Cadenza

華 第

SALES BROCHURE

售樓説明書

PHASE 1　第一期

Notes to Purchasers of First-Hand Residential Properties
一手住宅物業買家須知

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

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

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

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.

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

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

Notes to Purchasers of First-Hand Residential Properties
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023 年 3 月

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

Information on the Phase
期數的資料

NAME OF THE PHASE OF THE DEVELOPMENT ("the Phase")
Phase 1 of Cadenza

發展項目的期數的名稱（「期數」）
華第第一期

NAME OF THE STREET AND THE STREET NUMBER
333 Fan Kam Road

街道名稱及門牌號數
粉錦公路333號

TOTAL NUMBER OF HOUSES
The Phase consists of 5 houses

洋房的總數
期數包含5座洋房

HOUSE NUMBERING
333A Fan Kam Road, 333B Fan Kam Road, 333C Fan Kam Road, 333D Fan Kam Road and 333F Fan Kam Road

洋房號數
粉錦公路333A、粉錦公路333B、粉錦公路333C、粉錦公路333D及粉錦公路333F

Information on Vendor and Others Involved in the Phase
賣方及有參與期數的其他人的資料

VENDOR
Spring Wonder Limited

賣方
穎揚有限公司

HOLDING COMPANIES OF THE VENDOR
Dynamic Care Limited
Couture Homes Limited
CSI Properties Limited

賣方的控權公司
Dynamic Care Limited
時尚家居有限公司
CSI Properties Limited

AUTHORIZED PERSON FOR THE PHASE, AND THE FIRM OR CORPORATION OF WHICH AN AUTHOURIZED PERSON FOR THE PHASE IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY
Mr. Henry Lau King-chiu of DLN Architects Limited

期數的認可人士及期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
劉榮廣伍振民建築師有限公司之劉鏡釗先生

BUILDING CONTRACTOR FOR THE PHASE
W.M. Construction Limited

期數的承建商
永明建築有限公司

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE PHASE
Johnson Stokes & Master

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE PHASE
Industrial and Commercial Bank of China (Asia) Limited (the relevant loan has been fully repaid on 16 November 2020)

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國工商銀行(亞洲)有限公司(有關貸款已於2020年11月16日被全部清還)

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE PHASE
Grand Beyond Limited

已為期數的建造提供貸款的任何其他人
Grand Beyond Limited

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase;	Not Applicable
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	No
(d)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
(g)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase;	Not Applicable
(h)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase;	Not Applicable
(i)	The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
(l)	The Vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(m)	The Vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
(p)	The Vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(q)	The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No
(s)	The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

(a)	賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	不適用
(b)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c)	賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	否
(d)	賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f)	賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	否
(g)	賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h)	賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人;	不適用
(i)	賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	否
(j)	賣方、賣方的控權公司或有關發展期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份;	否
(k)	賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(l)	賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否
(m)	賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n)	賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	否
(o)	賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	否
(p)	賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該期數的承建商屬法團，而該期數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；	否
(s)	賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

Information on Design of the Phase
期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing wall of a residential property.
住宅物業有非結構的預製外牆構成圍封牆的一部分。

The thickness of the non-structural prefabricated external wall will be 150mm.
非結構的預製外牆的厚度為150毫米。

Total area of the non-structural prefabricated external walls of each residential property:
每個住宅物業的非結構的預製外牆的總面績：

House Name 獨立屋	Total area (sq.m.) 總面積（平方米）
333A Fan Kam Road 粉錦公路333A	22.145
333B Fan Kam Road 粉錦公路333B	21.182
333C Fan Kam Road 粉錦公路333C	21.179
333D Fan Kam Road 粉錦公路333D	19.009
333F Fan Kam Road 粉錦公路333F	18.123

There are no curtain walls forming part of the enclosing walls of the Phase.
期數沒有構成圍封牆的一部分的幕牆。

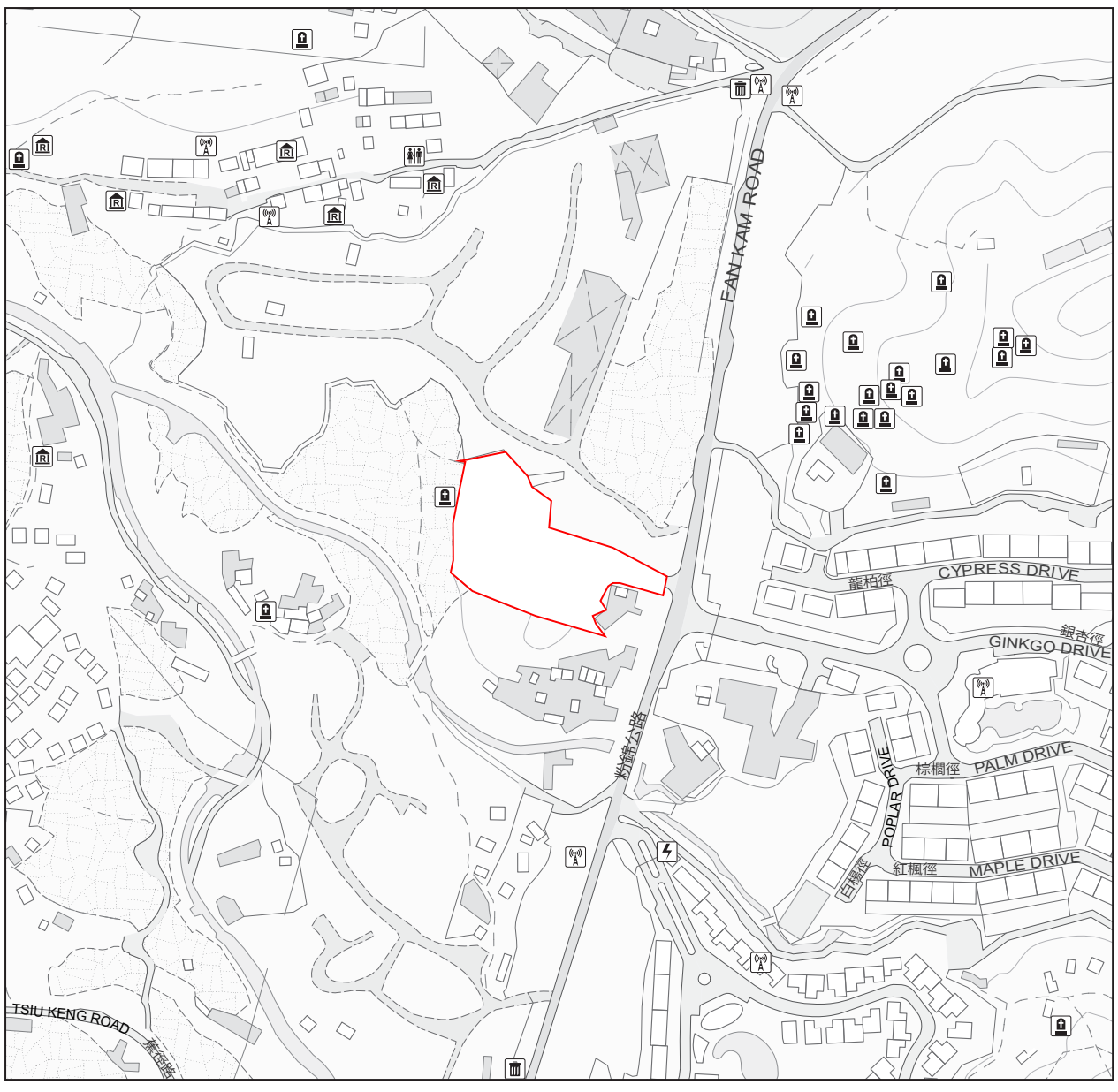
Person appointed as the Manager of the Phase under the Deed of Mutual Covenant that has been executed

Cadenza Management Services Limited

根據已簽立的公契,獲委任為期數的管理人的人:

Cadenza Management Services Limited

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



SCALE比例

N

0 50 100 150 200 250m(米)

Boundary of the Development
發展項目邊界

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

The above location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T2-SE-D dated 27 March 2025 published by Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2025年3月27日出版之數碼地形圖，圖幅編號T2-SE-D，有需要處經修正處理。

Notation 圖例

- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Cemetery
  墳場
- Refuse Collection Point
  垃圾收集站
- Public Convenience
  公廁
- Public Utility Installation
  公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）

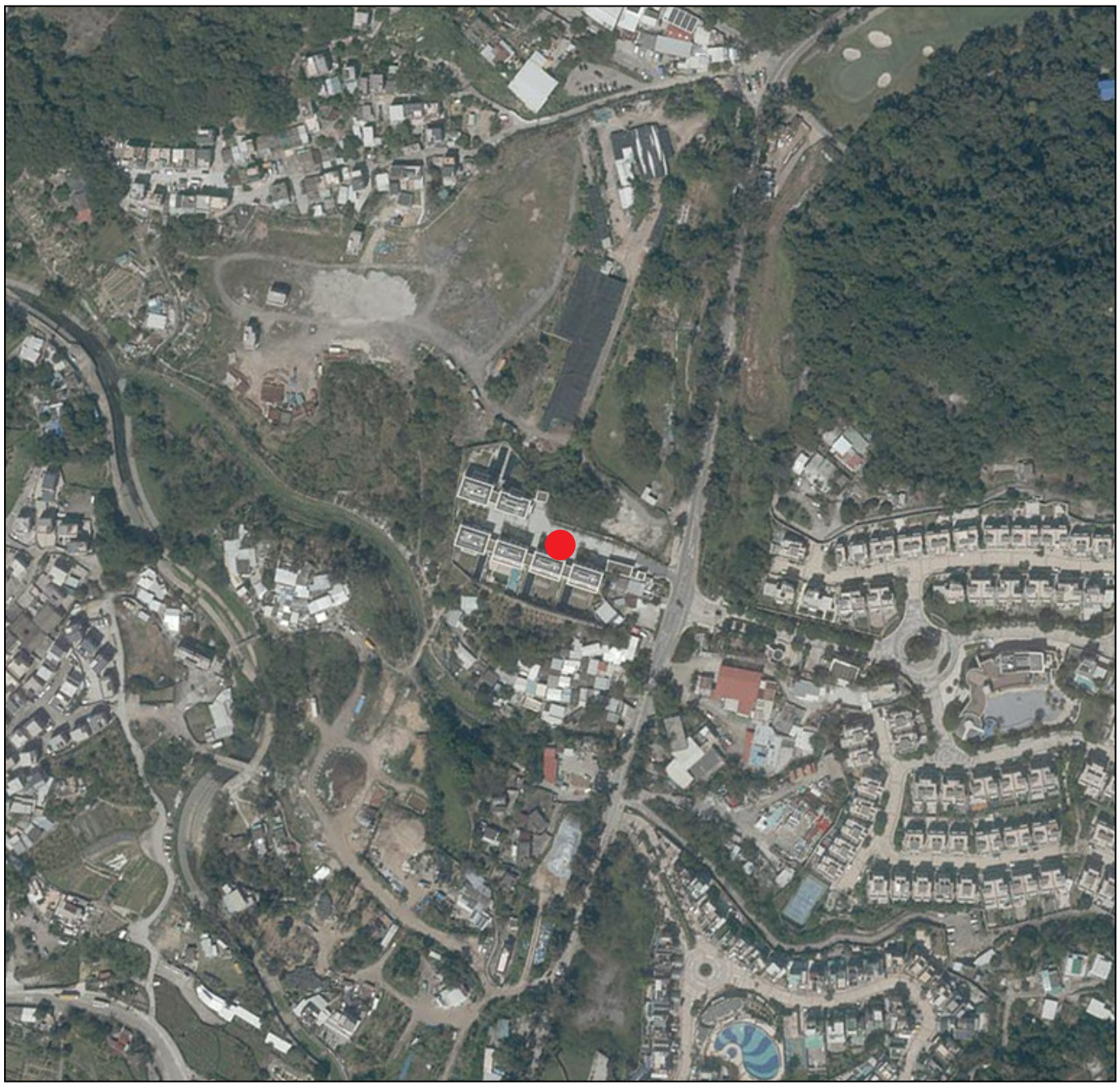
Notes:

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

備註：

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

Aerial photograph of the Phase
期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E152661C, dated 8 March 2022.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E152661C，飛行日期：2022年3月8日。

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

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

Aerial photograph of the Phase
期數的鳥瞰照片

These blank areas fall outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋該等空白範圍

Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E219883C, dated 19 March 2024.
摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E219883C，飛行日期：2024年3月19日。

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

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Aerial photograph of the Phase
期數的鳥瞰照片

These blank areas fall outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋該等空白範圍

Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E219882C, dated 19 March 2024.
摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號E219882C，飛行日期：2024年3月19日。

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Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours
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3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Aerial photograph of the Phase
期數的鳥瞰照片

Location of the Phase
期數的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E185413C, dated 23 February 2023.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E185413C，飛行日期：2023年2月23日。

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

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

Outline Zoning Plan Relating to the Development
關乎發展項目的分區計劃大綱圖

Adopted from part of the approved Kwu Tung South Outline Zoning Plan, Plan No. S/NE-KTS/22, gazetted on 21 February 2025, with adjustments where necessary as shown in red.
摘錄自2025年2月21日刊憲之古洞南分區計劃大綱核准圖，圖則編號為S/NE-KTS/22，有需要處經修正處理，以紅色表示。

N

SCALE 比例

0 100 200 300 400 500m（米）

Boundary of the Development
發展項目邊界

Notation 圖例

Zones 地帶

R(C)	Residential (Group C) 住宅（丙類）
GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區
V	Village Type Development 鄉村式發展
AGR	Agriculture 農業
REC	Recreation 康樂

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

Water Works Reserve
水務專用範圍

This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

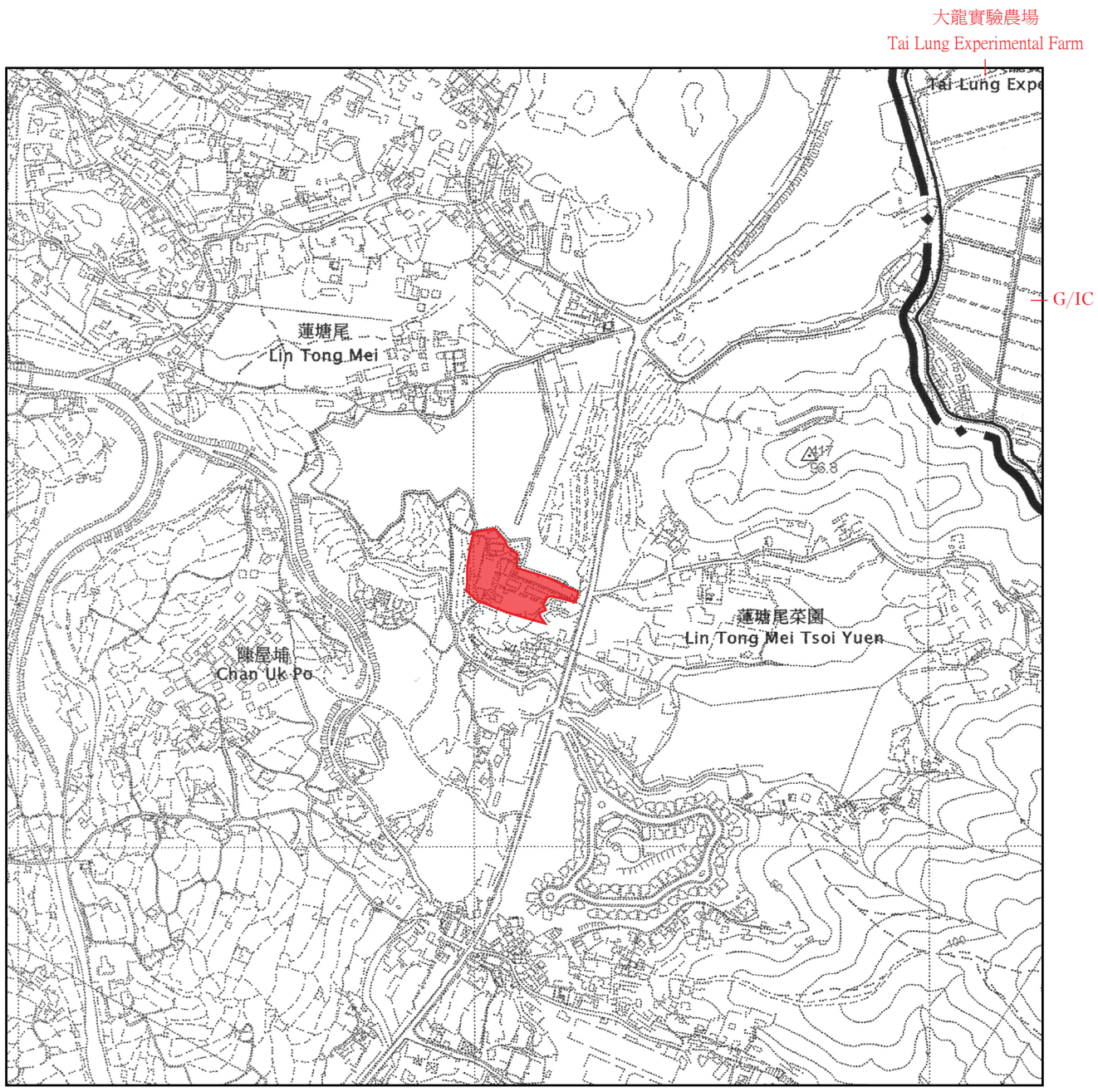
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Outline Zoning Plan Relating to the Development
關乎發展項目的分區計劃大綱圖



N

SCALE比例

0 100 200 300 400 500m(米)

Boundary of the Development
發展項目邊界

Notation 圖例

Zones 地帶

G/IC — Government, Institution or Community
政府、機構或社區

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

Adopted from part of the approved Ping Kong Outline Zoning Plan, Plan No. S/NE-PK/11, gazetted on 27 October 2006, with adjustments where necessary as shown in red.

摘錄自2006年10月27日刊憲之丙崗分區計劃大綱核准圖，圖則編號為S/NE-PK/11，有需要處經修正處理，以紅色表示。

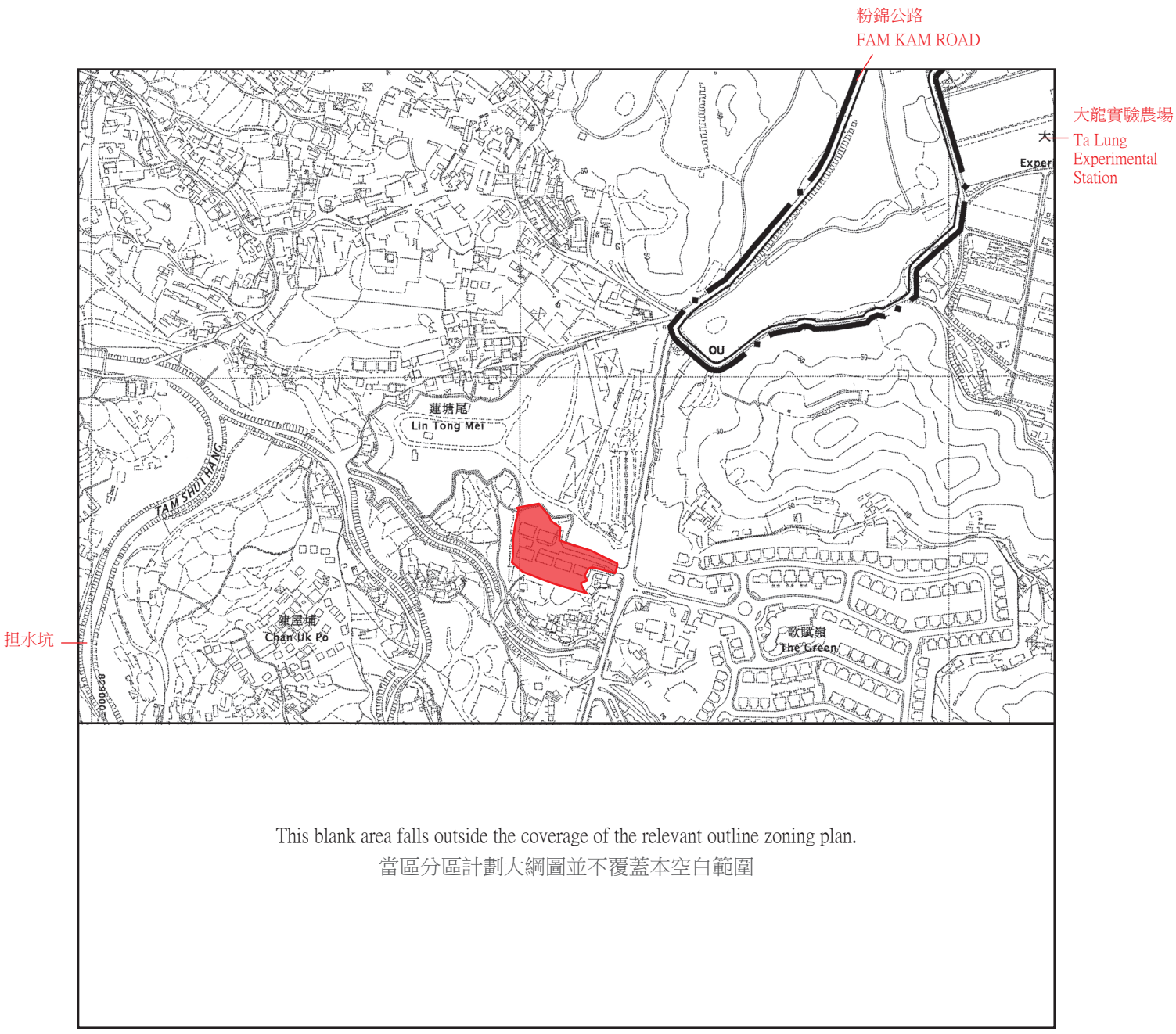
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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 the relevant outline zoning plan.
當區分區計劃大綱圖並不覆蓋本空白範圍

N SCALE比例
0 100 200 300 400 500m(米)

Boundary of the Development
發展項目邊界

Notation 圖例

Zones 地帶

OU — Other Specified Uses
其他指定用途

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

Adopted from part of the approved Fanling/Sheung Shui Extension Area Outline Zoning Plan, Plan No. S/FSSE/2, gazetted on 23 February 2024, with adjustments where necessary as shown in red.

摘錄自2024年2月23日刊憲之粉嶺/上水擴展區分區計劃大綱核准圖，圖則編號為S/FSSE/2，有需要處經修正處理，以紅色表示。

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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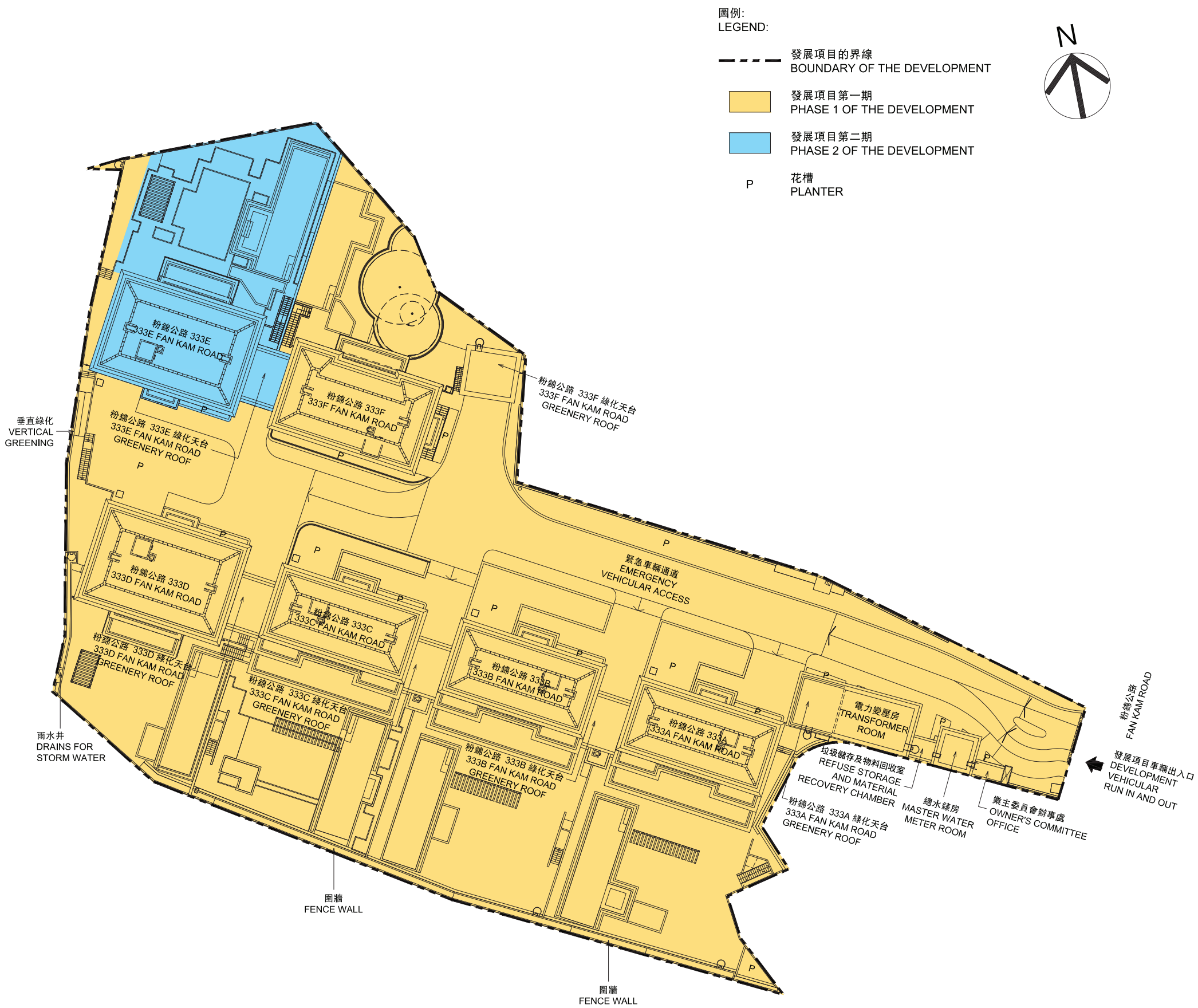
Layout Plan of the Development
發展項目的布局圖



Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

Legend for the terms and abbreviations used on floor plans:
平面圖中所使用名詞及簡稱之圖例：

1800H. FENCE WALL = 1800 HIGH FENCE WALL = 1800高的圍牆
2500H. FENCE WALL = 2500 HIGH FENCE WALL = 2500高的圍牆
333A FAN KAM ROAD = 粉錦公路333A
333A FAN KAM ROAD GREENERY ROOF = 粉錦公路333A綠化天台
333B FAN KAM ROAD = 粉錦公路333B
333B FAN KAM ROAD GREENERY ROOF = 粉錦公路333B綠化天台
333C FAN KAM ROAD = 粉錦公路 333C
333C FAN KAM ROAD GREENERY ROOF = 粉錦公路333C綠化天台
333D FAN KAM ROAD = 粉錦公路 333D
333D FAN KAM ROAD GREENERY ROOF = 粉錦公路333D綠化天台
333E FAN KAM ROAD = 粉錦公路 333E
333F FAN KAM ROAD GREENERY ROOF = 粉錦公路333F綠化天台
A/C PLANT ROOM = AIR CONDITIONER PLANT ROOM = 空調機房
A.F. = ARCHITECTURAL FEATURE = 建築裝飾
BALCONY = 露台
BATH. = BATHSUITE = 套房浴室
BATH. 1 = BATHSUITE 1 = 套房浴室1
BATH. 2 = BATHSUITE 2 = 套房浴室2
BATH. 3 = BATHSUITE 3 = 套房浴室3
BATHSUITE 4 = 套房浴室4
BUILDING LINE ABOVE = 上層樓宇外牆線
BUILDING LINE BELOW = 下層樓宇外牆線
CANOPY = 簷篷
CAR PORT = 車庫
DECK = DECK ABOVE FILTRATION PLANT EQUIPMENT FOR SWIMMING POOL = 地台在供游泳池的濾水設備之上
DIN. = DINING ROOM = 飯廳
DN = DOWN = 落
DN (TO PLANT ROOM) = DOWN (TO PLANT ROOM) = 落（往機電房）
DRESSING ROOM = 化妝間
EL. DUCT = ELECTRICAL DUCT = 電線管道
ELV ROOM = EXTRA LOW VOLTAGE ROOM = 特低電壓房
ENSUITE 1 = 套房1
ENSUITE 2 = 套房2
ENSUITE 3 = 套房3
ENSUITE 4 = 套房4
ENSUITE 5 = 套房5
ENTERTAINMENT ROOM = 娛樂室
ENTRANCE LOBBY = 入口大堂
EV CHARGER = ELECTRIC VEHICLE CHARGER = 電動車充電器
F.S. INLET = FIRE SERVICE INLET = 消防入水掣
F.S. PUMP ROOM = FIRE SERVICES PUMP ROOM = 消防泵房
F.S. WATER TANK = FIRE SERVICES WATER TANK = 消防水缸
FENCE WALL = 圍牆
FILTRATION EQUIPMENT BELOW = 濾水設備之下
FLAT ROOF = 平台
GARDEN = 花園
H.R. = HOSE REEL = 消防喉轆
JACUZZI = 按摩浴缸
KIT. = KITCHEN = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機 大堂
LIV. = LIVING ROOM = 客廳
LOUNGE = 起居室
M.BATH. = MASTER BATHSUITE = 主人套房浴室
MASTER BATHROOM 1 = 主人套房浴室1
MASTER BATHROOM 2 = 主人套房浴室2
MASTER BEDROOM 1 = 主人睡房1
MASTER BEDROOM 2 = 主人睡房2
M.CHAMBER = MASTER CHAMBER = 主人睡房
M.CLOSET = MASTER CLOSET = 主人衣帽間
MASTER CLOSET 1 = 主人衣帽間1
MASTER CLOSET 2 = 主人衣帽間2
M.LIV. = MASTER LIVING ROOM = MASTER LIVING = 主人客廳
M.LOUNGE = MASTER LOUNGE = 主人起居室
M.STUDY = MASTER STUDY = 主人閱讀區
M.STUDY BATH. = MASTER STUDY BATHSUITE = 主人閱讀區套房浴室
P.D. = PIPE DUCT = 管道
PITCHED ROOF = 斜頂天台
PLANTER = 花槽
POTABLE & FLUSHING WATER TANK & PUMP RM. = POTABLE AND FLUSHING WATER TANK AND PUMP ROOM = 食水及沖廁水缸及泵房
RESTROOM = 客廁
RESTROOM 1 = 客廁1
RESTROOM 2 = 客廁2
RESTROOM 3 = 客廁3
ROLLER SHUTTER ABOVE = 捲簾在上
SEPTIC TANK = 化糞池
ST. / STORE = STORE ROOM = 儲物室
STORE 1 = STORE ROOM 1 = 儲物室1
STORE 2 = STORE ROOM 2 = 儲物室2
STAFF ROOM = 工人房
STUDY = 閱讀區
SWIMMING POOL = 游泳池
SWITCH ROOM = 電掣房
TRELLIS ABOVE = 涼亭在上
UP = 上
UP (TO GARDEN) = 上（往花園 ）
VOID = 中空

Remarks:
1. There may be exposed pipes on external walls and/or flat roof of some floors.
2. There may be exposed and/or enclosed common pipes at/adjacent to balcony and/or flat roof and/or external wall of some residential properties.
3. There may be ceiling bulkheads at living room, dining room, master bedroom, suite, lounge, store room, corridor, master bathroom, bathroom, lavatory and/or kitchen of some residential properties for the air-conditioning system and/or other mechanical and electrical services.
4. The ceiling height of some residential properties may vary due to structural, architectural and/or decoration design requirements.
5. Symbols of fittings shown on the floor plans, such as sinks, wash basins, water closets, shower sets, bathtubs, etc, are retrieved from the latest approved building plans and are for general indication of their approximate locations only and are not indications of their actual size, design or shapes.
6. Balconies are non-enclosed areas.

附註：
1. 部份樓層外牆及/或平台設有外露喉管。
2. 部份住宅物業於/鄰近露台及/或平台及/或外牆設有外露及/或內藏的公用喉管。
3. 部份住宅物業客廳、飯廳、主人睡房、套房、雅座、儲物室、走廊、主人浴室、浴室、洗手間及/或廚房之假天花內設有冷氣系統及/或其他機電設備。
4. 部份住宅物業之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、洗手盆、坐廁、花灑套裝、浴缸等乃擇自最新的經批准的建築圖則，只供展示其大約位置而非展示其實際大小、設計及形狀。
6. 露台為不可封閉的地方。

Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

House Name 獨立屋	Floor 樓層	Floor-to-Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab (excluding plaster) (mm) 樓板(不包灰泥)的厚度(毫米)
333A Fan Kam Road 粉錦公路333A	Plant Room 機電房	2700, 2850, 3000	200, 225
	G/F 地下	3250, 4300, 4500	150, 200, 400
	1/F 1樓	3300, 3500	150
	2/F 2樓	3500	150
	Roof 天台	Not applicable 不適用	Not applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable)

1. Floor to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to page 18 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
3. The dimensions of the floor plans are all structural dimensions in millimeter.

Notes:

* This part in this flat has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please refer to the floor plan on pages 20A, 21A, 22A for the as-is condition.

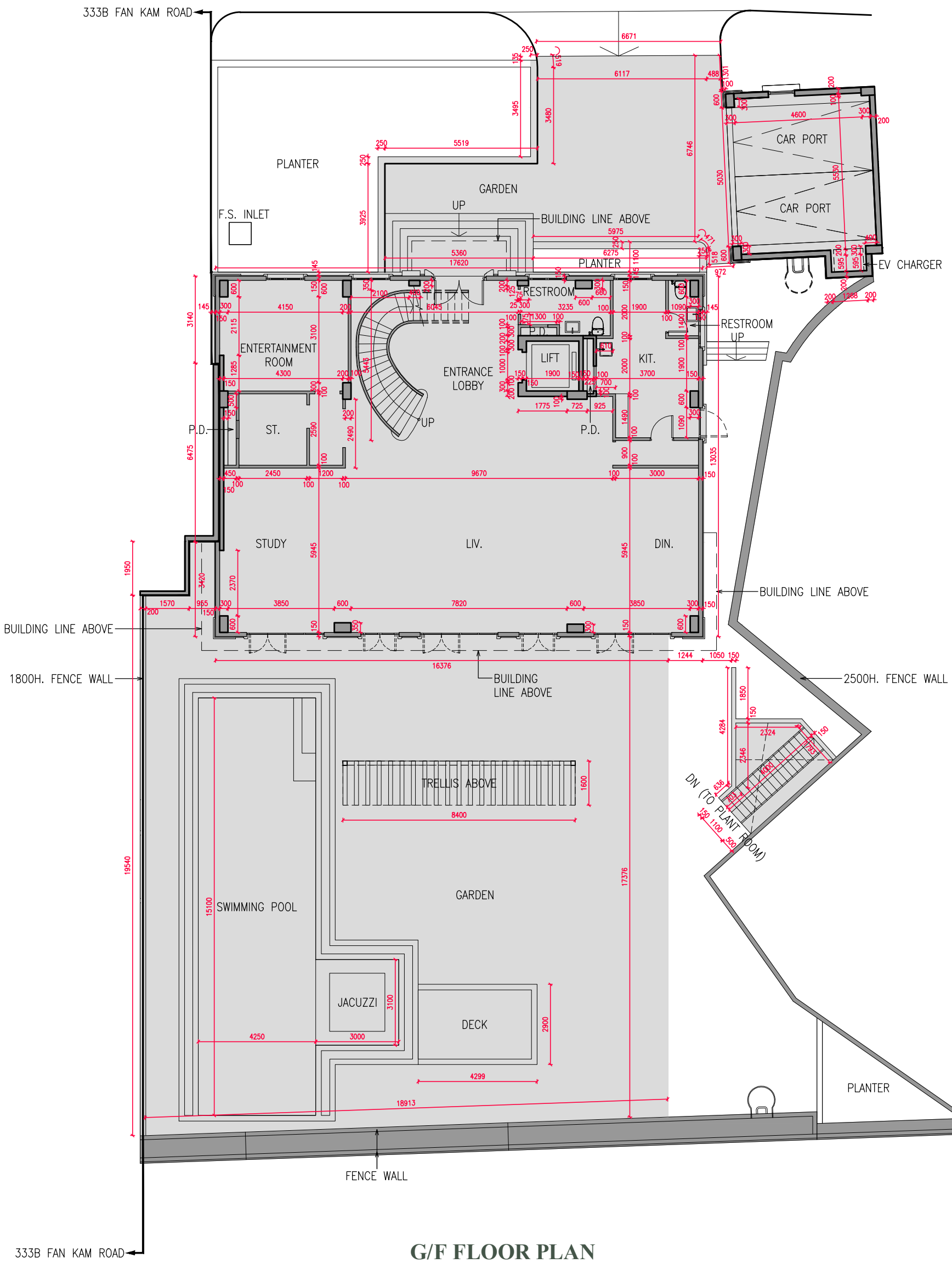
因住宅物業的的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

1. 樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第18頁。
3. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

備註:

* 此單位此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。現狀請參閱第20A、21A、22A頁之平面圖。

333A Fan Kam Road
粉錦公路333A



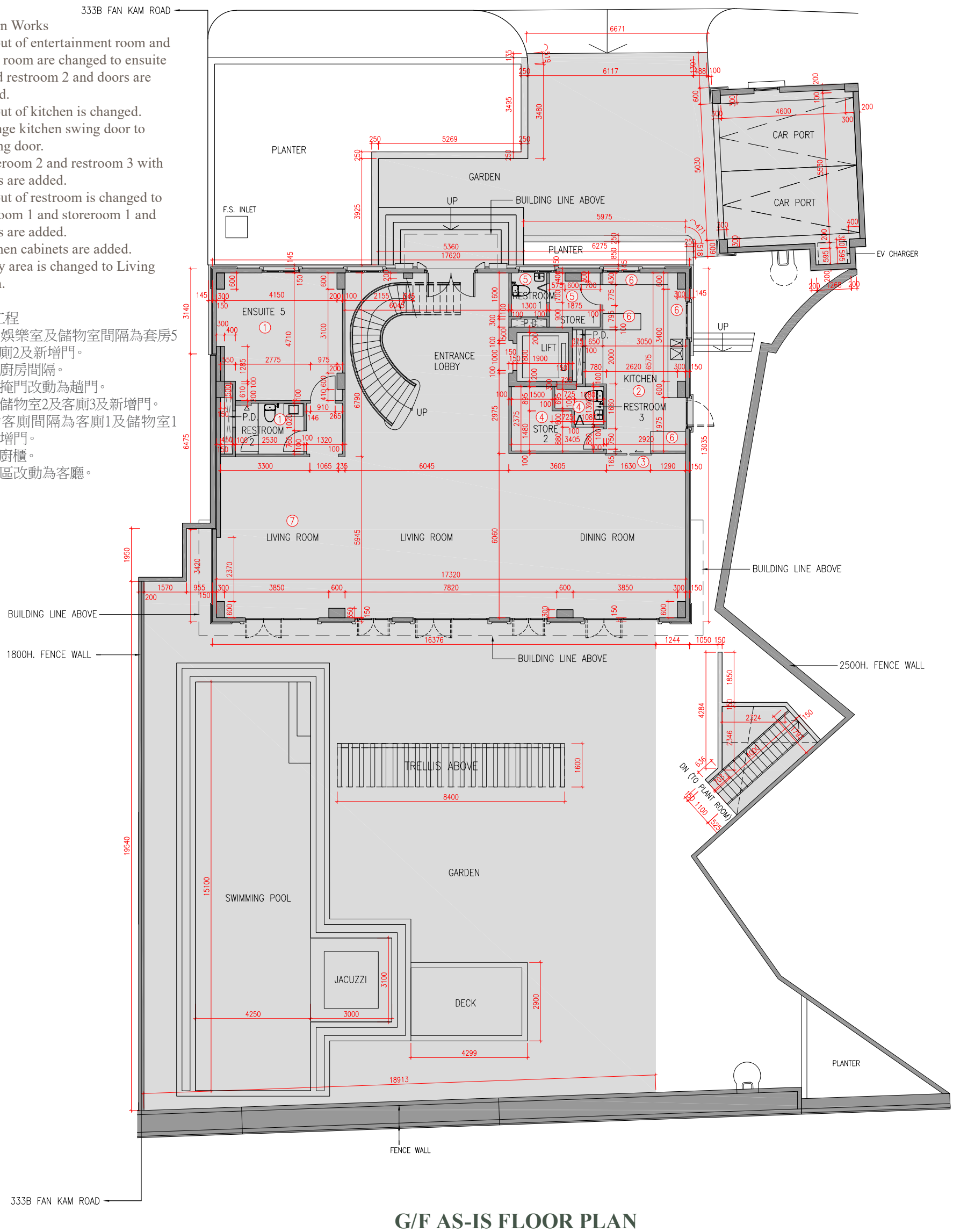
G/F FLOOR PLAN
地下樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

333A Fan Kam Road
粉錦公路333A
G/F FLOOR PLAN SHOWING AS-IS LAYOUT
地下現狀間隔樓面平面圖

Alteration Works
1. Layout of entertainment room and store room are changed to ensuite 5 and restroom 2 and doors are added.
2. Layout of kitchen is changed.
3. Change kitchen swing door to sliding door.
4. Storeroom 2 and restroom 3 with doors are added.
5. Layout of restroom is changed to restroom 1 and storeroom 1 and doors are added.
6. Kitchen cabinets are added.
7. Study area is changed to Living room.

