mutual covenant that concern the above facility:

The space for loading and unloading as referred to in Special Condition No.(49)(a)(i)(II) forms part of "Estate Common Areas" as defined in recital (1)(a) of the DMC.

Clause (3:02:01) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

"(w) to take all steps necessary or expedient for complying with the Government Grant and any statutory or Governmental requirements concerning or relating to the Lot and/or the Estate for which no Owner, tenant or occupier of the Lot and/or the Estate is solely responsible;"

13. Lay-by for motor vehicles (including taxis) as referred to in Special Condition No. (49)(a)(ii) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(49)(a)(ii) provides that spaces shall be provided within the lot to the satisfaction of the Director as lay-by to be provided within the Turnaround and Lay-by Area and the adjacent Green Areas measuring not less than 38 metres in length for the picking up and setting down of passengers from motor vehicles (including taxis) in such form, to such standard and at such location as the Director may require or approve.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

The lay-by provided or to be provided within the Turnaround and Lay-by Area forms part of "Commercial Accommodation" as defined in recital (1)(a) of the DMC.

14. Lay-by and taxi stand as referred to in Special Condition No. (49)(a)(iii) of the land grant

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(49)(a)(iii) provides that spaces shall be provided within the lot to the satisfaction of the Director as lay-by and taxi stand to be provided within Site A measuring not less than 23 metres in length for the picking up and setting down of passengers from motor vehicles (including taxis) in such form, to such standard and at such location as the Director may require or approve.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities:

The lay-by and taxi stand provided or to be provided for the picking up and setting down of passengers from motor vehicles (including taxis) pursuant to Special Condition No.(49)(a)(iii) of the Government Grant forms part of "Estate Common Areas" as defined in recital (1)(a) of the DMC.

Clause (3:02:01) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

"(w) to take all steps necessary or expedient for complying with the Government Grant and any statutory or Governmental requirements concerning or relating to the Lot and/or the Estate for which no Owner, tenant or occupier of the Lot and/or the Estate is solely responsible;"

15. Proposed Subway Connections as referred to in Special Condition No. (67) of the land grant

a. Relevant provisions of the land grant that concern the above facilities:

Special Condition No.(67)(a) provides that the Grantee shall at his own expense and within such time limit as shall be specified by the Director in all respects to the satisfaction of the Director provide and construct within the lot with such materials and to such standard, levels, disposition and design as may be required or approved by the Director and thereafter manage and maintain such pedestrian subway connections together with such escalators, lifts, stairway as may be required by the Director (hereinafter collectively referred to as "the Proposed Subway Connections") to receive a proposed subway to be constructed leading from the building now known as Hopewell Centre erected on all that piece or parcel of ground known and registered in the Land Registry as Inland Lot No.8551 (which proposed subway is hereinafter referred to as "the Proposed Subway") in the position between points X1 and Y1 through Z1 as shown and marked on Plan A annexed to the Modification Letter dated 3 July 2013 and registered in the Land Registry by Memorial No.13070502870013 or at such other point as may be approved in writing by the Director (hereinafter referred to as "the Connection Points").

Special Condition No.(67)(f) provides that the Grantee shall throughout the term thereby agreed to be granted during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair along, to and from, through, up and down the Proposed Subway Connections and to enter upon and pass and repass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Proposed Subway and the Wan Chai MTR Station or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.

Special Condition No.(67)(m) provides that for the purposes of this Special Condition only the expression "Grantee" shall exclude the F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Proposed Subway Connections form part of "Commercial Accommodation" as defined in recital (1)(a) of the DMC.

Recital (1)(a) of the DMC:

"Proposed Subway Connections" are such pedestrian subway connections together with such escalators, lifts, stairway as may be required by the Director of Lands to receive the Proposed Subway, to be provided and constructed in accordance with Special Condition No.(67)(a) of the Government Grant.

Clause (2)(g) of the Third Schedule to the DMC:

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

(g) Subject to the terms of the Government Grant, the right for all members of the public during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director of Lands may impose from time to time for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair along, to and from, through, up and down the Proposed Subway Connections and to enter upon and pass and repass through such part of the Lot or the Estate as are necessary for the purpose of gaining

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access to and from the Proposed Subway and the Wan Chai MTR Station or the public pavement at ground level outside the Lot or neighbouring lot or lots and Government land.

B. INFORMATION ON ANY FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN PHASE 2 THE DEVELOPMENT.

1. Green Areas and Green Stippled Black Area as referred to in Special Condition No.(5) of the land grant

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.¹

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(5)(a)(iii) provides that the Grantee shall maintain at his own expense the Green Areas and the Green Stippled Black Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings, landscaped works and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas and the Green Stippled Black Area have been re-delivered to the Government in accordance with sub-clause (d) of this Special Condition.

Special Condition No.5(d) provides that for the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Grantee shall on the date of the land grant (or such other dates as may be specified by the Director) be granted possession of the Green Areas and the Green Stippled Black Area. The Green Areas and the Green Stippled Black Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Stippled Black Area or any part or parts thereof allow free access over and along such areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under this Special Condition or otherwise.

Special Condition No.5(h) provides that for the purposes of sub-clauses (a), (b) and (c) of this Special Condition only, the expression “Grantee” shall exclude The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “F.S.I.” which expression shall if the context permits include its successors and assigns).

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (55) of the Fourth Schedule to the DMC provides that the First Owner shall solely be responsible for management and maintenance of, and for the performance and compliance with the terms of the Government Grant in relation to, (i) the Green Areas, the Green Stippled Black Area and the Structures all referred to in Special Condition No.(5) of the Government Grant, (ii) the Reserved Area referred to in Special Condition No.(11) of the Government Grant and (iii)

¹Remark:

According to the terms of the DMC, the First Owner (Urban Renewal Authority) shall solely be responsible for the performance and compliance with the terms of the Government Grant in relation to the Green Areas and the Green Stippled Black Area.

the Yellow Area and the Reprovisioned Public Open Space both referred to in Special Condition No.(12) of the Government Grant.

2. Pavement as referred to in Special Condition No.(7) of the land grant

The above facility is required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facility through the management expenses apportioned to the residential properties concerned.²

a. Provisions of the land grant that concern the above facility:

Special Condition No.(7)(b)(iii)(II) provides that the Grantee shall throughout the term thereby agreed to be granted manage and maintain at his own expense and in all respects to the satisfaction of the Director:

(II) the Pavement together with all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture and road markings installed and provided thereon or therein.

Special Condition No.(7)(e)(ii) provides that after fulfilment of his obligations under sub-clauses (b)(i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall throughout the term thereby agreed to be granted at all times throughout day and night permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pavement provided that picking up and setting down of passengers is not permitted on the Turnaround.

Special Condition No.(7)(m) provides that for the purpose of sub-clauses (b), (c), (h) and (i) of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facility:

Pavement forms part of “Commercial Accommodation” as defined in the DMC.

3. Pink Hatched Black Area as referred to in Special Condition No.(8) of the land grant

The above facility is required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.³

a. Relevant provisions of the land grant that concern the above facility :

Special Condition No.(8)(b)(iii) provides that the Grantee shall throughout the term thereby agreed to be granted manage and maintain at his own expense the Pink Hatched Black Area together with the Pedestrian Street Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, street furniture, road markings, landscaped works and plant

²Remark:

According to the terms of the DMC, the Pavement forms part of the Commercial Accommodation and the Owner thereof shall be responsible for the maintenance and management of the Pavement.

³Remark:

According to the terms of the DMC, the Pink Hatched Black Area forms part of the Commercial Accommodation and the Owner thereof shall be responsible for the maintenance and management of the Pink Hatched Black Area.

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constructed, installed and provided thereon or therein to the satisfaction of the Director.

Special Condition No.(8)(e) provides that after fulfilment of his obligations under sub-clauses (b) (i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall at all times permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair on, over, along, by and through the Pink Hatched Black Area.

Special Condition No.(8)(k) provides that for the purpose of sub-clauses (b), (c) and (g) of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facility :

Pink Hatched Black Area forms part of “Commercial Accommodation” as defined in recital (1)(a) of the DMC.

4. **Pink Cross Hatched Black Areas as referred to in Special Condition No.(9) of the land grant**

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.⁴

a. Provisions of the land grant that concern the above facilities :

Special Condition No.(9)(b)(iii) provides that the Grantee shall throughout the term thereby agreed to be granted manage and maintain at his own expense the Pink Cross Hatched Black Areas in all respects to the satisfaction of the Director.

Special Condition No.(9)(d) provides that after the fulfillment of his obligations under sub-clauses (b)(i) and (b)(ii) of this Special Condition or in the event that the Government has carried out the works referred to in sub-clause (c) of this Special Condition, the Grantee shall at all times during day and night:-

- (i) permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and re-pass on foot or by wheelchair on, over, along, by and through the Pink Cross Hatched Black Areas; and
- (ii) permit vehicular access of all members of the public for all lawful purposes freely and without payment of any nature whatsoever over such part or parts of the Pink Cross Hatched Black Areas as the Director may approve or require.

Special Condition No.(9)(k) provides that for the purpose of sub-clauses (b), (c) and (h) of this Special Condition only, the expression “Grantee” shall exclude F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Part of Pink Cross Hatched Black Areas forms part of “Commercial Accommodation” as defined in recital (1)(a) of the DMC and part of Pink Cross Hatched Black Areas forms part of “Estate Common Areas” as defined in recital (1)(a) of the DMC.

⁴**Remark:**

According to the terms of the DMC, part of the Pink Cross Hatched Black Areas forms part of the Commercial Accommodation and the Owner thereof shall be responsible for the maintenance and management of such part of the Pink Cross Hatched Black Areas.

Clause (3:02:01) of the DMC provides that save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

- “(ag) to do all such other things as are reasonably incidental to the management of the Lot and the Estate in accordance with the terms and conditions of this Deed and the Government Grant or for the common benefit of the Owners;”

Clause (3:04:01) of the DMC provides that for the purpose of fixing the contributions payable by the Owners, the Manager shall prepare the budgets referred to in Clause (3:07:01) of this Deed.