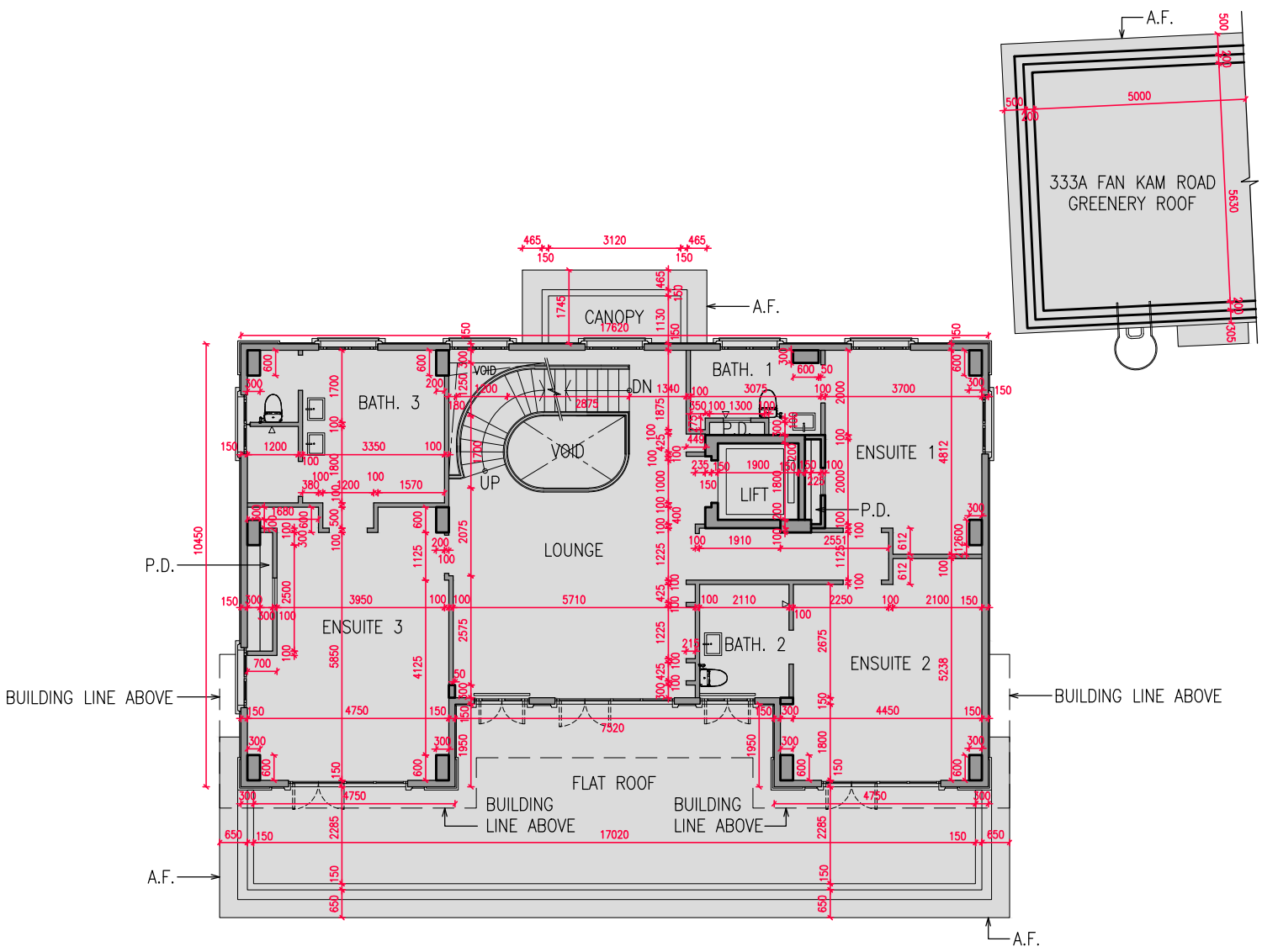
經改動工程
1. 改動娛樂室及儲物室間隔為套房5及客廁2及新增門。
2. 改動廚房間隔。
3. 廚房掩門改動為趟門。
4. 新增儲物室2及客廁3及新增門。
5. 改動客廁間隔為客廁1及儲物室1及新增門。
6. 新增廚櫃。
7. 閱書區改動為客廳。



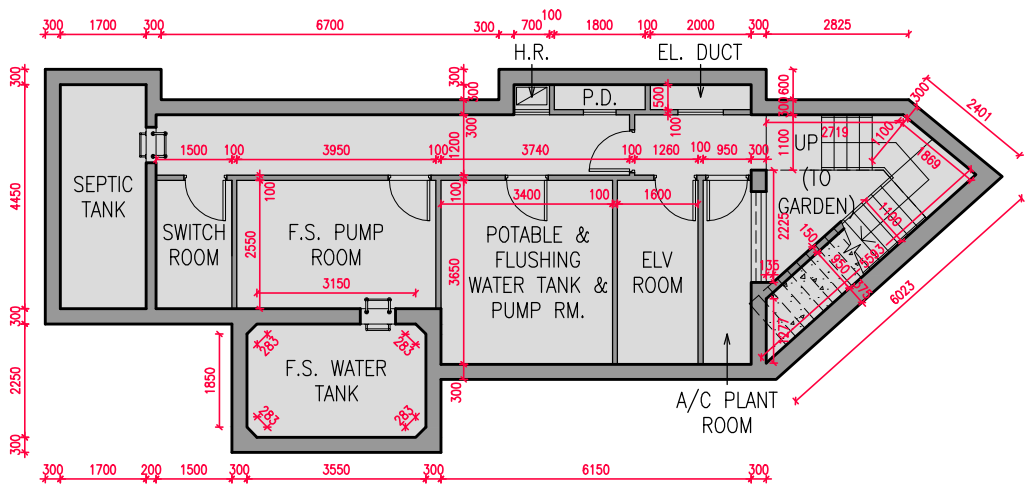
G/F AS-IS FLOOR PLAN
地下現狀平面圖

比例尺：SCALE： 0 10 (米) (Metres)

333A Fan Kam Road
粉錦公路333A



1/F FLOOR PLAN
1樓樓面平面圖



PLANT ROOM FLOOR PLAN
機電房樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

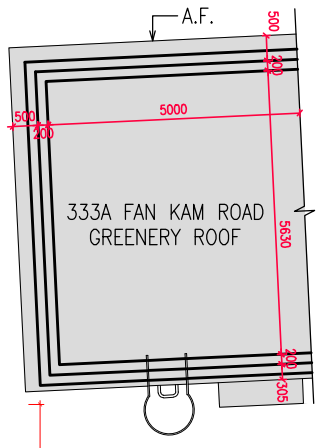
333A Fan Kam Road
粉錦公路333A
1/F FLOOR PLAN SHOWING AS-IS LAYOUT
1樓現狀間隔樓面平面圖

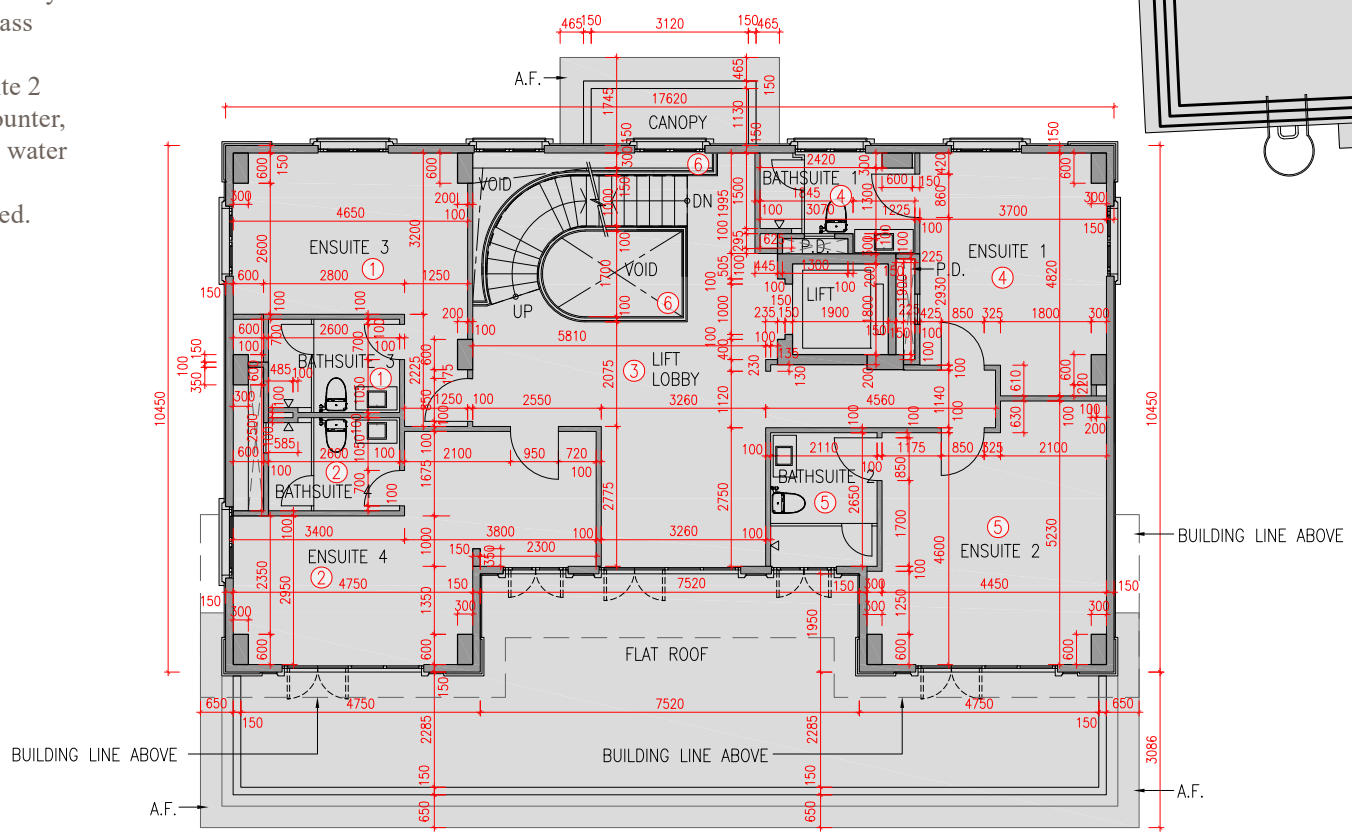
Alternation Works

1 Layout of ensuite 3 and bathsuite 3 are changed and doors are added, vanity counter, shower cubicle with glass door, water closet are added.
2 Ensuite 4 and bathsuite 4 with doors are added, vanity counter, shower cubicle with glass door, water closet are added.
3 Lounge is changed to lift lobby.
4 Layout of ensuite 1 and bathsuite 1 are changed and doors are added, vanity counter, shower cubicle with glass door, water closet are added.
5 Layout of ensuite 2 and bathsuite 2 with doors are added, vanity counter, shower cubicle with glass door, water closet are added.
6 The layout of handrail is changed.

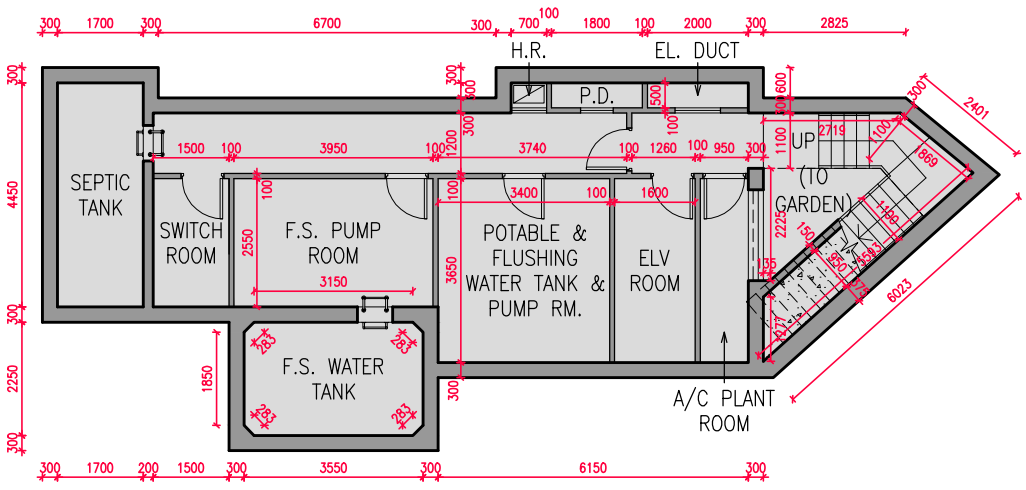
經改動工程

1 改動套房3及套房浴室3間隔及新增門, 新增洗手盆櫃, 淋浴間配玻璃門及座廁.
2 新增套房4及套房浴室4間隔及門, 新增洗手盆櫃, 淋浴間配玻璃門及座廁.
3 改動起居室為升降機大堂.
4 改動套房1及套房浴室1間隔及新增門, 新增洗手盆櫃, 淋浴間配玻璃門及座廁.
5 改動套房2及套房浴室2間隔及新增門, 新增洗手盆櫃, 淋浴間配玻璃門及座廁.
6 扶手間隔改動.





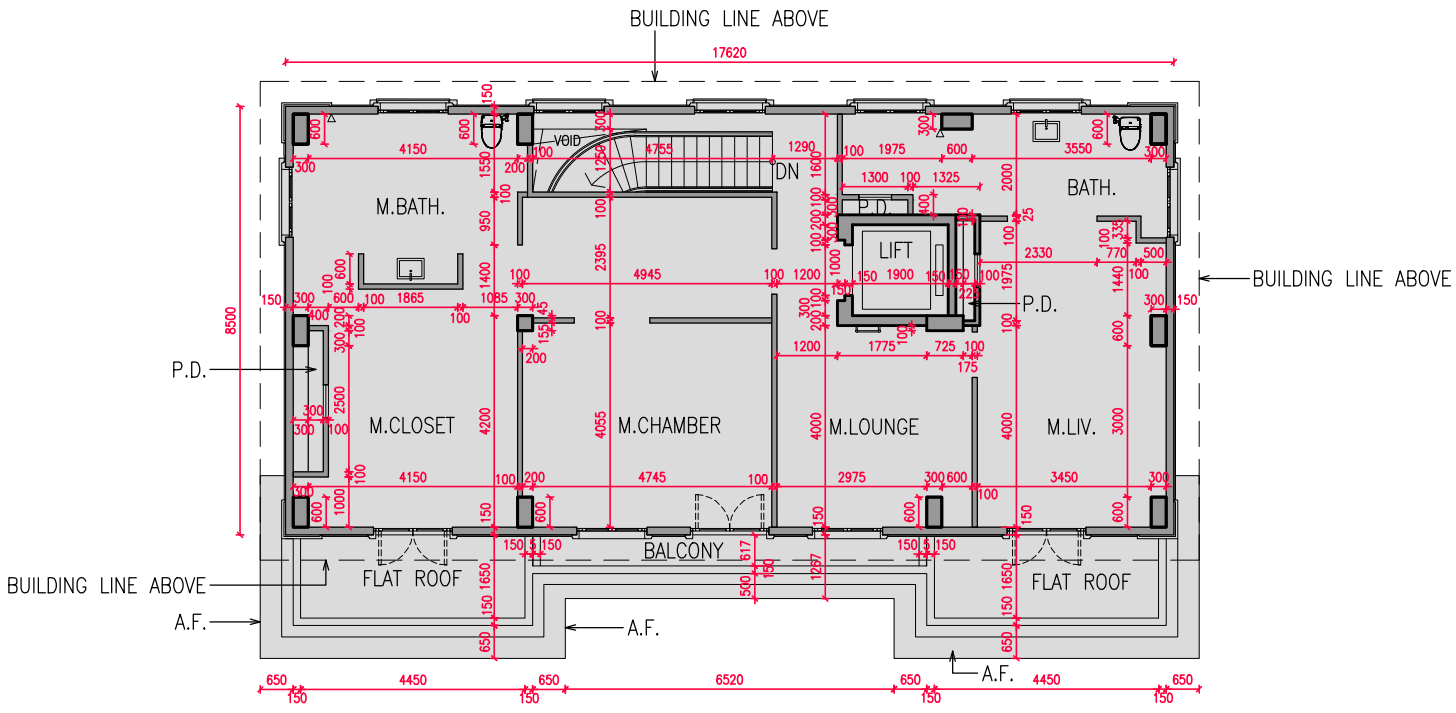
1/F AS IS FLOOR PLAN
1樓現狀平面圖



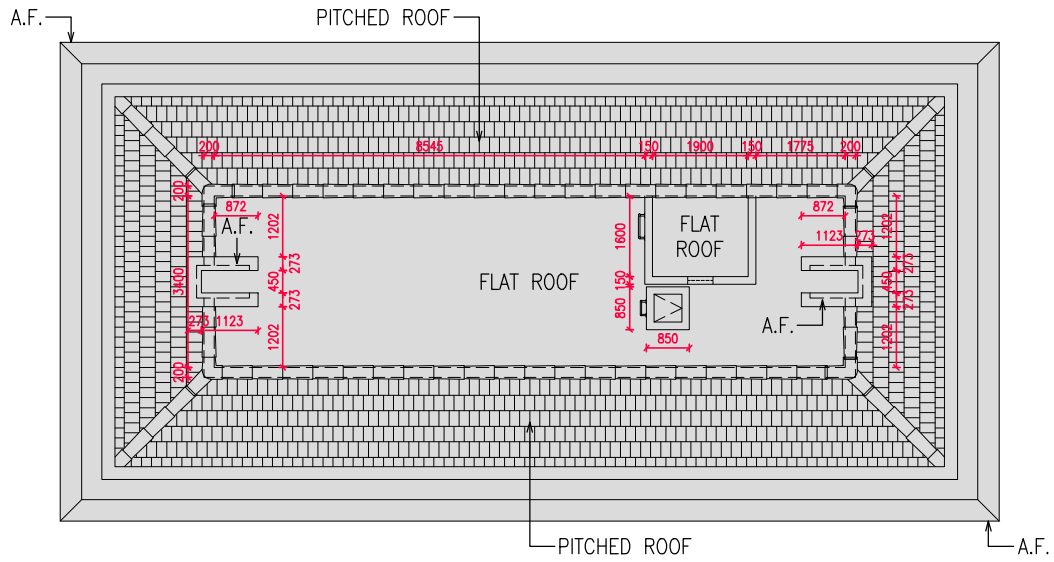
PLANT ROOM FLOOR PLAN
機電房樓面平面圖

比例尺 : 0 10 (米)
SCALE : (Metres)

333A Fan Kam Road
粉錦公路333A



2/F FLOOR PLAN
2樓樓面平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

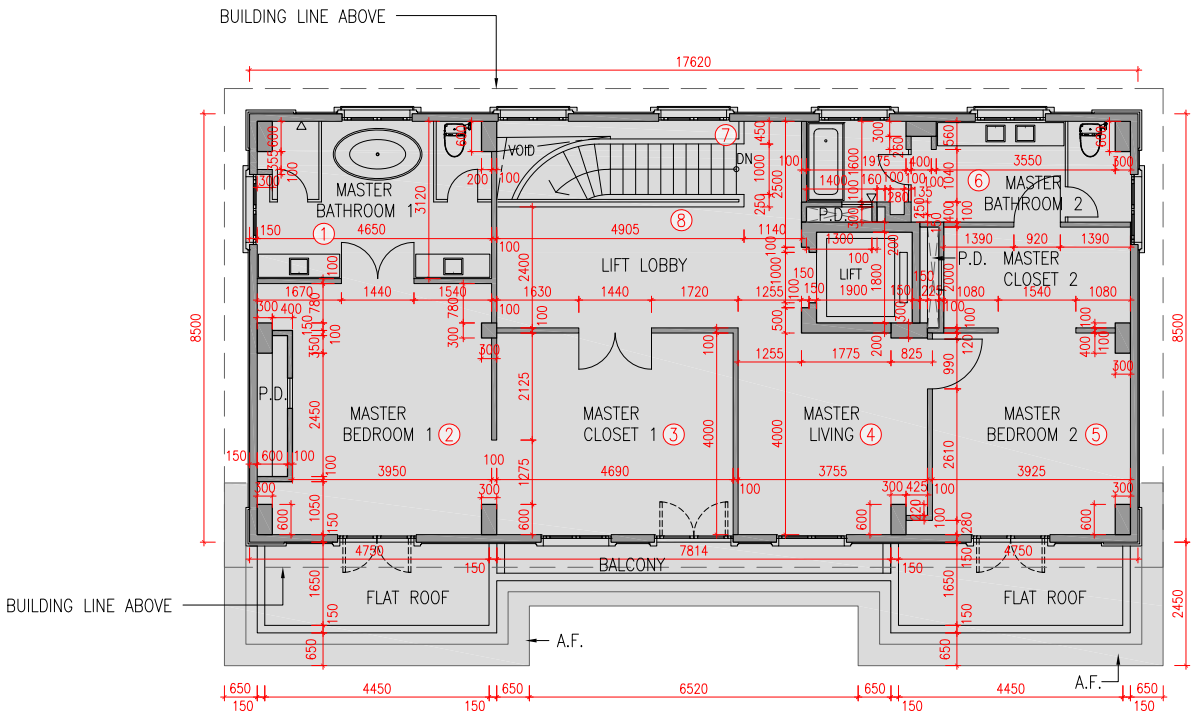
333A Fan Kam Road
粉錦公路333A
2/F FLOOR PLAN SHOWING AS-IS LAYOUT
2樓平面圖現狀間隔樓面平面圖

Alternation Works

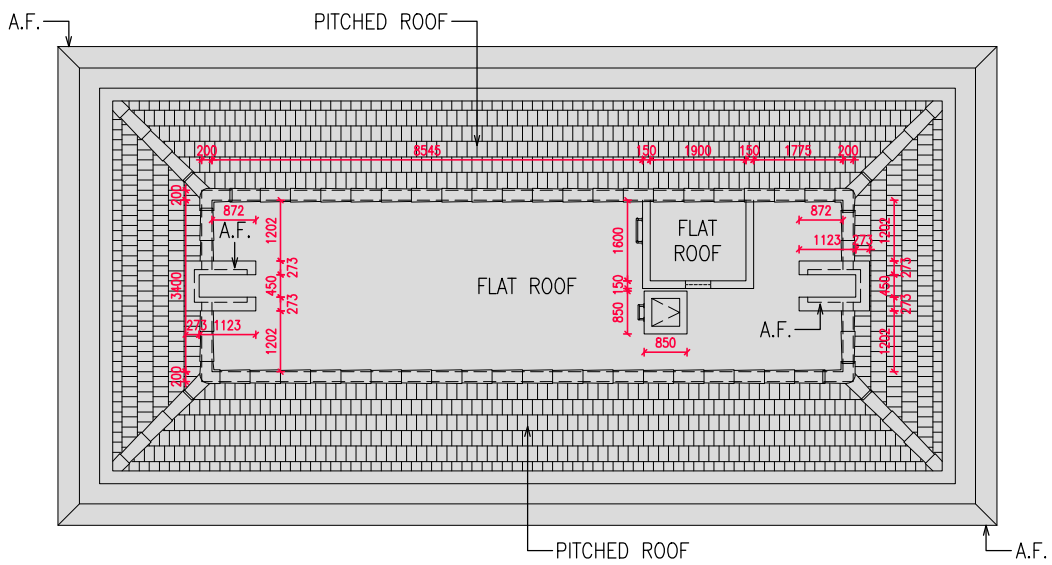
1 Layout of master bathsuite is changed to master bathroom 1 and door is added, bathtub, vanity counter, shower cubicle with glass door, water closet with glass doors are added.
2 Layout of master closet is changed to master bedroom 1.
3 Layout of master chamber is changed to master closet 1 and door is added.
4 Layout of master lounge is changed to master living room.
5 Layout of master living room is changed to master bedroom 2 and master closet 2 and door is added.
6 Layout of bathsuite is changed to master bathroom 2 and door is added, bathtub, vanity counter, shower cubicle with glass door, water closet with glass door are added.
7 The layout of handrail is changed.
8 Full height wall is changed to parapet wall.

經改動工程

1 改動主人套房浴室間隔為主人套房浴室1及新增門，新增浴缸，洗手盆櫃，淋浴間配玻璃門，坐廁間配玻璃門。
2 改動主人衣帽間間隔為主人睡房1。
3 改動主人睡房間隔為主人衣帽間1及新增門。
4 改動主人起居室間隔為主人客廳。
5 改動主人客廳間隔為主人睡房2及主人衣帽間2及新增門。
6 改動套房浴室間隔為主人套房浴室2及新增門，新增洗手盆櫃，淋浴間配玻璃門，坐廁間配玻璃門。
7 扶手間隔改動。
8 全高身牆改動為欄河。



2/F AS-IS FLOOR PLAN
2樓現狀平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺：SCALE： 0 10 (米) (Metres)

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Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

House Name 獨立屋	Floor 樓層	Floor-to-Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab (excluding plaster) (mm) 樓板(不包灰泥)的厚度(毫米)
333B Fan Kam Road 粉錦公路333B	Plant Room 機電房	2700, 2850, 3000	200, 225
	G/F 地下	3000, 3125, 4300, 4500	150, 200, 400
	1/F 1樓	3300, 3500	150
	2/F 2樓	3500	150
	Roof 天台	Not applicable 不適用	Not applicable 不適用

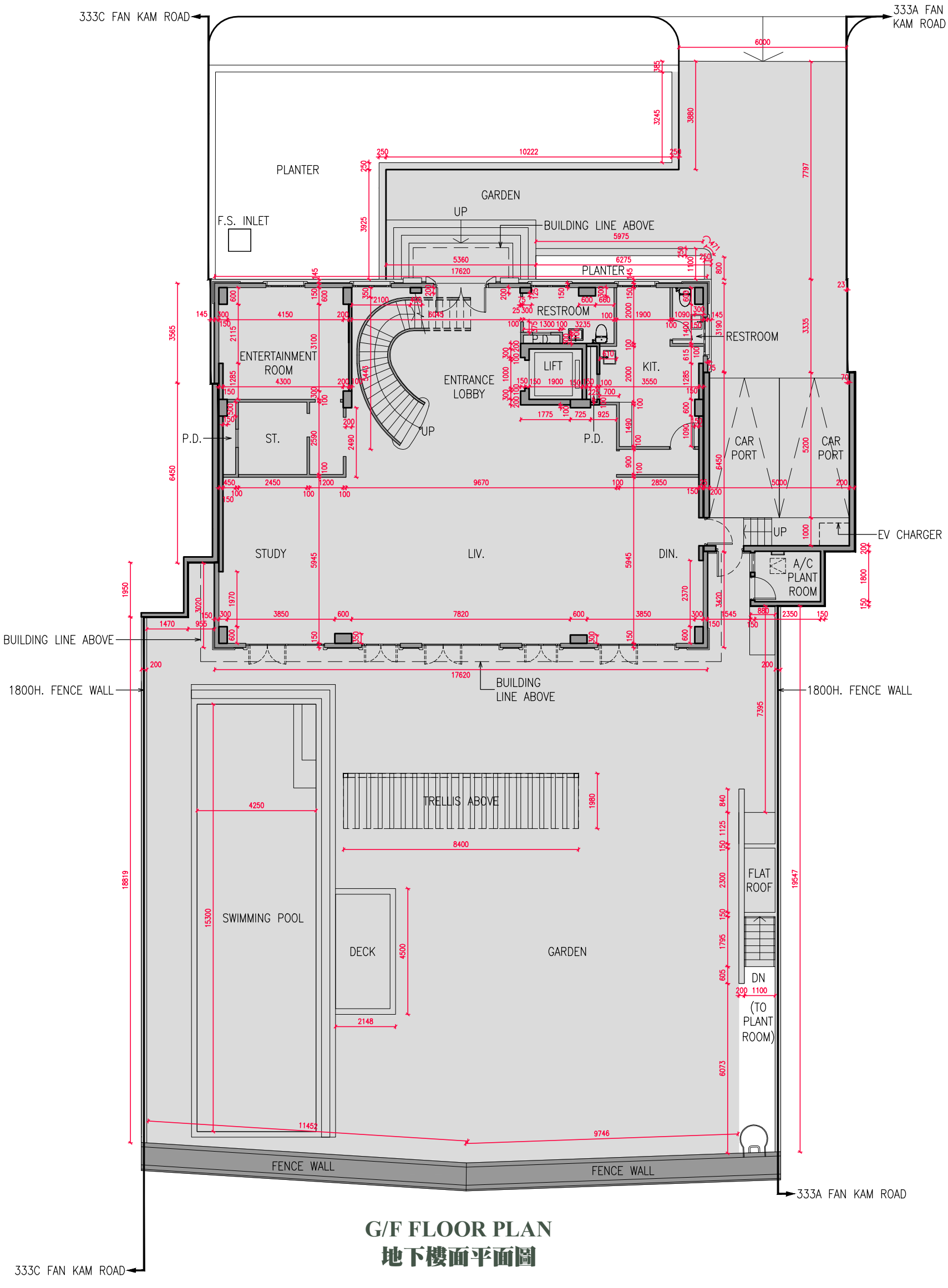
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable)

1. Floor to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to page 18 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
3. The dimensions of the floor plans are all structural dimensions in millimeter.

因住宅物業的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。(不適用)

1. 樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第18頁。
3. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

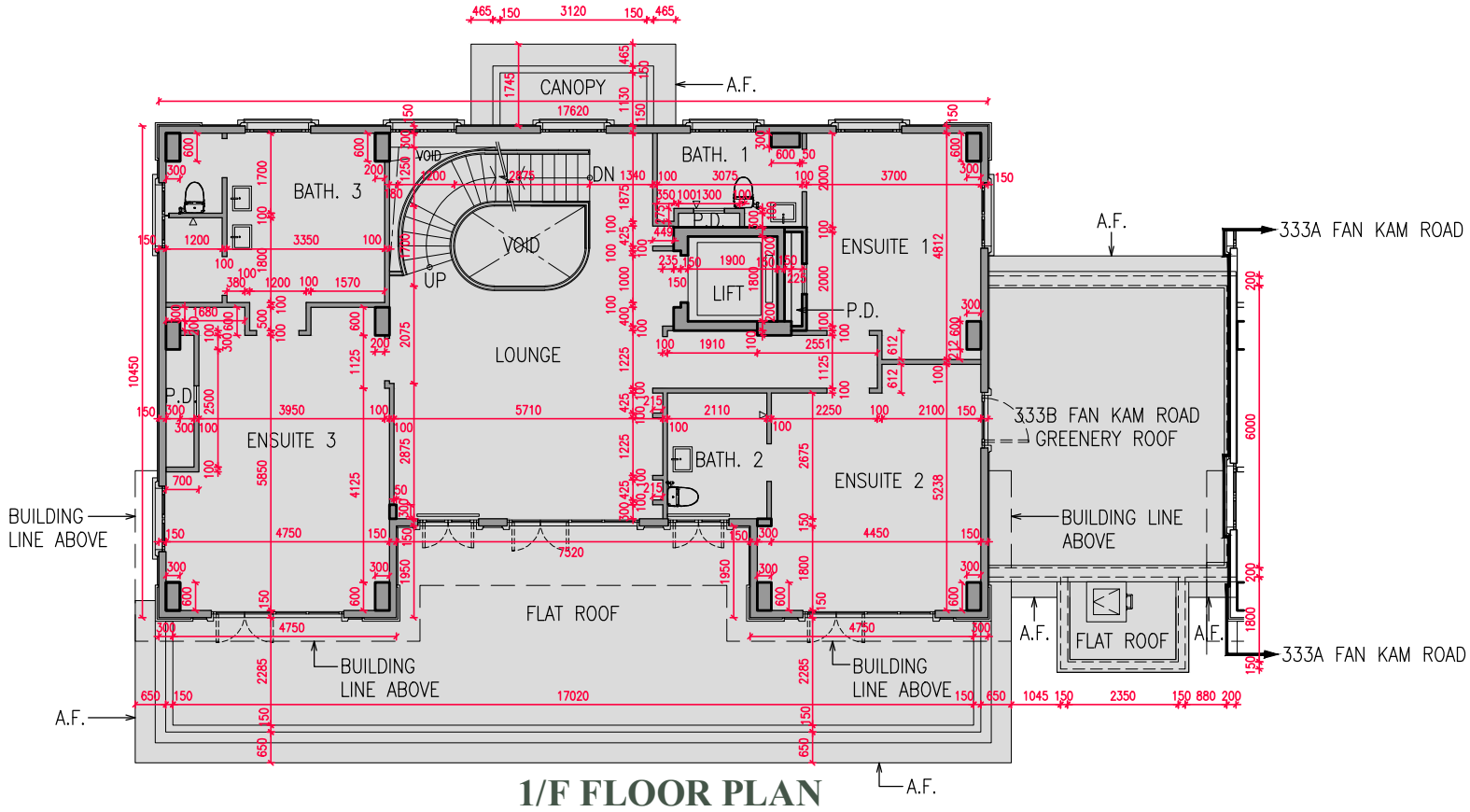
333B Fan Kam Road
粉錦公路333B



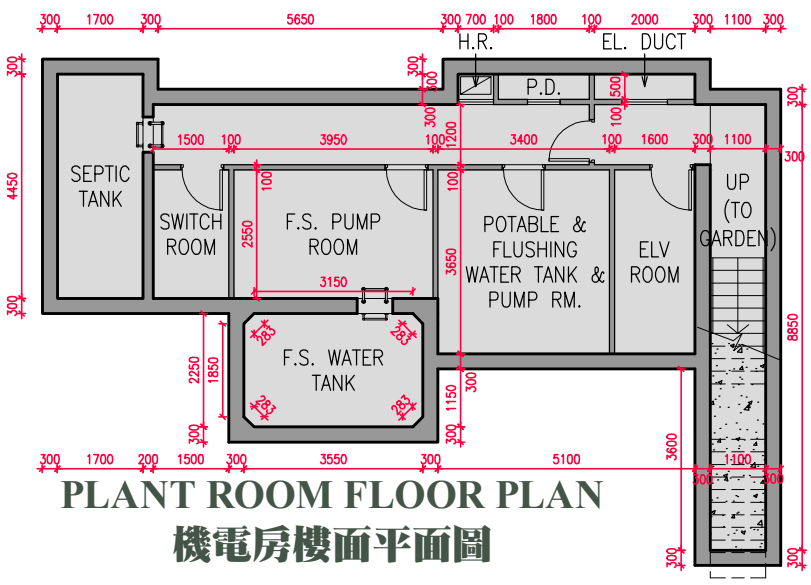
G/F FLOOR PLAN
地下樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

333B Fan Kam Road
粉錦公路333B



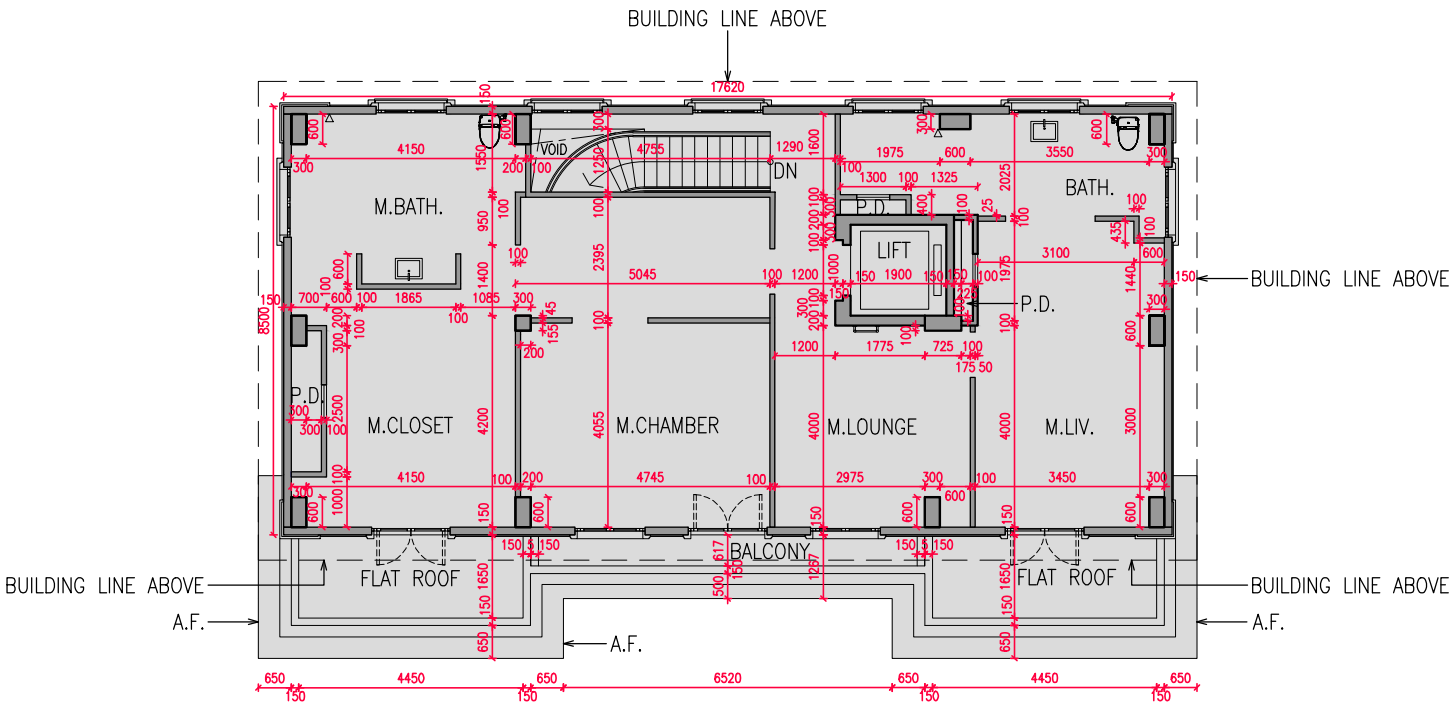
1/F FLOOR PLAN
1樓樓面平面圖



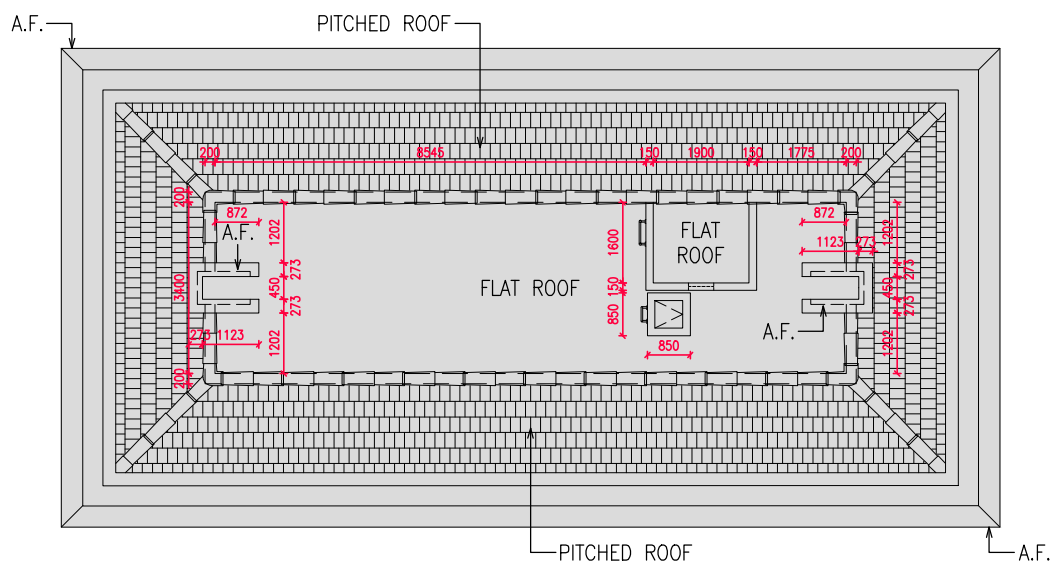
PLANT ROOM FLOOR PLAN
機電房樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

333B Fan Kam Road
粉錦公路333B



2/F FLOOR PLAN
2樓樓面平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

House Name 獨立屋	Floor 樓層	Floor-to-Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab (excluding plaster) (mm) 樓板(不包灰泥)的厚度(毫米)
333C Fan Kam Road 粉錦公路333C	Plant Room 機電房	3000, 3150	200, 225
	G/F 地下	3000, 3125, 4300, 4500	150, 200, 400
	1/F 1樓	3300, 3500	150
	2/F 2樓	3500	150
	Roof 天台	Not applicable 不適用	Not applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable)

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2. Please refer to page 18 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
3. The dimensions of the floor plans are all structural dimensions in millimeter.