Clause (3:04:02) of the DMC provides that the said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Estate including without limiting the generality of the foregoing the following items :-

- “(j) all charges, assessments, impositions and other outgoings payable by the Owners in respect of all parts of the Common Areas;”

Clause (3:05:01) of the DMC provides that “subject to the terms of the Seventh Schedule to this Deed,

- (a) the Owners of each of the Units (save and except the Owner of the Government Accommodation) shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule hereto PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:
 - (i) where any expenditure relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Residential Car Park Common Areas, Residential Common Facilities or Residential Car Park Common Facilities), the Estate Common Areas and/or the Estate Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Estate (save and except the Owner of the Government Accommodation) in proportion to the number of Management Shares held by them;”

5. **Brown Areas as referred to in Special Condition No.(10) of the land grant**

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.⁵

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(10)(c) provides that save the Brown Areas Services defined in sub-clause (g) of this Special Condition and the Proposed Subway, the Subway Connection Works and the structures referred to in sub-clause (h) of this Special Condition, the Grantee shall throughout the

⁵**Remark:**

According to the terms of the DMC, the Owners of the Commercial Accommodation shall be responsible for upholding, maintaining and repairing the Brown Areas (and everything forming a portion of or pertaining to it) in compliance with the terms of the Government Grant.

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term thereby agreed to be granted at his own expense uphold, maintain and repair the Brown Areas and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (53) of Fourth Schedule to the DMC provides that the Owners of the Commercial Accommodation shall be responsible for upholding, maintaining and repairing the Brown Areas (and everything forming a portion of or pertaining to it) in compliance with the terms of the Government Grant.

6. Future MTR Subway Associated Structures as referred to in Special Condition No. (47) of the land grant

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.⁶

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(47)(a) provides that when called upon to do so by the Director, the Grantee shall at his own expense and within such time limit as shall be specified by the Director in all respects to the satisfaction of the Director provide and construct with such materials and to such standard, levels, disposition and design as may be required or approved by the Director and thereafter manage and maintain such structural supports and connections together with such escalators, lifts, stairway as may be required by the Director (hereinafter collectively referred to as “the Future MTR Subway Associated Structures”) for linking the lot with a subway to be constructed leading to the Wan Chai MTR Station (which subway is hereinafter referred to as “the Future MTR Subway”) in the position between points A and B through C as shown and marked on Plan I or at such other point as may be approved in writing by the Director (hereinafter referred to as “the Location”).

Special Condition No.(47)(f) provides that the Grantee shall throughout the term thereby agreed to be granted during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down the Future MTR Subway Associated Structures and to enter upon and pass and repass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Future MTR Subway or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.

Special Condition No.(47)(k) provides that for the purposes of this Special Condition only the expression “Grantee” shall exclude the F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Future MTR Subway Associated Structures form part of “Commercial Accommodation” as defined in the DMC.

7. Parking spaces for fee-paying parking as referred to in Special Condition No. (48)(e) of the land grant

⁶Remark:

According to the terms of the DMC, the Future MTR Subway Associated Structures form part of the Commercial Accommodation and the Owner thereof shall be responsible for the maintenance and management of the Future MTR Subway Associated Structures.

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the above facilities through the management expenses apportioned to the residential properties concerned.⁷

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(48)(e) provides that:

- (i) The Grantee shall provide within Site A and to the satisfaction of the Director not less than 80 spaces or such other number of spaces as may be approved by the Director.
- (ii) The spaces provided under sub-clauses (a)(iii), (b)(i)(I) and (b)(i)(II) of this Special Condition may be counted towards and form part of the number of spaces required to be provided under sub-clause (e)(i) of this Special Condition.
- (iii) Subject to sub-clause (e)(iv) of this Special Condition, the Grantee shall throughout the term thereby agreed to be granted keep the spaces provided under sub-clause (e)(i) of this Special Condition at all times available for the use by all members of the public for short-term parking of motor vehicles for a period not exceeding a calendar month at such fee or fees to be approved by the Director.
- (iv) Not less than 24 of the spaces provided under sub-clause (e)(i) of this Special Condition shall at all times be available for use by all members of the public for short-term parking of motor vehicles on an hourly basis at such fee or fees to be approved by the Director.
- (v) The location, management and operation of the spaces to be provided under this sub-clause (e) (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director.
- (vi) The spaces provided under this sub-clause (e) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
- (vii) The Grantee shall not assign, mortgage, charge, demise, underlet or part with possession of or otherwise dispose of the parking spaces provided under sub-clause (e)(i) of this Special Condition or any interest therein or enter into any agreement so to do except as a whole provided that the Grantee may license or sublet individual parking spaces to members of the public in accordance with this sub-clause (e).

Pursuant to a letter dated 8 March 2013 (registered in the Land Registry by Memorial No.13032102740015) from District Lands Office, Hong Kong East, the Director of Lands approved to change the number of spaces required to be provide under the said Special Condition No.(48) (e)(i) of the land grant from not less than 80 such spaces to not less than 59 such spaces.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

Clause (58) of Fourth Schedule to this Deed provides that the car parking spaces as provided pursuant to Special Condition No.(48)(b)(i)(II) of the Government Grant and comprised in the

⁷Remark:

According to the terms of the DMC, the car parking spaces as provided pursuant to Special Condition No.(48)(b)(i)(II) of the land grant and comprised in the Commercial Car Park Areas have been counted towards and formed the number of car parking spaces required to be provided under Special Condition No.(48)(e) of the land grant and the Owner thereof shall be responsible for the maintenance, operation and management of said car parking spaces.

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Commercial Car Park Areas have been counted towards and formed the number of car parking spaces required to be provided under Special Condition No.(48)(e) of the Government Grant and shall accordingly be subject to the terms and conditions of Special Condition No.(48)(e) of the Government Grant.

8. Parking spaces for fee-paying night parking as referred to in Special Condition No. (48)(f) of the land grant

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the said facilities through the management expenses apportioned to the residential properties concerned.⁸

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(48)(f) provides that :

- (i) Not less than 50% of the spaces to be provided under Special Condition No. (49)(a)(i)(I) of the land grant or such other number of spaces as may be approved by the Director shall on each day from 20:00 to 08:00 be used for the parking of goods vehicles.
- (ii) The Grantee shall throughout the term thereby agreed to be granted keep the spaces provided under sub-clause (f)(i) of this Special Condition available for the use by all members of the public during the time and for the purposes stated in sub-clause (f)(i) of this Special Condition at such fee or fees to be approved by the Director.
- (iii) The location, management and operation of the spaces provided under sub-clause (f) of this Special Condition (including but not limited to the fee charging rate) shall be subject to the prior written approval of the Director.
- (iv) The spaces provided under this sub-clause (f) shall not be used for any purpose other than for the parking of goods vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

The loading and unloading spaces provided under Special Condition No.(49)(a)(i)(I) form part of "Estate Common Areas" as defined in the DMC.

Clause (3:02:01) of the DMC provides that "save and except as otherwise expressly provided in this Deed and subject to the rights and privileges of F.S.I. and provided that the rights easements and privileges reserved to F.S.I. in this Deed and the Government Grant shall not in any way be adversely affected or prejudiced, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Estate, including in particular but without in any way limiting the generality of the foregoing :-

- (ag) to do all such other things as are reasonably incidental to the management of the Lot and the Estate in accordance with the terms and conditions of this Deed and the Government Grant or for the common benefit of the Owners;"

⁸Remark:

According to the terms of the DMC, F.S.I. shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) only but not any other part of the Estate.

Clause (3:04:01) of the DMC provides that for the purpose of fixing the contributions payable by the Owners, the Manager shall prepare the budgets referred to in Clause (3:07:01) of this Deed.

Clause (3:04:02) of the DMC provides that the said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot and the Estate including without limiting the generality of the foregoing the following items :-

- (j) all charges, assessments, impositions and other outgoings payable by the Owners in respect of all parts of the Common Areas;

Clause (3:05:01) of the DMC provides that "subject to the terms of the Seventh Schedule to this Deed,

- (a) the Owners of each of the Units (save and except the Owner of the Government Accommodation) shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule hereto PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:

- (i) where any expenditure relates to or is for the benefit of the Lot and the Estate (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Residential Car Park Common Areas, Residential Common Facilities or Residential Car Park Common Facilities), the Estate Common Areas and/or the Estate Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Estate (save and except the Owner of the Government Accommodation) in proportion to the number of Management Shares held by them;"

9. Proposed Subway Connections as referred to in Special Condition No. (67) of the land grant

The above facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in Phase 2 of the Development (and other co-owners (excluding F.S.I.) in the Development), and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.⁹

a. Relevant provisions of the land grant that concern the above facilities :

Special Condition No.(67)(a) provides that the Grantee shall at his own expense and within such time limit as shall be specified by the Director in all respects to the satisfaction of the Director provide and construct within the lot with such materials and to such standard, levels, disposition and design as may be required or approved by the Director and thereafter manage and maintain such pedestrian subway connections together with such escalators, lifts, stairway as may be required by the Director (hereinafter collectively referred to as "the Proposed Subway Connections") to receive a proposed subway to be constructed leading from the building now known as Hopewell Centre erected on all that piece or parcel of ground known and registered in the Land Registry as Inland Lot No.8551 (which proposed subway is hereinafter referred to as "the Proposed Subway") in the position between points X1 and Y1 through Z1 as shown and marked on Plan A annexed to a Modification Letter dated 3 July 2013 and registered in the Land Registry by Memorial No.13070502870013 or at such other point as may be approved in writing by the Director (hereinafter referred to as "the Connection Points").

Special Condition No.(67)(f) provides that the Grantee shall throughout the term thereby agreed

⁹Remark:

According to the terms of the DMC, the Proposed Subway Connections form part of the Commercial Accommodation and the Owner thereof shall be responsible for the maintenance and management of the Proposed Subway Connections.