Notes:

* This part in this flat has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please refer to the floor plan on pages 29, 31, 33 for the as-is condition.

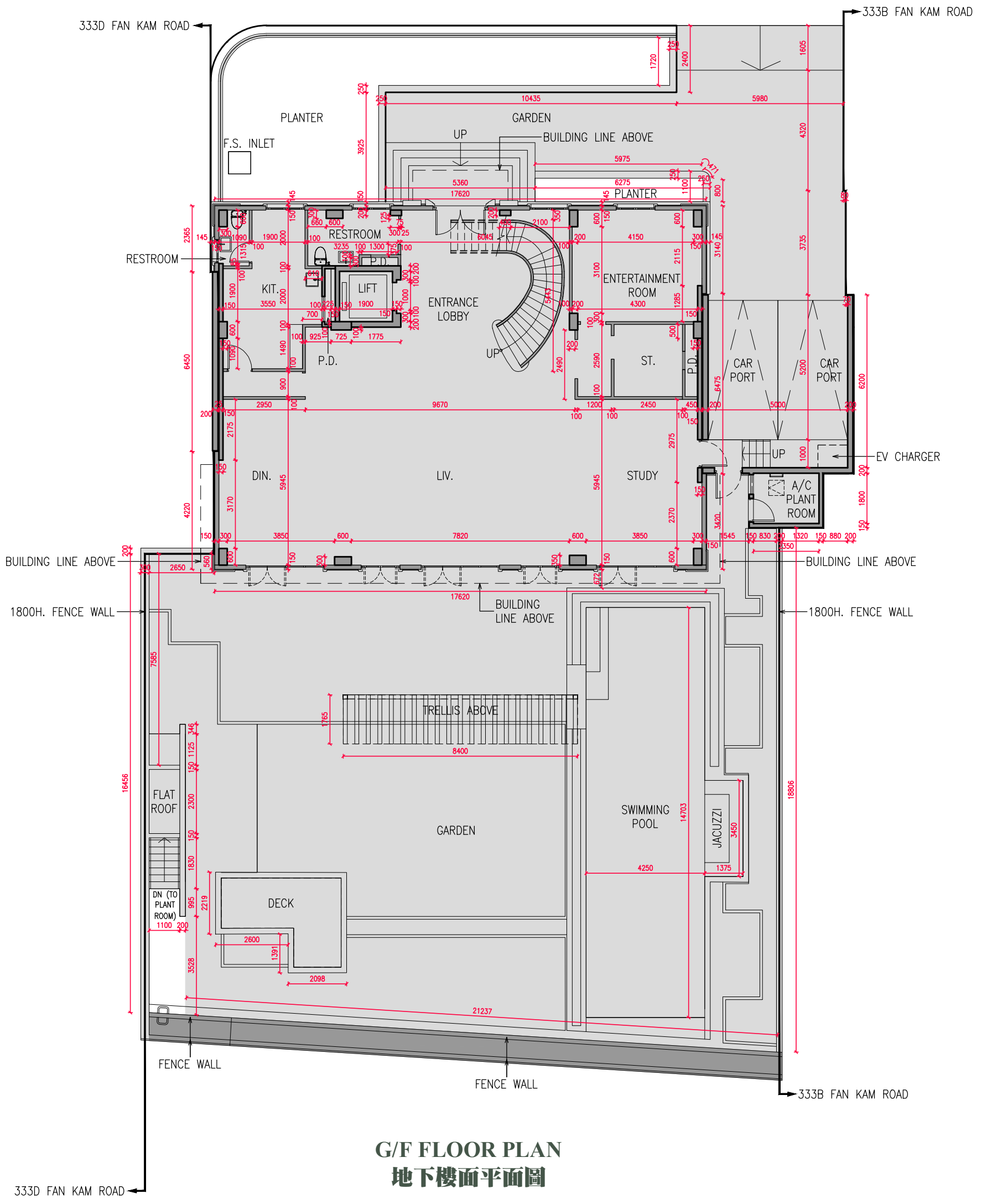
因住宅物業的的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

1. 樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第18頁。
3. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

備註:

* 此單位此部份因在發展項目落成後進行小型工程或獲《建築物條例》豁免的工程而有所改動。現狀請參閱第29、31、33頁之平面圖。

333C Fan Kam Road
粉錦公路333C



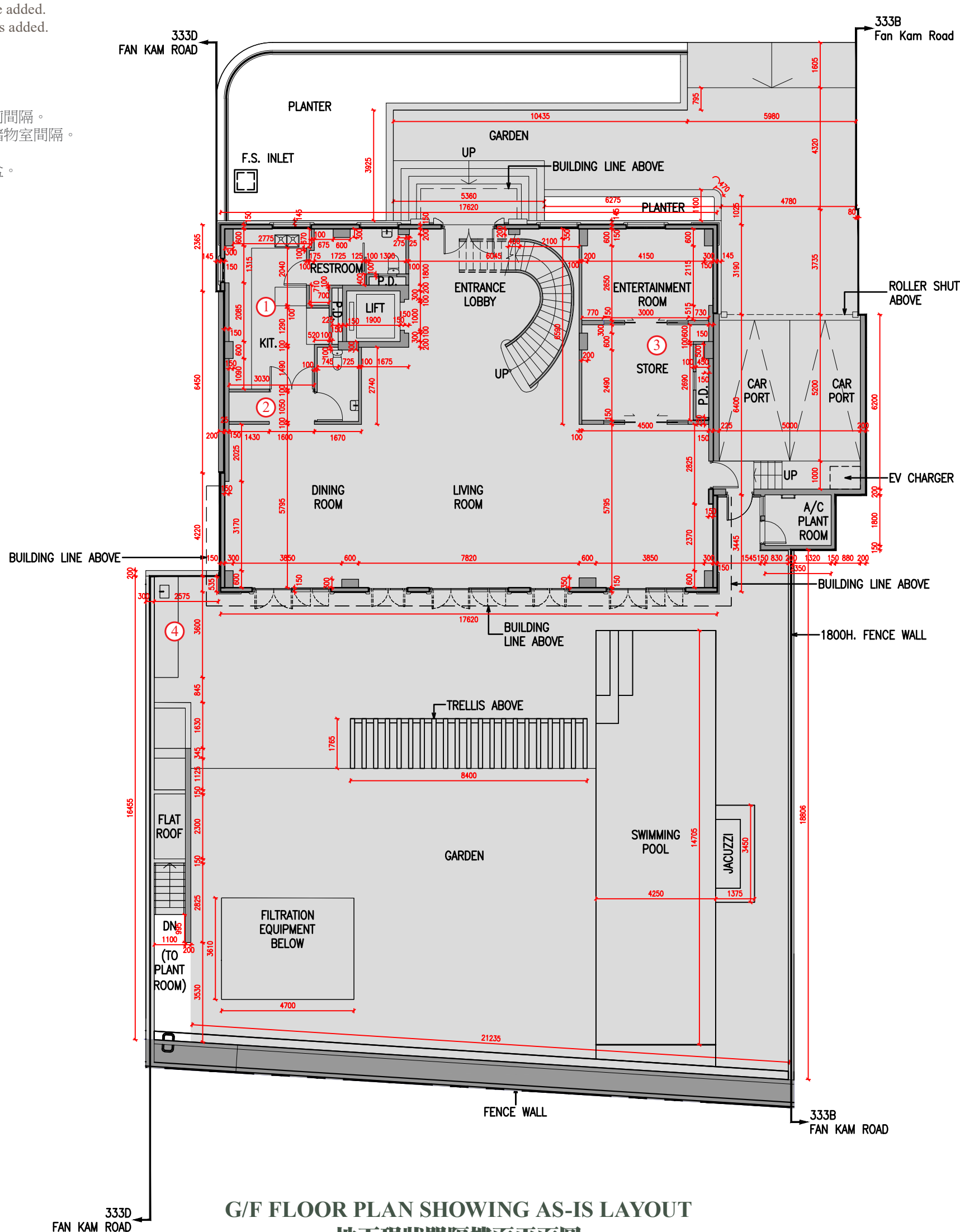
G/F FLOOR PLAN
地下樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

333C Fan Kam Road
粉錦公路333C
G/F FLOOR PLAN SHOWING AS-IS LAYOUT
地下現狀間隔樓面平面圖

Alteration Works
1. Kitchen cabinet is added.
2. Layout of kitchen and restroom are changed.
3. Layout of entertainment room & store room are changed. Sliding doors are added.
4. Sink in Garden is added.

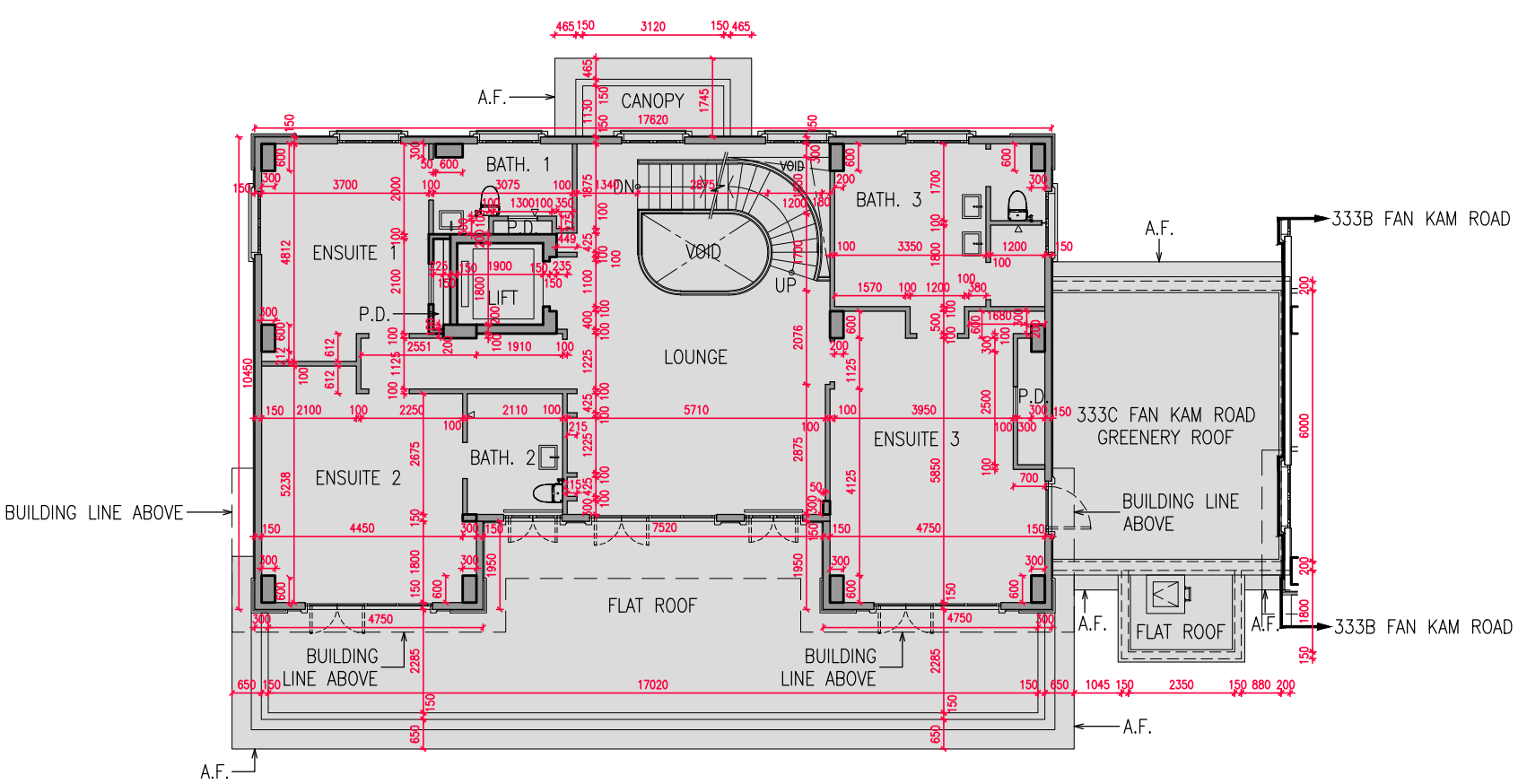
經改動工程
1. 新增廚櫃。
2. 改動廚房及客廁間隔。
3. 改動娛樂室及儲物室間隔。新增趟門。
4. 新增花園洗滌盆。



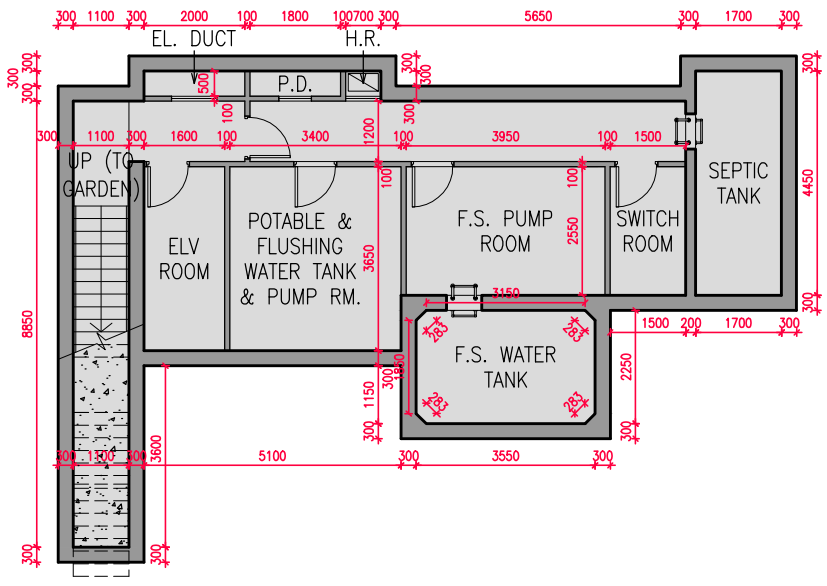
G/F FLOOR PLAN SHOWING AS-IS LAYOUT
地下現狀間隔樓面平面圖

比例尺： 0 10 (米)
SCALE： (Metres)

333C Fan Kam Road
粉錦公路333C



1/F FLOOR PLAN
1樓樓面平面圖



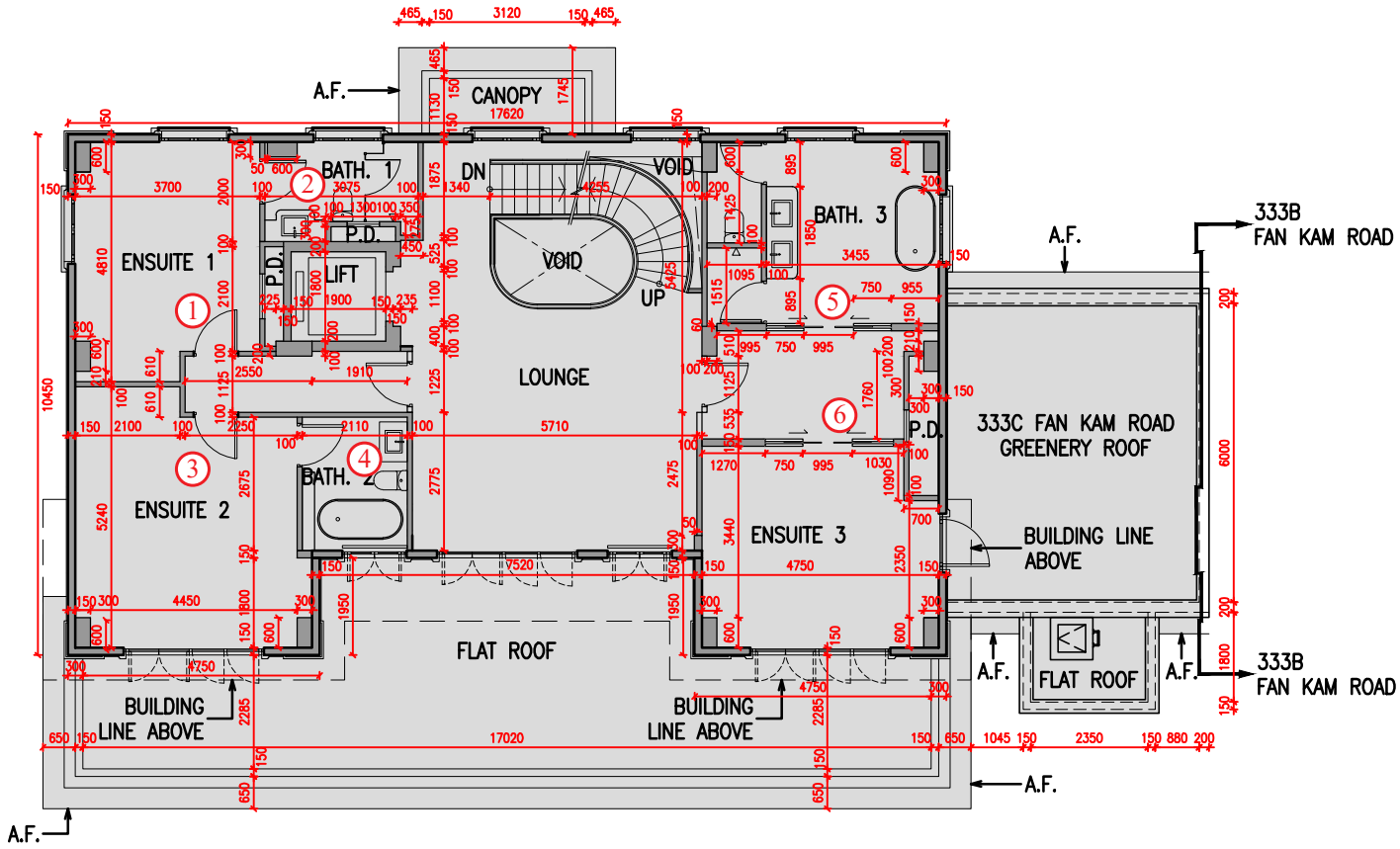
PLANT ROOM FLOOR PLAN
機電房樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

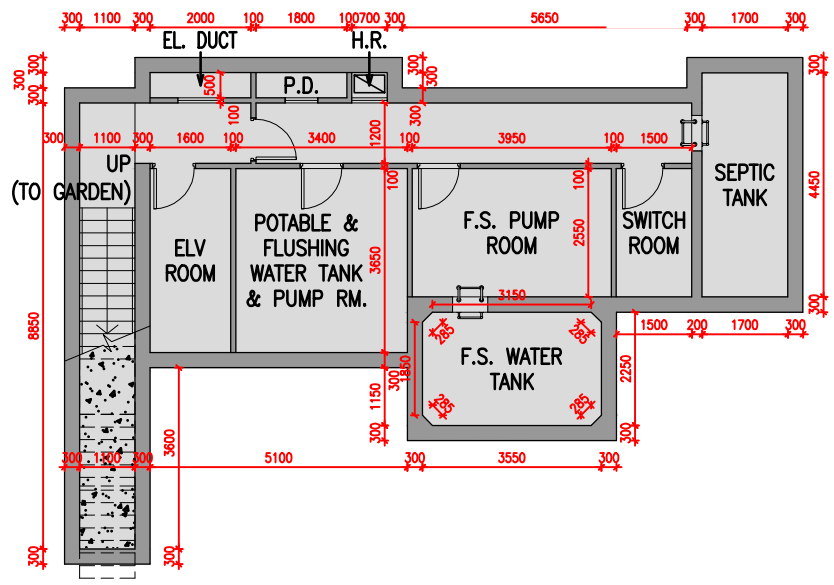
333C Fan Kam Road
粉錦公路333C
1/F FLOOR PLAN SHOWING AS-IS LAYOUT
1樓現狀間隔樓面平面圖

Alteration Works
1. Ensuite 1 door is added.
2. Vanity counter, shower cubicle with glass door and door in bathsuite 1 are added.
3. Ensuite 2 door is added.
4. Vanity counter and bathtub in bathsuite 2 are added.
5. Layout of bathsuite 3 is changed.Bathtub, vanity counter, shower cubicle with glass door, water closet cubicle with glass door and sliding door are added.
6. Ensuite 3 door and sliding door are added.

經改動工程
1. 於套房1新增門。
2. 新增套房浴室1洗手盆櫃、淋浴間配玻璃門及門。
3. 於套房2新增門。
4. 新增套房浴室2洗手盆櫃及浴缸。
5. 改動套房浴室3間隔。新增浴缸、洗手盆櫃、淋浴間配玻璃門、坐廁間配玻璃門及趟門。
6. 於套房3新增門及趟門。



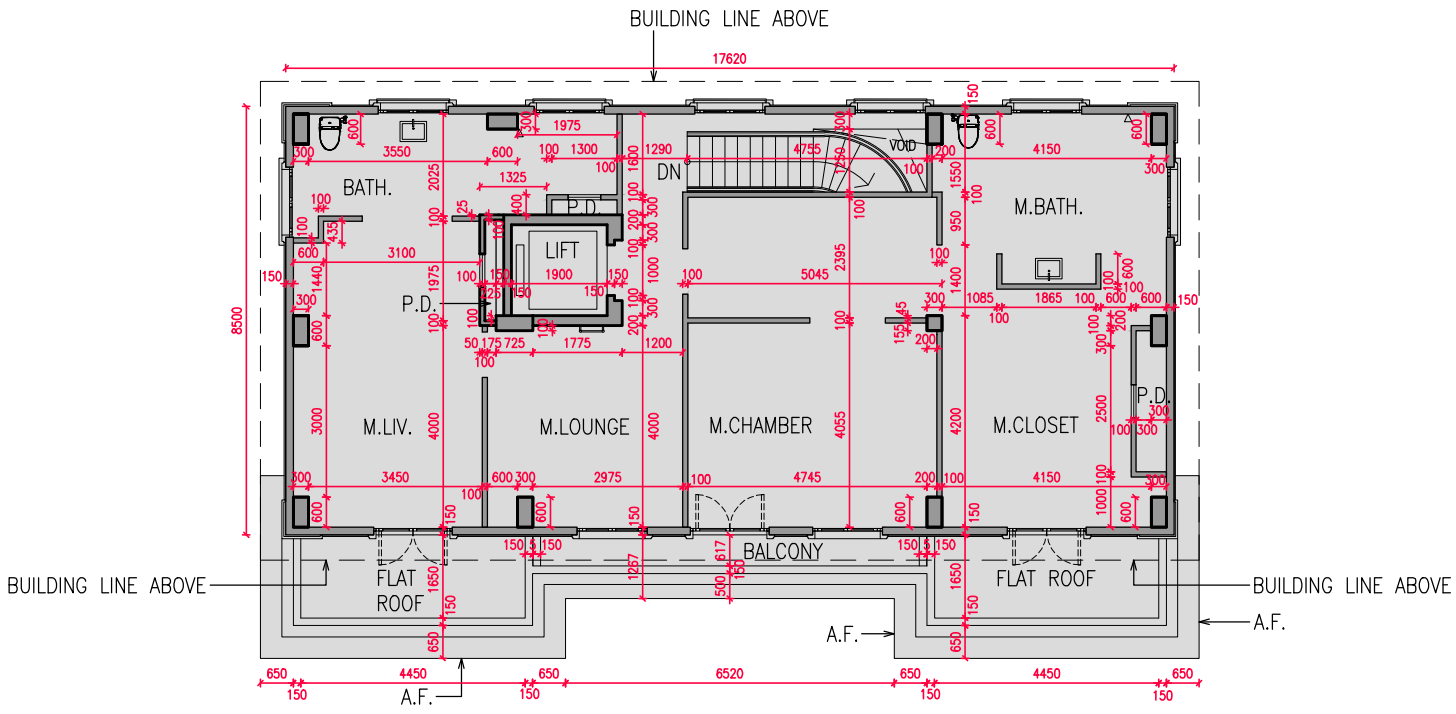
1/F FLOOR PLAN SHOWING AS-IS LAYOUT
1樓現狀間隔樓面平面圖



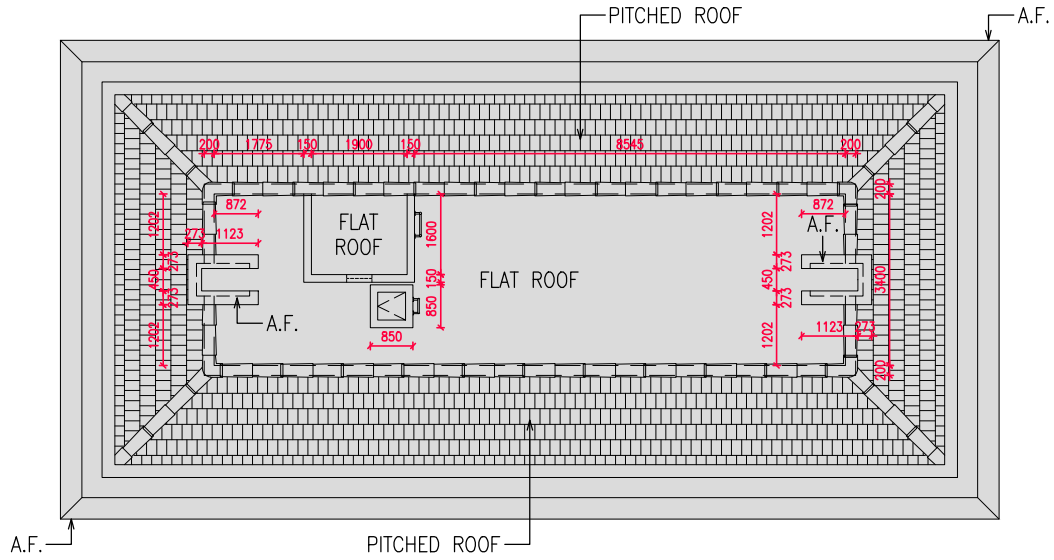
PLANT ROOM FLOOR PLAN
機電房樓面平面圖

比例尺： 0 10 (米)
SCALE： (Metres)

333C Fan Kam Road
粉錦公路333C



2/F FLOOR PLAN
2樓樓面平面圖



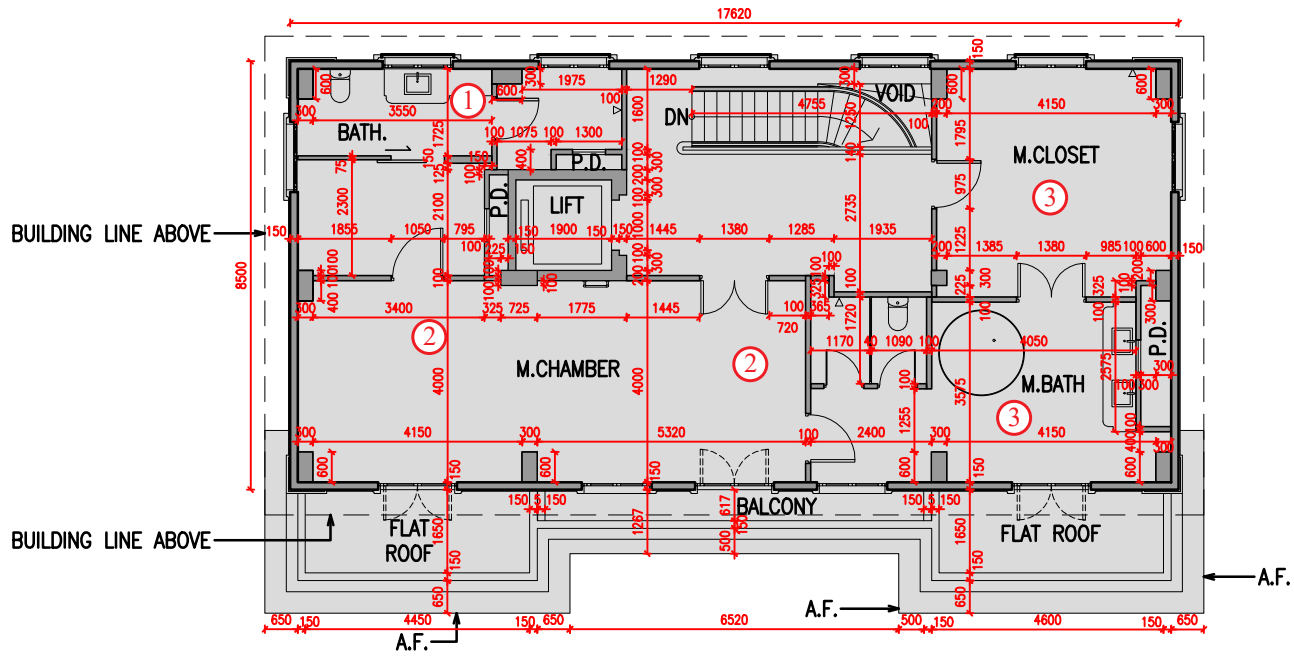
ROOF FLOOR PLAN
天台樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

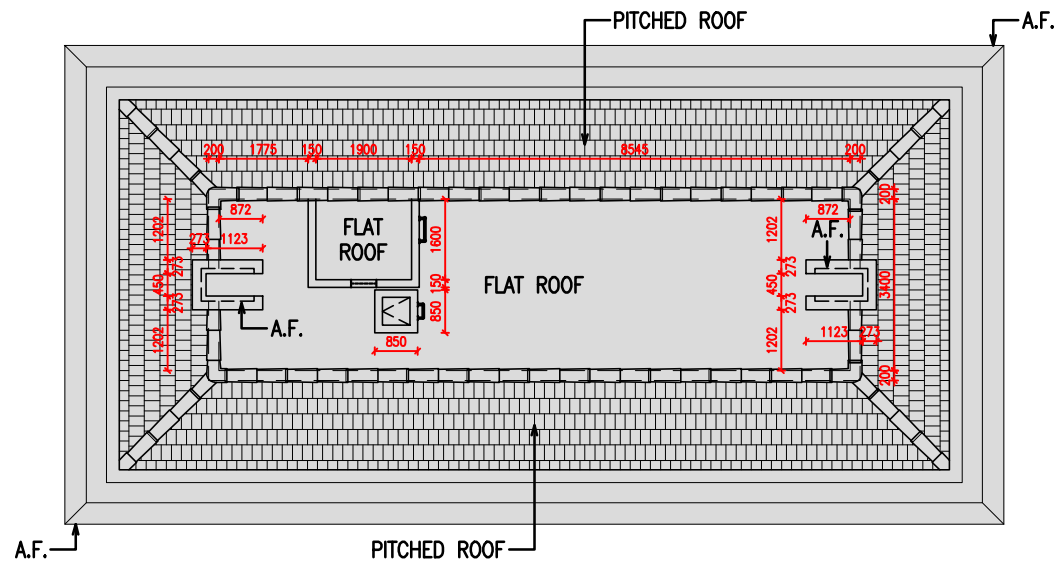
333C Fan Kam Road
粉錦公路333C
2/F FLOOR PLAN SHOWING AS-IS LAYOUT
2樓平面圖現狀間隔樓面平面圖

Alteration Works
1. Vanity counter, shower cubicle with glass door and sliding door in bathsuite are added.
2. Layout of master chamber is changed and door are added.
3. Layout of master bathsuite and master closet is changed. Bathtub, vanity counter, shower cubicle with glass door, water closet with glass door and door are added.

經改動工程
1. 新增套房浴室洗手盆櫃、淋浴間配玻璃門及趟門。
2. 改動主人睡房間隔及新增門。
3. 改動主人套房浴室及主人衣帽間間隔。新增浴缸、洗手盆櫃、淋浴間配玻璃門、坐廁間配玻璃門及門。



2/F FLOOR PLAN SHOWING AS-IS LAYOUT
2樓平面圖現狀間隔樓面平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

House Name 獨立屋	Floor 樓層	Floor-to-Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab (excluding plaster) (mm) 樓板(不包灰泥)的厚度(毫米)
333D Fan Kam Road 粉錦公路333D	LG/F 地下低層	3300, 3500	200
	G/F 地下	3125, 4300, 4500	150, 200
	1/F 1樓	3500	150, 200
	Roof 天台	Not applicable 不適用	Not applicable 不適用

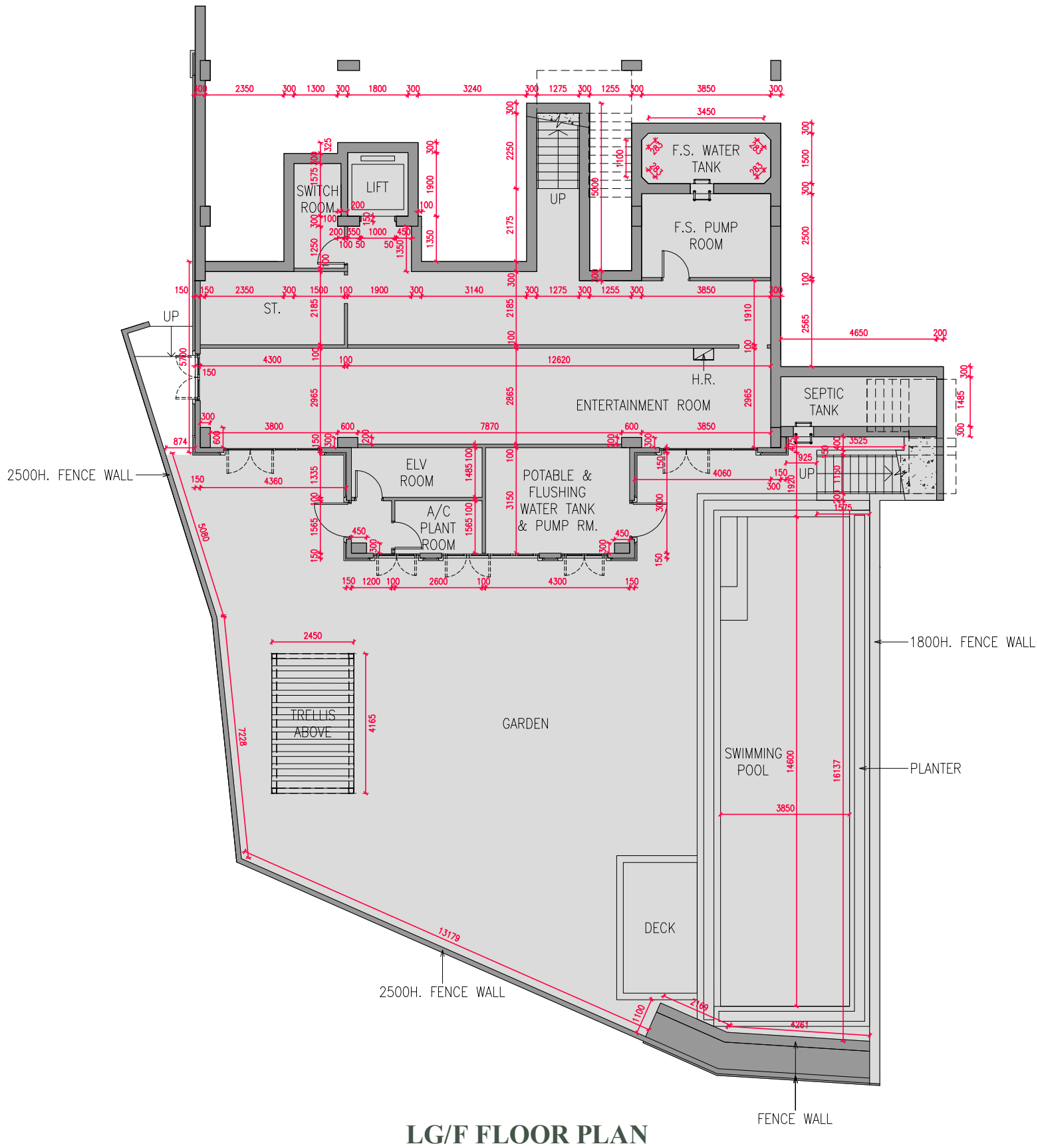
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable)

1. Floor to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to page 18 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
3. The dimensions of the floor plans are all structural dimensions in millimeter.