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to be granted during the opening hours of the Wan Chai MTR Station and in compliance with any requirements which the Director may impose from time to time permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot or by wheelchair along, to and from, through, up and down the Proposed Subway Connections and to enter upon and pass and re-pass through such part of the lot or the building or buildings erected or to be erected thereon as are necessary for the purpose of gaining access to and from the Proposed Subway and the Wan Chai MTR Station or the public pavement at ground level outside the lot or neighbouring lot or lots and Government land.

Special Condition No.(67)(m) provides that for the purposes of this Special Condition only the expression "Grantee" shall exclude the F.S.I.

b. Relevant provisions of the deed of mutual covenant that concern the above facilities :

"Proposed Subway Connections" form part of "Commercial Accommodation" as defined in the DMC.

C. INFORMATION ON THE SIZE OF ANY OPEN SPACE THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN PHASE 2 OF THE DEVELOPMENT.

Not Applicable.

D. INFORMATION ON ANY PART OF THE LAND (ON WHICH PHASE 2 OF THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP.123 SUB. LEG. F)

Not Applicable.

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

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A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的資料

1. 批地文件特別條款第(5)條所提及之綠色範圍及綠色黑點範圍

a. 批地文件提及上述設施之相關條款：

特別條款第(5)(a)(i)條規定，承批人須於從批地文件之日起72個公曆月(或地政總署署長(「署長」)批准之其他延長時間)內，自費以署長批准的方式及物料、標準、水平、位置和設計進行下列工程，並全面令署長滿意：

- (I) 鋪設、平整、美化(按署長要求)在附圖I以綠色及綠色黑點顯示之未來公共道路部份(以下分別簡稱「綠色範圍」和「綠色黑點範圍」);及
- (II) 提供和興建橋、隧道、上跨路、地下通道、迴旋處、車輛路旁停泊處、溝渠、高架橋、行車天橋、行人路、道路或其他署長在其絕對酌情權下要求的指定構築物(以下簡稱「該構築物」)

以便可在綠色範圍和綠色黑點範圍興建建築物及供車輛及行人往來。

特別條款第(5)(a)(ii)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費在綠色範圍及綠色黑點範圍鋪設路面、路邊及渠道並按署長要求提供予此等範圍溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以令署長滿意；

特別條款第(5)(d)條規定，以只作為進行本特別條款之細分條款(a)條所指定的必需工程之目的，承批人須從批地文件之日(或由署長指定的其他日期)起獲授予綠色範圍及綠色黑點範圍的佔管權。綠色範圍及綠色黑點範圍或其任何部份或其多個部份須應政府要求交還予政府，及在任何情況下，在署長致函予承批人表明該等條款已符合並達致署長滿意當日即視作已交還該等範圍予政府。承批人須在綠色範圍及綠色黑點範圍或其任何部份或其多個部份的佔管期間，在任何合理時間下容許一切政府和公共車輛及行人自由穿越通往及前往該等範圍，並須確保此等穿越不受不論在本特別條款下或在此以外所進行的工程干擾或阻礙。

特別條款第(5)(h)條規定，僅就本特別條款之細分條款(a)、(b)及(c)條而言，「承批人」一詞不包括憑藉財政司司長法團條例、其下任何訂立的規例及任何修訂法規所成立的單一法團財政司司長法團(以下簡稱「財政司司長法團」，如在文意許可的情況下，該詞包括其繼承人及受讓人)。

b. 公契提及上述設施之相關條款：

公契(「公契」)第四附表第55條規定，「第一業主」需獨自負責為履行及符合批地文件的條款有關(i)均在批地文件特別條款第(5)條所提及的「綠色範圍」、「綠色黑點範圍」及「該構築物」，(ii)在批地文件特別條款第(11)條提及的「保留範圍」及(iii)均在批地文件特別條款第(12)條內提及的「黃色範圍」及「重置公眾休憩用地」的管理及保養。

在公契內第一業主指市區重建局及如在文意許可的情況下，該詞須包括其繼承人及受讓人。

2. 批地文件特別條款第(7)條提及之迴旋處及車輛路旁停泊處及行人路

a. 批地文件提及上述設施之相關條款：

特別條款第(7)(b)(i)條規定，承批人須從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費以署長批准之方式及物料、標準、水平、位置和設計進行下列工程，以全面令署長滿意：

- (I) 鋪設及平整附圖I以粉紅色藍斜線顯示的範圍或其他署長批准或要求該地段之鄰近範圍(「迴旋處及車輛路旁停泊處範圍」);及
- (II) 提供和興建:

(A) 署長在其絕對酌情權要求的迴旋處、車輛路旁停泊處、溝渠、道路或其他建築物的若干部份(「迴旋處及車輛路旁停泊處構築物」)，以供車輛在迴旋處及車輛路旁停泊處範圍往來;及

(B) 於附圖I以粉紅色藍色交叉斜線顯示的範圍或其他署長批准或要求的鄰近範圍提供一條沿迴旋處及車輛路旁停泊處範圍旁寬度不少於1.6米的行人路(以下簡稱「行人路」)，以供行人於行人路上行走。

特別條款第(7)(b)(ii)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費在迴旋處及車輛路旁停泊處範圍及行人路鋪設路面、路邊及渠道，並按署長要求提供予上述各項溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，並令署長滿意。

特別條款第(7)(e)條規定，在承批人完成履行其在本條特別條款之細分條款(b)(i)條及(b)(ii)條下的責任後，或在政府已進行本條特別條款之細分條款(c)條所指的工程的情況下，承批人須在協定整個批租年期內的任何時候，不論白天和黑夜：

- (i) 允許所有公眾人士之車輛自由及免費通行迴旋處及車輛路旁停泊處範圍，作所有合法目的;及
- (ii) 允許所有公眾人士作任何合法目的自由及免費徒步或以輪椅行經、來回及穿越行人路，

但不准在該迴旋處上落客。

特別條款第(7)(m)條規定，僅就本條特別條款之細分條款(b)(c)、(h)及(i)條而言，「承批人」一詞不包括財政司司長法團。

b. 公契有關上述設施之相關條款：

迴旋處及車輛路旁停泊處範圍及行人路構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。

公契敘文(1)(a)段：

「迴旋處及車輛路旁停泊處範圍」指“批地文件附圖I以粉紅色藍斜線顯示的範圍或地政總署署長根據批地文件特別條款第(7)(b)(i)(I)條批准或要求該地段之其他鄰近範圍。迴旋處及車輛路旁停泊處範圍連同行人路在本文件隨附(A區)地下平面圖(其準確性經獲認可人士核實)中以紅色黑點標示，僅供識別”。

「行人路」是指“根據批地文件特別條款第(7)(b)(i)(II)(B)條，在附於批地文件附圖I以粉紅色藍色交叉斜線顯示的範圍或地政總署署長根據批地文件條款批准或要求的其他鄰近範圍，沿迴旋處及車輛路旁停泊處範圍提供及興建的行人路。行人路連同迴旋處及車輛路旁停泊處範圍在本文件隨附(A區)地下平面圖(其準確性經獲認可人士核實)中以紅色黑點標示，僅供識別”。

公契附表3第(2)(d)條：

(2) 地役權、權利和特權，而該地段及該屋苑的不可分割份數及持有、使用、佔用和享受每單位的專屬權利均受該地役權、權利和特權所規限:-

“(d) 在不抵觸批地文件條款的情況下，所有公眾人士在日間和夜晚任何時候自由及免費，以車輛進出迴旋處及車輛路旁停泊處範圍，以徒步或以輪椅行經、來回及穿越行人路及粉紅色黑斜線範圍，以徒步或以輪椅穿越、再穿越及行經粉紅色黑交叉斜線範圍，以車輛進出地政總署署長所批准或要求的粉紅色黑交叉斜線範圍、或其部份或多個部份，作所有合法目的之權利;”

3. 批地文件特別條款第(8)條提及的粉紅色黑斜線範圍

a. 批地文件提及上述設施之相關條款：

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特別條款第(8)(a)條規定，如非事前獲署長書面同意，不可在附圖I以粉紅色黑斜線顯示的範圍（以下簡稱「粉紅色黑斜線範圍」）內豎立或興建建築物或構築物或建築物或構築物的支撐，下述除外：

- (i) 根據本條特別條款之細分條款(b)提供的該等構築物；
- (ii) 署長批准在粉紅色黑斜線範圍內已豎立或將豎立之任何建築物或多座建築物的一層或多層地下層；及
- (iii) 署長批准延伸至粉紅色黑斜線範圍的該等行人天橋、建築特徵、陽台、簷篷和其他構築物。

特別條款第(8)(b)(i)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費以署長批准的方式及物料、標準、水平、位置和設計進行下列工程，並全面令署長滿意：

- (I) 鋪設、平整及美化粉紅色黑斜線範圍；及
- (II) 提供和興建署長在其絕對酌情權要求或批准的橋、隧道、上跨路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(以下統稱「行人街道構築物」)

以供行人可在粉紅色黑斜線範圍往來。

特別條款第(8)(b)(ii)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費在粉紅色黑斜線範圍鋪設路面、路邊及渠道，並按署長要求提供予此範圍溝渠、水渠、排水渠、消防栓連接駁總水管的水管、街燈、街道設施及道路標記，並令署長滿意。

特別條款第(8)(e)條規定，在承批人完成履行其在本條特別條款之細分條款(b)(i)及(b)(ii)下的責任後，或政府已進行本條特別條款之細分條款(c)條所指進行的工程的情況下，承批人須允許所有公眾人士在任何時候自由及免費徒步或以輪椅行經、來回及穿越粉紅色黑斜線範圍，作所有合法目的。

特別條款第(8)(k)條規定，僅就本條特別條款之細分條款(b), (c)及(g)條而言，「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款：