因住宅物業的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。(不適用)

1. 樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第18頁。
3. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

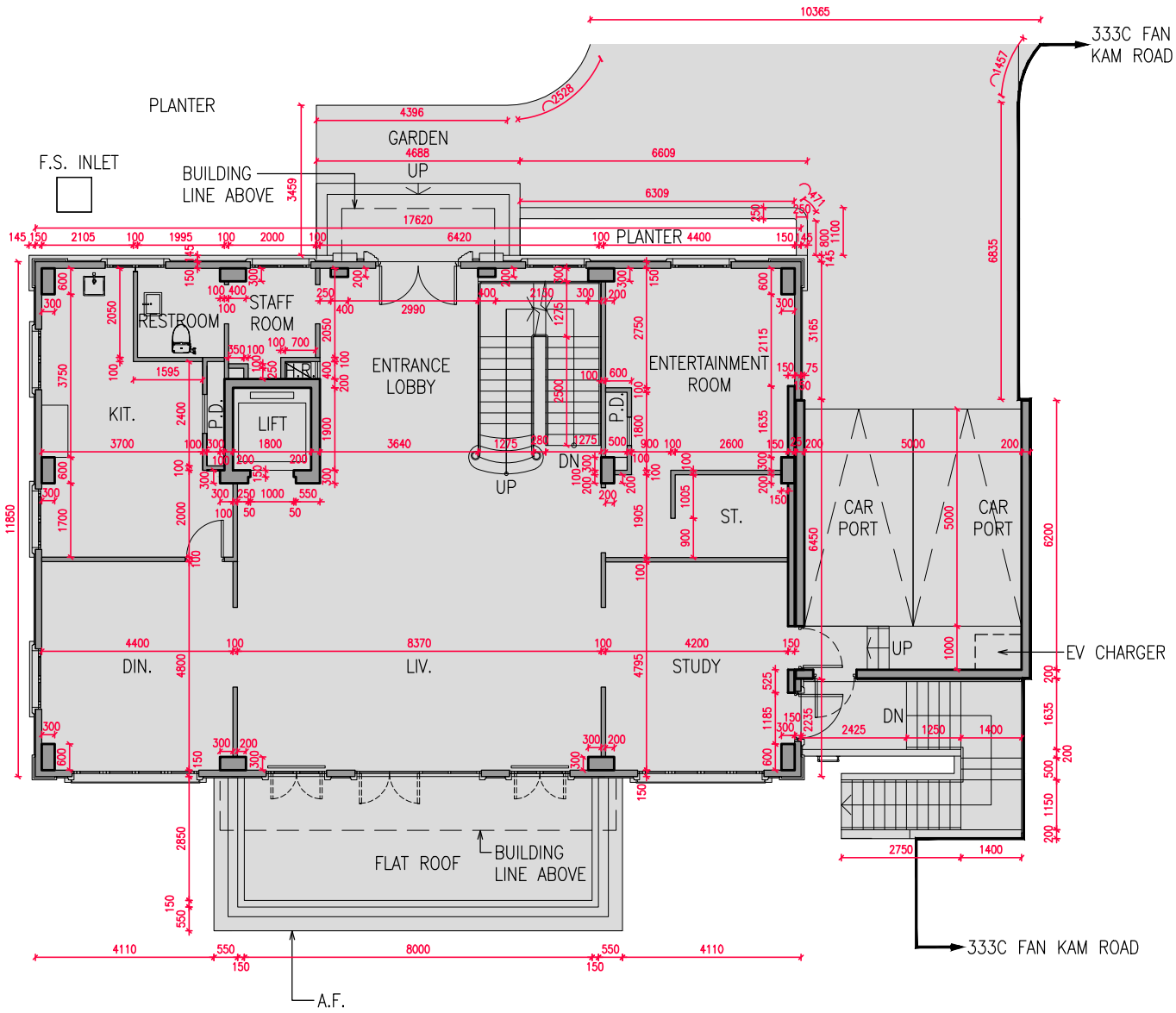
333D Fan Kam Road
粉錦公路333D



LG/F FLOOR PLAN
地下低層樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

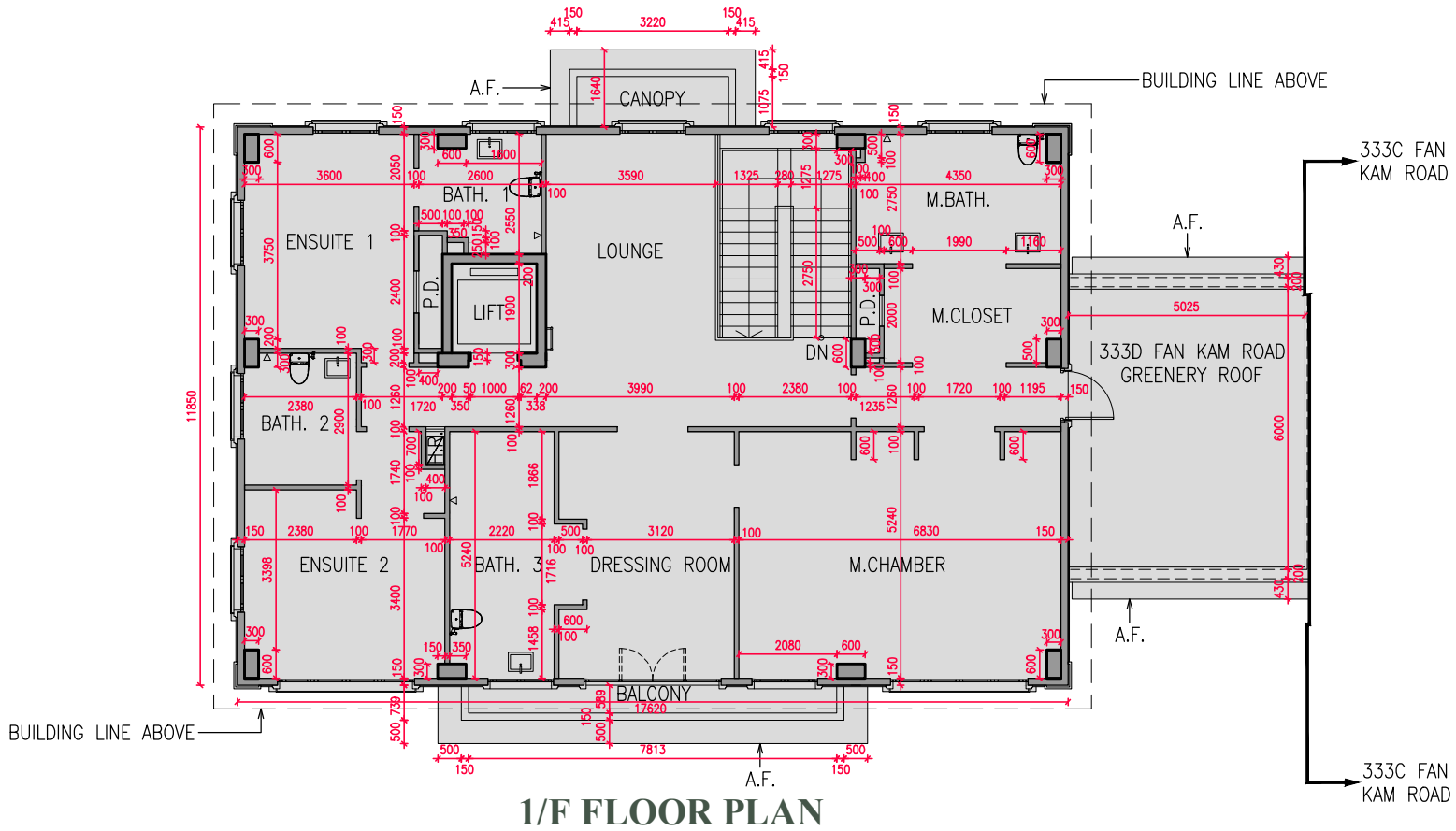
333D Fan Kam Road
粉錦公路333D



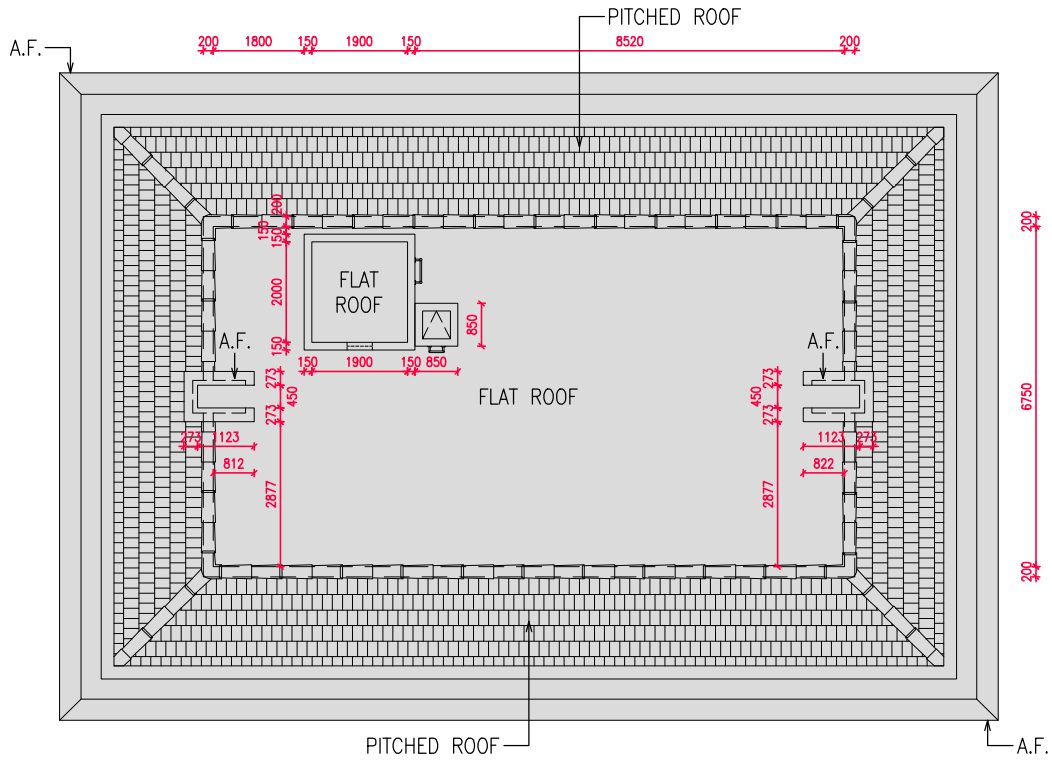
G/F FLOOR PLAN
地下樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

333D Fan Kam Road
粉錦公路333D



1/F FLOOR PLAN
1樓樓面平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺：
SCALE：
0 10 (米)
(Metres)

Floor Plans of Residential Properties in the Phase
期數的住宅物業的樓面平面圖

House Name 獨立屋	Floor 樓層	Floor-to-Floor Height(mm) 層與層之間的高度(毫米)	Thickness of Floor Slab (excluding plaster) (mm) 樓板(不包灰泥)的厚度(毫米)
333F Fan Kam Road 粉錦公路333F	LG/F 地下低層	2875, 3300, 3500	200
	G/F 地下	3125, 4500	150, 200
	1/F 1樓	3500	150, 200
	Roof 天台	Not applicable 不適用	Not applicable 不適用

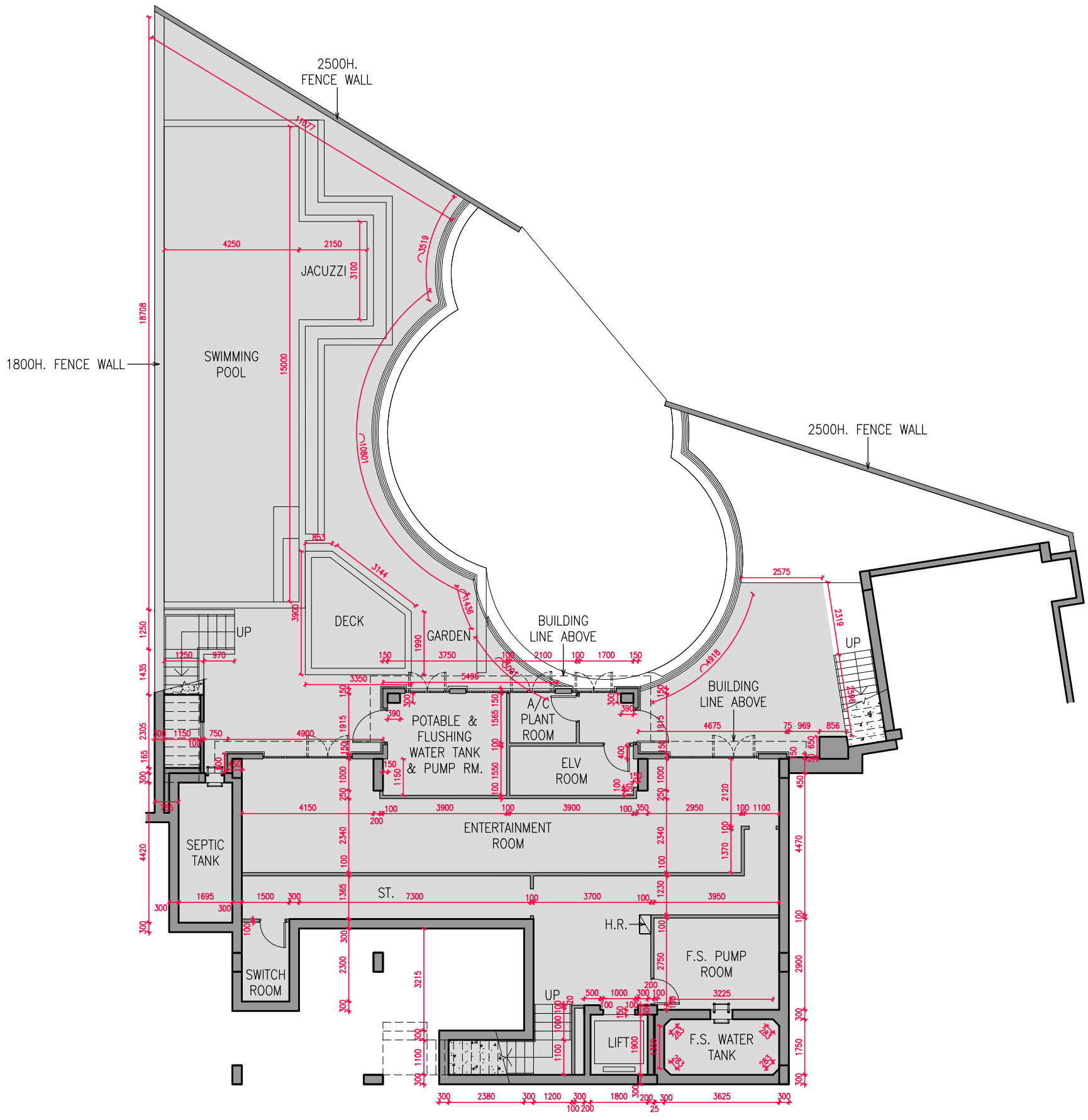
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable)

1. Floor to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to page 18 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plans.
3. The dimensions of the floor plans are all structural dimensions in millimeter.

因住宅物業的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。(不適用)

1. 樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第18頁。
3. 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

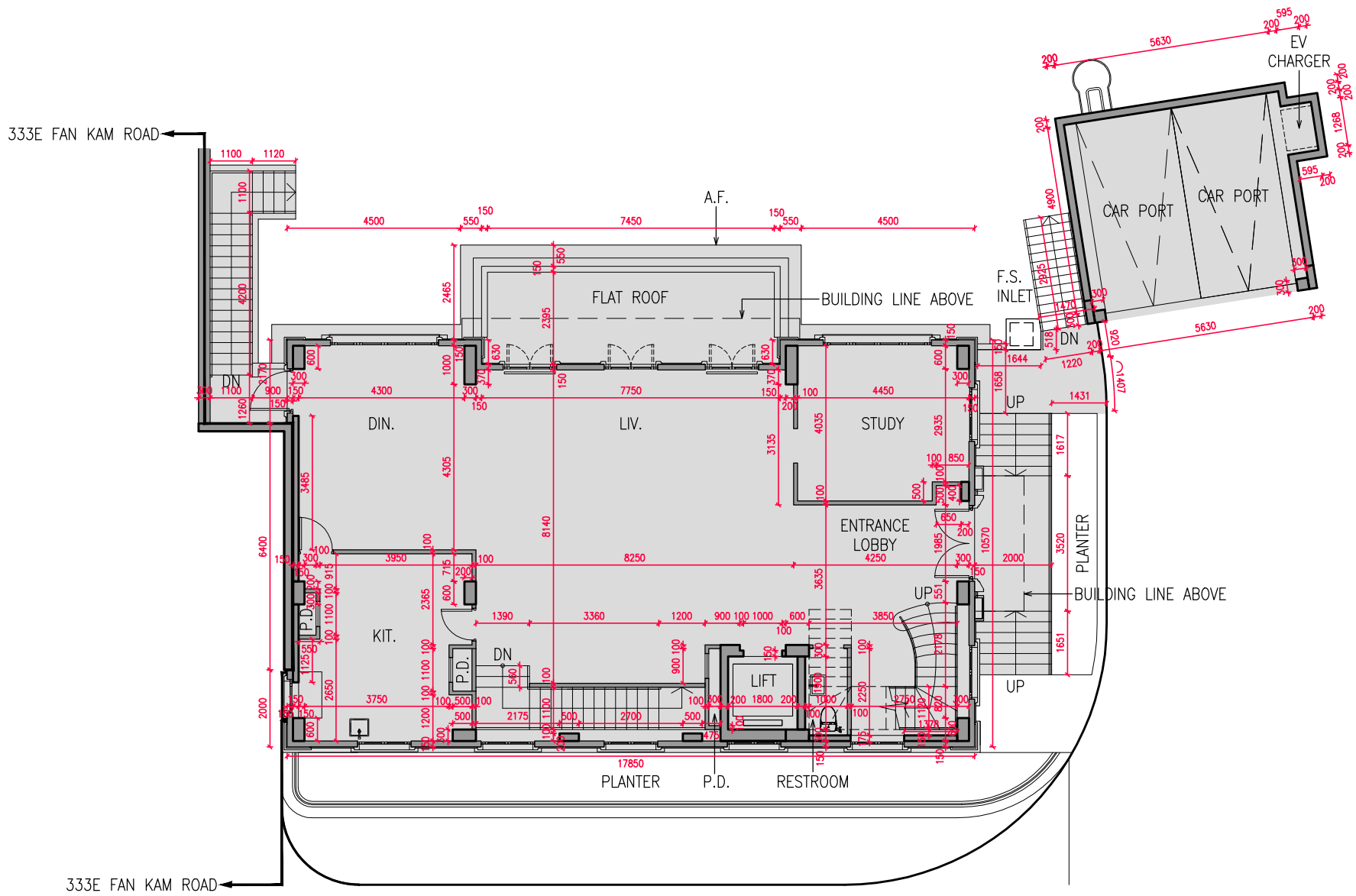
333F Fan Kam Road
粉錦公路333F



LG/F FLOOR PLAN
地下低層樓面平面圖

比例尺：
SCALE：
0 10 (米) (Metres)

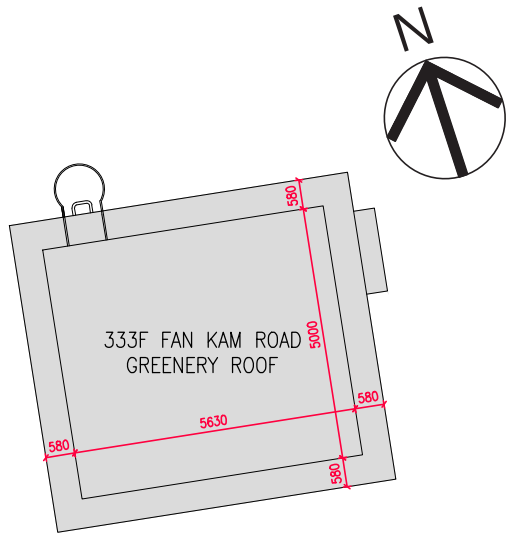
333F Fan Kam Road
粉錦公路333F

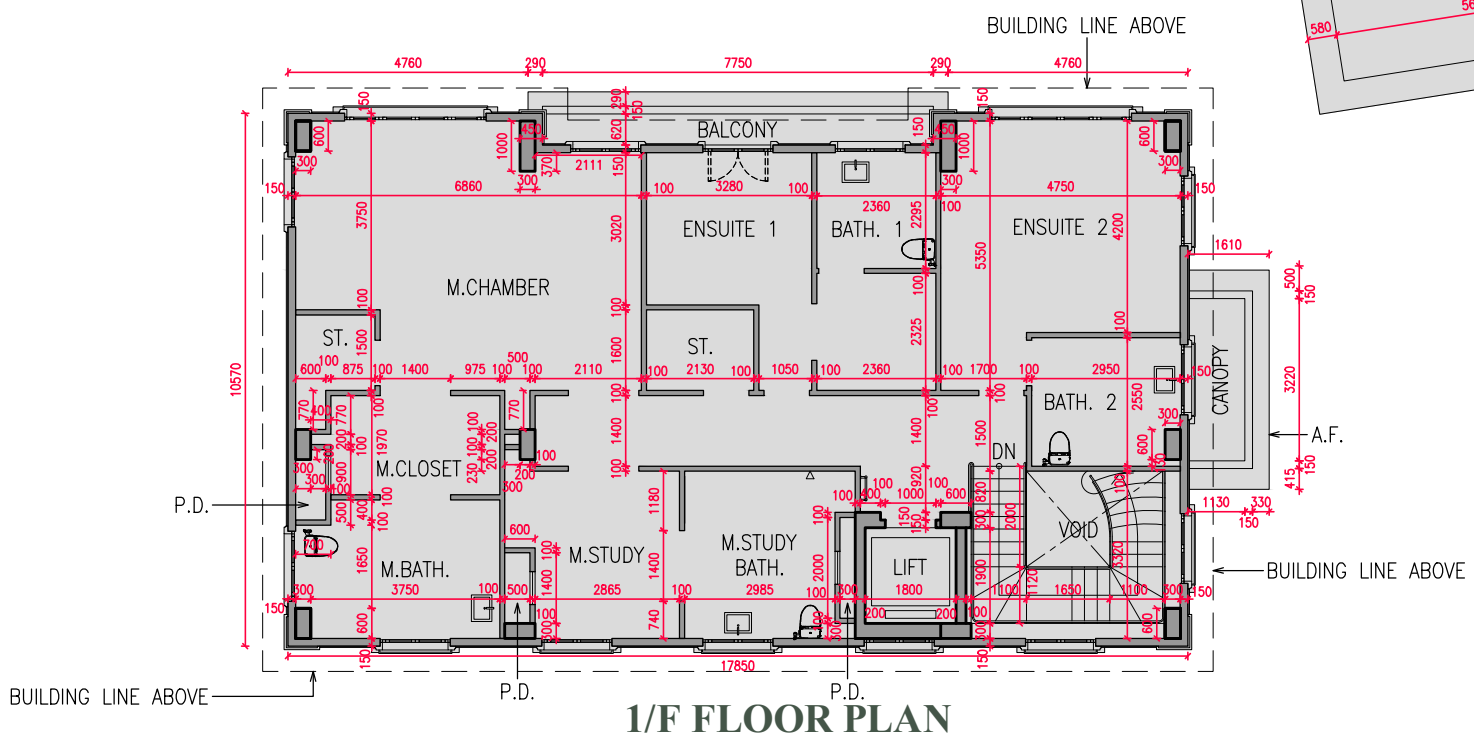


G/F FLOOR PLAN
地下樓面平面圖

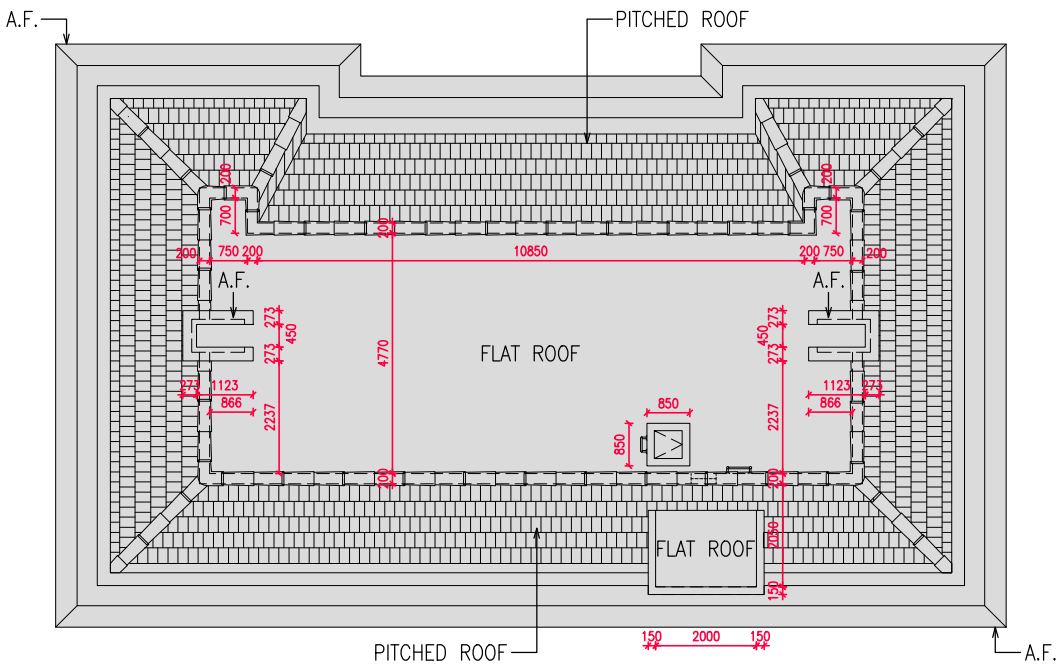
比例尺： 0 10 (米)
SCALE： (Metres)

333F Fan Kam Road
粉錦公路333F





1/F FLOOR PLAN
1樓樓面平面圖



ROOF FLOOR PLAN
天台樓面平面圖

比例尺： 0 10 (米)
SCALE： (Metres)

Area of Residential Properties in the Phase
期數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)									
House Number 屋號		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
333A Fan Kam Road 粉錦公路333A	641.544 (6,906) Balcony 露台: 5.990 (65) Utility Platform 工作平台: -	3.468 (37)	-	-	107.031 (1,152)	413.473 (4,451)	30.034 (323)	-	-	-	-
333B Fan Kam Road 粉錦公路333B	644.751 (6,940) Balcony 露台: 5.990 (65) Utility Platform 工作平台: -	4.230 (46)	-	-	145.228 (1,563)	494.254 (5,320)	31.000 (334)	-	-	-	-
333C Fan Kam Road 粉錦公路333C	644.749 (6,940) Balcony 露台: 5.990 (65) Utility Platform 工作平台: -	4.230 (46)	-	-	145.138 (1,562)	451.187 (4,857)	31.000 (334)	-	-	-	-
333D Fan Kam Road 粉錦公路333D	595.703 (6,412) Balcony 露台: 5.996 (65) Utility Platform 工作平台: -	4.069 (44)	-	-	134.305 (1,446)	362.485 (3,902)	31.000 (334)	-	-	-	-
333F Fan Kam Road 粉錦公路333F	539.708 (5,809) Balcony 露台: 5.968 (64) Utility Platform 工作平台: -	3.287 (35)	-	-	81.569 (878)	218.105 (2,348)	30.104 (324)	-	-	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.

1. 住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 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。其他指明項目的面積 (不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
2. 上述所列之面積是以英制之平方呎列明，均以 1 平方米 =10.764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
3. 發展項目的住宅物業不設陽台。

Floor Plans of Parking Spaces in the Phase
期數中的停車位的樓面平面圖

G/F FLOOR PLAN
地下樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES OF HOUSE 洋房停車位位置、數目、尺寸及面積				
House 洋房	Location 位置	Number 數目	Dimensions of Each Parking Space (Length x Width)m 每個停車位尺寸(長x闊)米	Area of Each Parking Space(sq.m) 每個停車位面積(平方米)
333A FAN KAM ROAD 粉錦公路333A	G/F 地下	2	5.0 x 2.5	12.5
333B FAN KAM ROAD 粉錦公路333B	G/F 地下	2	5.0 x 2.5	12.5
333C FAN KAM ROAD 粉錦公路333C	G/F 地下	2	5.0 x 2.5	12.5
333D FAN KAM ROAD 粉錦公路333D	G/F 地下	2	5.0 x 2.5	12.5
333F FAN KAM ROAD 粉錦公路333F	G/F 地下	2	5.0 x 2.5	12.5

Summary of Preliminary Agreement for Sale and Purchase
臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("preliminary agreement");

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement: -
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（"該臨時合約"）時須支付款額為售價的5%的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有；

3. 如買方沒有於訂立該臨時合約的日期之後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

The Deed of Mutual Covenant and Management Agreement in respect of the Development (the "**DMC**") provides that:

A. Common Parts of the Development

"Common Areas and Facilities" means and includes:-

"(a) (i) Owners' Corporation Office (O.C.O.) including an accessible toilet, those parts of the Slope Structures within the Land and the Development, the Landscaped Areas, the Waterworks Reserve Area, existing drains or manholes within the Land and the Development, emergency vehicular access/driveway (EVA), pipe ducts, electricity ducts, transformer room, switch room, refuse storage and material recovery chamber (RS & MRC), flushing / cleansing water plant room, street fire hydrant water tank and pump room, fire service (F.S.) pump room, master water meter room, water meter cabinet, plant rooms, telecommunications and broadcasting (T.B.E.) room, fire service inlets and hose reels, fire service (F.S.) and flushing water meter cabinet, 9000L fire service (F.S.) water tank, soakaway pits, septic tank, planters, retaining walls (where any retaining wall abut onto any part of a Unit, only up to the centre line of such retaining wall), planter walls, cat ladders, post box, gas governor, meters, lighting, drains, channels, sewers, wires, cables, pumps, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation / air conditioning control system, fence walls including those portions of the fence walls adjoining the Landscaped Areas (where any fence wall abut onto any part of a Unit, only up to the centre line of such fence wall), those parts of the unexcavated land within the Land (which for the purposes of identification is shown Grey on the Lower Ground Floor Plan and Part-Plan of Maintenance Path for Connecting Drains for Storm Water of the DMC Plans); and

(ii) any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and their bona fide guests, visitors or invitees in accordance with the DMC,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured **Yellow, Yellow Stippled Black, Yellow Hatched Black, Yellow Hatched Black and Stippled Black** and **Grey** on the DMC Plans;

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development designated as Common Areas and Facilities in accordance with the DMC or any sub-deed(s) of the DMC or any other deed(s); and

(c) to the extent not specifically provided in paragraphs (a) and (b) above:-

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

(ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;"

B. Number of Undivided Shares assigned to each Residential Property in the Phase

Description	Undivided Shares
333A Fan Kam Road	70
333B Fan Kam Road	71
333C Fan Kam Road	70
333D Fan Kam Road	65
333F Fan Kam Road	57

C. The terms of years for which the Manager of the Phase is appointed

The manager for the Phase ("**Manager**") is appointed for an initial term of two (2) years after the date of the DMC and such appointment shall continue until terminated as provided in Clause 4.1 of the DMC.

D. Basis on which the Management Expenses are shared among the owners of the residential properties of the Phase

Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses (as defined in the DMC) which proportion shall be equal to the Management Shares (as defined in the DMC) of his Unit (as defined in the DMC) divided by the total Management Shares of the Phase.

E. Basis on which the Management Fee Deposit is fixed

Each Owner being the first assignee of his Unit shall upon the assignment of his Unit from the First Owner (as defined in the DMC) deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equal to 3/12 of the first year's budgeted Management Expenses payable in respect of his Unit which deposit or balance thereof (as the case may be) shall be non-interest bearing and non-refundable but transferable and shall not be set off against any contribution payable by him under the DMC.

F. The area in the Phase retained by the Vendor for the Vendor's own use

Not applicable.

Note:
For full details, please refer to the draft DMC which is free for inspection during opening hours at the sales office. Full script of the draft DMC is available for inspection upon request and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

Summary of Deed of Mutual Covenant
公契的摘要

有關發展項目的公契及管理協議(「公契」)規定：

A. 發展項目的公用部分

「公用地方及設施」指並包括：

「(a) (i) 業主立案法團辦事處(O.C.O.)包括一個暢通易達洗手間、土地及發展項目內的斜坡構築物的該等部分、土地及發展項目內的園景區、水務工程保留範圍、現有的排水渠或沙井、緊急車輛通道／車道(EVA)、管道槽、電力槽、變壓器室、 電掣房、垃圾收集及物料回收房(RS & MRC)、沖廁水／清潔用水機房、街道消防栓水箱及泵房、消防(F.S.)泵房、主水錶房、水錶櫃、機房、電訊及廣播(T.B.E.)設備室、消防進水口及消防喉轆、消防(F.S.)及沖廁水水錶櫃、9000升消防(F.S.)水箱、滲水池、化糞池、花槽、護土牆（倘任何護土牆毗連單位的任何部分，僅截至該護土牆的中心線）、花槽墻、貓梯、郵箱、氣體調節器、儀錶、照明、排水渠、渠道、下水道、電線、電纜、泵、潔具、電力裝置、配件、設備及器具、防火及滅火設備及器具、保安系統及器具、通風／空氣調節控制系統、圍墻（包括毗鄰園景區的該等圍墻部分，倘任何圍墻毗連單位的任何部分，僅截至該圍墻的中心線）、土地內未開挖土地部分（在低層地下平面圖及公契圖則連接雨水渠維修保養通道的部分平面圖中以灰色標示，以供識別）；及

(ii) 根據本契約擬供業主及其真正來賓、訪客或被邀請者共同使用與享用而在發展項目內安置或提供或安裝的任何其他系統、裝置或設施，

（只要它們可以在圖則上標示）僅為識別目的而在公契圖則上以**黃色、黃色加黑點、黃色加黑斜線、黃色加黑斜線及加黑點及灰色**標示；

(b) 按公契或任何分公契或任何其他契約指定為土地及發展項目公用地方及設施的該其他區域、器具、裝置、系統及設施；及

(c) 除了以上第（a）及（b）段特別指定的之外：

(i) 被《建築物管理條例》第2條列明「公用部分」的定義第(a)段所涵蓋的發展項目的任何部分；及／或

(ii) 屬於《建築物管理條例》附表1指定的類別並被納入《建築物管理條例》第2條列明「公用部分」的定義第(b)段內的任何部分，

但不包括任何個別業主具有權利及特權獨占持有、使用、佔用及享用發展項目內的該等地方和發展項目內僅服務任何個別業主的該等設施。」

B. 分配予期數中每個住宅物業的不分割份數數目

描述	不分割份數
粉錦公路333A	70
粉錦公路333B	71
粉錦公路333C	70
粉錦公路333D	65
粉錦公路333F	57

C. 有關期數管理人的委任年期

期數管理人（「管理人」）的委任年期為公契之日起的初期兩（2）年並在其後繼續任職至按公契第4.1條規定終止。

D. 在期數的住宅物業的業主之間分擔管理開支的基準

每個單位的業主須支付預算管理開支（按公契界定）的適當部分，該部分相等於他的單位（按公契界定）的管理份數（按公契界定）除以期數的總管理份數。

E. 計算管理費按金的基準

每個業主作為他的單位的首位受讓人須在他從第一業主（按公契界定）轉讓他的單位時向管理人支付一筆相等於他的單位應付首年預算管理開支的3/12之款項，作為準時支付他按公契應付或變為應付的一切款項的擔保，上述按金或餘額（視情況而定）沒有利息和不能退還，但可轉讓和不能用來抵銷他按公契應付的任何分擔款項。

F. 賣方在期數中保留作為賣方自用的的地方

不適用

備註：
如欲知全部詳情，請參閱公契擬稿。公契擬稿全文可在售樓處的辦公時間內免費查閱並在要求與支付必要的影印費後索取其副本。

A. Lot Number of the land on which the Development is situated

1. The Development is to be constructed on Lot No.1909 in Demarcation District No.100 (the "**Lot**").

B. Term of years

2. The Lot is granted under New Grant No.22122 (the "**Land Grant**") for a term of 50 years commencing from 13 May 2015.

C. User restrictions applicable to the Land

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

"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."

D. Facilities that are required to be constructed and provided for the Government, or for public use

4. Formation of Green Area

Special Condition No.(3) of the Land Grant stipulates that:

"(a) The Purchaser shall:

(i) within 54 calendar months from the date of this Agreement (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 approve and in all respects to the satisfaction of the Director:

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

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

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

(ii) within 54 calendar months from the date of this Agreement 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 Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (4) of the Land Grant.

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

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

5. Possession of Green Area

Special Condition No.(4) of the Land Grant stipulates that:

"For the purpose only of carrying out the necessary works specified in Special Condition No. (3) of the Land Grant, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) of the Land Grant or otherwise."

6. Restriction on use of the Green Area

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

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

7. Access to the Green Area for inspection

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

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

8. Formation of the Yellow Area

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

"(a) The Purchaser shall within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director form, landscape and fence the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as **"the Yellow Area"**) in such manner with such materials and to such standards, levels, alignment and design as may be required or approved by the Director and shall thereafter at his own expense uphold, manage, maintain and repair the Yellow Area and everything constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (e) of this Special Condition.

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

(c) Except with the prior written consent of the Director, no works other than the works specified in sub-clause (a) of this Special Condition shall be carried out on the Yellow Area.

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

(e) For the purpose only of carrying out the works specified in sub-clause (a) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. Possession of the Yellow Area or any part thereof shall be re-delivered to the Government on demand by the Government without any payment or compensation to the Purchaser provided always that the Government shall not be obliged to take back possession of the Yellow Area or any part thereof.

(f) The Purchaser shall not while he is in possession of the Yellow Area or any part thereof use the Yellow Area for any purposes other than such purposes as the Director may approve or require.

(g) (i) The Purchaser shall at all times while he is in possession of the Yellow Area:

(I) permit the Government, the Director and his officers, contractors and agents and any persons authorised by the Director with or without tools, equipment, machinery or motor vehicles, the right of free ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area;

(II) permit the Government and the relevant public utility companies authorized by the Government the rights of free ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area.

(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (g)(i) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors and agent and any persons or public utility companies duly authorized under sub-clause (b) of this Special Condition or this sub-clause (g), and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (g)(i) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(h) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the construction, management or maintenance of the Yellow Area under sub-clause (a) of this Special Condition."

E. Purchaser obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

9. General Condition No.(7) of the Land Grant stipulates that:-

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

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

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

10. <u>Building Covenant</u>

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2019."

11. <u>Development Conditions</u>

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

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the lot or any part thereof:

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

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

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,846 square metres and shall not exceed 3,076 square metres;

(d) the total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 20% of the area of the lot and the decision of the Director as to what constitutes the total site coverage shall be final and binding on the Purchaser;

(e) any building or buildings erected or to be erected on the lot shall not exceed three storeys including carpark or carport and any floor or space below the level of the ground and the decision of the Director as to what constitutes a storey and what constitutes the level of the ground shall be final and binding on the Purchaser; and

(f) the design, disposition and height of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than the demolition works as referred to in Special Condition No. (2) of the Land Grant and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purposes of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

12. Landscaping

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

"(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (13) of the Land Grant.

(b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas, and such other information as the Director may require.

(ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(iii) Not less than 50% of the 20% referred to in sub-clause (b)(ii) of this Special Condition (hereinafter referred to as **"the Greenery Area"**) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iv) The decision of the Director on which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the Purchaser.

(v) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) of the Land Grant.

(f) In the event that the lot is developed for use as a single family residence, sub-clauses (b)(iii) and (e) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser."

13. Parking requirements

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

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Residential Parking Spaces"**) at the following rates:

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every residential unit
Not less than 160 square metres but less than 220 square metres	One space for every 0.67 residential unit or part thereof
Not less than 220 square metres	One space for every 0.5 residential unit

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the lot, at the following rates:

(A) one space for each such house where its gross floor area is less than 160 square metres;

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (10)(c) of the Land Grant; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (10)(c) of the Land Grant (which residential common area is hereinafter referred to as **"the Residential Common Area"**) shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Additional spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot at a rate of 5 spaces for every block of residential units containing more than 75 residential units erected or to be erected on the lot shall be provided. For the purpose of this sub-clause (a)(iii), neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (26) of the Land Grant), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (26) of the Land Grant) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (both as may be varied under Special Condition No. (26) of the Land Grant), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **"the Parking Spaces for the Disabled Persons"**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) of the Land Grant) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) of the Land Grant) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Motor Cycle Parking Spaces"**) at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i)(I) and (a)(iii) (both as may be varied under Special Condition No. (26) of the Land Grant) of this Special Condition or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (26) of the Land Grant) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (26) of the Land Grant), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (26) of the Land Grant) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (26) of the Land Grant) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

14. <u>Loading and Unloading requirements</u>

Special Condition No.(24) of the Land Grant stipulates that:-

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of

residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units or a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

15. Special Condition No.(25) of the Land Grant stipulates that:-

"Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 10 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser."

16. Construction of drains and channels

Special Condition No.(39) of the Land Grant stipulates that:-

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser 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 from the lot to the Government storm-water drains, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

(c) The works of connecting any sewers from the lot to the Government sewers shall be carried out by the Purchaser at his own expense to the satisfaction of the Director and any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost, or if the Government so demands be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

17. Foul water drainage

Special Condition No.(40) of the Land Grant stipulates that:-

"(a) The design and construction of the whole of the foul water drainage system, including that from swimming pool filters and carpark (if any) within the lot shall be subject to the prior written approval of the Water Authority.

(b) The point of discharge of any foul water drain shall be subject to the prior written approval of the Water Authority."

18. Sewerage Impact Assessment

Special Condition No.(43) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director of Environmental Protection) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as **"SIA"**) containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works. In the event that any sewerage connection works are required to be carried out within Government land, only underground sewers including pressurized and gravity sewers (but not any plant, machinery and any other facility) may be constructed on Government land.

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations and thereafter throughout the term hereby agreed to be granted maintain the mitigation measures, improvement works and other measures and works in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection.

(c) No building works (except demolition works as referred to in Special Condition No. (2) hereof, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

(d) For avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations and maintain the mitigation measures, improvement works and other measures and works in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss.

(e) The sewage disposal system as required or approved by the Director of Environmental Protection under the SIA including any ancillary sewage holding tanks and pumps provided within the lot shall not be taken into account for the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (10)(c) and (10)(d) of the Land Grant."

F. Lease conditions that are onerous to a purchaser

19. Indemnify Government against existing buildings, structures and foundations

Special Condition No.(2) of the Land Grant stipulates that:-

"The Purchaser acknowledges that as at the date of this Agreement, there are buildings, structures and foundations existing on the lot (hereinafter referred to as **"the Existing Buildings, Structures and Foundations"**). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of this Agreement subject to the existence of the Existing Buildings, Structures and Foundations, and no objection or claim whatsoever shall be made or raised by the Purchaser in respect of or on account of the same. The Purchaser shall at his own expense and in all respects to the satisfaction of the Director demolish and remove the Existing Buildings, Structures and Foundations from the lot. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Existing Buildings, Structures and Foundations or the subsequent demolition and removal thereof by the Purchaser. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, costs, demands, actions or other

proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the Existing Buildings, Structures and Foundations."