粉紅色黑斜線範圍構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。

公契敘文(1)(a)段：

「粉紅色黑斜線範圍」是指批地文件特別條款第(8)條所述的範圍，在批地文件附圖I中以粉紅色黑斜線標示供識別用途，並構成公眾休憩用地的一部份。

公契附表3第(2)(d)條：

(2) 地役權、權利和特權，而該地段及該屋苑的不可分割份數及持有、使用、佔用和享受每單位的專屬權利均受該地役權、權利和特權所規限:-

“(d) 在不抵觸批地文件條款的情況下，所有公眾人士在任何時候不論日間及夜晚自由及免費，以車輛進出迴旋處及車輛路旁停泊處範圍，以徒步或以輪椅行經、來回及穿越行人路及粉紅色黑斜線範圍，以徒步或以輪椅行經、來回及穿越粉紅色黑交叉斜線範圍，以車輛進出地政總署署長所批准或要求的粉紅色黑交叉斜線範圍、或其部份或多個部份，作所有合法目的之權利;”

4. **批地文件特別條款第(9)條提及的粉紅色黑交叉斜線範圍**

a. 批地文件有關上述設施之相關條款：

特別條款第(9)(a)條規定，如非事前獲署長書面同意，不可在附圖I以粉紅色黑交叉斜線顯示的範圍（以下簡稱「粉紅色黑交叉斜線範圍」）從地面水平起5.1米或以內豎立或興建建築物或構築物或建築物或構築物的支撐。就本細分條款(a)條而言，署長對於甚麼構成粉紅色黑交叉斜線範圍的地面水平的決定將會是最終的決定，並且對承批人具有約束力。

特別條款第(9)(b)(i)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，自費以署長批准方式及物料、標準、水平、位置和設計鋪設及平整粉紅色黑交叉斜線範圍，並全面令署長滿意，以供車輛及行人可在粉紅色黑交叉斜線範圍往來。

特別條款第(9)(b)(ii)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准其他延長之時間)內，自費在粉紅色黑交叉斜線範圍鋪設路面、路邊及渠道並按署長要求提供予此範圍溝渠、水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，並令署長滿意。

特別條款第(9)(d)條規定，在承批人完成履行其在本條特別條款之細分條款(b)(i)條及(b)(ii)條下的責任後，或在政府已進行本條特別條款之細分條款(c)條所指的工程的情況下，承批人須在不論白天和黑夜的任何時間：

- (i) 允許所有公眾人士作所有合法目的自由及免費徒步或以輪椅行經、來回及穿越粉紅色黑交叉斜線範圍；及
- (ii) 允許所有公眾人士之車輛作所有合法目的自由及免費，通過署長所批准或要求的粉紅色黑交叉斜線範圍、其部份或其多個部份。

特別條款第(9)(k)條規定，就本條特別條款之細分條款(b),(c)及(h)條而言，「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款：

粉紅色黑交叉斜線範圍的部份構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。粉紅色黑交叉斜線範圍的部份構成在公契敘文(1)(a)段定義中「屋苑公用地方」的一部份。

公契敘文(1)(a)段：

「粉紅色黑交叉斜線範圍」是指批地文件特別條款第(9)條所述的範圍，在批地文件附圖I中以粉紅色黑交叉斜線標示，以供識別。

公契第(3:02:01)條規定，除非本契約另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在公契和批地文件規定保留予財政司司長法團的地役權、特權及權利不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但在不局限於前述的一般性的原則下:-

“(w)採取一切必要或合宜的措施，以符合批地文件及有關該地段及/或該屋苑，而並無該地段及/或該屋苑內之業主、租客或佔用人須獨自負責的任何法規或政府要求;”

公契附表3第(2)(d)條：

(2) 地役權、權利和特權，而該地段及該屋苑的不可分割份數及持有、使用、佔用和享受每單位的專屬權利均受該地役權、權利和特權所規限:-

“(d) 在不抵觸批地文件的條款的情況下，所有公眾人士在任何時候不論日間及夜晚自由及免費，以車輛進出迴旋處及車輛路旁停泊處範圍，以徒步或以輪椅行經、來回及穿越行人路及粉紅色黑斜線範圍，以徒步或以輪椅行經、來回及穿越粉紅色黑交叉斜線範圍，以車輛進出地政總署署長所批准或要求粉紅色黑交叉斜線範圍、或其部份或多個部份，作所有合法目的之權利;”

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5. 批地文件特別條款第(10)條提及的棕色範圍

a. 批地文件提及上述設施之相關條款:

特別條款第(10)(a)條規定，在獲授予該地段之同時，亦獲授予在協定整個批租年期內不時及任何時候，承批人及其僱員、訪客、工人和其他獲其授權的人士可在署長批准的水平上，為作所有與恰當使用及享用該地段有關的用途，行經、來回及穿越附圖I以棕色顯示之範圍（以下簡稱「棕色範圍」）的權利。

特別條款第(10)(b)條規定，承批人須於從批地文件之日起72個公曆月(或署長批准之其他延長時間)內，以署長要求或批准的方式及物料、標準、水平、位置和設計自費鋪設、平整和美化棕色範圍，並在棕色範圍內建造已鋪砌的道路，以及連帶的街道設施、交通輔助設施、街燈、下水道、排水管及其他構築物，使可授予在本條特別條款之細分條款(a)條所提及的通行權，並全面令署長滿意，使行人可在上面行走。

b. 公契提及上述設施之相關條款:

公契敘文(1)(a)段:

「棕色範圍」是指批地文件附圖I中以棕色標示的範圍，已根據批地文件特別條款第(10)(a)條就此範圍授予若干通行權。

6. 批地文件特別條款第(11)及(12)條提及的保留範圍和黃色範圍

a. 批地文件有關上述設施之相關條款:

特別條款第(11)(a)條規定，一個由在顯示於附圖I包含以粉紅色綠斜線部份顯示的地面層或多層及其地面及其上全部空間而組成的地層部份（以下簡稱「保留範圍」）將豁除及保留予政府，作重置公眾休憩用地之用(定義見特別條款第(12)條)。就本細分條款而言，署長對於甚麼構成地面層或多層的決定將會是最終的決定，並且對承批人具有約束力。

特別條款第(11)(b)條規定，除特別條款第(12)條列明外，承批人對保留範圍並沒有擁有權、佔管權或使用權的權利或業權。

特別條款第(12)(a)(i)條規定，承批人須從獲得附圖I以黃色顯示的範圍（以下簡稱「黃色範圍」）之佔管權之日起18個公曆月(或署長批准其他延長之時間)內，以康樂文化事務署署長在其絕對酌情權下要求的方式及物料、標準、水平、位置和設計，自費平整、提供和美化保留範圍及黃色範圍（連同康樂文化事務署署長在其絕對酌情權下要求的構築物、裝置和其他設施）以作一個面積不少於335平方米的公眾休憩用地（以下簡稱「重置公眾休憩用地」），並且全面令康樂文化事務署署長及署長滿意。就本特別條款而言，康樂文化事務署署長對於甚麼構成重置公眾休憩用地的決定將會是最終的決定，並且對承批人具有約束力。

特別條款第(12)(d)條規定，僅為進行本特別條款細分條款(a)條指明的必要工程，承批人須:

- (i) 於批地文件之日期被授予保留範圍的佔管權；及
- (ii) 於署長致承批人的信函中指明的日期被授予黃色範圍的佔管權。

保留範圍及黃色範圍須在被要求時交還政府，及在任何情況下須於署長提及此等條款已在其滿意下完成的信函的日期被當作由承批人交還政府。

特別條款第(12)(p)條規定，僅就本條特別條款之細分條款(a),(b),(g),(i),(k),(l),(m),(n)及(o)條而言，「承批人」一詞不包括其受讓人。

b. 公契有關上述設施之相關條款:

公契第四附表第55 條規定:

第一業主需獨自負責為履行及符合批地文件的條款有關(i)均在批地文件特別條款第(5)條所提及的「綠色範

圍」、「綠色黑點範圍」及「該構築物」，(ii) 在批地文件特別條款第(11)條提及的「保留範圍」及 (iii) 均在批地文件特別條款第(12)條內提及的「黃色範圍」及「重置公眾休憩用地」的管理及保養。

7. 批地文件特別條款第(18)條提及的政府房舍

a. 批地文件有關上述設施之相關條款:

特別條款第(18)(a)條規定，承批人須自費在該地段內按照附於批地文件的技術附表（以下簡稱「該技術附表」）及批地文件特別條款第(19)(a)條批准之圖則，並運用良好專業的施工方法，豎立、興建和提供以下房舍:

- (i) 在B區內提供一間為長者而設之老人院舍連同一間社區支援服務中心（以下簡稱「老人院舍連同社區支援服務中心」），其淨運作樓面面積不少於1,096平方米或由署長以書面批准的其他樓面面積，並須於在批地文件特別條款第(13)條的指定日期或之前完成，並且使其適合佔用;
- (ii) 在B區內提供一處量度為7.6米長及3.0米寬連同以最小淨空高度為2.8米的停車位，僅供老人院舍連同社區支援服務中心使用（以下簡稱「老人院舍停車位」），並須於在批地文件特別條款第(13)條的指定日期或之前完成，並且使其適合佔用;
- (iii) 在B區內提供一個垃圾收集站（以下簡稱「垃圾收集站」），其淨運作樓面面積不少於579平方米或由署長以書面批准的其他樓面面積，並須於在批地文件特別條款第(13)條的指定日期或之前完成，並且使其適合佔用及使用; 及
- (iv) 在A區內提供一個公共廁所（以下簡稱「公共廁所」），其淨運作樓面面積不少於131平方米或由署長以書面批准的其他樓面面積，並須於在批地文件特別條款第(13)條的指定日期或之前完成，並且使其適合佔用及使用。

（該房舍包括任何其他署長在其絕對酌情權決定之僅與該房舍有關的其他區域、設施、服務設施和裝置（其決定為最終且對承批人具有約束力），以下統稱「政府房舍」）。

特別條款第(18)(b)條規定，政府從而保留在其絕對酌情權下在任何時候改變或修改政府房舍或其任何部份的用途之權利。

特別條款第(31)(a)條規定，“承批人須在整個協定批租年期自費但可收取特別條款第(44)(a)(ii)(I)條所述的財政司司長法團的任何分擔款項維護下列各項（下稱「項目」），以達致各方面令署長滿意的程度:

- (i) 政府房舍的外牆裝修物料以及所有牆、柱、橫樑、天花板、天台樓板、車道或樓板的結構或政府房舍當中、周圍、內部、上下方的任何其他結構元件;
- (ii) 為政府房舍及該地段發展項目餘下部份而設的所有升降機、扶手電梯及樓梯;
- (iii) 構成服務政府房舍及該地段發展項目餘下部份之系統的一部份的一切屋宇裝備裝置、機械及設備（包括但不限於便攜式及非便攜式消防裝置設備）;
- (iv) 政府房舍下的所有結構板，連同其中及其下面的排水系統; 及
- (v) 為服務政府房舍及該地段發展項目餘下部份而設的所有其他公用部份及設施。”

特別條款第(31)(c)條規定，僅就本特別條款而言，「承批人」一詞不包括財政司司長法團。

b. 公契有關上述設施之相關條款:

公契敘文(1)(a)段:

「財政司司長法團」是指“財政司司長法團，根據及憑藉香港法例第1015章《財政司司長法團條例》、其

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制定的任何規例及任何修訂法例註冊成立的單一法團。「財政司司長法團」一詞是指作為政府房舍業主的財政司司長法團，如文意許可，包括作為政府房舍業主的財政司司長法團的繼承人及受讓人。”

「政府房舍」指“批地文件特別條款第(18)(a)條所界定的相同涵義，包括B區內一間供為長者而設之老人院舍連同一間社區支援服務中心（「老人院舍連同社區支援服務中心」）（定義見批地文件特別條款第(18)(a)(i)條，在本文件附圖（其準確性經獲認可人士核實）以灰色標示，僅供識別）、B區內一處僅供老人院舍連同社區支援服務中心使用的停車位（「老人院舍停車位」）（定義見批地文件特別條款第(18)(a)(ii)條，在本文件附圖（其準確性經獲認可人士核實）以灰色黑交叉斜線標示，僅供識別）、B區內一個垃圾收集站（「垃圾收集站」）（定義見批地文件特別條款第(18)(a)(iii)條，在本文件附圖（其準確性經獲認可人士核實）以灰色黑點標示，僅供識別）以及A區內一個公共廁所（「公共廁所」）（定義見批地文件特別條款第(18)(a)(iv)條，在本文件附圖（其準確性經獲認可人士核實）以灰色黑斜線標示，僅供識別）。政府房舍包括地政總署署長在其絕對酌情權決定之所有其他專用範圍、設施、服務裝備和裝置（其決定為最終且對所有業主具有約束力）。”

「政府房舍維護開支」指“ (i) 管理人根據本文件第(3:02:01(aw))條，應政府房舍業主要求僅維護政府房舍專用裝備、設施及裝置所產生的所有成本及開支；(ii) 財政司司長法團根據本文件附表7第(d)條應付的管理及維護費用；及(iii) 財政司司長法團根據本文件附表7第(g)(ii)條應付的資本開支。”

「項目」指包括以下的項目：

在批地文件特別條款第(31)(a)條提及的：

- (i) 政府房舍的外飾面和政府房舍之內、周圍、內部、之上及之下的一切牆壁、支柱、大樑、天花、屋頂板、路軌或樓板及其他結構件；
- (ii) 服務政府房舍和在地段上的屋苑的餘下部分的一切升降機、扶手電梯及樓梯；
- (iii) 構成服務政府房舍和在地段上的屋苑的餘下部分的系統之一切建築服務裝置、機械及設備（包括但不限於手提式及固定消防裝置設備）；
- (iv) 政府房舍下面的所有結構板連同其內和其下的排水系統；及
- (v) 服務政府房舍和在地段上的屋苑的餘下部分的一切其他公用部分及設施。

公契第(3:01:08)條規定，該屋苑業主（作為政府房舍業主的財政司司長法團除外）須負責由管理人代行、維護、管理及維修項目，並須彌償財政司司長法團及政府因其未能管理及維護項目而招致的任何性質的所有責任、損害賠償、開支、索償、成本、要求、控告、法律行動及程序。

公契第(3:02:01)(ax)條規定除非本契約另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的權利、地役權及特權不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但不局限於前述的一般性的原則下：

“(ax) 管理和維護項目。”

公契附表3第(4)及(5)條，規定如下：

“(4) 儘管本契約載有任何條文，財政司司長法團、其承租人、租戶、被許可人及其授權的人士，以及政府房舍或其任何部份當其時的業主或佔用人有權：

- (a) 就政府房舍各部份享有庇護、支援及保護；
- (b) 使燃氣、電力、水、污水、空調、電話及所有其他服務一直自由通過現時、今後或在批地文件所批租的年期內安裝或穿過該地段任何部份或該地段上該屋苑任何部份的雨水渠、污水渠、排水渠、煙道、導管、管道、水道、電纜、水管、電線及其他傳導介質往返政府房舍流動；

- (c) 全權酌情隨時自費改建、改裝、改造、接駁或修復僅供政府房舍或其任何部份使用的任何裝備及設施（「政府房舍裝備」），而無需向任何其他業主或管理人支付任何費用或取得其批准或同意，惟在政府房舍裝備的任何改建、改裝、改造、接駁或修復工程期間應採取適當及充分的謹慎及預防措施，以確保不會損壞該地段內及供該地段上該屋苑除政府房舍外的所有部份使用的裝備及設施；
- (d) 就正當使用及享用政府房舍或其任何一個或多個部份來回穿越及行經和使用該地段任何公用部份或該地段上的該屋苑的任何公用部份（包括但不限於公用地方），以及使用及收取該地段或該地段上的該屋苑內任何公用設施（包括但不限於公用設施）的收益；
- (e) 在任何合理時間，不論是否帶同測量師、承建商、工人及其他人士、車輛、機器、設備、物料及機械，進入該地段或該地段上的該屋苑任何部份以對政府房舍或其任何一個或多個部份提供或實施維護、維修、加建及改建工程以及其他工程，以及對政府房舍裝備或其任何部份提供或實施維護、維修、加建、改建、改裝、改造、接駁及修復工程以及其他工程；
- (f) 按照地政總署署長的要求，自由及暢通無阻地往返政府房舍；
- (g) 按照財政司司長法團認為適宜的方式，獨自在政府房舍或其任何一個或多個部份當中、內部、周圍及邊界的牆、柱及其他結構元件上安裝、豎立、展現、展示、維護、維修、拆除及更新標誌及廣告，以及進入該地段或該地段上的該屋苑的任何部份，不論是否帶同僱員、工人及其他人士、機器、設備、機械及物料，以檢查、安裝、豎立、展現、展示、維護、維修、拆除及更新該等標誌及廣告；
- (h) 接觸固定於政府房舍天台樓板、牆及其他結構元件之上或內部的照明設施導管、消防、通風及其他裝備、設施、裝置、固定裝置、附屬工程、機械及物料；
- (i) 在牆、柱、橫樑、天花板、天台樓板、車道或樓板的結構及政府房舍當中、周圍、內部、上下方的其他結構元件改建及安裝附加裝備，僅供政府房舍或其任何一個或多個部份使用及受益，以及就此進入該地段或該地段上的該屋苑的任何部份，不論是否帶同僱員、工人及其他人士、機器、設備、機械及物料，惟在任何該等改建工程期間應採取適當及充分的謹慎及預防措施，以確保不會損壞該地段內及供該地段上的該屋苑除政府房舍外的所有部份使用的裝備及設施；

以及地政總署署長認為必需或合宜的其他權利、特權及地役權。

(5) 政府或財政司司長法團有權隨時按其絕對酌情權修改或變更政府房舍或其任何一個或多個部份的用途，而無需取得其他業主或管理人的批准或同意，其他業主或管理人亦不得就此徵收任何收費或費用。”

公契附表7第(b)條規定，財政司司長法團作為政府房舍的業主只負責政府房舍的維修及管理(公契定義的項目除外)，並不需負責該屋苑之任何其他部份。

8. 批地文件特別條款第(37)條提及的公眾休憩用地

a. 批地文件有關上述設施之相關條款:

特別條款第(37)(a)條規定，承批人須於在批地文件特別條款第(13)條的指定日期或之前，在該地段內自費提供不少於2,665平方米的休憩用地，並令署長滿意(以下簡稱「公眾休憩用地」)。公眾休憩用地的選址、構建、保養、景觀設計、植被栽種、處理及提供方式及其材料與設備和設施均需按署長的要求進行，並全面令署長滿意。

特別條款第(37)(c)條規定，承批人須於公眾休憩用地興建完成後，允許所有公眾人士在日間和夜間所有合理時候或署長在其絕對酌情權下要求的時間，自由及免費行經、來回及穿越並享用公眾休憩用地連同提供在上方的設備和設施，作所有合法目的。

特別條款第(37)(i)條規定，僅就本特別條款而言，「承批人」一詞不包括其受讓人。

b. 公契有關上述設施之相關條款:

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公眾休憩用地構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。

公契敘文(1)(a)段：

「公眾休憩用地」是指“根據批地文件特別條款第(37)條在該地段提供的休憩用地，在本文件隨附的（A區）地下平面圖及（A區）5樓平面圖（其準確性均經獲認可人士核實）中以紅色黑斜線標示，僅供識別”。

公契附表3第(2)(e)條：

(2) 地役權、權利和特權，而該地段及該屋苑的不可分割份數及持有、使用、佔用和享受每單位的專屬權利均受該地役權、權利和特權所規限:-

“(e) 在不抵觸批地文件的條款的情況下，所有公眾人士在日間及夜間所有合理時候或在地政總署署長在其絕對酌情權下要求的時間內作所有合法目的自由及免費行經、來回及穿越和享用公眾休憩用地連同提供在其上方之設備和設施的權利，及所有公眾人士在日間及夜間所有合理時間行經、來回、穿越及通往由商業樓宇業主或多個業主合理指定或重新指定的商業樓宇部份及路線，作通往及離開公眾休憩用地的用途。”

9. 批地文件特別條款第(47)條提及的未來港鐵隧道相關構築物

a. 批地文件有關上述設施之相關條款:

特別條款第(47)(a)條規定，當署長要求時，承批人須於在署長指定的時間內，自費以署長的要求或批准物料、標準、水平、部署及設計，提供和興建及在日後管理和保養，署長要求的結構支撐物及接駁物連同扶手電梯、升降機、樓梯（以下統稱「未來港鐵隧道相關構築物」），以全面令署長滿意，以連接該地段到一條將興建通往灣仔港鐵站的隧道（以下簡稱「未來港鐵隧道」），在附圖I顯示及標記為位於A點與B點之間且穿越C點，或在由署長書面批准的其他地點（以下簡稱「該地點」）。

特別條款第(47)(f)條規定，承批人在協定的整個批租年期內，於灣仔港鐵站開放時間，並依照任何署長不時施加的要求，允許任何公眾人士作任何合法目的自由及免費，徒步行經、來回、穿越、上落至未來港鐵隧道相關構築物，及進入、行經、來回及穿越該地段或於上方興建或將興建的樓宇或多座樓宇必需的部份，作往返未來港鐵隧道或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路及政府土地之用。

特別條款第(47)(k)條規定，僅就本條特別條款而言，「承批人」一詞不包括財政司司長法團。

b. 公契有關上述設施之相關條款:

未來港鐵隧道相關構築物構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。

公契敘文(1)(a)段：

「未來港鐵隧道相關構築物」是指地政總署署長要求根據批地文件特別條款第(47)(a)條提供和興建的結構支撐物及接駁物連同扶手電梯、升降機及樓梯。

公契附表3第(2)(f)條：

(2) 地役權、權利和特權，而是該地段及該屋苑的不可分割份數及持有、使用、佔用和享受，每單位有專屬權利均受該地役權、權利和特權所規限:-

“(f) 在不抵觸批地文件的條款的情況下，所有公眾人士於灣仔港鐵站開放時間，並依照任何地政總署署長不時施加的要求，作任何合法目的自由及免費徒步行經、來回、穿越、上落至未來港鐵隧道相關構築物的權利，及進入、行經及穿越該地段或該屋苑，作來往未來港鐵隧道或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路及政府土地之用;”

10. 批地文件特別條款第(48)(e)條提及的繳款停泊的車位

a. 批地文件有關上述設施之相關條款:

特別條款第(48)(e)條規定：

- (i) 承批人須在A區內提供不少於80個車位或署長批准的其他指定車位數目，並令署長滿意。
- (ii) 根據本條特別條款之細分條款(a)(iii)、(b)(i)(I)及(b)(i)(II)條下所提供的車位可作計算於及構成根據本條特別條款之細分條款(e)(i)所需提供的車位數目。
- (iii) 在不抵觸本條特別條款之細分條款(e)(iv)條的情況下，承批人須在協定的整個批租年期保持按本條特別條款之細分條款(e)(i)條下提供的車位，在任何時候可供任何公眾人士作短期停泊汽車使用，停泊時段不超過一個公曆月，且收取署長批准之費用或收費。
- (iv) 在任何時候須有不少於24個根據本條特別條款之細分條款(e)(i)條下提供的車位供任何公眾人士作時租形式的短期停泊汽車使用，並收取署長批准的費用或收費。
- (v) 根據本細分條款(e)條下提供的車位的地點、管理和運作（包括但不限於收費率）須按照署長事先的書面批准。
- (vi) 根據本細分條款(e)條下提供的車位除供獲在道路交通條例、任何其下法規和任何修訂之法例下發牌的汽車停泊外，不得作其他用途，尤其是上述車位不得用作貯藏、展示或展出汽車作銷售或其他用途。
- (vii) 承批人不得轉讓、抵押、押記、終止、批租、轉租或放棄佔管權或以其他方式處置根據本條特別條款之細分條款(e)(i)條下提供的車位，或任何其中的權利，或為此簽訂協議，以一個整體作上述事情除外，但承批人可按照本細分條款(e)條向公眾人士發出許可或分租個別車位。

根據由地政處港島東分區於2013年3月8日發出的信函（註冊在土地註冊處的編號為13032102740015），地政總署署長已批准更改根據批地文件特別條款第(48)(e)(i)條要求提供的車位數目由不少於80個至不少於59個。

b. 公契有關上述設施之相關條款:

公契附表4第(58)條規定，根據批地文件特別條款第(48)(b)(i)(II)條提供，並包括在商業車位範圍的車位，已作計算於及構成根據批地文件特別條款第(48)(e)條所需提供的車位數目，並因此須受批地文件特別條款第(48)(e)條的條款及細則限制。

11. 批地文件特別條款第(48)(f)條提及的夜間繳款停泊的車位

a. 批地文件有關上述設施之相關條款:

特別條款第(48)(f)條規定：

- (i) 不少於百分之50根據批地文件特別條款第(49)(a)(i)(I)條下提供的車位，或署長批准之其他車位數目，須於每日20：00至8：00用作停泊貨車的用途。
- (ii) 承批人須在協定的整個批租年期保持根據本條特別條款之細分條款(f)(i)條下提供的車位可供所有公眾人士於細分條款(f)(i)條所指定的時間及用途使用，並收取署長批准的費用或收費。
- (iii) 根據本條特別條款之細分條款(f)條下提供的車位的地點、管理和運作（包括但不限於收費

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率)須按照署長事先書面的批准。

- (iv) 根據本細分條款(f)條下提供的車位除供獲按照道路交通條例、任何其下法規和任何修訂之法例下發牌的貨車停泊外，不得作其他用途，尤其是上述車位不得用作貯藏、展示或展出汽車作銷售或其他用途。

b. 公契有關上述設施之相關條款:

公契第(3:02:01) 條規定，除非本契約另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的地役權、特權及權利不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但不局限於前述的一般性的原則下:-

“(w) 採取一切必要或合宜的措施，以符合批地文件及有關該地段及/或該屋苑，而並無該地段及/或該屋苑內之業主、租客或佔用人須單獨負責的任何法規或政府要求;”

12. 批地文件特別條款第(49)(a)(i)(II)條提及的貨車裝卸車位

a. 批地文件有關上述設施之相關條款:

特別條款第(49)(a)(i)(II)條規定需在該地段內提供車位以令署長滿意:-

- (i) 以下列比率提供貨車裝卸;
- (II) 在供B區內已建造或擬建造的一座或多座大廈(包括老人院舍連同社區支援服務中心)的佔用者及其真正的客人、訪客及被邀請者使用的一個車位，並需於特別條款第(13)條內所指的日期或之前完成及使之適合佔用。

b. 公契有關上述設施之相關條款:

根據批地文件特別條款第(49)(a)(i)(II)條提及的裝卸車位構成在公契敘文(1)(a)段定義的“屋苑公用地方”的一部份。

公契第(3:02:01) 條規定，除非本契約另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的地役權、特權及權利不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但不局限於前述的一般性的原則下:-

“(w) 採取一切必要或合宜的措施，以符合批地文件及有關該地段及/或該屋苑，而並無該地段及/或該屋苑內之業主、租客或佔用人須單獨負責的任何法規或政府要求;”

13. 批地文件特別條款第(49)(a)(ii)條提及的汽車(包括的士)停泊處

a. 批地文件提及上述設施之相關條款:

特別條款第(49)(a)(ii) 條規定，須在該地段內提供空間，用作於迴旋處及車輛路旁停泊處範圍及鄰近綠色範圍內，長度不少於38米，供汽車(包括的士)上落客，以署長要求或批准的形式、標準及地點提供的車輛停泊處，以令署長滿意。

b. 公契提及上述設施之條款:

在迴旋處及車輛路旁停泊處範圍內提供或將提供的車輛停泊處構成公契敘文(1)(a)段中定義的「商業樓宇」的一部份。

14. 批地文件特別條款第(49)(a)(iii)條提及的車輛停泊處及的士站

a. 批地文件有關上述設施之相關條款:

特別條款第(49)(a)(iii)條規定，須在該地段內提供空間，用作需於A區內，長度不少於23米，供汽車(包括的士)上落客，以署長要求或批准的形式、標準及地點提供車輛停泊處及的士站，以令署長滿意。

b. 公契提及上述設施之條款:

依據批地文件特別條款第(49)(a)(iii)條提供或將提供作汽車(包括的士)上落客的車輛停泊處及的士站，構成公契敘文(1)(a)段中定義的「屋苑公用地方」的一部份。

公契第(3:02:01) 條規定，除非本契約另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的地役權、特權及權利不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但不局限於前述的一般性的原則下:-

“(w) 採取一切必要或合宜的措施，以符合批地文件及有關該地段及/或該屋苑，而並無該地段及/或該屋苑內之業主、租客或佔用人須單獨負責的任何法規或政府要求;”

15. 批地文件特別條款第(67)條提及的擬建之地下通道連接物

a. 批地文件有關上述設施之相關條款:

特別條款第(67)(a)條規定，承批人須自費及在署長規定的時限內，在該地段內，以署長要求或批准的材料、標準、水平、部署及設計提供及興建，及其後管理和保養，此等行人地下通道連接物連同署長要求的扶手電梯、升降機、樓梯(以下統稱為「擬建地下通道連接物」)，並全面令署長滿意，以接連一條擬建通往現稱合和中心的大廈之地下通道，興建於稱為及在土地註冊處註冊為內地段8551號的該幅土地(該擬建地下通道下稱為「擬建地下通道」)，在附於日期為2013年7月3日且在土地註冊處註冊之註冊編號為13070502870013之修訂書的圖則A上顯示及標記為位於X1點及Y1點之間且穿越Z1點，或在由署長書面批准的其他地點(下稱「該連接點」)。

特別條款第(67)(f)條規定，承批人須在協定的整個批租年期內，並依照任何署長不時施加的要求，於灣仔港鐵站開放時間允許任何公眾人士為任何合法目的自由及免費，徒步或以輪椅行經、來回、穿越、上落擬建地下通道連接物，及進入、行經、來回及穿越該地段或於上方興建或將興建的樓宇或多座樓宇必需的部份，作擬建地下通道及灣仔港鐵站或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路通往政府土地之用。