20. Preservation of trees

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

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

(b) Without prejudice to the provisions of sub-clause (a) of this Special Condition, the Purchaser shall preserve and shall not fell, remove or interfere with the trees shown and marked Tree 1 and Tree 2 on the plan annexed hereto as Cinnamomum camphora and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the said Cinnamomum camphora in a healthy condition throughout the term hereby agreed to be granted."

21. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

Special Condition No.(28) of the Land Grant stipulates that:-

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

(i) assigned except

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

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

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

(b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

22. Set back

Special Condition No.(32) of the Land Grant stipulates that:-

"The Purchaser shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine."

23. Cutting away

Special Condition No.(33) of the Land Grant stipulates that:-

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (32) of the Land Grant.

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

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

24. Anchor maintenance

Special Condition No.(35) of the Land Grant stipulates that:-

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

25. Green Hatched Black Area

Special Condition No.(37) of the Land Grant stipulates that:-

"(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as **"the Green Hatched Black Area"**) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and,

subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition."

26. Damage to Services

Special Condition No.(38) of the Land Grant stipulates that:-

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

27. Noise Impact Assessment

Special Condition No.(42) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit to the Director for his written approval a noise impact assessment (hereinafter referred to as **"NIA"**) relating to noise impact generated from Fan Kam Road and other nearby roads and fixed noise sources on the uses of the lot and the detailed proposals of noise mitigation measures to be provided within the lot, which shall contain, among others, such information and particulars as the Director may require. The Purchaser shall at his own expense and within such time limit as may be imposed by the Director implement and thereafter throughout the term hereby agreed to be granted maintain the noise mitigation measures in the approved NIA in all respects to the satisfaction of the Director.

(b) No building works (except the demolition works as referred to in Special Condition No. (2) of the Land Grant, ground investigation work and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director. For the purpose of these Conditions, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss."

28. Waterworks Reserve Area

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

"(a) Except with the prior written consent of the Water Authority, no building or structure or support for any building or structure other than fencing and boundary walls shall be erected or constructed or placed on, over, above, under, below or within the area shown coloured pink cross-hatched black on the plan annexed hereto (hereinafter referred to as **"Waterworks Reserve Area"**) and no material or object of whatever nature shall be placed or stored within the Waterworks Reserve Area.

(b) Except with the prior written consent of the Water Authority, no tree planting shall be permitted within the Waterworks Reserve Area.

(c) Without prejudice to the generality of Special Condition No.(38) of the Land Grant, the Purchaser hereby acknowledges that there is an existing 1200 mm (48 inches) Government water mains passing through the Waterworks Reserve Area as shown by a firm blue line on the plan annexed hereto (hereinafter referred to as **"the existing Government water mains"**).

(d) For the protection of the existing Government water mains, no blasting or pile driving works shall be carried out on the lot and the Green Area except with the prior written consent of the Water Authority.

(e) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with any damage to the existing Government water mains.

(f) The Water Authority, its officers, officers of other Government departments designated by the Water Authority, contractors, workmen whether employed by the Water Authority or by other designated Government departments or by contractors, with or without tools, equipment, machinery or motor vehicles shall at all times free of costs have the rights of unrestricted ingress, egress and regress to, from and through the Waterworks Reserve Area for the purpose of inspecting, operating, maintaining, repairing, replacing and renewing the existing Government water mains or carrying out any other works which the Water Authority may consider necessary in the Waterworks Reserve Area.

(g) Neither the Water Authority nor any of the classes of person referred to in sub-clause (f) of this Special Condition shall incur or be under any liability whatsoever to the Purchaser in respect of any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser whether arising out of or incidental to the exercise of the rights conferred under sub-clause (f) of this Special Condition or otherwise, and no claim whatsoever shall be made by the Purchaser in respect of such loss, damage, nuisance or disturbance."

29. No salt water supply for flushing

Special Condition No.(45) of the Land Grant stipulates that:-

"Consent to use temporary mains fresh water for flushing will be given, provided that the Purchaser will be required to install plumbing suitable for the use of salt water to accept salt water supply if available in future."

30. No grave or columbarium permitted

Special Condition No.(48) of the Land Grant stipulates 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."

Notes:

(1) For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request and payment of the necessary photocopying charges.

(2) For the purposes of this section:-

(a) "Director" means the Director of Lands;

(b) "lot" means Lot No.1909 in Demarcation District No.100;

(c) "Purchaser" means Spring Wonder Limited 穎揚有限公司 and where the context so admits or requires includes its successors and assigns;

(d) "these Conditions" mean and include the General and Special Conditions of the Land Grant; and

(e) "this Agreement" means the Land Grant.

A. 發展項目所在土地的地段編號

1. 「發展項目」興建於丈量約份第100約地段第1909號（「**該地段**」）。

B. 年期

2. 根據新批地文件第22122號（「**批地文件**」）規定，該地段的租期為50年，從2015年5月13日起計。

C. 適用於土地的使用者限制

3. 批地文件特別條款第（9）條規定：

「該地段或其任何部分或於該處已建或擬建的任何建築物或其部分，除作私人住宅用途外，不可作任何其他用途。」

D. 須為政府興建及提供或供公眾使用的設施

4. 平整綠色範圍

批地文件特別條款第（3）條規定：

「(a) 購買人須：

(i) 在本協議日期後54個曆月內（或署長批准的其他延長期限），自費以署長批准的方式及物料、標準、水平、定線和設計進行下列工程，以全面令署長滿意：

(I) 在批地文件所夾附圖則以綠色顯示的日後興建公共道路範圍（下稱「**綠色範圍**」）進行鋪設及平整工程；及

(II) 提供和建造署長全權酌情認為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物（下稱「**構築物**」）；

以便在綠色範圍建造建築物和供車輛及行人往來；

(ii) 在本協議日期後54個曆月內或署長批准的其他延長期限，自費以署長滿意的方式在綠色範圍鋪設表面、建造路緣及渠道，並且按署長要求為該等設施提供溝渠、污水管、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；及

(iii) 自費維修綠色範圍及構築物和在該處之上或之內建造、安裝及提供的所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令署長滿意，直至綠色範圍的管有權按照批地文件特別條款第（4）條交還為止。

(b) 如購買人未在指定期限內履行本特別條款第（a）分條所訂的義務，政府可執行必要的工程，費用由購買人承擔。購買人須應要求向政府支付相等於工程費用的款項，金額由署長釐定，其釐定將為最終釐定及對購買人具有約束力。

(c) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府行使本特別條款第（b）分條或其他條文所訂權利而令購買人或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔責任，購買人不得就任何該等損失、損害、滋擾或騷擾向政府索償。」

5. 管有綠色範圍

批地文件特別條款第（4）條規定：

「購買人僅為開展批地文件特別條款第（3）條指明的必要工程，而於本協議日期獲授予綠色範圍的管有權。綠色範圍須按要求交還予政府，在任何情況下須被視為已於署長的信函表明批地文件已得到令其滿意地遵守日期交還予政府。購買人須在其管有綠色範圍期間的所有合理時間允許所有政府及公共車輛和行人在綠色範圍上方及沿線自由通行，並須確保該等通行不會受到工程施工的干擾或阻礙（無論是否根據批地文件特別條款第（3）條）。」

6. 綠色範圍的使用限制

批地文件特別條款第（5）條規定：

「未經署長事先書面同意，購買人不得在綠色範圍儲存或架設任何臨時構築物，或用於開展批地文件特別條款第（3）條指明的工程以外的任何其他用途。」

7. 進出綠色範圍以開展視察

批地文件特別條款第（6）條規定：

「(a) 購買人須在其管有綠色範圍期間的所有合理時間：

(i) 允許政府、署長及其官員、承辦商、代理人及獲署長授權的任何人士有權通行、進出及往返該地段和綠色範圍，以視察、檢查及監督根據批地文件特別條款第（3）（a）條開展的任何工程，以及開展、視察、檢查及監督根據批地文件特別條款第（3）（b）條進行的工程以及署長認為有必要在綠色範圍開展的任何其他工程；

(ii) 當政府或有關公用事業公司要求時，允許政府及獲政府授權的有關公用事業公司有權通行、進出及往返該地段和綠色範圍，以在綠色範圍或任何毗鄰土地之內、之上或之下開展任何工程，包括但不限於鋪設及其後維護所有管道、電線、導管、電纜槽及其他擬為該地段或任何毗鄰或鄰近土地或處所提供電話、電力、燃氣（如有）及其他服務而必要的傳導媒介及輔助設備。購買人須與政府及獲政府正式授權的有關公用事業公司就一切在綠色範圍內開展的上述任何工程的事宜充分合作；及

(iii) 當水務署人員或獲其授權的其他人士要求時，允許水務署人員及該等獲授權人士有權通行、進出及往返該地段和綠色範圍，以在綠色範圍內開展與任何其他水務設施的運作、保養、維修、更換及改建有關的任何工程。

(b) 倘因政府、署長及其官員、承辦商、代理人以及根據本特別條款第（a）分條獲正式授權的任何人士或公用事業公司行使權利而令購買人或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商、代理人以及根據本特別條款第（a）分條獲正式授權的任何人士或公用事業公司概毋須就此承擔責任。」

8. 平整黃色範圍

批地文件特別條款第（7）條規定：

「(a) 購買人須在本協議日期後54個曆月內（或署長批准的其他延長期限），自費以署長要求或批准的方式及物料、標準、水平、定線和設計對批地文件所夾附圖則以黃色顯示的範圍（「**黃色範圍**」））進行平整、園景及圍欄工程，以全面令署長滿意，並須其後自費維護、管理、保養及維修黃色範圍以及在其上或其中興建、安裝及提供的一切設施，以令署長滿意，直至黃色範圍的管有權已根據本特別條款第（e）分條交還予政府為止。

(b) 如購買人未在指定期限內履行本特別條款第（a）分條所訂的義務，政府可執行必要的工程，費用由購買人承擔。購買人須應要求向政府支付相等於工程費用的款項，金額由署長釐定，其釐定將為最終釐定及對購買人具有約束力。

(c) 除獲得署長的事先書面同意外，不得在黃色範圍進行本特別條款第（a）分條指明的工程以外的任何其他工程。

(d) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府行使本特別條款第（b）分條或其他條文所訂權利而令購買人或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔責任，購買人不得就任何該等損失、損害、滋擾或騷擾向政府索償。

(e) 購買人僅為開展本特別條款第（a）分條指明的工程，而於本協議日期獲授予黃色範圍的管有權。黃色範圍或其任何部分的管有權須應政府要求交還予政府，政府毋須向購買人作出任何付款或補償，惟政府概無義務收回黃色範圍或任何部分的管有權。

(f) 購買人在其管有黃色範圍或其任何部分的期間，不得將黃色範圍用作署長未批准或未要求的任何其他用途。

(g) (i) 購買人須在其管有黃色範圍期間的所有時間：

(I) 允許政府、署長及其官員、承辦商、代理人及獲署長授權的任何人士（不論攜帶工具、設備、機器或駕車與否）有權自由通行、進出及往返該地段和黃色範圍，以視察、檢查及監督根據本特別條款第（a）分條開展的任何工程，以及開展、視察、檢查及監督根據本特別條款第（b）分條進行的工程以及署長認為有必要在黃色範圍開展的任何其他工程；

(II) 當政府或有關公用事業公司要求時，允許政府及獲政府授權的有關公用事業公司有權自由通行、進出及往返該地段和黃色範圍，以在黃色範圍或任何毗鄰土地之內、之上或之

下開展任何工程，包括但不限於鋪設及其後維護所有管道、電線、導管、電纜槽及其他擬為該地段或任何毗鄰或鄰近土地或處所提供電話、電力、燃氣（如有）及其他服務而必要的傳導媒介及輔助設備。購買人須與政府及獲政府正式授權的有關公用事業公司就一切在黃色範圍內開展的上述任何工程的事宜充分合作。

(ii) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府、署長及其官員、承辦商、代理人以及根據本特別條款第（b）分條或第（g）分條獲正式授權的任何人士或公用事業公司行使權利，而令購買人或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商、代理人以及根據本特別條款第（g）（i）分條獲正式授權的任何人士或公用事業公司概毋須就此承擔責任，購買人或任何人士不得就任何該等損失、損害、滋擾或騷擾向政府、署長及其官員、承辦商、代理人以及根據本特別條款第（g）（i）分條獲正式授權的任何人士或公用事業公司索償。

(h) 倘因購買人、其傭工、工人及承辦商就根據本特別條款第（a）分條興建、管理或維修黃色範圍作出或漏作的任何事情導致或連帶引起任何性質的一切責任、損害、開支、索償、費用、索求、收費、訴訟及法律程序，購買人須向政府作出彌償並保障政府獲得彌償。」

E. 購買人對土地之內或之外的任何範圍進行鋪設、平整或園景美化或者興建或保養任何構築物或設施的義務

9. 批地文件一般條件第（7）條規定：

「(a) 購買人須在整個租期期間按批地文件對已建或重建建築物（該詞指本一般條件第（b）分條擬進行的再發展項目）：

(i) 按經批准的設計、配置、高度及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養按批地文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態，直至租約結束或提前終止而交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，購買人須興建相同類型和不少於其總樓面面積的品質良好的一棟或多棟建築物或署長批准的類型及價值的一棟或多棟建築物作為代替。倘若進行上述清拆，購買人須在上述清拆的一個曆月內向署長申請其同意進行重新開發該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新開發的必要工程及在署長規定的期限內完成，使署長滿意。」

10. 建築契諾

批地文件特別條款第（8）條規定：

「購買人須開發該地段，在該地段上興建一棟或多棟建築物並於2019年12月31日或之前完工和使其適合佔用，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例。」

11. 發展項目條件

批地文件特別條款第（10）條規定：

「在批地文件的規限下，在該地段或其任何部分的建造或重建工程（該詞語僅指批地文件一般條件第7條擬進行的重建工程）上：

(a) 在該地段已建或擬建的任何一棟或多棟建築物須在各方面遵守《建築物條例》、其下的任何規例及任何修訂法例；

(b) 在該地段或其中任何部分或批地文件指定該地段之外任何一個或多個區域建造的任何一棟或多棟建築物或任何發展項目或使用該地段或其中任何部分或批地文件指定該地段之外的任何一個或多個區域不能在任何方面違反《城市規劃條例》、其下的任何規例及任何修訂法例；

(c) 該地段上已建或擬建的任何一棟或多棟建築物的總樓面面積不少於1,846平方米和不多於3,076平方米；

(d) 在該地段上已建或擬建的任何一棟或多棟建築物的總上蓋面積不能超過該地段面積的20%，署長對總上蓋面積定義作出的決定為最終決定及對購買人具有約束力；

(e) 在該地段上已建或擬建的任何一棟或多棟建築物不能超過3層樓（包括停車場或車庫以及地面層以下的任何樓層或空間），署長對樓層及地面層定義作出的決定為最終決定及對購買人具有約束力；及

(f) 在該地段上已建或擬建的任何一棟或多棟建築物的設計、配置及高度須經署長書面批准，未取得上述批准之前不得展開任何建築工程（特別條款第（2）條提述的清拆工程及地盤平整工程除外），在批地文件中，「建築工程」及「地盤平整工程」須按《建築物條例》、其下的任何規例及任何修訂法例界定。」

12. 園景美化

批地文件特別條款第（14）條規定：

「(a) 購買人須遵照本特別條款第（b）分條訂明的規定自費向署長提交園景設計總圖，述明該地段內將提供的園景美化地點、配置及佈局，以供其審批。在園景設計總圖獲得署長書面批准及批地文件特別條款第（13）條訂明的樹木保育建議取得同意（如需要）之前，不可在該地段或其任何部分展開任何地盤平整工程。

(b) (i) 園景設計總圖比例須為1：500或更大，並須載明園景美化建議資料，包括現有樹木普查及處理方案、地盤平面圖和平整面標高、樓宇發展概念模式、園景建築工程區及花卉樹木種植工程區圖解佈局，以及署長指定的其他資料。

(ii) 栽種樹木、灌木或其他植物的面積須不少於該地段面積的20%。

(iii) 在不少於本特別條款第（b）（ii）分條提及的20%中的50%（下稱「**綠化範圍**」）的範圍內，須按署長全權酌情決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該地段的一名或多名人士進入。

(iv) 就購買人建議的園景工程是否構成本特別條款第（b）（ii）分條提及的20%，署長的決定為最終決定及對購買人具有約束力。

(v) 署長可行使其全權酌情權接受購買人建議的非植物裝飾色替代栽種樹木、灌木或其他植物。

(c) 購買人須根據獲批准的園景設計總圖自費於該地段上進行園景工程，令署長在各方面滿意。未經署長事先書面同意，不得修改、變動、更改、變更或替換獲批准的園景設計總圖。

(d) 購買人須其後自費保養及維持園景工程，將之保持安全、清潔、整齊、井然及健康的狀態，在一切方面使署長滿意。

(e) 根據本特別條款而作園景美化的一個或多個區域須指定為及構成批地文件特別條款第（20）（a）（v）條中提及的公用地方及其一部分。

(f) 倘若該地段的開發僅作為單獨家庭住宅使用，本特別條款第（b）（iii）和（e）分條不適用。署長對開發該地段是否作為單獨家庭住宅用途的決定為最終決定及對購買人具有約束力。」

13. 車位規定

批地文件特別條款第（23）條規定：

「(a) (i) 須按下列比率，在該地段內提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛的車位（下稱「**住宅車位**」），令署長滿意，該等車輛是屬於該地段已建或擬建的一棟或多棟建築物內住戶及其真正來賓、訪客或被邀請者：

(I) 在該地段內提供一棟或多棟住宅單位大廈（作為或擬供單獨家庭住宅用途的獨立屋、半獨立屋或排屋除外）時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率計算，除非署長同意不同於下列表格的比率或數目：

每個住宅單位的面積	擬提供的住宅車位數目
小於40平方米	每13個住宅單位或其中部分1個車位
不小於40平方米，但小於70平方米	每8個住宅單位或其中部分1個車位
不小於70平方米，但小於100平方米	每3個住宅單位或其中部分1個車位
不小於100平方米，但小於160平方米	每個住宅單位1個車位
不小於160平方米，但小於220平方米	每0.67個住宅單位或其中部分1個車位
不小於220平方米	每0.5個住宅單位1個車位

(II) 如果在該地段內提供獨立屋、半獨立屋或排屋作為或擬作為單獨家庭住宅用途，按以下比率：

(A) 每棟房屋總樓面面積小於160平方米1個車位；

(B) 每棟房屋總樓面面積不小於160平方米，但小於220平方米1.5個車位，但是如果按第（a）（i）（II）（B）分條提供的車位數目是小數，則四捨五入取其整數；及

(C) 每棟房屋總樓面面積不小於220平方米2個車位。

在本第（a）（i）分條中，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否構成或擬作一個單獨家庭住宅的決定為最終決定及對購買人具有約束力。

(ii) 就本特別條款第（a）（i）（I）分條而言，在本特別條款第（a）（i）（I）分條中擬提供的住宅車位總數目應是根據本特別條款第（a）（i）（I）分條的表格列明每個住宅單位的各自面積計算出各個住宅車位數目的總數。在批地文件中，「每個住宅單位面積」一詞在總樓面面積方面指以下第（I）及（II）的總數：

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面量度，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線量度並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入批地文件特別條款第（10）（c）條指定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積，即在住宅單位外圍牆外面供該地段已建或擬的一棟或多棟建建築物的住戶共同使用與享用的住宅公用地方的總樓面面積（該住宅公用地方下稱「住宅公用地方」），為免存疑，不包括沒有列入計算批地文件特別條款第（10）（c）條指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條款第(a)(ii)(I)分條計算的有關住宅單位的總樓面面積}}{\text{按本特別條款第(a)(ii)(I)分條計算所有住宅單位的總樓面面積}}$$

(iii) 須按在該地段按已建或擬建的每棟住宅大廈（包括超過75個住宅單位）提供5個車位的比率，在該地段內提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛的額外車位，令署長滿意。該等車輛是屬於該地段已建或擬建的一棟或多棟建築物住戶的真正來賓、訪客或被邀請者。在本特別條款第（a）（iii）分條中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位大廈。署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否構成或擬作一個單獨家庭住宅的決定為最終決定及對購買人具有約束力。

(iv) 按第（a）（i）（I）分條（可按批地文件特別條款第（26）條修訂）、第（a）（i）（II）及（a）（iii）分條（可按批地文件特別條款第（26）條修訂）提供的車位不得用作該等條款分別指定以外的任何用途，及特別是上述車位不得用作出售汽車的儲存、陳列、展示或其他用途或提供汽車清潔及美容服務。

(b) (i) 按本特別條款第（a）（i）（I）分條及第（a）（iii）分條（可按批地文件特別條款第（26）條修訂）提供的車位中，購買人須按建築事務監督要求及批准保留與指定車位數目，供《道路交通條例》、其下的任何規例或任何修訂法例界定的殘疾人士停泊車輛（上述保留與指定的車位下稱「**殘疾人士車位**」），惟必須從按本特別條款第（a）（iii）分條（可按批地文件特別條款第（26）條修訂）提供的車位中保留與指定至少1個車位。購買人不能保留與指定按本特別條款第（a）（iii）分條（可按批地文件特別條款第（26）條修訂）提供的所有車位作為殘疾人士車位。

(ii) 殘疾人士車位不得用作停泊根據《道路交通條例》、其下的任何規例或任何修訂法例界定的殘疾人士的車輛以外的任何用途，而該等車輛是屬於該地段上已建或擬建的一棟或多棟建築物的住戶的真正來賓、訪客或被邀請者，特別是上述車位不得用作出售汽車的儲存、陳列、展示或其他用途或提供汽車清潔及美容服務。

(c) (i) 購買人必須按本特別條款第（a）（i）（I）和（a）（iii）分條（可按批地文件特別條款第（26）條修訂）要求提供的總車位中的10%之比率或署長批准的其他比率，在該地段內提供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車的車位（下稱「**電單車車位**」），以令署長滿意，而該等車輛是屬於該地段上已建或擬建的一棟或多棟建築物的住戶的真正來賓、訪客或被邀請者。如果根據第（c）（i）分條提供的車位數目是小數，則四捨五入取其整數。在第（c）（i）分條中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位。署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否構成或擬作一個單獨家庭住宅的決定為最終決定及對購買人具有約束力。

(ii) 電單車車位（可按批地文件特別條款第（26）條修訂）不得用作本特別條款第（c）（i）分條載列的用途以外的任何其他用途，特別是上述車位不得用作出售汽車儲存、陳列、展示或其他用途或提供汽車清潔及美容服務。

(d) (i) 除保留給殘疾人士使用的車位外，按第（a）（i）（I）分條（可按批地文件特別條款第（26）條修訂）、第（a）（i）（II）及（a）（iii）分條（可按批地文件特別條款第（26）條修訂）提供的每個車位應為2.5米寬及5.0米長，最低淨空高度為2.4米。

(ii) 殘疾人士使用的每個車位尺寸須按建築事務監督要求與批准提供。

(iii) 每個電單車車位（可按批地文件特別條款第（26）條修訂）應為1.0米寬及2.4米長，最低淨空高度為2.4米或署長批准的其他最低淨空高度。」

14. <u>上落客貨車位要求</u>

批地文件特別條款第(24)條規定：

「(a) 須按該地段已建或擬建的建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內提供上落客貨車位供貨車裝卸，使署長滿意，惟在該地段已建或擬建的每棟住宅單位大廈須至少有一個裝卸區，該上落客貨車位須設在每棟住宅單位大廈旁邊或之內。在本款第(a)分條中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不得視作住宅單位大廈或住宅單位。署長對獨立屋、半獨立屋或排屋的定義和該房屋是否構成及作為單獨家庭住宅用途的決定將作終論並約束購買人。

(b) 按本特別條款第(a)分條提供的裝卸區面積須為：3.5米闊 × 11.0米長 × 至少4.7米高。上述裝卸區不得用作該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。」

15. 批地文件特別條款第(25)條規定：

「須根據每10個樓面面積少於70平方米的住宅單位或其中部分1個單車車位的比率或署長可批准的其他比率在該地段內提供單車車位，供該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者停泊他們擁有的單車，使署長滿意。在本特別條款中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不得視作住宅單位。署長對獨立屋、半獨立屋或排屋的定義和該房屋是否構成及作為單獨家庭住宅用途的決定將作終論並約束購買人。」

16. <u>建造排水渠及渠道</u>

批地文件特別條款第(39)條規定：

「(a) 購買人須自費建造與保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。購買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) 連接該地段的任何排水渠至政府雨水渠（如已建及投入使用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對購買人負責。購買人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由購買人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地

內修建，須由購買人自費保養，直至要求時由購買人移交給政府，由政府出資負責今後的保養。購買人須在要求時向政府支付有關該等連接工程的技術檢查之費用。若購買人未能保養在政府土地內修建之上述連接工程的任何一段，署長可進行其認為必要的保養工程，購買人須在要求時向政府支付該等工程的費用。

(c) 連接該地段的任何下水道至政府下水道的工程須由購買人自費進行，使署長滿意。該等連接工程的任何一段若在政府土地內修建，須由購買人自費保養，或如政府要求由購買人移交給政府，則由政府出資負責今後的保養。購買人須在要求時向政府支付有關該等連接工程的技術檢查之費用。若購買人未能保養在政府土地內修建之上述連接工程的任何一段，署長可進行其認為必要的保養工程，購買人須在要求時向政府支付該等工程的費用。」

17. 污水排放

批地文件特別條款第(40)條規定：

「(a) 整個污水排放系統的設計和建造，包括來自游泳池過濾器和停車場（如有）的污水排放系統，須預先得到水務署的書面批准。

(b) 任何污水排水渠的出口位置須預先得到水務署的書面批准。」

18. 排污影響評估

批地文件特別條款第(43)條規定：

「(a) 購買人須在自本協議日期起六個曆月（或經環保署署長批准的其他延長期限）內自費向環保署署長提交或促使他人提交一份排污影響評估（下稱「**排污影響評估**」），供其書面審批，在各方面使環保署署長滿意。該評估須包括環保署署長可能要求提供的資料和細節，包括但不限於該地段開發可能產生的所有不利汙水影響，以及關於緩解措施、改善工程及其他措施和工程的建議。如需在政府土地內進行任何排污駁引設施工程，只能在政府土地上建造地下污水渠，包括加壓和無壓污水渠（但不包括任何工廠、機械及任何其他設施）。

(b) 購買人須自費在環保署署長規定的期限內實施建議措施，並此後於批地文件協定的批租年期內保養經批准排污影響評估中的緩解措施、改善工程及其他措施和工程，在各方面使環保署署長滿意。

(c) 未取得環保署署長對排污影響評估的書面批准之前，不得在該地段或其任何部分開始任何建築工程（批地文件特別條款第(2)條所述的清拆工程、土地勘探工程和工地開拓工程除外）。

(d) 為免生疑問及在不影響批地文件一般條款第(5)條一般性的情況下，購買人特此明確確認及同意，其須自行負責自費執行建議及保養經批准排污影響評估中的緩解措施、改善工程及其他措施和工程，在各方面使環保署署長滿意。政府及其官員概不就購買人承受或蒙受的任何費用、損害或損失對購買人承擔任何責任、義務或法律責任，無論該等費用、損害或損失是因購買人履行本特別條款下的義務而起抑或由其附帶引起。購買人不得就該等費用、損害或損失向政府或其官員提出任何索償。

(e) 在計算批地文件特別條款第(10)(c)及(10)(d)條分別訂明的總樓面面積及總上蓋面積時，環保署署長在排污影響評估下要求或批准的污水排放系統（包括在該地段提供的任何附屬污水收集缸和污水泵）不得考慮在內。」

F. 對購買人而言屬繁苛的批租條件

19. 就現有建築物、結構及地基向政府提供彌償

批地文件特別條款第(2)條規定：

「購買人確認，在本協議日期，該地段上存在建築物、結構及地基（下稱「**現有建築物、結構及地基**」）。在不影響批地文件一般條款第5條規定一般性的情況下，購買人被視為對該地段於本協議日期的現存狀態及條件感到滿意，並接受現有建築物、結構及地基的存在，購買人不得就此或因此提出任何異議或索償。購買人須自費清拆現有建築物、結構及地基並從該地段移除，在各方面使署長滿意。對於購買人因現有建築物、構築物及地基的存在或其後清拆移除事宜而承受或蒙受的任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或法律責任。對於直接或間接因現有建築物、結構及地基的存在及其後清拆移除事宜而引起的所有法律責任、索償、損失、費用、索求、訴訟或其他法律程序，購買人須向政府作出彌償，確保其不受損害。」

20. 保育樹木

批地文件特別條款第(13)條規定：

「(a) 未經署長預先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。

(b) 在不影響本特別條款第(a)分條的規定的情況下，購買人須保育並不得砍伐、移除或干擾批地文件所夾附圖則上標明為香樟的樹1和樹2，並在批地文件協定的整個批租年期內自費保持與保養該等香樟處於健康狀態，在各方面使署長滿意。」

21. 住宅車位及電單車車位的轉讓限制

批地文件特別條款第(28)條規定：

「(a) 即使已遵守本條款書使署長滿意，住宅車位及電單車車位不得：

(i) 轉讓，除非

(I) 連同賦予專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；；或

(II) 承讓人現時已擁有具專屬權使用與管有現已或將會建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租(租予現已或將會建於該地段的一座或多座建築物內之住宅單位的住戶除外)，

但是在任何情況下，不得轉讓或分租超過3個住宅車位和電單車車位給予該地段已建或擬建大廈任何一個住宅單位的業主或住戶。

(b) 即使本特別條款第(a)分條規定，經署長的預先書面同意，購買人可以一併轉讓所有住宅車位及電單車車位，惟僅可轉讓予購買人全資擁有的附屬公司。

(c) 本特別條款第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。

(d) 本特別條款第(a)和(b)分條不適用於殘疾人士車位。」

22. 後移

批地文件特別條款第(32)條規定：

「未經署長的預先書面同意，購買人不得分割、移除或後移鄰近或毗鄰該地段的任何政府土地，或在任何政府土地上進行任何堆積或堆填或任何類型的斜坡處理工程。署長在發出同意時，可絕對酌情決定施加他認為合適的條件及條款，包括以他可能釐定的地價批出額外的政府土地，作為該地段的延伸。」

23. 削土

批地文件特別條款第(33)條規定：

「(a) 如果任何土地需要或已經被分割、排除、退讓、堆積、堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地內，旨在開拓、平整或開發該地段或其中任何部分或購買人按本條款書需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後須或可能成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件協定的整個批租年期自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 本特別條款第(a)分條概不影響本條款書，特別是批地文件特別條款第(32)條賦予政府的權利。

(c) 倘若因為任何開拓、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承辦商承受、遭受或產生一切費用、收費、損害賠償、索求及索償彌償他們。

(d) 除了批地文件規定對違反本條款書的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時償付政府因此產生的費用連同任何行政費或專業費用及開支。」

24. 保養地錨

批地文件特別條款第(35)條規定：

「如果在開發或重新開發該地段或其中任何部分時已安裝預應力地錨，購買人須在預應力地錨的服務年限期間自費定期保養與檢查預應力地錨，使署長滿意並在署長不時絕對酌情要求時提供上述檢驗工程的報告和資料給署長。如果購買人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。購買人須在要求時償付政府因此產生的費用。」

25. 綠色加黑斜線範圍

批地文件特別條款第(37)條規定：

「(a) 購買人須依照署長全權酌情指定，自費以署長滿意的方式在批地文件所夾附圖則以綠色加黑斜線顯示的範圍（下稱「**綠色加黑斜線範圍**」）進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程，並須在批地文件協定的整個批租年期內，自費以署長滿意的方式維修綠色加黑斜線範圍，以保持其維修充足及狀態良好，包括在該處之內及之上執行所有土地、斜坡處理工程、護土結構、排水及任何其他工程。倘於批地文件協定的批租年期內任何時間綠色加黑斜線範圍發生山泥傾瀉、地陷或滑土，購買人須以署長滿意的方式自費還原及修復綠色加黑斜線範圍和署長認為（其決定將作終論並約束購買人）同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，購買人須向政府、其代理及承辦商作出賠償。購買人須確保在任何時候不能對綠色加黑斜線範圍進行非法挖掘或傾倒廢物。經署長預先書面同意，購買人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反本條款書的情況，署長除可行使任何其他應有權利或補救外，並可隨時以書面通知購買人執行該等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘購買人疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可在該期限期滿後執行及進行任何必要工程，購買人須應要求向政府償付相關費用。

(b) 即使本特別條款第(a)分條規定，本特別條款規定購買人對綠色加黑斜線範圍或其中任何部分的責任與權利完全由政府發給購買人的通知內決定。購買人不能就上述決定造成的任何損失、損害或干擾向政府、署長或其正式授權的官員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第(a)分條規定的任何權利及補救。」

26. 損壞服務

批地文件特別條款第(38)條規定：

「購買人須在任何時候，特別是在任何建築、保養、翻新或維修工程（下稱「**工程**」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段、綠色範圍、黃色範圍或綠色加黑斜線範圍或其中任何部分之上、上方、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下統稱「**服務**」）造成任何損壞、干擾或妨礙。購買人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理或受工程影響的任何服務一切方面的書面建議給署長，供他審批，但須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。購買人須履行署長在作出上述批准時對服務的任何要求和承擔為符合該等要求而支出的費用，包括改道、重鋪或修復的費用。購買人須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段、綠色範圍、黃色範圍、綠色加黑斜線範圍或其任何部分或任何該等服務造成的任何損壞、干擾或妨礙（明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非署長另作選擇，購買人須在要求時向政府支付該等工程的費用)，使署長滿意。如果購買人未能對該地段、綠色範圍、黃色範圍、綠色加黑斜線範圍或其任何部分或任何該等服務進行上述必要的改道、重鋪、維修、修復及恢復工程，使署長滿意，署長可進行其認為必要的上述改道、重鋪、維修、修復或恢復工程，購買人須在要求時向政府支付該等工程的費用。」

27. 噪音影響評估

批地文件特別條款第(42)條規定：

「(a) 購買人須在自本協議日期起六個曆月（或經署長批准的其他延長期限）內自費向署長提交一份噪音影響評估（下稱「**噪音影響評估**」），供其書面審批，在各方面使署長滿意。該評估涉及來自粉錦公路及其他附近道路和固定噪音源對該地段用途的噪音影響，以及將在該地段設置的噪音緩解措施的詳細建議，當中須包括署長可能要求提供的資料和細節。購買人須自費在署長規定的期限內實施，並此後於批地文件協定的批租年期內保養經批准噪音影響評估中的噪音緩解措施，在各方面使署長滿意。

(b) 未取得署長對噪音影響評估的書面批准，不得對該地段或其中任何部分展開任何建築工程（批地文件特別條款第(2)條所述的清拆工程、土地勘探工程和工地開拓工程除外）。就本條款書而言，「土地勘測」須符合《建築物條例》、根據該條例制定的任何法規以及任何修訂立法的定義。

(c) 政府及其官員概不就購買人承受或蒙受的任何費用、損害或損失對購買人承擔任何責任、義務或法律責任，無論該等費用、損害或損失是因購買人履行本特別條款下的義務而起抑或由其附帶引起。購買人不得就該等費用、損害或損失向政府或其官員提出任何索償。」

28. 水務專用範圍

批地文件特別條款第(44)條規定：

「(a) 未經水務署預先書面同意，不得在批地文件所夾附圖則上的粉色加黑影線範圍（下稱「**水務專用範圍**」）之中、之上、上方、之下、下方或之內架設、建造或放置任何建築物或結構、任何建築物或結構的支撐物（圍柵和邊界牆除外），也不得在水務專用範圍內放置或儲存任何性質的材料或物品。

(b) 未經水務署預先書面同意，不得在水務專用範圍內植樹。

(c) 在不影響批地文件特別條款第(38)條的一般性的前提下，購買人特此確認現有一條1200毫米（48英吋）的政府總水管穿過水務專用範圍，在批地文件所夾附的圖則上以藍色實線表示（下稱「**現有政府總水管**」）。

(d) 為了保護現有政府總水管，未經水務署預先書面同意，不得在該地段和綠色範圍上進行爆破或打樁工程。

(e) 如購買人、其傭工、工人及承辦商的任何行為或不作為對現有政府總水喉造成損害，購買人須就由此引發的或與之相關的任何性質的法律責任、損害賠償、開支、索償、費用、索求、收費、訴訟及法律程序向政府作出彌償，確保其不受損害。

(f) 水務署、其官員、水務署指定的其他政府部門官員、承辦商、受僱於水務署、其他指定政府部門抑或承辦商的工人在任何時候均有權不受限制地進出及通過水務專用範圍，檢查、操作、保養、修理、更換和翻新現有政府總水喉或進行水務署認為有必要在水務專用範圍進行的任何其他工程，而無需支付費用，無論有無攜帶工具、設備、機械或機動車輛。

(g) 水務署或本特別條款第(f)分條所述的任何類別的人士，概不就購買人承受或蒙受的任何損失、損害、滋擾或干擾而招致或承擔任何法律責任，無論該等損失、損害、滋擾或干擾是因行使本特別條款第(f)分條下賦予的權利抑或其他原因引起或附帶引起，購買人亦不得就該等損失、損害、滋擾或干擾提出任何索償。」

29. 無沖廁咸水供應

批地文件特別條款第(45)條規定：

「將授予臨時淡水沖廁許可，但購買人須安裝適合使用咸水的管道，以便在將來有咸水供應時使用咸水供應。」

30. 不得建墳墓或骨灰龕

批地文件特別條款第(48)條規定：

「不得在該地段搭建或製作墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。」

備註：

(1) 如欲知全部詳情，請參閱批地文件。該文件可在售樓處的辦公時間內免費查閱 並在要求與支付必要的影印費後索取其副本。

(2) 就本節而言：

(a) 「署長」指地政總署署長；

(b) 「地段」是指丈量約份第100約地段第1909號；

(c) 「購買人」指穎揚有限公司，倘文意許可或要求，包括其繼任人及受讓人；

(d) 「本條款書」指並包括批地文件的一般及特別條款；及

(e) 「本協議」是指批地文件。

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. The Green Area as referred to in Special Condition No.(3)(a)(i)(I) of the Land Grant and the Yellow Area as referred to in Special Condition No.(7)(a) of the Land Grant.

2. The general public has the right to use the Green Area in accordance with the Land Grant.

B. Facilities that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

3. The Green Area as referred to in Special Condition No.(3)(a)(i)(I) of the Land Grant.

4. The general public has the right to use the Green Area in accordance with the Land Grant.

5. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the development.

6. The 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.

C. 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 the Development

7. Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

8. Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

9. The plan annexed to the Land Grant is reproduced at the end of this section.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land

10. Special Condition No.(3) of the Land Grant stipulates that:-

"(a) The Purchaser shall:

(i) within 54 calendar months from the date of this Agreement (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 approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and

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

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

(ii) within 54 calendar months from the date of this Agreement 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 Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (4) hereof.

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

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

11. Special Condition No.(4) of the Land Grant stipulates that:-

"For the purpose only of carrying out the necessary works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise."

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof."

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

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

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

"(a) The Purchaser shall within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director form, landscape and fence the area shown coloured yellow on the plan annexed hereto (hereinafter referred to as "the Yellow Area") in such manner with such materials and to such standards, levels, alignment and design as may be required or approved by the Director and shall thereafter at his own expense uphold, manage, maintain and repair the Yellow Area and everything constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (e) of this Special Condition.

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

(c) Except with the prior written consent of the Director, no works other than the works specified in sub-clause (a) of this Special Condition shall be carried out on the Yellow Area.

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

(e) For the purpose only of carrying out the works specified in sub-clause (a) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. Possession of the Yellow Area or any part thereof shall be re-delivered to the Government on demand by the Government without any payment or compensation to the Purchaser provided always that the Government shall not be obliged to take back possession of the Yellow Area or any part thereof.

(f) The Purchaser shall not while he is in possession of the Yellow Area or any part thereof use the Yellow Area for any purposes other than such purposes as the Director may approve or require.

(g) (i) The Purchaser shall at all times while he is in possession of the Yellow Area:

(I) permit the Government, the Director and his officers, contractors and agents and any persons authorised by the Director with or without tools, equipment, machinery or motor vehicles, the right of free ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area;

(II) permit the Government and the relevant public utility companies authorized by the Government the rights of free ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area.