特別條款第(67)(m)條規定，就本條特別條款而言，「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款:

「擬建地下通道連接物」構成在公契敘文(1)(a)段定義中「商業樓宇」的一部份。

公契敘文(1)(a)段:

「擬建地下通道連接物」是指地政總署署長根據批地文件特別條款第(67)(a)條要求提供和興建用以接連擬建地下通道的行人地下通道連接物連同扶手電梯、升降機及樓梯。

公契附表3第(2)(g)條:

(2) 地役權、權利和特權，而是該地段及該屋苑的不可分割份數及持有、使用、佔用和享受，每單位有專屬權利均受該地役權、權利和特權所規限:-

“(g) 在不抵觸批地文件的條款的情況下，所有公眾人士於灣仔港鐵站開放時間及依照地政總署

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署長不時施加的任何要求，作任何合法目的自由及免費，徒步或以輪椅行經、來回、穿越、上落擬建地下通道連接物，及進入、行經、來回及穿越該地段或該屋苑必需的部份，作往返擬建地下通道及灣仔港鐵站或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路及政府土地之用的權利。”

B. 根據批地文件規定須由發展項目第二期中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的資料

1. 批地文件特別條款第(5)條提及的綠色範圍及綠色黑點範圍

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主(財政司司長法團除外))出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支, 應付管理、營運或維持上述設施的部分開支¹。

a. 批地文件有關上述設施之相關條款:

特別條款第(5)(a)(iii)條規定, 承批人須自費保養綠色範圍及綠色黑點範圍, 連同該構築物及所有興建、設置及提供在該等範圍上或內的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記、美化工程及植物, 以令署長滿意, 直至依據此特別條款之細分條款(d)條交還綠色範圍及綠色黑點範圍的管有權予政府為止。

特別條款第(5)(d)條規定, 只作以進行本特別條款之細分條款(a)所指定及需要工程之用途, 承批人須從批地文件之日(或由署長指定的其他日期)起獲授予綠色範圍及綠色黑點範圍的佔管權。綠色範圍及綠色黑點範圍或其任何部份或其多個部份須應政府要求時交還予政府, 及在任何情況下, 在署長致函予承批人表明該等條款已符合署長滿意當日即視作已交還該等範圍予政府。承批人須在佔管綠色範圍及綠色黑點範圍或其任何部份或其多個部份期間, 在任何合理時間下容許一切政府和公共車輛及行人自由穿越、通往及前往該等範圍, 並須確保此等穿越不受不論在本特別條款下或在此以外所進行的工程干擾或阻礙。

特別條款第(5)(h)條規定, 僅就本條特別條款之細分條款(a), (b) 及(c) 條而言, 「承批人」一詞不包括憑藉財政司司長法團條例、其下任何訂立的規例及任何修訂法規所成立的單一法團(以下簡稱「財政司司長法團」, 如在文意許可的情況下, 該詞包括其繼承人及受讓人)。

b. 公契提及上述設施之相關條款:

公契第四附表第55 條規定, 「第一業主」需獨自負責為履行及符合批地文件的條款有關(i)在批地文件特別條款第(5)條所提及的「綠色範圍」、「綠色黑點範圍」及「該構築物」, (ii)在批地文件特別條款第(11)條提及的「保留範圍」及 (iii) 均在批地文件特別條款第(12)條內提及的「黃色範圍」及「重置公眾休憩用地」的管理及保養。

2. 批地文件特別條款第(7)條提及之行人路

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主(財政司司長法團除外))出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支, 應付管理、營運或維持上述設施的部分開支²。

¹備註

根據公契的條款, 第一業主(市區重建局)需獨自負責執行及符合批地文件中有關綠色範圍及綠色黑點範圍之條款。

²備註

根據公契的條款, 行人路構成商業樓宇的一部份, 而有關業主需負責行人路的保養及管理。

a. 批地文件有關上述設施之相關條款:

特別條款第(7)(b)(iii)(II)條規定, 承批人須在整個協定批租年期內自費管理及保養, 以全面令署長滿意:

(II) 行人路連同所有於其上或其內設置及提供的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施及道路標記。

特別條款第(7)(e)(ii)條規定, 在承批人完成履行其在本條特別條款之細分條款(b)(i)條及(b)(ii)條下的責任後, 或在政府已進行本特別條款之細分條款(c)條提及的工程的情況下, 承批人須在整個協定批租年期內的任何時候, 不論日間和夜間, 允許任何公眾人士作所有合法目的, 自由及免費, 徒步或以輪椅行經、來回及穿越行人路, 但在該迴旋處不得上落客。

特別條款第(7)(m)條規定, 僅就本條特別條款之細分條款(b),(c),(h)及(i)條而言, 「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款:

行人路構成公契定義中「商業樓宇」之一部份。

3. 批地文件特別條款第(8)條提及之粉紅色黑斜線範圍

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主(財政司司長法團除外))出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支, 應付管理、營運或維持上述設施的部分開支³。

a. 批地文件有關上述設施之相關條款:

特別條款第(8)(b)(iii)條規定, 承批人須在整個協定批租年期內自費管理及保養粉紅色黑斜線範圍連同行人街道構築物以及所有於其上或其內興建、設置及提供的構築物、表面、溝渠、水渠、排水渠、消防栓、服務設施、街燈、街道設施、道路標記、美化工程及植物, 以令署長滿意。

特別條款第(8)(e)條規定, 在承批人完成履行其在本條特別條款之細分條款(b)(i)條及(b)(ii)條下的責任後, 或在政府已進行本特別條款之細分條款(c)條提及的工程的情況下, 承批人須在任何時候, 允許所有公眾人士作所有合法目的自由及免費, 徒步或以輪椅行經、來回及穿越粉紅色黑斜線範圍。

特別條款第(8)(k)條規定, 僅就本條特別條款之細分條款(b), (c)及(g)條而言, 「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款:

粉紅色黑斜線範圍構成本契約紋文(1)(a)段定義中「商業樓宇」之一部份。

4. 批地文件特別條款第(9)條提及之粉紅色黑交叉斜線範圍

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主(財政司司長法團除外))出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支, 應付管理、營運或維持上述設施的部分開支⁴。

³備註

根據公契的條款, 粉紅色黑斜線範圍構成商業樓宇的一部份, 有關業主需負責粉紅色黑斜線範圍的保養及管理。

⁴備註

根據公契的條款, 部份粉紅色黑交叉斜線範圍構成商業樓宇的一部份, 有關業主需負責粉紅色黑交叉斜線範圍的該部份的保養及管理。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

a. 批地文件提及上述設施之條款:

特別條款第(9)(b)(iii)條規定，承批人須在整個協定批租年內自費管理及保養粉紅色黑交叉斜線範圍，以全面令署長滿意。

特別條款第(9)(d)條規定，在承批人完成履行其在本條特別條款之細分條款(b)(i)條及(b)(ii)條下的責任後，或在政府已進行本特別條款之細分條款(c)條提及的工程的情況下，承批人須在任何時候，不論日間和夜間:-

- (i) 允許所有公眾人士作所有合法目的自由及免費，徒步或以輪椅行經、來回及穿越粉紅色黑交叉斜線範圍; 及
- (ii) 允許所有公眾人士之車輛作所有合法目的自由及免費，穿越署長所批准或要求之粉紅色黑交叉斜線範圍、其部份或多個部份。

特別條款第(9)(k)條規定，僅就本條特別條款之細分條款(b), (c)及(h)條而言，「承批人」一詞不包括財政司司長法團。

b. 公契有關上述設施之條款:

部份粉紅色黑交叉斜線範圍構成公契敘文(1)(a)段定義中「商業樓宇」之一部份，及部份粉紅色黑交叉斜線範圍構成公契敘文(1)(a)段定義中「屋苑公用地方」之一部份。

公契第(3:02:01)條規定，除非公契另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的權利、地役權及特權不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但在不局限於前述的一般性的原則下 :-

“(ag)按照本契約及批地文件或為業主共同利益，作出一切合理附帶於管理該地段及該屋苑的其他事項;

公契約條款 (3:04:01)條規定，為決定業主須支付分擔的費用，管理人須準備本契約條款(3:07:01)條提及的預算案。

公契約條款(3:04:02)條規定，上述預算案須涵蓋所有與管理該地段及該屋苑有關而招致之全部成本、費用及支出，在不局限於前述的一般性的原則下包括以下事項 :-

“(j) 由業主支付的有關全部公用地方的所有收費、評估費、徵稅及其他支出;”

公契約條款(3:05:01)條規定，在不抵觸本契約第七附表的條款的情況下，

“(a) 每個單位的業主（政府房舍之業主除外）須按月向管理人預支與在附表二列明之管理份數成比例之管理費，但沒有業主可被要求支付超過其下述適當份數的管理費:

- (i) 任何有關或令該地段及該屋苑（但不單獨有關或單獨令任何單位、住宅公用範圍、住宅停車場公用範圍、住宅公用設施或住宅停車場公用設施受惠）、屋苑公用範圍及/或屋苑公用設施受惠的支出，該支出的全額須由該屋苑全體業主（政府房舍業主除外）依其所佔管理份數攤分;”

5. 批地文件特別條款第(10)條提及之棕色範圍

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主) 出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持上述設施的部分開支⁵。

⁵備註
根據公契的條款，商業樓宇的業主需符合批地文件的條款負責有關棕色範圍(及構成或與其連接的任何部份) 的保持、保養及維修。

a. 批地文件有關上述設施之相關條款:

特別條款第(10)(c)條規定，除在本特別條款之細分條款(g)條中定義的棕色範圍服務設施及擬建地下通道、擬建地下通道連接物涉及在本特別條款之細分條款(h)條提及的構築物外，承批人須在整個協定批租年內自費維護、保養及維修棕色範圍及所有構成或與其連接之部份，所做之全部須達致署長滿意，且承批人須為整體負責猶如他是其絕對業主一樣。

b. 公契有關上述設施之相關條款:

本契約第四附表第(53)條規定，商業樓宇業主須依照批地文件的條款負責維護、保養及維修棕色範圍（及任何構成或與其連接之部份）。

6. 批地文件特別條款第(47)條提及之未來港鐵隧道相關構築物

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主(財政司司長法團除外)) 出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持上述設施的部分開支⁶。

a. 批地文件提及上述設施之相關條款:

特別條款第(47)(a)條規定，當署長要求時，承批人須於在署長指定的時間內，自費以署長的要求或批准的物料、標準、水平、部署及設計，提供和興建及在日後管理和保養，署長要求的結構支撐物及接駁物連同扶手電梯、升降機、樓梯（以下簡稱「未來港鐵隧道相關構築物」），並全面令署長滿意，以連接該地段到一條將興建通往灣仔港鐵站的隧道（以下簡稱「未來港鐵隧道」），在附圖I顯示及標記為位於A點與B點之間且穿越C點，或在由署長書面批准的其他地點（以下簡稱「該地點」）。

特別條款第(47)(f)條規定，承批人在協定的整個批租年內，於灣仔港鐵站開放時間，並依照任何署長不時施加的要求，允許任何公眾人士作任何合法目的自由及免費，徒步行經、來回、穿越、上落至未來港鐵隧道相關構築物，及進入、行經、來回及穿越該地段或於上方興建或將興建的樓宇或多座樓宇必需的部份，作未來港鐵隧道或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路通往政府土地之用。

特別條款第(47)(k)條規定，僅就本條特別條款而言，「承批人」一詞不包括財政司司長法團。

b. 公契提及上述設施之相關條款:

未來港鐵隧道相關構築物構成本契約定義中「商業樓宇」之一部份。

7. 批地文件特別條款第(48)(e)條提及之付費泊車之車位

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主) 出資管理、營運或維持; 及該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持上述設施的部分開支⁷。

⁶備註

根據公契的條款，未來港鐵隧道相關構築物構成商業樓宇的一部份及有關 業主需負責未來港鐵隧道相關構築物的保養及管理。

⁷備註

根據公契的條款，按批地文件特別條款第(48)(b)(i)(II)條提供在商業停車場範圍的車位已計入及構成按批地文件特別條款第(48)(e)條需提供的車位數目，有關業主需負責該等車位的保養、運作及管理。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

a. 批地文件有關上述設施之相關條款:

特別條款第(48)(e)條規定：

- (i) 承批人須在A區內提供不少於80個車位或署長批准的其他指定車位數目，並令署長滿意。
- (ii) 根據本條特別條款之細分條款(a)(iii)、(b)(i)(I) 及 (b)(i)(II)條提供的車位可計入及構成本條特別條款之細分條款(e)(i)條所需提供的車位數目。
- (iii) 在不抵觸本條特別條款之細分條款(e)(iv)條的情況下，承批人須在整個協定的批租年期保持按照本條特別條款之細分條款(e)(i)條提供的車位在任何時候可供任何公眾人士用於短期停泊汽車，停泊時期不得超過一個公曆月，並收取署長批准之費用或收費。
- (iv) 須在任何時候有不少於24個按本特別條款之細分條款(e)(i)條下提供的車位供任何公眾人士以時租形式作短期停泊，並收取署長批准的費用或收費。
- (v) 按本細分條款(e)條下提供的車位的地點、管理和營運（包括但不限於收費率）須按照署長事先書面的批准。
- (vi) 根據本細分條款(e)下提供的車位除供獲在道路交通條例、任何其下法規和任何修訂之法例下發牌的汽車停泊外，不得作其他用途。尤其是該等車位不得為用作貯藏、展示或展出汽車作銷售或其他用途。
- (vii) 承批人不得轉讓、抵押、押記、終止、批租、轉租或放棄佔管權或以其他方式處置根據本特別條款之細分條款(e)(i)條下提供的車位，或任何其中的權利，或為此簽訂協議，以一個整體作上述事情除外，但承批人可按本細分條款(e)條授予特許或分租該等車位予公眾。

根據由地政處港島東分區於2013年3月8日發出的信函（註冊在土地註冊處的編號為13032102740015），地政總署署長已批准更改根據批地文件特別條款第(48)(e)(i)條要求提供的車位數目由不少於80個至不少於59個。

b. 公契提及上述設施之相關條款:

公契附表4第(58)條規定，按批地文件特別條款第(48)(b)(i)(II)條提供，並包括在商業車位範圍的車位，已按計算於及構成根據批地文件特別條款第(48)(e)條所需提供的車位數目，並因此須受批地文件特別條款第(48)(e)條的條款及細則限制。

8. 批地文件特別條款第(48)(f)條提及之夜間繳款停泊之車位

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主)出資管理、營運或維持；及該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持上述設施的部分開支⁸。

a. 批地文件提及上述設施之相關條款:

特別條款第(48)(f)條規定：

- (i) 不少於百分之50根據批地文件特別條款第(49)(a)(i)(I) 條下提供的車位，或署長批准之其他車位數目，須於每日20：00至8：00用作停泊貨車的用途。

⁸備註

根據公契的條款，財政司司長法團僅須負責政府房舍(不包括項目)的維持及管理，但不須負責該屋苑任何其他部分的維持及管理。

- (ii) 承批人須在協定的整個批租年期保持根據本條特別條款之細分條款(f)(i)條下提供的車位可供所有公眾人士於細分條款(f)(i)條所指定的時間及用途使用，並收取署長批准的費用或收費。
- (iii) 根據本特別條款之細分條款(f)條下提供的車位的地點、管理和運作（包括但不限於收費率）須按照署長事先書面的批准。
- (iv) 根據本細分條款(f)條下提供的車位除供獲按照道路交通條例、任何其下法規和任何修訂之法例下發牌的貨車停泊外，不得作其他用途，尤其是上述車位不得用作貯藏、展示或展出汽車作銷售或其他用途。

b. 公契提及上述設施之相關條款:

根據特別條款第(49)(a)(i)(I)條提供之裝卸車位構成公契定義中「屋苑公用地方」之一部份。

公契第(3:02:01)條規定，除非公契另有明文規定外，及在不抵觸財政司司長法團的權利和特權的限制的情況下，及在本公契和批地文件規定保留予財政司司長法團的權利、地役權及特權不被以任何方式作出不當影響或損害的情況下，管理人須負責及有全權作出一切作為及有關適當及有效管理該屋苑需要或必需的行為及事宜，特別包括，但在不局限於前述的一般性的原則下：-

“(ag)按照本契約及批地文件或為業主共同利益，作出一切合理附帶於管理該地段及該屋苑的其他事項；

公契條款(3:04:01)條規定，為決定業主須支付分擔的費用，管理人須準備本契約條款(3:07:01)條提及的預算案。

公契條款(3:04:02)條規定，上述預算案須涵蓋所有與管理該地段及該屋苑有關而招致之全部成本、費用及支出，在不局限於前述的一般性的原則下包括以下事項：-

“(j) 由業主支付的有關全部公用地方的所有收費、評估費、徵稅及其他支出；”

公契條款(3:05:01)條規定：

“在不抵觸本契約第七附表的條款的情況下，

- (a) 每個單位的業主（政府房舍之業主除外）須按月向管理人預支與在附表二列明之管理份數成比例之管理費，但沒有業主可被要求支付超過其下述適當份數的管理費：
 - (i) 任何有關或令該地段及該屋苑（但不單獨有關或單獨令任何單位、住宅公用範圍、住宅停車場公用範圍、住宅公用設施或住宅停車場公用設施受惠）、屋苑公用範圍及/或屋苑公用設施受惠的支出，該支出的全額須由該屋苑全體業主（政府房舍業主除外）依其所佔管理份數攤分；”

9. 批地文件特別條款第(67)條提及之擬建地下通道連接物

上述設施按規定須由在發展項目第二期中的住宅物業的擁有人(及發展項目的共同業主（財政司司長法團除外）)出資管理、營運或維持；及該等擁有人按規定須由有關住宅物業分攤的管理開支，應付管理、營運或維持上述設施的部分開支⁹。

⁹備註

根據公契的條款，擬建地下通道連接物構成商業樓宇的一部份，有關業主需負責擬建地下通道連接物的保養及管理。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

a. 批地文件提及上述設施之相關條款:

特別條款第(67)(a)條規定，承批人須自費及在署長規定的時限內，在該地段內，以署長要求或批准的材料、標準、水平、部署及設計提供及興建，及其後管理和保養，此等行人地下通道連接物連同署長要求的扶手電梯、升降機、樓梯（以下統稱為「擬建地下通道連接物」），並全面令署長滿意，以接收一條擬建通往現稱合和中心的大廈之地下通道，興建於稱為及在土地註冊處註冊為內地段8551號的該幅土地（該擬建地下通道下稱為「擬建地下通道」），在附於日期為2013年7月3日且在土地註冊處註冊之註冊編號為13070502870013之修訂書的圖則A上顯示及標記為位於X1點及Y1點之間且穿越Z1點，或在由署長書面批准的其他地點（下稱「該連接點」）。

特別條款第(67)(f)條規定，承批人須在協定的整個批租年期內，並依照任何署長不時施加的要求，於灣仔港鐵站開放時間允許任何公眾人士作任何合法目的自由及免費，徒步或以輪椅行經、來回、穿越、上落擬建地下通道連接物，及進入、行經、來回及穿越該地段或於上方興建或將興建的樓宇或多座樓宇必需的部份，作擬建地下通道及灣仔港鐵站或該地段或鄰近地段或鄰近多個地段外的地面的公共行人路通往政府土地之用。

特別條款第(67)(m)條規定，就本條特別條款而言，「承批人」一詞不包括財政司司長法團。

b. 公契有關上述設施之條款:

「擬建地下通道連接物」構成在公契定義中「商業樓宇」的一部份。

C. **根據批地文件須由發展項目第二期中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的資料。**

不適用。

D. **發展項目第二期所位於的土地中為施行《建築物(規劃)規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部份的資料。**

不適用。

關於任何上述於A部份及B部份所述的供公眾使用的任何該等設施及休憩用地，公眾有權按照批地文件使用該等設施或休憩用地。