(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (g)(i) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors and agent and any persons or public utility companies duly authorized under sub-clause (b) of this Special Condition or this sub-clause (g), and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (g)(i) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(h) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or in connection with anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the construction, management or maintenance of the Yellow Area under sub-clause (a) of this Special Condition."

Notes: For the purposes of this section:-

(a) "Director" means the Director of Lands;

(b) "lot" means Lot No.1909 in Demarcation District No.100;

(c) "Purchaser" means Spring Wonder Limited 穎揚有限公司 and where the context so admits or requires includes its successors and assigns;

(d) "these Conditions" mean and include the General and Special Conditions of the Land Grant; and

(e) "this Agreement" means the Land Grant.

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

15. Clause 1.1 of the draft Deed of Mutual Covenant and Management Agreement in respect of the Development (the "Deed of Mutual Covenant") stipulates that:-

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

"Yellow Area"
means that portion of the Land as referred to in Special Condition No.(7)(a) of the Government Grant shown coloured Yellow on the plan marked "PLAN No. DN9459-SPa" annexed to the Government Grant."

16. Clause 4.6 of the draft Deed of Mutual Covenant stipulates that:-

"The budget for a financial year shall cover the Management Expenses for the management and maintenance of the Land and the Development (including but not limited to the Common Areas and Facilities) and without limiting the generality of the foregoing shall include the following costs, charges and expenses:-

…

(o) the cost of the Works (as defined in Special Condition No.(38) of the Government Grant), any diversion, relaying, repairing, making good or reinstatement to the satisfaction of the Director of Lands of any damage, disturbance or obstruction caused to the Land or the Yellow Area or the Waterworks Reserve Area or the Green Hatched Black Area or any part of them or any of the Services (as defined

in Special Condition No.(38) of the Government Grant) pursuant to Special Condition No.(38) of the Government Grant (such obligations and rights with respect to the Green Hatched Black Area shall absolutely determine upon being notified by the Government to that effect in accordance with Special Condition No.(37)(b) of the Government Grant)."

17. Clause 5.1 of the draft Deed of Mutual Covenant stipulates that:-

"Subject to the provisions of the Building Management Ordinance, the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of Section IV and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities and the Slope Structures duly authorised in accordance with the provisions of this Deed and subject to provisions of the Building Management Ordinance the Manager has the authority to act for and behalf of all Owners in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Land and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:-

…

(aa) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Land and the Development as a whole or the Common Areas and Facilities or the Yellow Area (until possession of which is re-delivered to the Government), the Government Drainage, the Green Hatched Black Area or the fire safety system of the Development with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

…

(aaa) To manage and maintain land, areas, structures, facilities or drains or channels (including but not limited to the Yellow Area (until possession of which is re-delivered to the Government) and the Green Hatched Black Area) within or adjoining or adjacent to the Land the construction and/or maintenance of which (until possession of the Yellow Area is re-delivered to the Government) is the liability and/or responsibility of all Owners under the Government Grant as successors in title and assignees of the First Owner;"

18. Paragraph 41 to the Third Schedule of the draft Deed of Mutual Covenant stipulates that:-

"The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Yellow Area (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Conditions No.(7) and any other provisions of the Government Grant."

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

1. 批地文件特別條款第(3)(a)(i)(I)條所指的綠色範圍及批地文件特別條款第(7)(a)條所指的黃色範圍。

2. 公眾有權按照批地文件使用綠色範圍。

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

3. 批地文件特別條款第(3)(a)(i)(I)條所指的綠色範圍。

4. 公眾有權按照批地文件使用綠色範圍。

5. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。

6. 擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

7. 不適用。

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

8. 不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

9. 批地文件所附圖則載錄於本節末。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

10. 批地文件特別條款第（3）條規定：

「(a) 購買人須：

(i) 在本協議日期後54個曆月內（或署長批准的其他延長期限），自費以署長批准的方式及物料、標準、水平、定線和設計進行下列工程，以全面令署長滿意：

(I) 在批地文件所夾附圖則以綠色顯示的日後興建公共道路範圍（下稱「**綠色範圍**」）進行鋪設及平整工程；及

(II) 提供和建造署長全權酌情認為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物（下稱「**構築物**」）；

以便在綠色範圍建造建築物和供車輛及行人往來；

(ii) 在本協議日期後54個曆月內或署長批准的其他延長期限，自費以署長滿意的方式在綠色範圍鋪設表面、建造路緣及渠道，並且按署長要求為該等設施提供溝渠、污水管、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；及

(iii) 自費維修綠色範圍及構築物和在該處之上或之內建造、安裝及提供的所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令署長滿意，直至綠色範圍的管有權按照批地文件特別條款第（4）條交還為止。

(b) 如購買人未在指定期限內履行本特別條款第（a）分條所訂的義務，政府可執行必要的工程，費用由購買人承擔。購買人須應要求向政府支付相等於工程費用的款項，金額由署長釐定，其釐定將為最終釐定及對購買人具有約束力。

(c) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府行使本特別條款第（b）分條或其他條文所訂權利而令購買人或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔責任，購買人不得就任何該等損失、損害、滋擾或騷擾向政府索償。」

11. 批地文件特別條款第（4）條規定：

「購買人僅為開展批地文件特別條款第（3）條指明的必要工程，而於本協議日期獲授予綠色範圍的管有權。綠色範圍須按要求交還予政府，在任何情況下須被視為已於署長的信函表明批地文件已得到令其滿意地遵守日期交還予政府。購買人須在其管有綠色範圍期間的所有合理時間允許所有政府及公共車輛和行人在綠色範圍上方及沿線自由通行，並須確保該等通行不會受到工程施工的干擾或阻礙（無論是否根據批地文件特別條款第（3）條）。」

12. 批地文件特別條款第（5）條規定：

「未經署長事先書面同意，購買人不得在綠色範圍儲存或架設任何臨時構築物，或用於開展批地文件特別條款第（3）條指明的工程以外的任何其他用途。」

13. 批地文件特別條款第（6）條規定：

「(a) 購買人須在其管有綠色範圍期間的所有合理時間：

(i) 允許政府、署長及其人員、承辦商、代理人及獲署長授權的任何人士有權通行、進出及往返該地段和綠色範圍，以視察、檢查及監督根據批地文件特別條款第（3）（a）條開展的任何工程，以及開展、視察、檢查及監督根據批地文件特別條款第（3）（b）條進行的工程以及署長認為有必要在綠色範圍開展的任何其他工程；

(ii) 當政府或有關公用事業公司要求時，允許政府及獲政府授權的有關公用事業公司有權通行、進出及往返該地段和綠色範圍，以在綠色範圍或任何毗鄰土地之內、之上或之下開展任何工程，包括但不限於鋪設及其後維護所有管道、電線、導管、電纜槽及其他擬為該地段或任何毗鄰或鄰近土地或處所提供電話、電力、燃氣（如有）及其他服務而必要的傳導媒介及輔助設備。購買人須與政府及獲政府正式授權的有關公用事業公司就一切在綠色範圍內開展的上述任何工程的事宜充分合作；及

(iii) 當水務署人員或獲其授權的其他人士要求時，允許水務署人員及該等獲授權人士有權通行、進出及往返該地段和綠色範圍，以在綠色範圍內開展與任何其他水務設施的運作、保養、維修、更換及改建有關的任何工程。

(b) 倘因政府、署長及其人員、承辦商、代理人以及根據本特別條款第（a）分條獲正式授權的任何人士或公用事業公司行使權利而令購買人或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商、代理人以及根據本特別條款第（a）分條獲正式授權的任何人士或公用事業公司概毋須就此承擔責任。」

14. 批地文件特別條款第（7）條規定：

「(a) 購買人須在本協議日期後54個曆月內（或署長批准的其他延長期限），自費以署長要求或批准的方式及物料、標準、水平、定線和設計對批地文件所夾附圖則以黃色顯示的範圍（「**黃色範圍**」））進行平整、園景及圍欄工程，以全面令署長滿意，並須其後自費維護、管理、保養及維修黃色範圍以及在其上或其中興建、安裝及提供的一切設施，以令署長滿意，直至黃色範圍的管有權已根據本特別條款第（e）分條交還予政府為止。

(b) 如購買人未在指定期限內履行本特別條款第（a）分條所訂的義務，政府可執行必要的工程，費用由購買人承擔。購買人須應要求向政府支付相等於工程費用的款項，金額由署長釐定，其釐定將為最終釐定及對購買人具有約束力。

(c) 除獲得署長的事先書面同意外，不得在黃色範圍進行本特別條款第（a）分條指明的工程以外的任何其他工程。

(d) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府行使本特別條款第（b）分條或其他條文所訂權利而令購買人或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府概毋須就此承擔責任，購買人不得就任何該等損失、損害、滋擾或騷擾向政府索償。

(e) 購買人僅為開展本特別條款第（a）分條指明的工程，而於本協議日期獲授予黃色範圍的管有權。黃色範圍或其任何部分的管有權須應政府要求交還予政府，政府毋須向購買人作出任何付款或補償，惟政府概無義務收回黃色範圍或任何部分的管有權。

(f) 購買人在其管有黃色範圍或其任何部分的期間，不得將黃色範圍用作署長未批准或未要求的任何其他用途。

(g) (i) 購買人須在其管有黃色範圍期間的所有時間：

(I) 允許政府、署長及其官員、承辦商、代理人及獲署長授權的任何人士（不論攜帶工具、設備、機器或駕車與否）有權自由通行、進出及往返該地段和黃色範圍，以視察、檢查

及監督根據本特別條款第（a）分條開展的任何工程，以及開展、視察、檢查及監督根據本特別條款第（b）分條進行的工程以及署長認為有必要在黃色範圍開展的任何其他工程；

(II) 當政府或有關公用事業公司要求時，允許政府及獲政府授權的有關公用事業公司有權自由通行、進出及往返該地段和黃色範圍，以在黃色範圍或任何毗鄰土地之內、之上或之下開展任何工程，包括但不限於鋪設及其後維護所有管道、電線、導管、電纜槽及其他擬為該地段或任何毗鄰或鄰近土地或處所提供電話、電力、燃氣（如有）及其他服務而必要的傳導媒介及輔助設備。購買人須與政府及獲政府正式授權的有關公用事業公司就一切在黃色範圍內開展的上述任何工程的事宜充分合作。

(ii) 倘因購買人履行本特別條款第（a）分條所訂的義務或政府、署長及其官員、承辦商、代理人以及根據本特別條款第（b）分條或第（g）分條獲正式授權的任何人士或公用事業公司行使權利，而令購買人或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商、代理人以及根據本特別條款第（g）（i）分條獲正式授權的任何人士或公用事業公司概毋須就此承擔責任，購買人或任何人士不得就任何該等損失、損害、滋擾或騷擾向政府、署長及其官員、承辦商、代理人以及根據本特別條款第（g）（i）分條獲正式授權的任何人士或公用事業公司索償。

(h) 倘因購買人、其傭工、工人及承辦商就根據本特別條款第（a）分條興建、管理或維修黃色範圍作出或漏作的任何事情導致或連帶引起任何性質的一切責任、損害、開支、索償、費用、索求、收費、訴訟及法律程序，購買人須向政府作出彌償並保障政府獲得彌償。」

備註： 就本節而言：

(a) 「署長」指地政總署署長；

(b) 「地段」指丈量約份第100約地段第1909號；

(c) 「購買人」指穎揚有限公司，倘文意許可或要求，包括其繼任人及受讓人；

(d) 「本條款」指並包括批地文件的一般及特別條款；及

(e) 「本協議」指批地文件。

G. 每份公契對指定住宅物業有關的設施和休憩用地及土地的該等部分之條款

15. 有關發展項目的公契及管理協議擬稿（「公契」）第1.1條規定：

「 在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：

「**黃色範圍**」
指政府批地文件特別條款第(7)(a)條所指，在政府批地文件所附標有「圖則第DN9459-SPa號」的圖則上以**黃色**顯示的部分土地。」

16. 公契擬稿第4.6條規定：

「一個財政年度的預算須包括管理和保養土地及發展項目（包括但不限於公用地方及設施）的管理開支，在不影響前述條文一般性的原則下包括以下各項費用、收費及開支：

…

(o) 根據政府批地文件特別條款第(38)條（有關綠色加黑斜線範圍的責任及權利須在政府根據政府批地文件特別條款第(37)(b)條作出通知後最終確定），進行工程（按政府批地文件特別條款第(38)條界定），對土地或黃色範圍或水務工程專用範圍或綠色加黑斜線範圍或其任何部分或任何服務（按政府批地文件特別條款第(38)條）進行令地政總署署長滿意的任何改道、重鋪、修理、修補或復原造成的任何損害、干擾或障礙的費用。」

17. 公契擬稿第5.1條規定：

「在《建築物管理條例》的規限下，土地及發展項目的管理由管理人承擔，初始期限為自公契之日起計兩（2）年，並將持續至根據第四章第4.1條規定終止。每位業主在此不可撤銷地委任管理人作為所有業主的代理，獲正式授權按公契處理有關公用地方及設施和斜坡構築物的任何事宜。根據《建築物管理條例》規定，管理人有權根據公契規定為及代表所有業主行事。 除公契明文規定的其他權力外，管理人有權就土地及發展項目以及管理土地及發展項目作出一切必要或合宜的行為及事情，在任何方面不影響前述條文一般性的原則下包括：

…

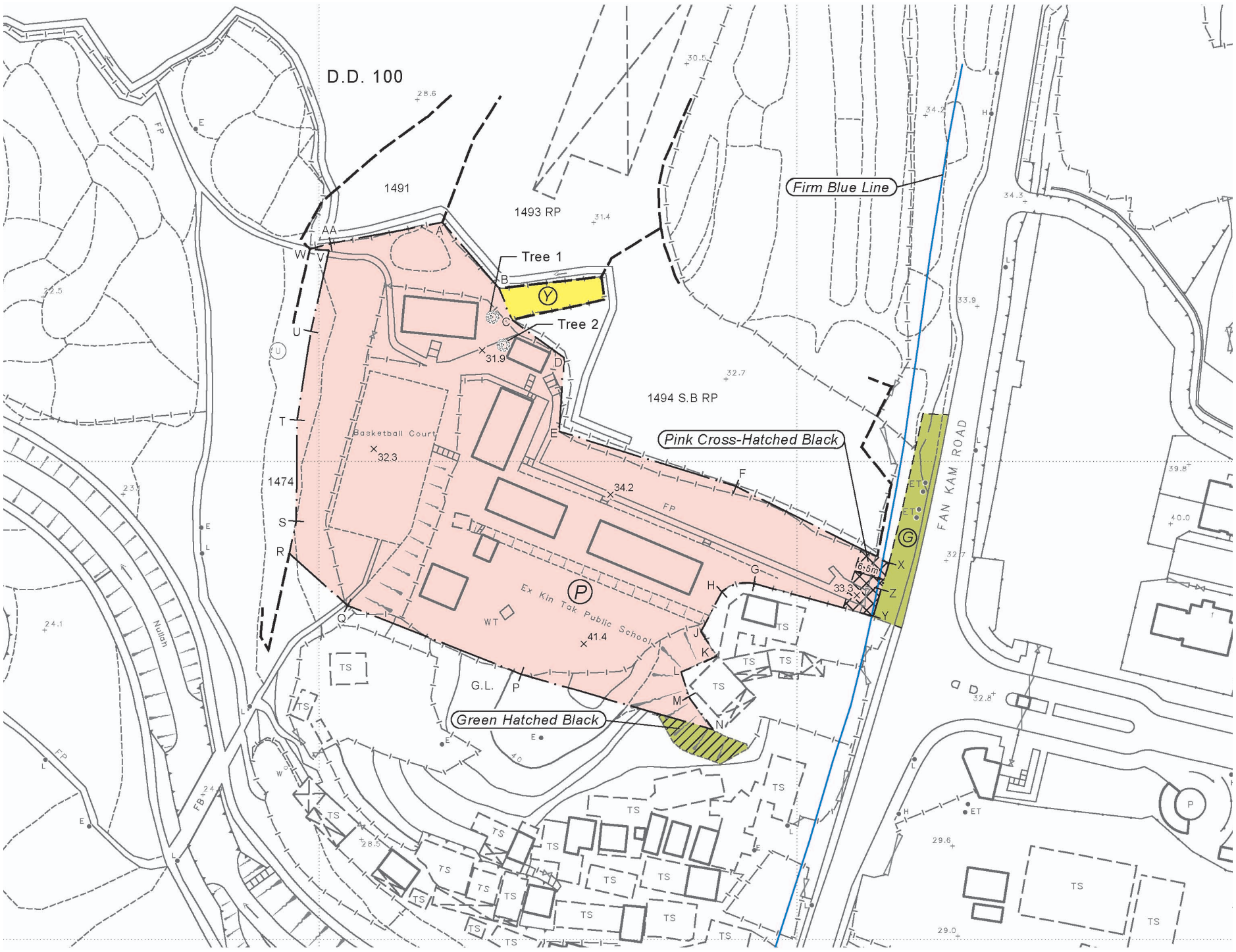
(aa) 有唯一權利代表所有業主與政府或任何法定機構或公共事業公司或其他主管當局或任何其他人士處理以任何方式觸及或關於整個土地和發展項目或公用地方及設施或黃色範圍（直至管有權交還給政府為止）、政府排水渠、綠色加黑斜線範圍或發展項目的消防安全系統的一切事宜及往來，並有權就任何該等往來實施的政策或達成的決定或採取的行動約束所有業主；

…

(aaa) 管理及保養政府批地文件規定所有業主作為第一業主的業權繼承人及受讓人有責任及／或義務建造及／或保養（直至黃色範圍的管有權交還給政府為止）該土地內或毗連或毗鄰土地的土地、範圍、構築物、設施或排水溝或渠道（包括但不限於黃色範圍（直至該範圍的管有權交還給政府為止）及綠色加黑斜線範圍）；」

18. 公契擬稿附表三第41段規定：

「業主須遵守及履行政府批地文件特別條款第(7)條及任何其他條文自費按其單位所獲分配的不分割份數（不包括分配予公用地方及設施的不分割份數）數目的比例保養黃色範圍（直至該範圍的管有權交還給政府為止）並在其上進行工程，令地政總署署長滿意。」



Legend
圖例

	Pink Cross Hatched Black Area 粉色加黑影線範圍
	Green Hatced Black Area 綠色加黑斜線範圍
Ⓨ	Yellow Area 黃色範圍
Ⓖ	Green Area 綠色範圍
POINTS	X, Y, Z X, Y, Z點
Firm Blue Line	DN1200 (48”) Fresh Water Mains 直徑1200毫米(48")食水管
	Tree 1 & Tree 2 (Cinnamomum camphora) 樹1及樹2 (樟樹)

Warning to Purchasers
對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

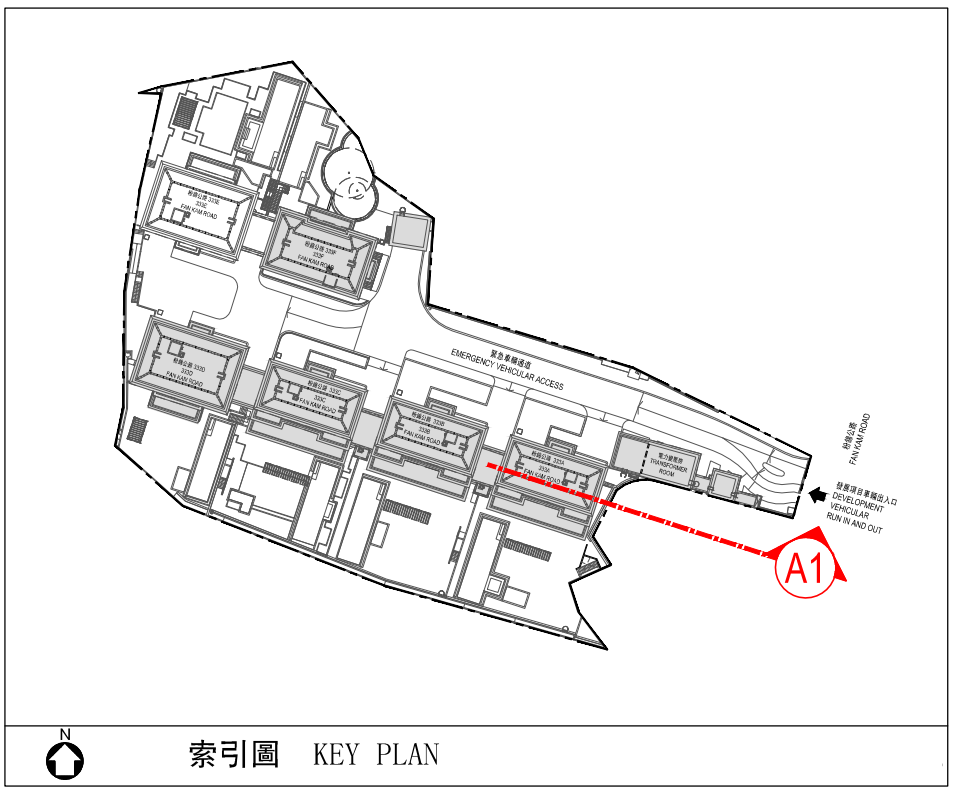
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate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

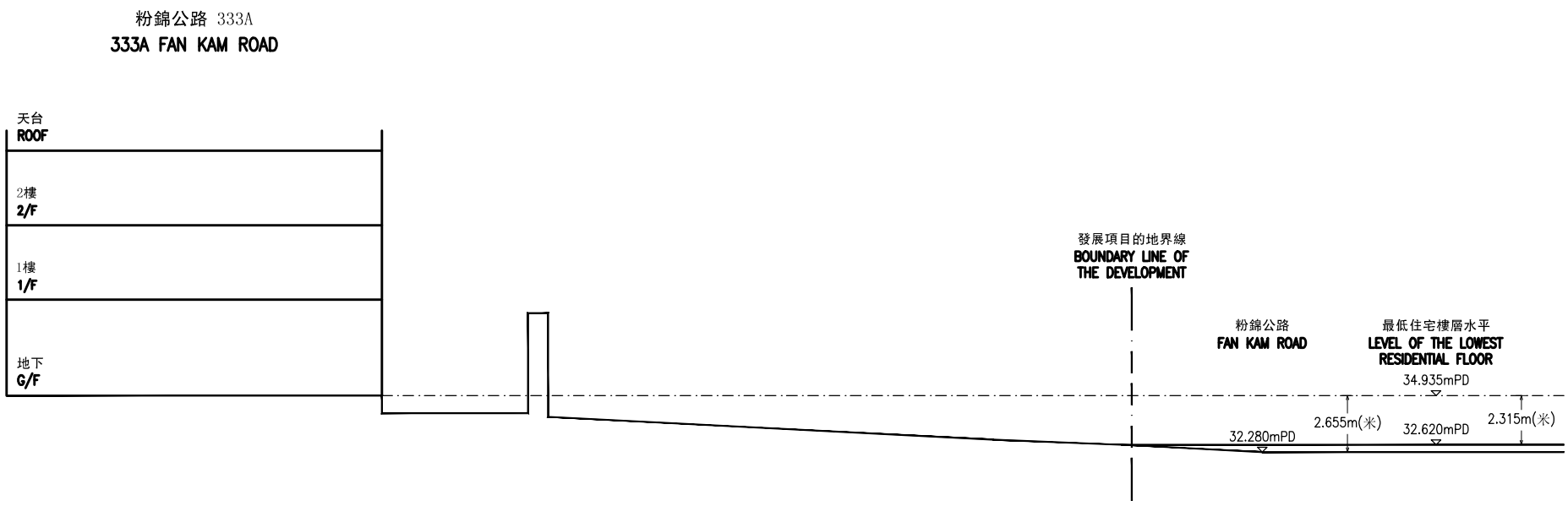
1. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：–
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬 (ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

333A Fan Kam Road
粉錦公路333A



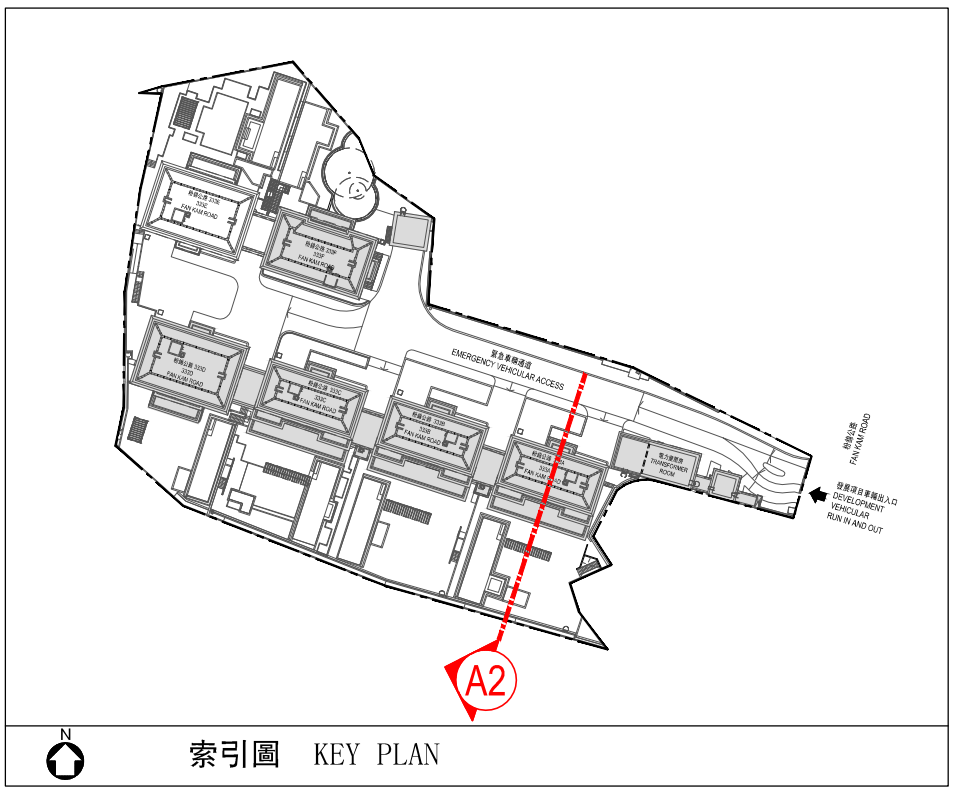


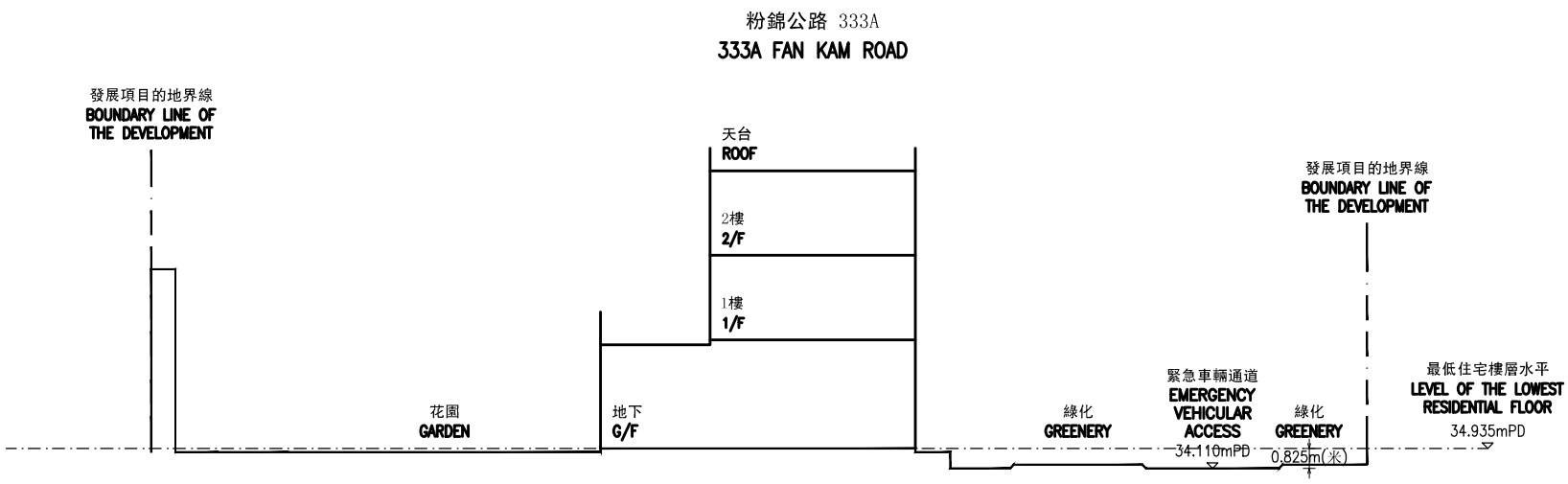
CROSS-SECTION PLAN A1
橫截面圖 A1

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of Fan Kam Road adjacent to the building is 32.280 to 32.620 meters above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段粉錦公路為香港主水平基準以上 32.280 至 32.620 米。

333A Fan Kam Road
粉錦公路333A



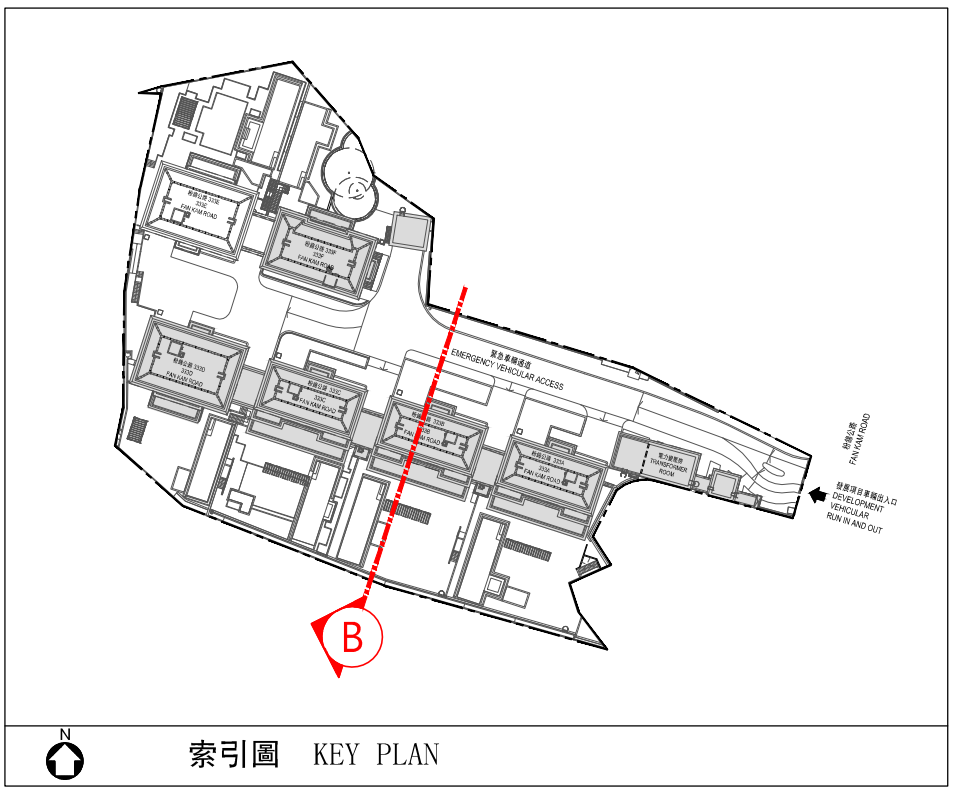


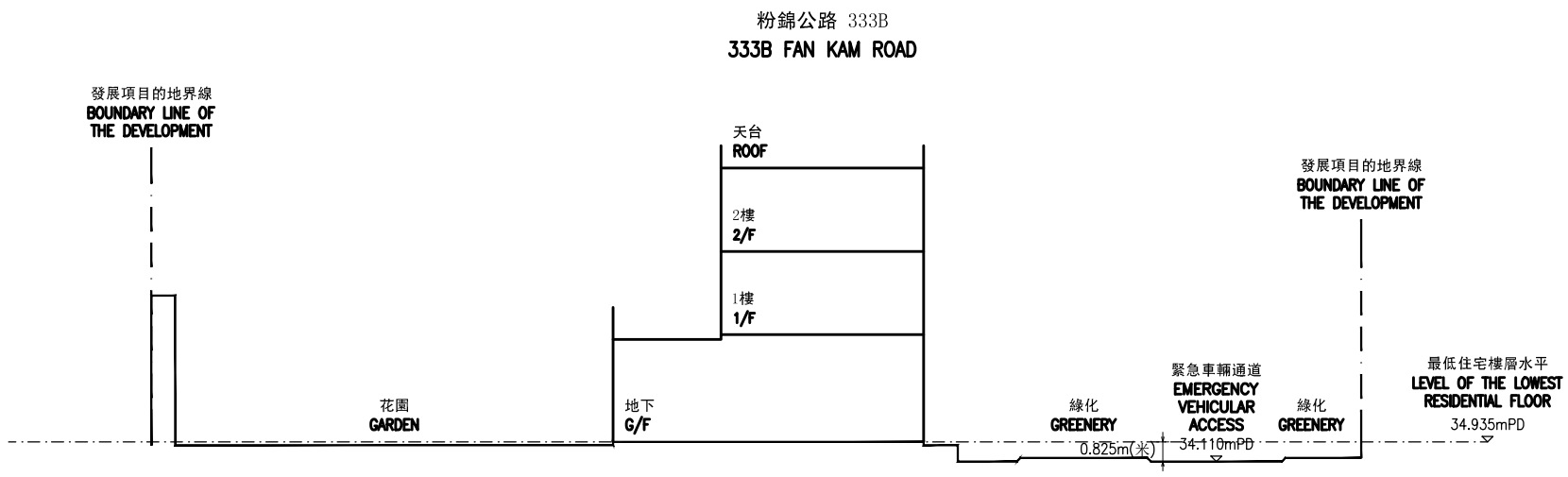
CROSS-SECTION PLAN A2
橫截面圖 A2

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of Emergency Vehicular Access adjacent to the building is 34.110 meters above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 34.110 米。

333B Fan Kam Road
粉錦公路333B



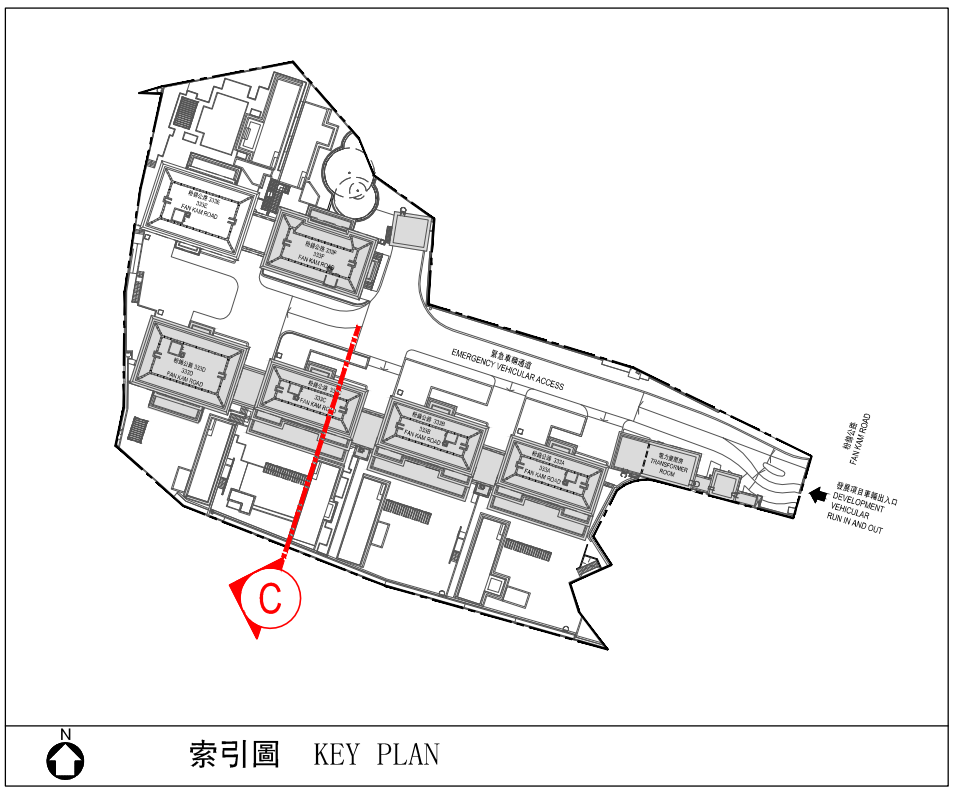


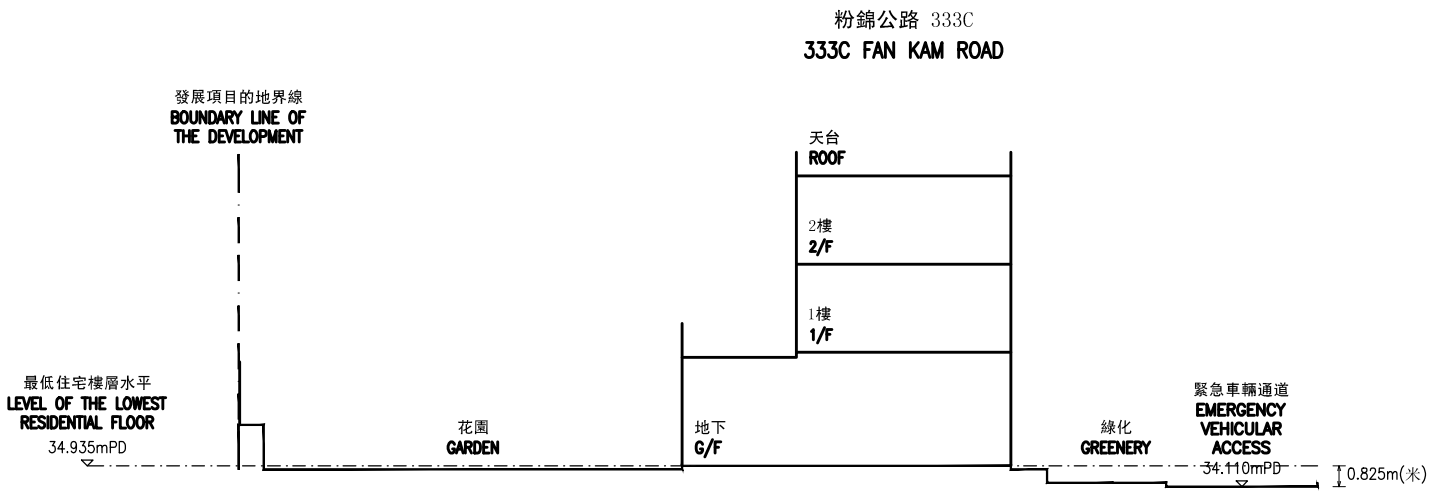
CROSS-SECTION PLAN B
橫截面圖 B

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of Emergency Vehicular Access adjacent to the building is 34.110 metres above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 34.110 米。

333C Fan Kam Road
粉錦公路333C



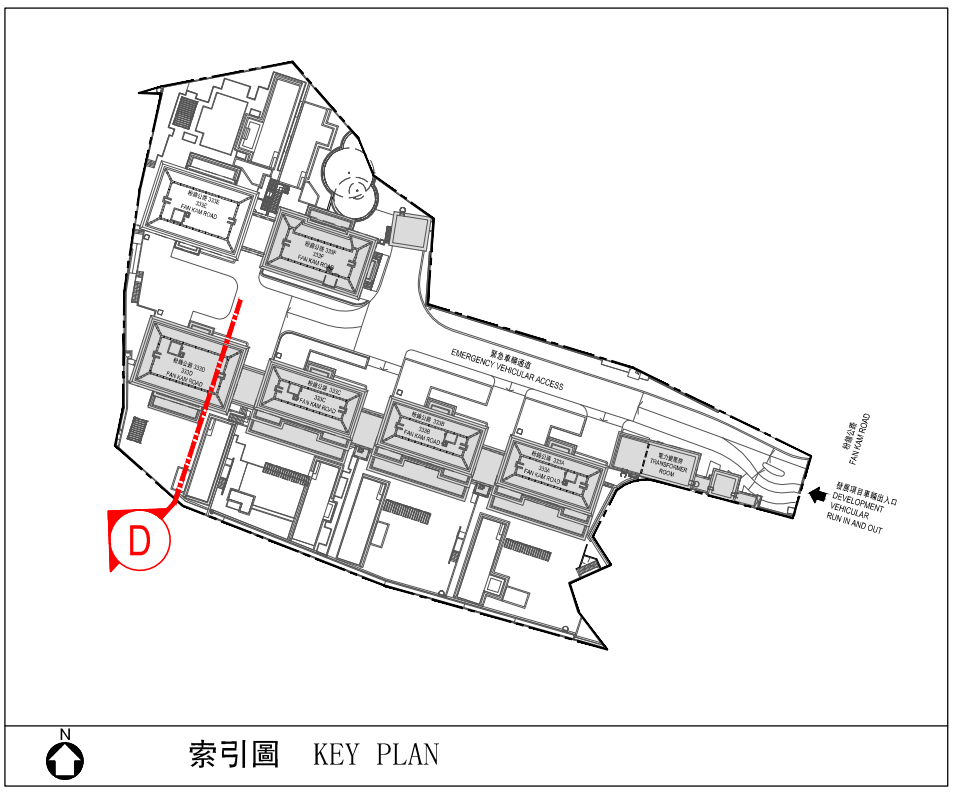


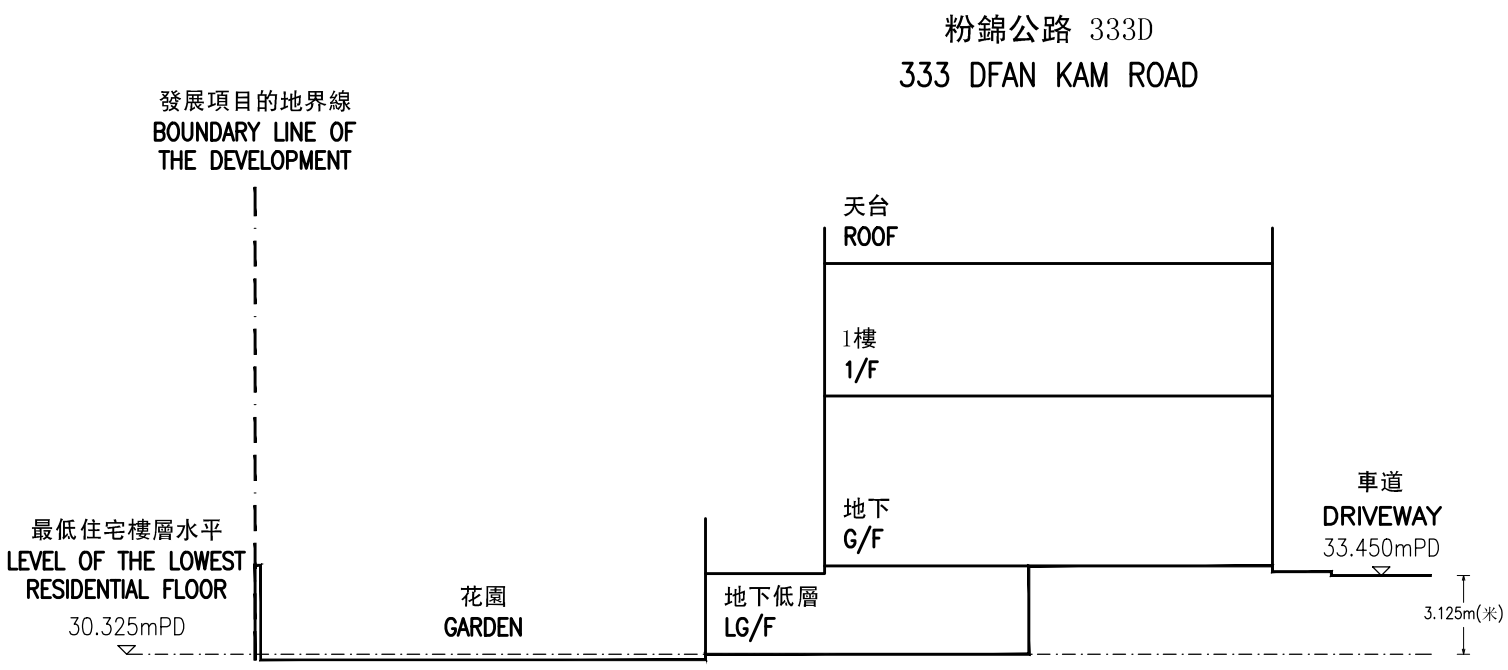
CROSS-SECTION PLAN C
橫截面圖 C

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of Emergency Vehicular Access adjacent to the building is 34.110 metres above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 34.110 米。

333D Fan Kam Road
粉錦公路333D



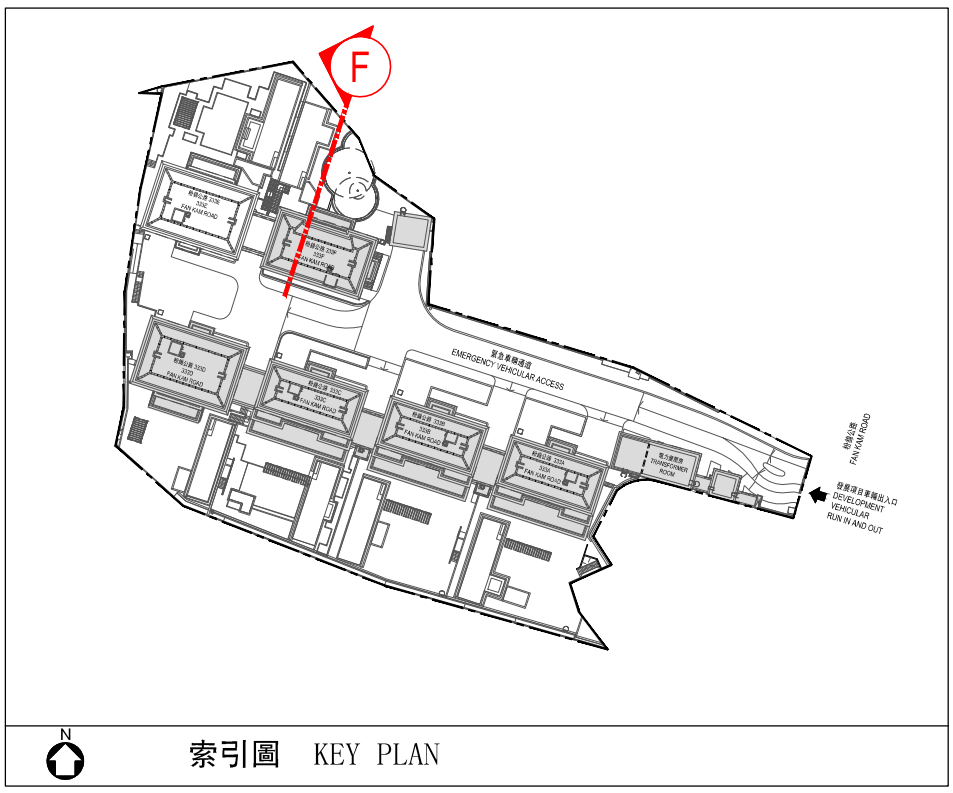


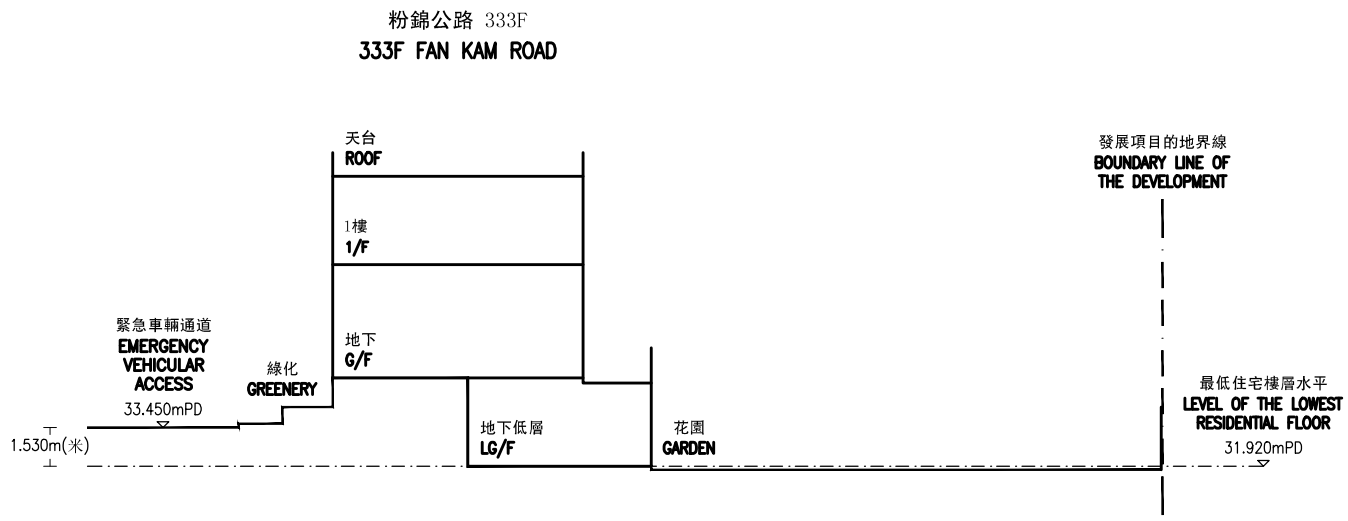
CROSS-SECTION PLAN D
橫截面圖 D

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of driveway adjacent to the building is 33.450 metres above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段車輛通道為香港主水平基準以上 33.450 米。

333F Fan Kam Road
粉錦公路333F



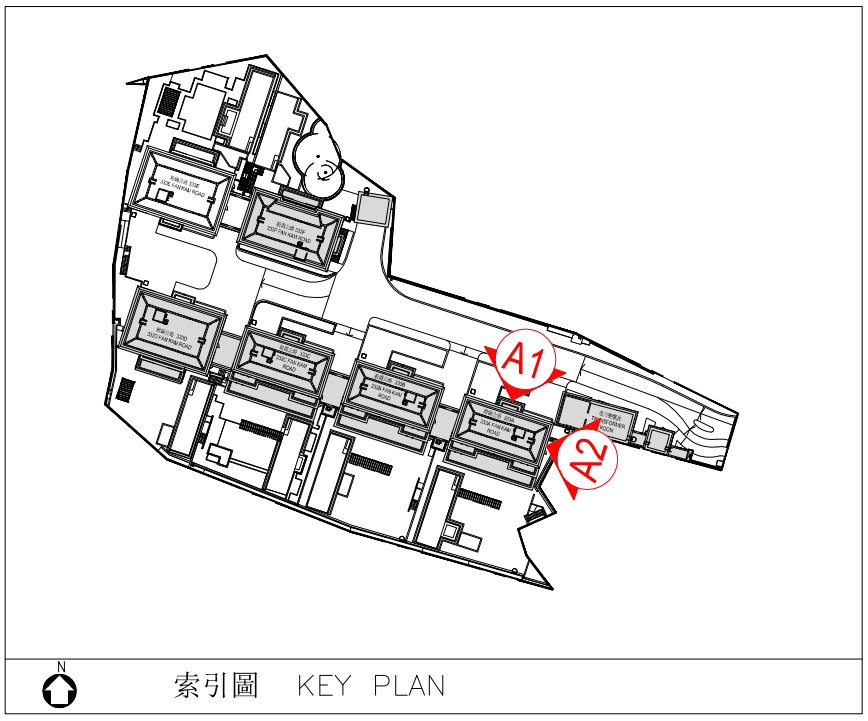


CROSS-SECTION PLAN F
橫截面圖 F

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - - - - - - Dotted line denotes the level of the lowest residential floor of the building in the phase.
3. The part of Emergency Vehicular Access adjacent to the building is 33.450 meters above the Hong Kong Prinipal Datum.

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - - - - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 33.450 米。

333A Fan Kam Road
粉錦公路333A



ELEVATION PLAN A1
立面圖 A1

ELEVATION PLAN A2
立面圖 A2

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

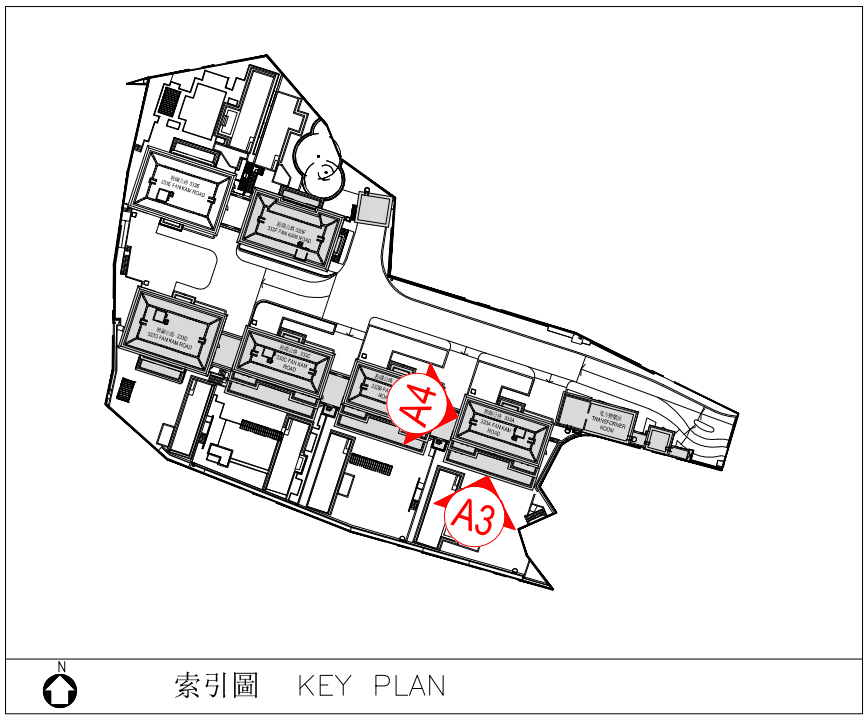
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333A Fan Kam Road
粉錦公路333A



ELEVATION PLAN A3
立面圖 A3

ELEVATION PLAN A4
立面圖 A4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

(b) are in general accordance with the outward appearance of Phase 1 of the Development.

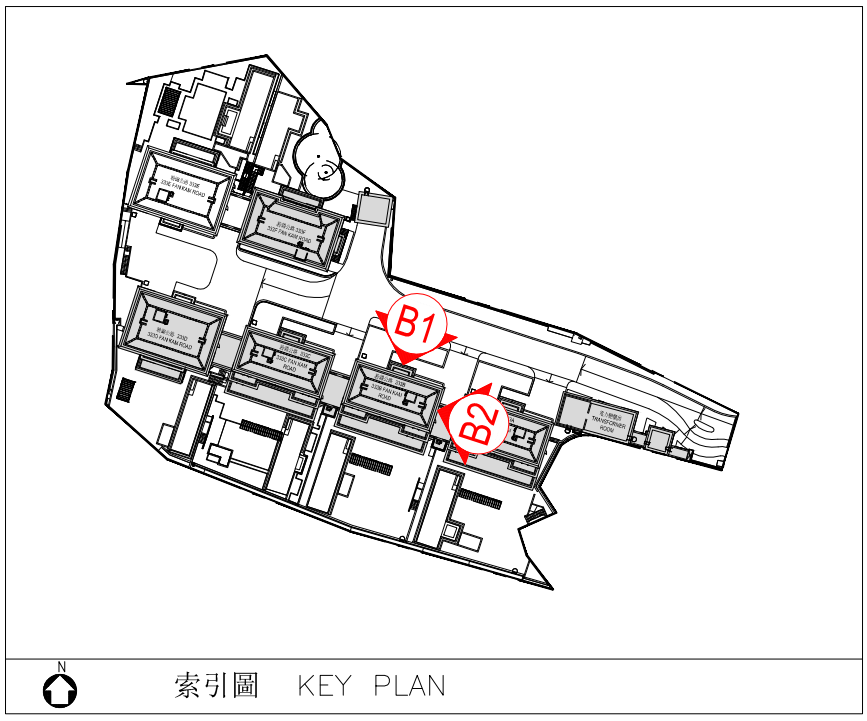
期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

Elevation Plan
立面圖

333B Fan Kam Road
粉錦公路333B



ELEVATION PLAN B1
立面圖 B1

ELEVATION PLAN B2
立面圖 B2

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

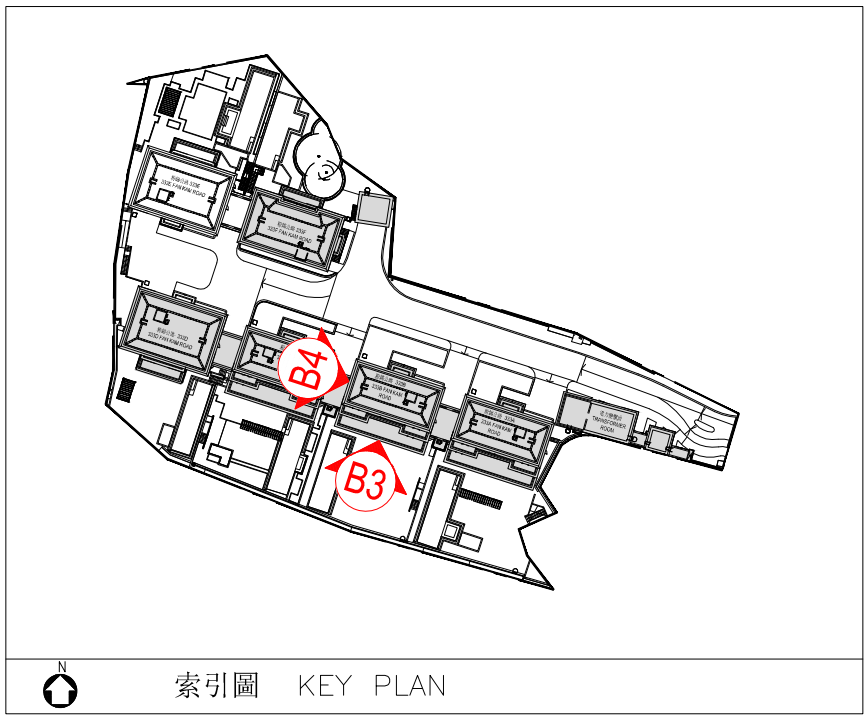
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333B Fan Kam Road
粉錦公路333B



ELEVATION PLAN B3
立面圖 B3

ELEVATION PLAN B4
立面圖 B4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

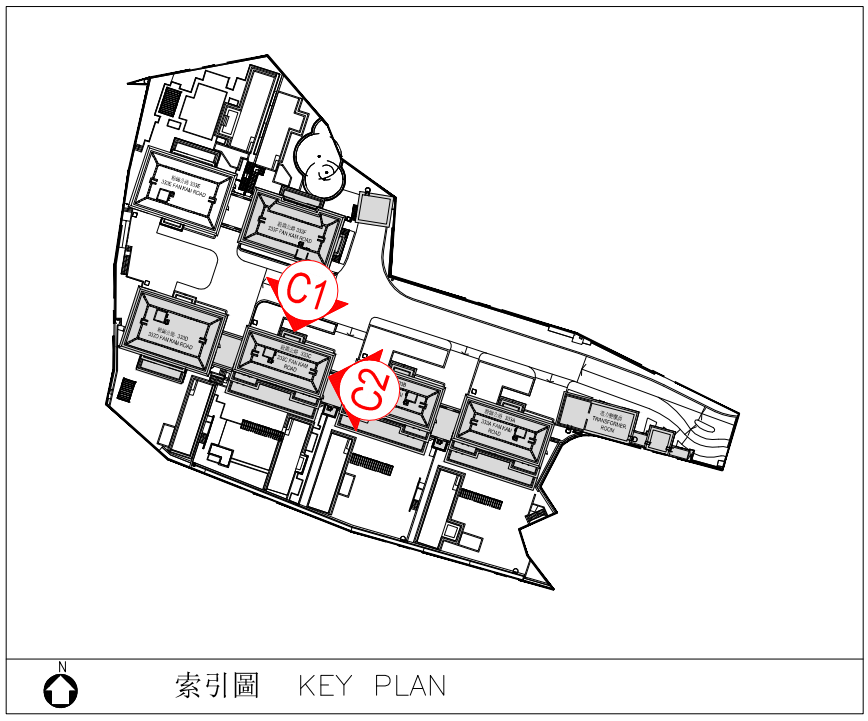
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333C Fan Kam Road
粉錦公路333C



ELEVATION PLAN C1
立面圖 C1

ELEVATION PLAN C2
立面圖 C2

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

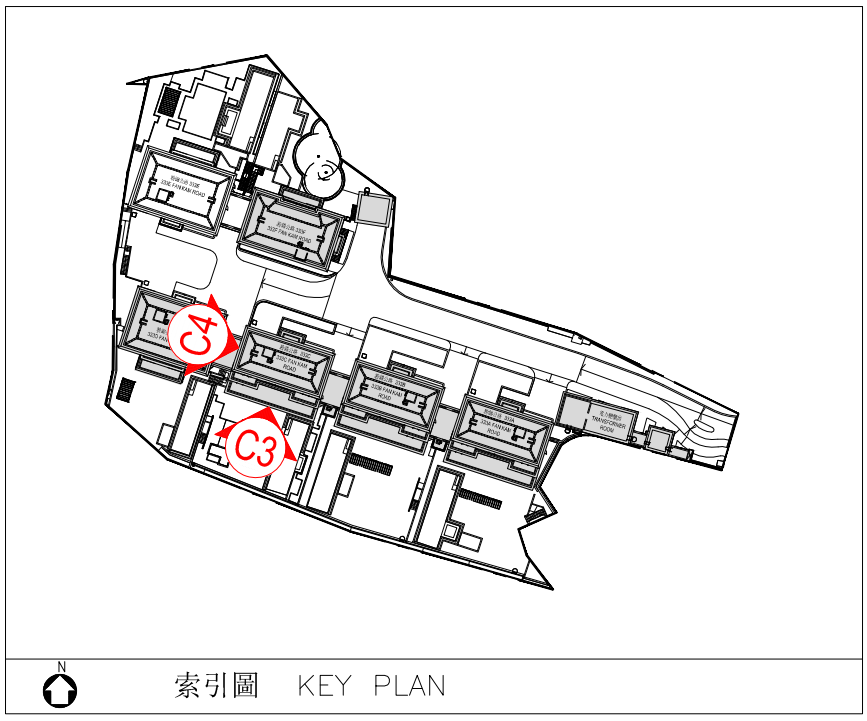
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

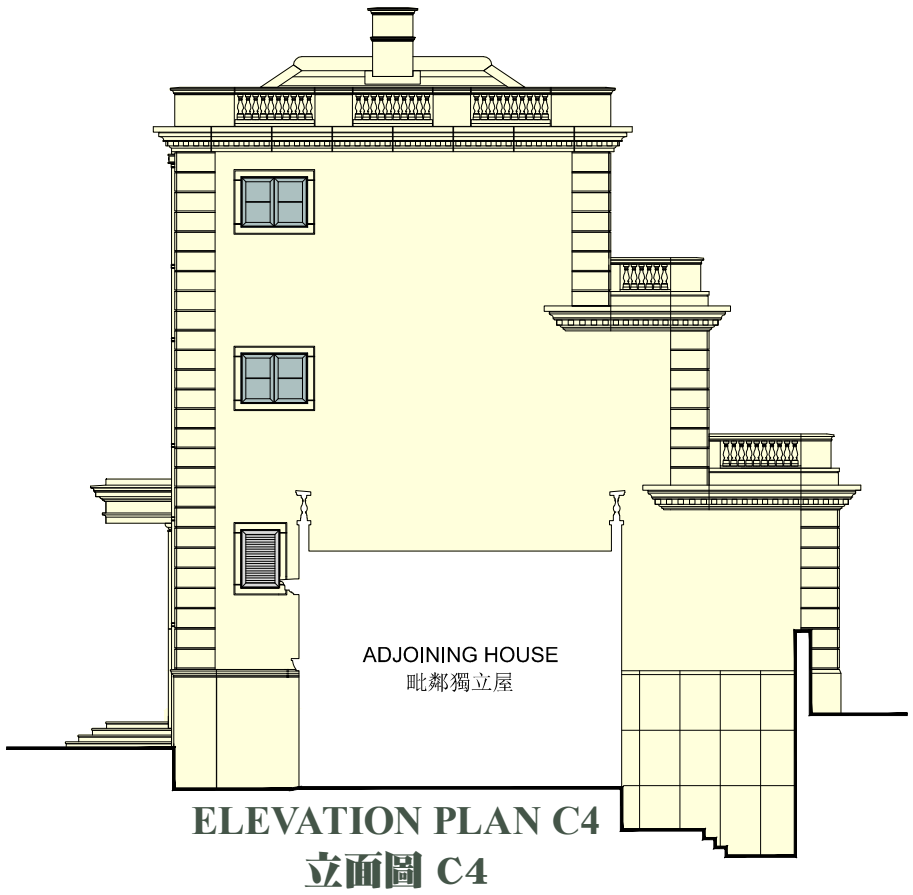
(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333C Fan Kam Road
粉錦公路333C



ELEVATION PLAN C3
立面圖 C3



ELEVATION PLAN C4
立面圖 C4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

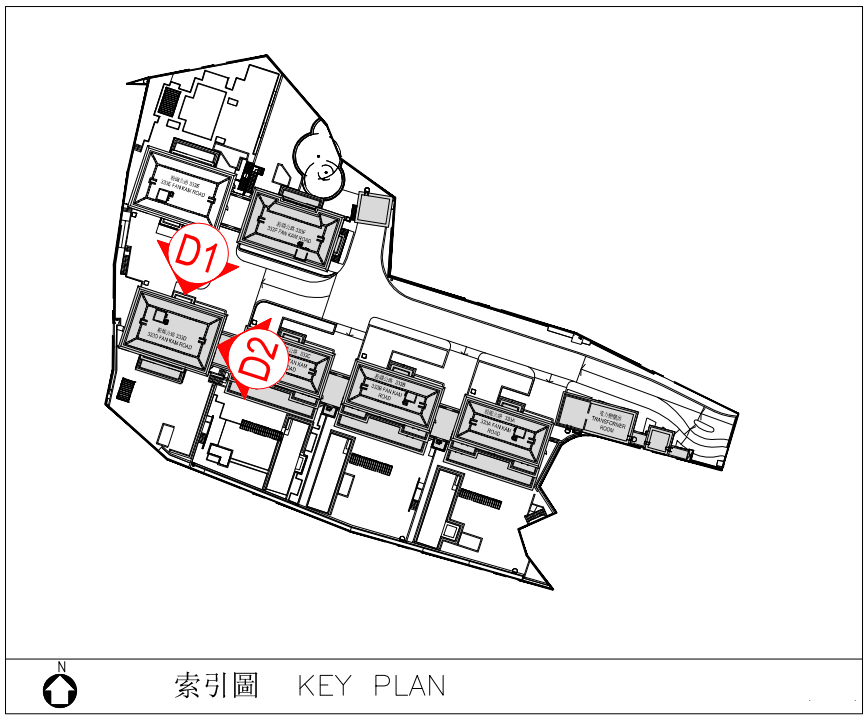
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

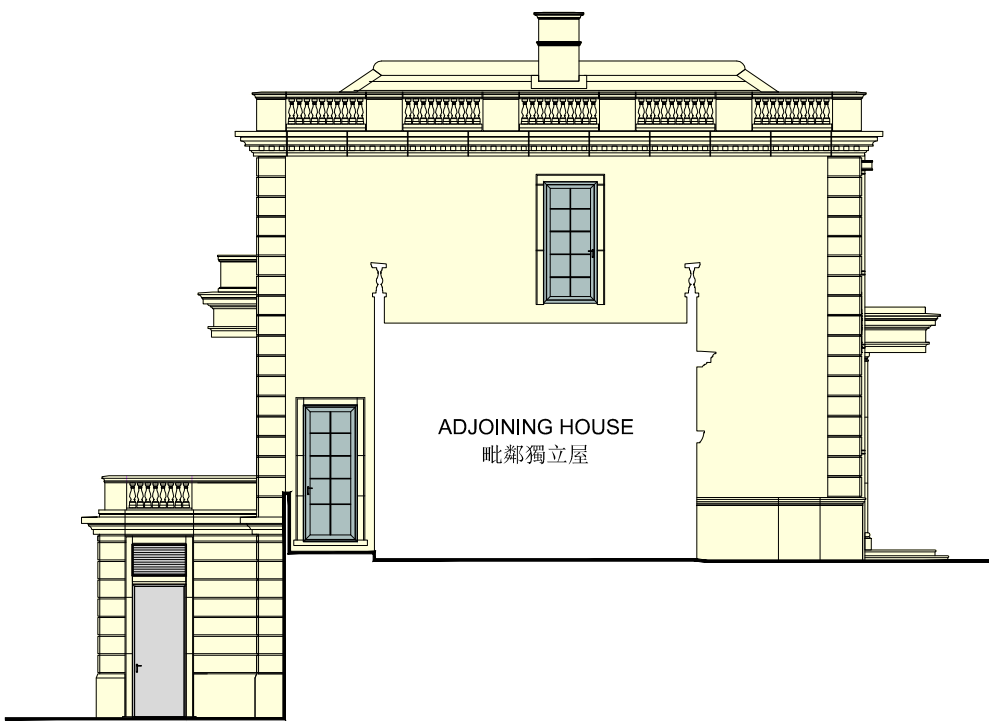
(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333D Fan Kam Road
粉錦公路333D



ELEVATION PLAN D1
立面圖 D1



ELEVATION PLAN D2
立面圖 D2

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 16 July 2019; and

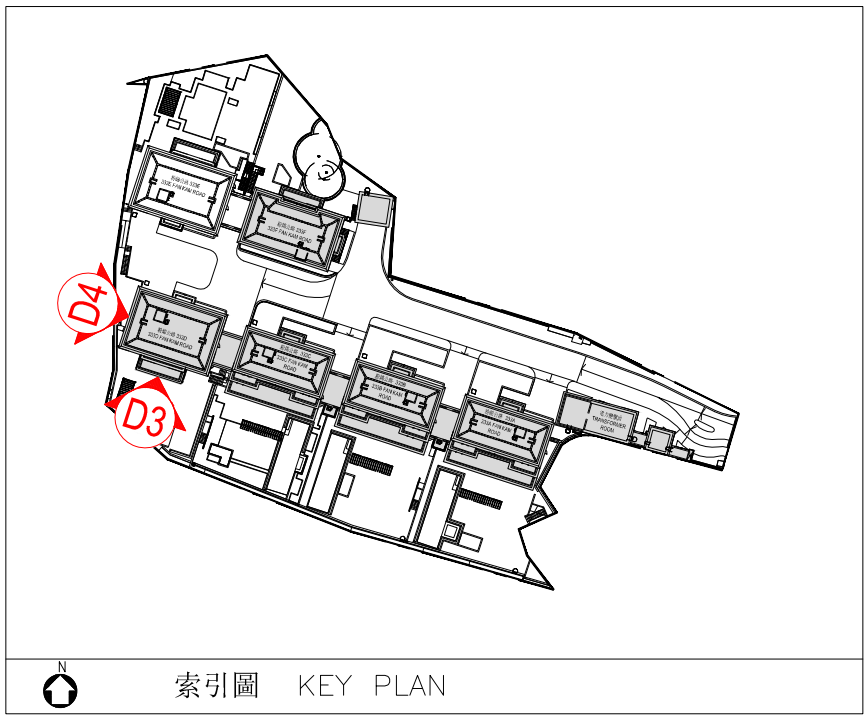
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年7月16日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333D Fan Kam Road
粉錦公路333D



ELEVATION PLAN D3
立面圖 D3

ELEVATION PLAN D4
立面圖 D4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 16 July 2019; and

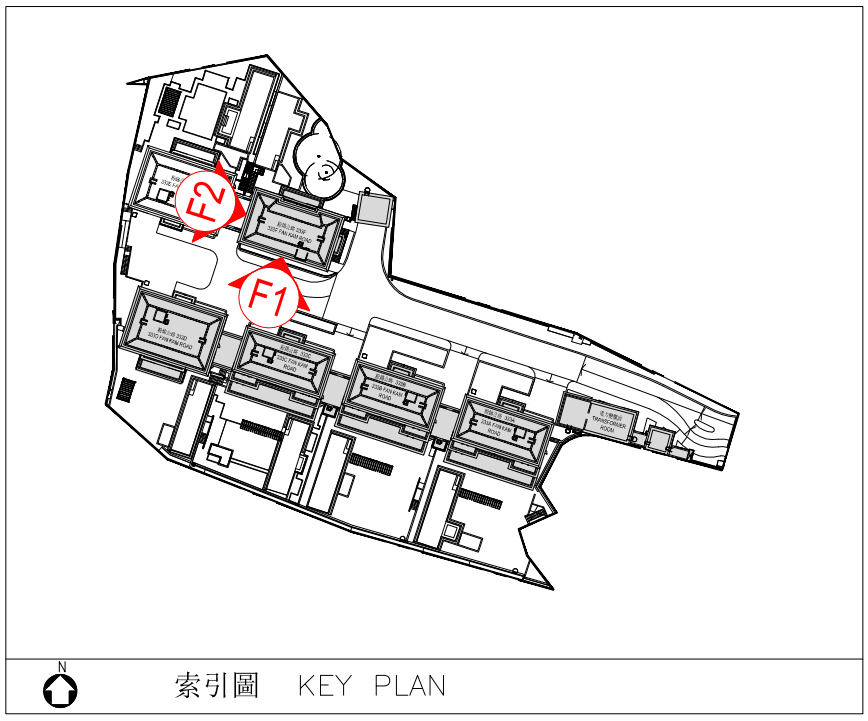
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

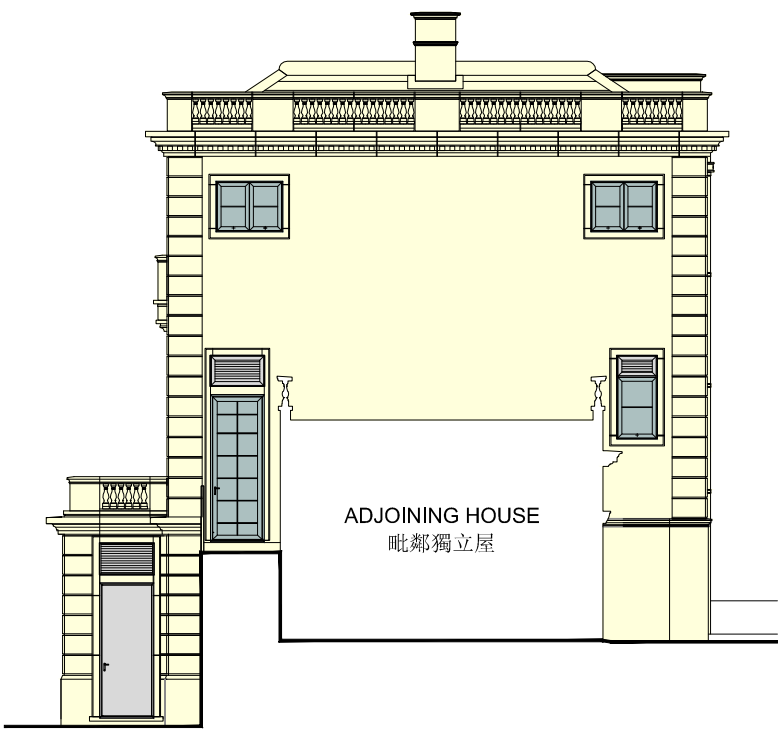
(1) 以2019年7月16日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333F Fan Kam Road
粉錦公路333F



ELEVATION PLAN F1
立面圖 F1



ELEVATION PLAN F2
立面圖 F2

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

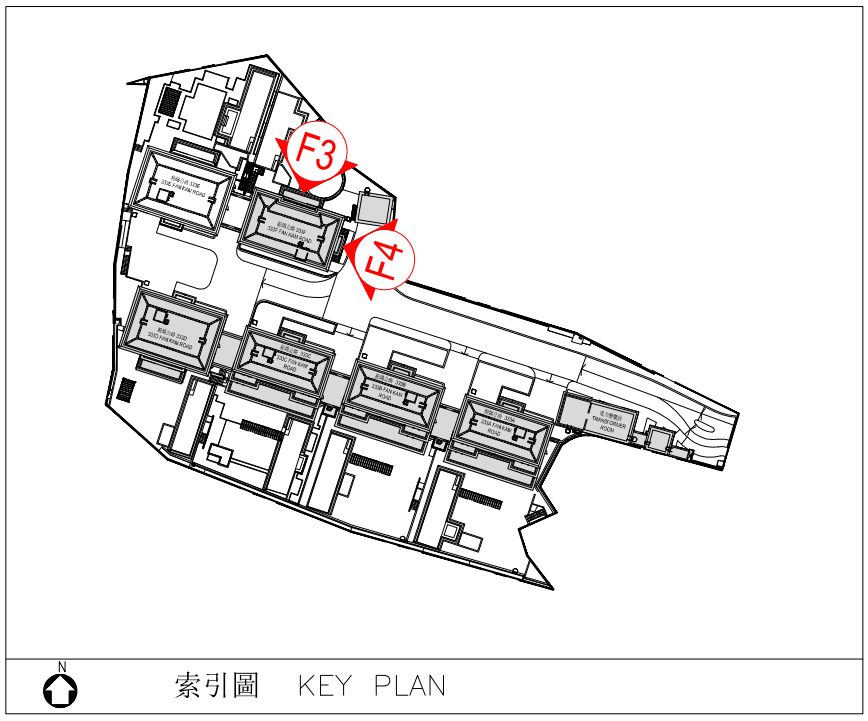
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

333F Fan Kam Road
粉錦公路333F



ELEVATION PLAN F3
立面圖 F3

ELEVATION PLAN F4
立面圖 F4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 10 May 2019; and

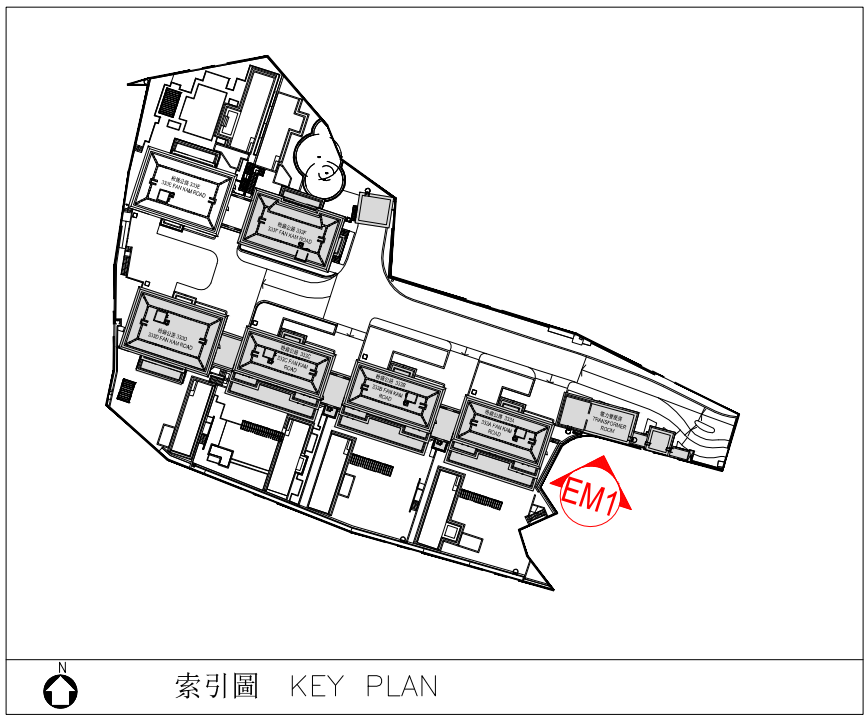
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

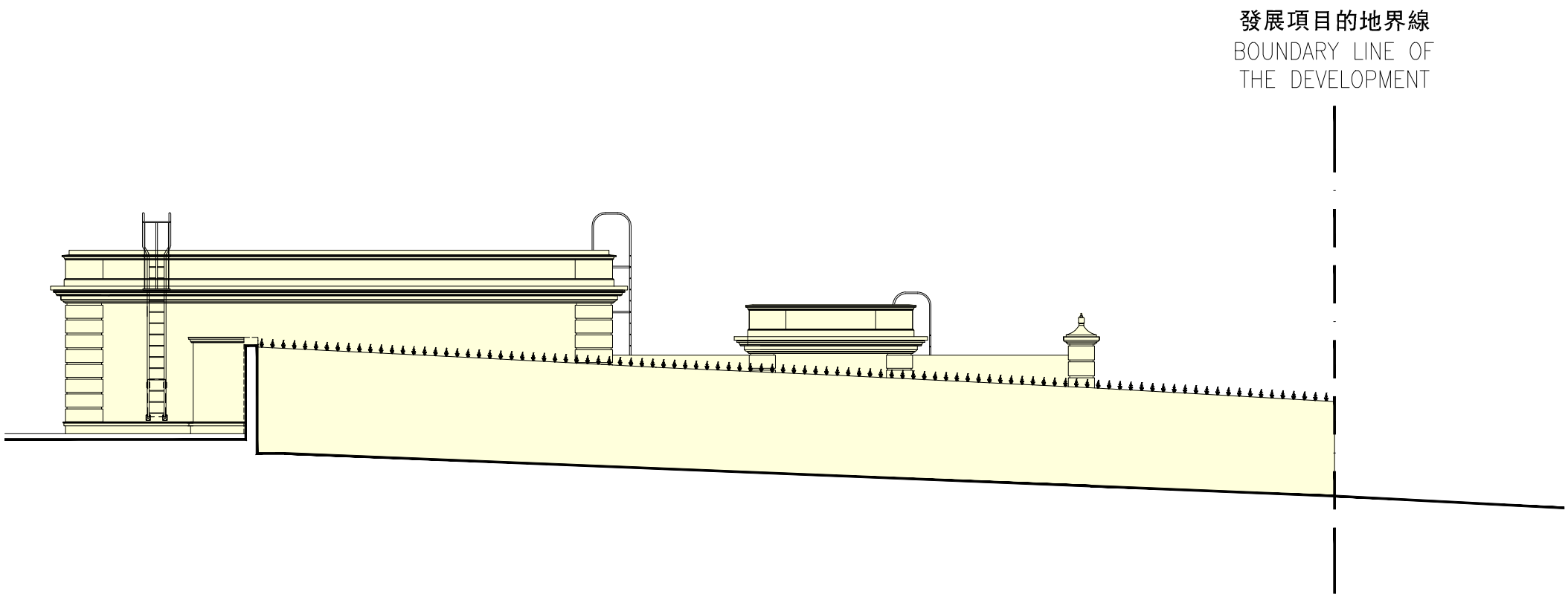
期數的認可人士證明本圖顯示的立面:

(1) 以2019年5月10日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

E&M BLOCK
機電樓房





ELEVATION PLAN EM1
立面圖 EM1

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 16 July 2019; and

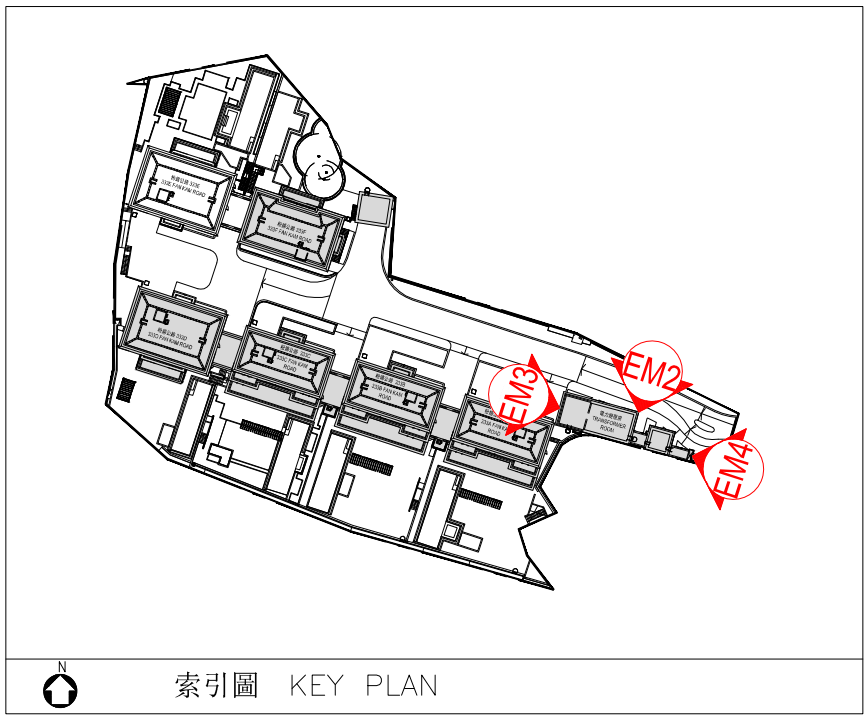
(b) are in general accordance with the outward appearance of Phase 1 of the Development.

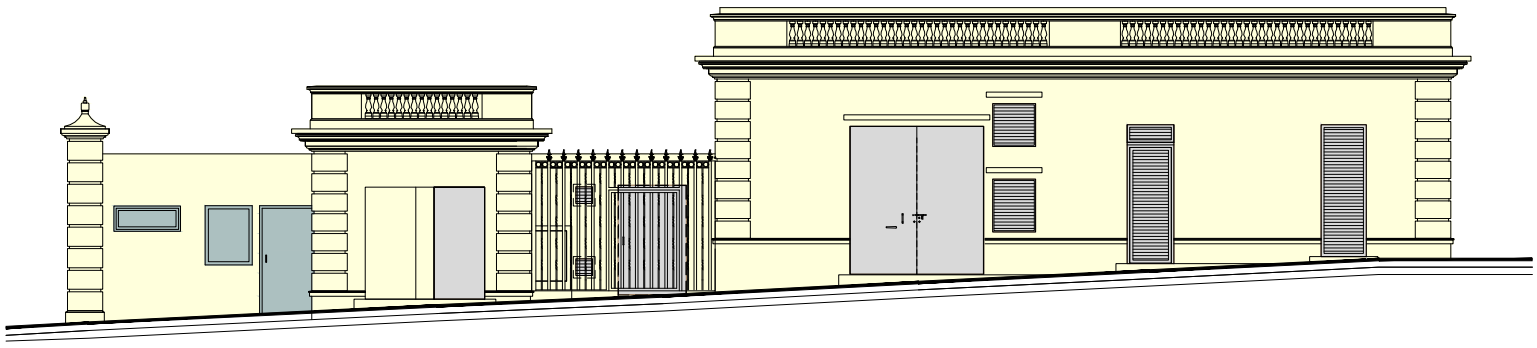
期數的認可人士證明本圖顯示的立面:

(1) 以2019年7月16日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

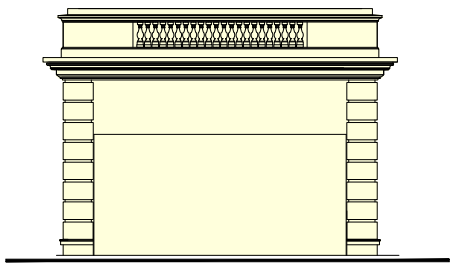
E&M BLOCK
機電樓房



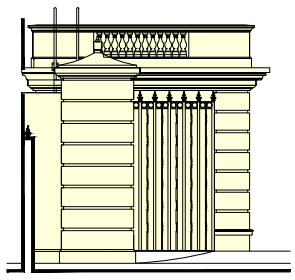


ELEVATION PLAN EM2
立面圖 EM2

發展項目的地界線
BOUNDARY LINE OF
THE DEVELOPMENT



ELEVATION PLAN EM3
立面圖 EM3



ELEVATION PLAN EM4
立面圖 EM4

Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for Phase 1 of the Development as of 16 July 2019; and

(b) are in general accordance with the outward appearance of Phase 1 of the Development.

期數的認可人士證明本圖顯示的立面:

(1) 以2019年7月16日的情況為準的發展項目第一期的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目第一期的外觀一致。

Information on Common Facilities in the Phase
期數中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂場 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	Not applicable 不適用	8856	8856
	sq. m. 平方米	Not applicable 不適用	823	823
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用

Notes:
The areas in square metres as specified in the above are based on the latest approved building plans. The areas in square feet as specified in the above are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：
上述所列以平方米顯示之面積乃依據最新的經批准建築圖則。上述所列以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算,並以四捨五入至整數。

Inspection of Plans and Deed of Mutual Covenant
閱覽圖則及公契

1. A copy of the Outline Zoning Plans relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本，可供閱覽的互聯網網址為 www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

Fittings, Finishes and Appliances
裝置、裝修物料及設備

1. Exterior Finishes
1. 外部裝修物料

Item	細項	Description	描述
(a) External wall	(a) 外牆	Finished with natural stone and feature paint.	外牆為天然石和特色油漆。
(b) Window	(b) 窗	All window frames are made of aluminum with powder coating and fitted with insulated, glazed, tempered and heat strengthened clear glass.	窗框為鋁製配粉末噴塗，並配備隔熱、打光、強化並經熱硬化處理的透明玻璃。
(c) Bay window	(c) 窗台	Not applicable	不適用
(d) Planter	(d) 花槽	Not applicable	不適用
(e) Verandah or balcony	(e) 陽台或露台	All balconies are uncovered and fitted with stone balustrade. Walls are finished with natural stone and floor is concrete surface and without finishes (for 333B Fan Kam Road, 333D Fan Kam Road and 333F Fan Kam Road only). Walls are finished with natural stone and floor finished with tile (for 333A Fan Kam Road and 333C Fan Kam Road only). There is no verandah for all houses.	所有露台無蓋並配有天然石護欄。 牆飾面為天然石及地台為混凝土面及無裝飾面(適用於粉錦公路333B、粉錦公路333D及粉錦公路333F)。 牆飾面為天然石及瓦片地台飾面 (只適用於粉錦公路333A及粉錦公路333C)。 所有洋房均無陽台。
(f) Drying facilities for clothing	(f) 乾衣設施	Not applicable	不適用

2. Interior Finishes (Applicable to 333A Fan Kam Road)
2. 室內裝修物料 (只適用於粉錦公路333A)

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Lift lobby on G/F and 2/F : Internal wall finished with emulsion paint. Wall finishes run up to false ceiling. Ceilings are finished with gypsum board ceiling with emulsion paint. Floor finished with engineered timber flooring to exposed surfaces with timber skirting. Lift lobby on 1/F : Floor finished with engineered timber flooring to exposed surfaces with timber skirting and natural stone border with metal trim.	電梯大堂地下及二樓： 內牆髹乳膠漆。 牆身裝飾鋪砌至假天花。 石膏板假天花髹乳膠漆。 外露地台鋪砌複合木地板及木牆腳線 電梯大堂一樓： 外露地台鋪砌複合木地板及木牆腳線及天然石材邊界配金屬條。
(b) Internal Wall and Ceiling	(b) 內牆及天花	Living Area, Dining Area, Store 1, Store 2, Ensuite 1, Ensuite 2, Ensuite 3, Ensuite 4, Ensuite 5, Master Bedroom 1, Master Closet 1, Master Living, Master Bedroom 2 and Master Closet 2 internal wall are finished with emulsion paint. Wall finishes run up to false ceiling. Ceiling of Living Area, Dining Area, Store 1, Store 2, Ensuite 1, Ensuite 2, Ensuite 3, Ensuite 4, Ensuite 5, Master Bedroom 1, Master Closet 1, Master Living, Master Bedroom 2 and Master Closet 2 are finished with gypsum board false ceiling with emulsion paint.	客廳，飯廳，儲物室1，儲物室2，套房1，套房2，套房3，套房4，套房5，主人睡房1，主人衣帽間1，主人客廳，主人睡房2及主人衣帽間2牆外露位置髹乳膠漆。牆身裝飾鋪砌至假天花。 客廳，飯廳，儲物室1，儲物室2，套房1，套房2，套房3，套房4，套房5，主人睡房1，主人衣帽間1，主人客廳，主人睡房2及主人衣帽間2裝石膏板面假天花及髹乳膠漆。
(c) Internal Floor	(c) 內部地板	Floor of Ensuite 1, Ensuite 3, Ensuite 5, Master Living and Master Closet 2 are finished with engineered timber flooring to exposed surfaces with engineered timber skirting. Floor of Living Area, Dining Area, Ensuite 2, Ensuite 4, Master Bedroom 1, Master Closet 1 and Master Bedroom 2 are finished with engineered timber flooring and metal trim to exposed surfaces, timber skirting and natural stone border with metal trim. Floor of Store 1 and Store 2 are finished with ceramic tile to exposed surfaces for flooring and timber skirting.	套房1、套房3，套房5，主人客廳及主人衣帽間2外露地台鋪砌複合木地板及金屬條及木牆腳線。 客廳、飯廳、套房2、套房4、主人睡房1、主人房衣帽間1和主人睡房2外露地台鋪砌複合木地板及金屬條、木牆腳線及天然石材配金屬條。 儲物室1及儲物室2外露地台鋪砌瓷磚及木材牆腳線。
(d) Bathroom	(d) 浴室	Bathsuite 1, Bathsuite 3, Bathsuite 4, Restroom 1, Restroom 2 and Restroom 3- Ceramic tile for wall finishes. Ceramic tile and metal trim to exposed surfaces. Bathsuite 2 - Ceramic tile, laminated veneer and natural stone for wall finishes. Ceramic tile and metal trim to exposed surfaces for flooring. Master Bathroom 1 and Master Bathroom 2 -Natural stone and plastic veneer for wall finishes. Natural stone and metal trim to exposed surfaces for flooring.	浴室套房1、浴室套房3、浴室套房4、客廁1，客廁2及客廁3 - 牆面鋪砌瓷磚。外露地台鋪砌瓷磚及金屬條。 浴室套房2- 牆面鋪砌瓷磚，天然石材及膠板。外露地台鋪砌瓷磚及金屬條。 主浴室 1 和主浴室 2 -牆面鋪砌天然石材及膠板。外露地台鋪砌天然石材及金屬條。
(e) Kitchen	(e) 廚房	Wall finished with ceramic tiles and stainless steel. Natural stone and metal trim to exposed surfaces for flooring. Gypsum board false ceiling finished with emulsion paint. Cooking bench finished with natural stone. Walls finishes run up to false ceiling. No finishes to be provided above false ceiling.	牆身鋪砌磁磚及不銹鋼面。 外露地台鋪砌天然石材及金屬條。 石膏板假天花髹乳膠漆。 灶台鋪設天然石材。 牆身裝飾鋪砌至假天花。 假天花以上不設鋪砌。

2. Interior Finishes (Applicable to 333B Fan Kam Road, 333D Fan Kam Road and 333F Fan Kam Road only)
2. 室內裝修物料（只適用於粉錦公路333B、粉錦公路333D及粉錦公路333F）

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Internal wall, floor and ceiling is concrete surface and without finishes.	內牆、地板和天花為混凝土面及無裝飾面。
(b) Internal Wall and Ceiling	(b) 內牆及天花板	Internal walls and ceiling of Living Room, Dining Room, Master Living Room, Ensuite 1, Ensuite 2, Ensuite 3 and Master Chamber are concrete surface and without finishes.	客廳、飯廳、主人客廳、套房1、套房2、套房3和主人睡房的內牆和天花為混凝土面及無裝飾面。
(c) Internal Floor	(c) 內部地板	Floor of Living Room, Dining Room, Master Living Room, Ensuite 1, Ensuite 2, Ensuite 3 and Master Chamber are concrete surface and without skirting.	客廳、飯廳、主人客廳、套房1、套房2、套房3和主人睡房的地台為混凝土面及不設牆腳線。
(d) Bathroom	(d) 浴室	Internal wall, floor and ceiling of Bathsuite, Bathsuite 1, Bathsuite 2, Bathsuite 3 and Master Bathsuite are concrete surface and without finishes.	套房浴室、套房浴室1、套房浴室2、套房浴室3及主人套房浴室的內牆、地台和天花為混凝土面及無裝飾面。
(e) Kitchen	(e) 廚房	No cooking bench. Internal wall , floor and ceiling of Kitchen is concrete surface and without finishes.	不設灶台。 廚房的內牆、地台和天花為混凝土面及無裝飾面。

2. Interior Finishes (Applicable to 333C Fan Kam Road)
2. 室內裝修物料（只適用於粉錦公路333C）

Item	細項	Description	描述
(a) Lobby	(a) 大堂	Internal wall finished with special paint. Wall finishes run up to false ceiling. Natural stone to exposed surfaces for flooring and natural stone skirting.	內牆髹特色油漆。 牆身裝飾鋪砌至假天花。 外露地台鋪砌天然石材及天然石材牆腳線。
(b) Internal Wall and Ceiling	(b) 內牆及天花板	Living Room and Dining Room internal wall - wood veneer panel and wallcovering. Wall finishes run up to false ceiling. Ensuite 1 internal wall - high gloss paint finish wood panel and wallcovering. Wall finishes run up to false ceiling. Ensuite 2 internal wall - high gloss paint finish wood panel and wallcovering. Wall finishes run up to false ceiling. Ensuite 3 internal wall - wood veneer panel and wallcovering. Wall finishes run up to false ceiling. Master Chamber internal wall - high gloss paint finish wood panel and wallcovering with trimming. Wall finishes run up to false ceiling. Ceiling of Living Room and Dining Room is finished with gypsum board false ceiling with emulsion paint. Ceiling of Ensuite 1, Ensuite 2, Ensuite 3, Master Chamber finished with gypsum board false ceiling with emulsion paint.	客廳及飯廳內牆 - 木飾面、牆布。牆身裝飾鋪砌至假天花。 套房1內牆 - 高光漆木飾面及牆布。牆身裝飾鋪砌至假天花。 套房2內牆 - 高光漆木飾面及牆布。牆身裝飾鋪砌至假天花。 套房3內牆 - 木皮飾面及牆布。牆身裝飾鋪砌至假天花。 主人睡房內牆 - 高光漆木飾面及牆布配裝飾邊。牆身裝飾鋪砌至假天花。 客廳及飯廳天花為石膏板假天花髹乳膠漆。 套房1、套房2、套房3及主人睡房天花為石膏板假天花髹乳膠漆。
(c) Internal Floor	(c) 內部地板	Living Room and Dining Room - natural stone to exposed surfaces for flooring and timber skirting. Ensuite 1 - carpet and natural stone to exposed surfaces for flooring and high gloss paint timber skirting. Ensuite 2 - carpet and natural stone to exposed surfaces for flooring and high gloss paint timber skirting. Ensite 3 - carpet and natural stone to exposed surfaces for flooring and wood veneer skirting. Master Chamber - carpet and natural stone to exposed surfaces for flooring and high gloss paint timber skirting.	客廳及飯廳-外露地台鋪砌天然石及木牆腳線。 套房1 - 外露地台鋪砌地毯、天然石及高光木牆腳線。 套房2 - 外露地台鋪砌地毯、天然石及高光木牆腳線。 套房3 - 外露地台鋪砌地毯、天然石及木皮牆腳線。 主人睡房 - 外露地台鋪砌地毯、天然石及高光木牆腳線。
(d) Bathroom	(d) 浴室	Bathsuite 1, Bathsuite 2, Bathsuite 3, Master Bathsuite and Bathsuite - Natural stone for wall finishes. Natural stone to exposed surfacess for flooring. Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to false ceiling. No finishes to be provided above false ceiling.	套房浴室1、套房浴室2、套房浴室3、主人套房浴室及套房浴室 - 牆身鋪砌天然石材。外露地台鋪砌天然石材。 石膏板假天花髹乳膠漆。 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。
(e) Kitchen	(e) 廚房	Wall finished with ceramic tiles, stainless steel and emulsion paint. Natural stone to exposed surfaces for flooring. Gypsum board false ceiling finished with emulsion paint. Cooking bench finished with natural stone. Walls finishes run up to false ceiling. No finishes to be provided above false ceiling.	牆身鋪砌磁磚，不銹鋼及乳膠漆。 外露地台鋪砌天然石材。石膏板假天花髹乳膠漆。 灶台鋪設天然石材。 牆身裝飾鋪砌至假天花。假天花以上不設鋪砌。

3. Interior Fittings (Applicable to 333A Fan Kam Road only)
3. 室內裝置 (只適用於粉錦公路333A)

Item		細項	Description	描述
(a) Doors (a) 門	Main Entrance door	入口大門	Lacquer paint finish timber door with timber door frame fitted with door closer, door stopper, lockset and handle.	噴漆木門配以木門框、閉門器，門頂、門鎖及把手。
	Restroom 1 , Restroom 3 door	客廁1，客廁3門	Aluminium folding door with aluminium door frame and lockset.	鋁質摺門配以鋁質門框及門鎖。
	Restroom 2 , Bathsuite 3 and Bathsuite 4 door	客廁2，套房浴室3及套房浴室4門	Lacquer paint finish timber door with timber door frame, louvre panel fitted with door stopper, lockset and handle.	噴漆木門配以木門框、百葉窗、門頂、門鎖及把手。
	Kitchen door	廚房	Glazed sliding door with metal door frame, door track and door guide.	玻璃趟門配以金屬門框、路軌及門管。
	Ensuite 1 ,Ensuite 2 , Ensuite 3 ,Ensuite 4 , Ensuite 5 ,Bathsuite 1, Bathsuite 2, Master Closet 1, Master Bathroom 1 , Master Bedroom 2 , Master Bathroom 2, Store Room 1, Store Room 2 door	套房1, 套房2, 套房3, 套房4, 套房5, 套房浴室1, 套房浴室2, 主人衣帽間1, 主人套房浴室1, 主人睡房2, 主人套房浴室2, 儲物室1及儲物室2門	Lacquer paint finish timber door with timber door frame fitted with door stopper, lockset and handle.	噴漆木門配以木門框，門頂、門鎖及把手。
	Switch Room door	電掣房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Fire Services Pump Room door	消防泵房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Potable & Flushing Water Tank & Pump Room door	食水及沖廁水缸房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Extra Low Voltage Room door	特低電壓房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Plant Room door	機房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Garden / Balcony / Flat Roof / Greenery Roof door	花園 / 露台 / 平台 / 綠化天台門	Glazed door with aluminium door frame and door lockset.	玻璃門配以鋁門框及門鎖。
(b)Bathroom (b)浴室	Rest Room 2	客廁 2	Fitted with sanitary wares and fittings include wooden vanity cabinet with wooden veneer finish and natural stone counter top, vitreous china basin, chrome plated wash basin mixer, metal frame mirror, vitreous china water closet, chrome plated towel rack, chrome plated paper holder, chrome plated shower set, glass shower cubicle with tempered glass door, glass ledge, metal frame and metal handle.	選用潔具及配件包括木製地櫃配以木飾面及天然石材檯面、搪瓷洗手盆、鍍鉻洗手盆水龍頭、金屬框牆鏡、搪瓷座廁、鍍鉻手巾架、鍍鉻廁紙架、鍍鉻花灑套裝、玻璃淋浴間配強化玻璃門，玻璃層架，金屬框及金屬手柄。
	Rest Room 1 Rest Room 3	客廁 1, 客廁 3.	Fitted with sanitary wares and fittings include vitreous china basin, chrome plated wash basin mixer, vitreous china water closet, chrome plated paper holder, and chrome plated shower set.	選用潔具及配件包括搪瓷洗手盆、鍍鉻洗手盆龍頭、搪瓷座廁、鍍鉻廁紙架及鍍鉻淋浴套件。
	Bathsuite 1	套房浴室 1	Fitted with sanitary wares and fittings include wooden vanity cabinet with wood veneer finish and natural stone counter top, vitreous china basin, chrome plated wash basin mixer, metal frame mirror, vitreous china water closet, chrome plated paper holder, chrome plated robe hook, chrome plated shower set, shower cubicle with tempered glass door, glass ledge, metal frame and metal handle.	選用潔具及配件包括木製地櫃配以木飾面及天然石材檯面、搪瓷洗手盆、鍍鉻洗手盆水龍頭、金屬框牆鏡、搪瓷座廁、鍍鉻手巾架、鍍鉻廁紙架、鍍鉻花灑套裝、淋浴間配強化玻璃門，玻璃層架，金屬框及金屬手柄。
	Bathsuite 2, Bathsuite 3, Bathsuite 4	套房浴室 2, 套房浴室 3, 套房浴室 4.	Fitted with sanitary wares and fittings include wooden vanity cabinet with wood veneer finish and natural stone counter top, vitreous china basin, chrome plated wash basin mixer, metal frame mirror, vitreous china water closet, chrome plated paper holder,chrome plated towel rack, chrome plated shower set, shower cubicle with tempered glass door, glass ledge, metal frame and metal handle.	選用潔具及配件包括木製地櫃配以木飾面及天然石材檯面、搪瓷洗手盆、鍍鉻洗手盆水龍頭、金屬框牆鏡、搪瓷座廁、鍍鉻手巾架、鍍鉻廁紙架、鍍鉻花灑套裝、淋浴間配強化玻璃門，玻璃層架，金屬框及金屬手柄。
	Master bathroom 1	主人套房浴室1	Fitted with sanitary wares and fittings include wooden vanity cabinet with wood veneer finish and natural stone counter top, vitreous china basin, matte black wash basin mixer, metal frame mirror, matte black paper holder, matte black towel rack, mattle black bath set, matte black shower set with rainshower head, shower cubicle with tempered glass door,metal framed and metal handle, vitreous china water closet, closet cubicle with tempered glass door, metal framed and metal handle, composite stone bathtub (1760mmL x1030mmW x 500mmH).	選用潔具及配件包括木製地櫃配以木飾面及天然石材檯面、搪瓷洗手盆、霧面黑洗手盆水龍頭、金屬框牆鏡、霧面黑廁紙架、霧面黑手巾架、霧面黑浴缸龍頭套件、霧面黑花灑套裝配雨淋花灑頭，淋浴間配強化玻璃門，金屬框和金屬把手，搪瓷座廁，座廁間配強化玻璃門、金框和金屬把手，合成石材浴缸(1760毫米長 x 1030毫米闊 x 500 毫米高）。
	Master bathroom 2	主人套房浴室2	Fitted with sanitary wares and fittings include wooden vanity cabinet with wood veneer finish and natural stone counter top, vitreous china basin, chrome plated wash basin mixer, metal frame mirror, chrome plated paper holder, chrome plated robe hook, chrome plated towel rack, chrome plated bath set,chrome plated shower set with rain shower head, shower cubicle with tempered glass door,metal framed and metal handle, vitreous china water closet, closet cubicle with tempered glass door, metal framed and metal handle,acrylic fiber bathtub (1520mmL x760mmW x 450mmH).	選用潔具及配件包括木製地櫃配以木飾面及天然石材檯面、搪瓷洗手盆、鍍鉻洗手盆水龍頭、金屬框牆鏡、鍍鉻廁紙架、鍍鉻掛勾、鍍鉻手巾架、鍍鉻浴缸龍頭套件、鍍鉻花灑套裝配雨淋花灑頭，淋浴間配強化玻璃門，金屬框和金屬把手，搪瓷座廁，座廁間配強化玻璃門、金屬框和金屬把手，丙烯酸纖維浴缸(1520毫米長x 760毫米闊x 450毫米高)。

3. Interior Fittings (Applicable to 333A Fan Kam Road only)
3. 室內裝置（只適用於粉錦公路333A）

Item	細項	Description	描述
(c) Kitchen	(c) 廚房	Fitted with wooden cabinet with high gloss painted wood finish and aluminum recessed handle, stainless steel sink, chrome plated sink mixer and natural stone counter top. For type and material of water supply system, please refer to item 3(j).	選用有高光焗漆木飾面和黑色金屬木櫃配以鋁製嵌入式手把、不銹鋼水槽、鍍鉻水槽龍頭和天然石材檯面。 供水系統的種類和材料請參閱第3(j)項。
(d) Bedroom	(d) 睡房	No fittings.	沒有裝置。
(e) Telephone	(e) 電話	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) Aerials	(f) 天線	For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) Electrical Installations	(g) 電力裝置	Three phase electricity supply with Miniature Circuit Breakers board complete with residual current protection is provided. Conduits are partly concealed and partly exposed*. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions". * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.	住宅單位裝有三相供電與總電掣箱，並有漏電斷路器。導管是部分隱藏及部分外露*。 有關電插座及空調機接駁點的位置和數目，請參閱「機電裝置數量說明表」。 *註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) Gas Supply	(h) 氣體供應	Town gas point is provided in Kitchen. Connection point at flat roof is connected to gas water heater.	廚房有煤氣供應點。 天台煤氣供應點連接到煤氣熱水器。
(i) Washing machine connection point	(i) 洗衣機接駁點	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided. Please refer to the " Schedule for Mechanical & Electrical Provisions."	提供直徑22毫米供洗衣機來水位及直徑40毫米之洗衣機排水位。 請參閱「機電裝置位置及數量說明表」
(j) Water Supply	(j) 供水	Copper pipes for hot and cold water supply are provided. Water pipes are partly concealed and partly exposed#. Hot water is available. # Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.	冷熱水喉採用銅喉管。水管是部分隱藏及部分外露#。 有熱水供應。 #註：除部分隱藏於混凝土內之水管外，其他部分均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

3. Interior Fittings (Applicable to 333B Fan Kam Road, 333D Fan Kam Road and 333F Fan Kam Road only)
3. 室內裝置（只適用於粉錦公路333B、粉錦公路333D及粉錦公路333F）

Item		細項	Description	描述
(a) Doors (a) 門	Main Entrance Door	單位大門	Plastic laminate timber door with timber door frame and door lockset.	膠板飾面木門配以木門框及門鎖。
	Switch Room door	電掣房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Fire Services Pump Room door	消防泵房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Potable & Flushing Water Tank & Pump Room door	食水及沖廁水缸房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset. (For 333A Fan Kam Road & 333B Fan Kam Road only) Glazed door with aluminium door frame and door lockset. (For 333D Fan Kam Road & 333F Fan Kam Road only)	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。(只適用於粉錦公路333A及粉錦公路333B) 玻璃門配以鋁門框及門鎖。(只適用於粉錦公路333D及粉錦公路333F)
	Extra Low Voltage Room door	特低電壓房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Air conditioner Plant Room door	空調機房門	Oil painted fire resisting solid core timber door with timber door frame, door closer and door lockset. Glazed door with aluminium door frame and door lockset. (For 333B Fan Kam Road only)	油漆飾面防火實心木門配以木門框、閉門器及門鎖。 玻璃門配以鋁門框及門鎖。(只適用於粉錦公路333B)
	Plant Room door	機房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框、閉門器及門鎖。
	Door to Carport	進車庫門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框、閉門器及門鎖。
	Kitchen door	廚房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框、閉門器及門鎖。
	Door of Restroom inside Kitchen	廚房內洗手間門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closer and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框、閉門器及門鎖。
	Garden / Balcony / Flat Roof / Greenery Roof door	花園 / 露台 / 平台 / 綠化天台門	Glazed door with aluminium door frame and door lockset.	玻璃門配以鋁門框及門鎖。
(b) Bathroom		(b) 浴室	Fitted with vitreous china wash basin, chrome plated wash basin mixer, chrome plated shower mixer and vitreous china water closet. For type and material of water supply system, please refer to item 3(j).	選用搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻花灑水龍頭及搪瓷座廁。有關供水系統類型及用料，請參閱細項3(j)。
(c) Kitchen		(c) 廚房	Fitted with stainless steel sink and chrome plated sink mixer. No kitchen cabinet is provided. For type and material of water supply system, please refer to item 3(j).	選用不銹鋼洗滌盆及鍍鉻洗滌盆水龍頭。 不設廚櫃。 有關供水系統類型及用料，請參閱細項3(j)。
(d) Bedroom		(d) 睡房	No fittings.	沒有裝置。
(e) Telephone		(e) 電話	No provision for telephone point. Underground cable duct and ELV trucking was provided for future utility connection.	沒有提供電話接駁點，只提供地下線管及弱電線槽以便將來電訊商接駁電話系統。
(f) Aerials		(f) 天線	TV connection point was provided on ELV plant room for future connection.	於弱電房提供電視接駁點供日後使用。
(g) Electrical installations		(g) 電力裝置	Three phase electricity supply with Miniature Circuit Breakers board complete with residual current protection is provided in each residential property. Conduits are partly concealed and partly exposed*. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions". * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	每個住宅單位裝有三相供電與總電掣箱，並有漏電斷路器，導管是部分隱藏及部分外露*。 有關電插座及空調機接駁點的位置和數目，請參閱「機電裝置數量說明表」。 *註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) Gas supply		(h) 氣體供應	Town gas point is provided in Kitchen. Connection point at flat roof is connected to gas water heater.	廚房有煤氣供應點。天台煤氣供應點連接到煤氣熱水器。
(i) Washing machine connection point		(i) 洗衣機接駁點	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided. Please refer to the "Schedule for Mechanical & Electrical Provisions".	提供直徑22毫米供洗衣機來水位及直徑40毫米之洗衣機排水位。 請參閱「機電裝置位置及數量說明表」。
(j) Water supply		(j) 供水	Copper pipes for hot and cold water supply are provided. Water pipes are partly concealed and partly exposed#. Hot water is available. # Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.	冷熱水喉採用銅喉管。水管是部分隱藏及部分外露#。有熱水供應。 #註：除部分隱藏於混凝土內之水管外，其他部分均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

3. Interior Fittings (Applicable to 333C Fan Kam Road)
3. 室內裝置 (只適用於粉錦公路333C)

Item		細項	Description	描述
(a) Doors (a) 門	Main Entrance door	入口大門	Aluminum powder coated (external) and timber veneer (internal) finished fire resisting solid core timber door with timber door frame, fitted with door closer, door stopper and door lockset.	鋁合金焗漆(外)、木皮飾面(內)防火實心木門配以木門框、閉門器、門頂及門鎖。
	Kitchen door	廚房門	Wood veneer fire resisting solid core timber door with timber door frame, fitted with door closer, door stopper and lever handle.	木皮飾面防火實心木門配以木門框、閉門器、門頂及手柄。
	Restroom door	客廁門	Lacquer paint finish timber door with timber door frame fitted with door closer, door stopper and door lockset.	木皮飾面、噴漆木門配以木門框、閉門器、門頂及門鎖。
	Door of Lavatory next to Dining Room	鄰近飯廳之洗手間門	Wood veneer timber door with timber door frame, fitted with door closer, door stopper and door lockset.	木皮飾面木門配以木門框、閉門器、門頂及門鎖。
	Entertainment Room door	娛樂室門	High gloss wood veneer sliding timber door with timber door frame, fitted with sliding track, guide and handle.	高光木皮飾面木趟門配以木門框、路軌及門管及拉手。
	Store Room door	儲物室門	High gloss (internal) and semi-gloss (external) wood veneer sliding timber door with timber door frame, fitted with sliding track, guide and handle.	高光(內)及半啞光(外)木皮飾面木趟門配以木門框、路軌及門管及拉手。
	Carport conceal door	停車場暗房門	Wall covering with wood veneer panel (internal), plastic laminate (external) fire resisting solid core timber door with timber door frame, fitted with door closer, door stopper and lockset.	牆紙配木皮圍(內)、膠板(外)飾面防火實心木門配以木門框、閉門器、門頂及門鎖。
	Ensuite 1, Ensuite 2, Bathsuite 1, Bathsuite 2, Lounge door	套房1、套房2、套房浴室、起居屋門	High gloss paint finish timber door with timber door frame, fitted with door closer, door stopper and lockset.	高光焗漆木門配以木門框、閉門器、門頂及拉手。
	Ensuite 3 door	套房3門	High gloss paint finish (external), wood veneer (internal) timber door with timber door frame, fitted with door closer, door stopper and lockset. Wood veneer finish timber sliding door with timber door frame, fitted with sliding track, guide and lockset.	高光焗漆及木皮飾面木門配以木門框、閉門器、門頂及門鎖。 木皮飾面木趟門配以木門框、路軌、門管及門鎖。
	Bathsuite 3 door	套房浴室3門	Wood veneer finish timber sliding door with timber door frame, fitted with sliding track, guide and lockset.	木皮飾面木趟門配以木門框、路軌、門管及門鎖。
	Master Closet, Master Bathsuite door	主人衣帽間、 主人套房浴室門	High gloss paint finish timber door with timber door frame, fitted with door closer, door stopper and lockset.	高光焗漆木門配以木門框、閉門器、門頂及門鎖。
	Bathsuite door	套房浴室門	High gloss wood veneer finish timber sliding door with timber door frame fitted with sliding track, guide and fitted lockset.	高光木皮飾面木趟門配以木門框、路軌、門管及門鎖。
	Master Chamber door	主人睡房門	High gloss paint finish (external), high gloss wood veneer finish (internal) timber door with timber door frame, fitted door closer, door stopper and lockset. High gloss paint finish timber door with timber door frame, fitted with door closer, door stopper and lockset.	高光焗漆(外)及高光木皮飾面(內)木門配以木門框、閉門器、門頂及門鎖。 高光焗漆木門配以木門框、閉門器、門頂及門鎖。
	Switch Room door	電掣房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Fire Services Pump Room door	消防泵房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Potable & Flushing Water Tank & Pump Room door	食水及沖廁水缸房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Extra Low Voltage Room door	特低電壓房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Air conditioner Plant Room door	空調機房門	Glazed door with aluminium door frame and door lockset.	玻璃門配以鋁門框及門鎖。
	Plant Room door	機房門	Oil painted fire resisting solid core timber door with mirror stainless steel, timber door frame, door closet and door lockset.	油漆飾面防火實心木門配以鏡鋼、木門框閉門器及門鎖。
	Garden / Balcony / Flat Roof / Greenery Roof door	花園 / 露台 / 平台 /綠化天台門	Glazed door with aluminium door frame and door lockset.	玻璃門配以鋁門框及門鎖。

3. Interior Fittings (Applicable to 333C Fan Kam Road)
3. 室內裝置 (只適用於粉錦公路333C)

Item		細項	Description	描述
(b)Bathroom (b)浴室	Bathsuite 1	套房浴室1	Fitted with sanitary wares and fittings in Bathsuite 1 include wooden lacquer paint finish vanity counter with natural stone countertop, vitreous china basin, chrome plated wash basin mixer, wall mounted mirror with wall sconces, chrome plated make up mirror, chrome plated towel ring, vitreous china water closet, chrome plate toilet brush, chrome plated towel rack, chrome plated paper holder, chrome plated robe hook, chrome plated shower set with rainshower head, shower cubicle with glass door and metal handle.	套房浴室1選用潔具及配件包括木製手掃漆洗手盆櫃配天然石材檯面、搪瓷洗手盆、鍍鉻洗手盆水龍頭、掛牆鏡配壁燈、鍍鉻化妝鏡、鍍鉻手巾圈、搪瓷坐廁、鍍鉻廁所刷、鍍鉻手巾架、鍍鉻廁紙架、鍍鉻掛勾、鍍鉻花灑套裝配雨淋花灑頭、淋浴間配玻璃門及金屬手柄。
	Bathsuite 2	套房浴室2	Fitted with sanitary wares and fittings in Bathsuite 2 include wooden vanity counter with vitreous china basin, chrome plated wash basin mixer, metal frame mirror, wall sconces, chrome plated make up mirror, chrome plated towel ring, vitreous china water closet, chrome plated toilet brush, chrome plated towel rack, chrome plated paper holder, chrome plated robe hook, lithocast bath tub (1700mm(L) x 800mm (W) x 605mm (D)), chrome plated bath mixer set.	套房浴室2選用潔具及配件包括木製洗手盆櫃配搪瓷洗手盆、鍍鉻洗手盆水龍頭、金屬框牆鏡、壁燈、鍍鉻化妝鏡、鍍鉻手巾圈、搪瓷坐廁、鍍鉻廁所刷、鍍鉻手巾架、鍍鉻廁紙架、鍍鉻掛勾、綺美石浴缸(1700毫米(長度)x800毫米(闊度)x605毫米(深度))、鍍鉻浴缸水龍頭套裝。
	Bathsuite 3	套房浴室3	Fitted with sanitary wares and fittings in Bathsuite 3 include wooden vanity counter in timber veneer finish and natural stone countertop, vitreous china basin with french gold wash basin mixer, clear mirror with metal frame and wall sconces, french gold towel ring, french gold towel rack, french gold robe hook, vitreous china water closet, closet cubicle with metal framed glass door and metal handle, french gold paper holder, french gold toilet brush, cast iron bath tub (1800mm (L) x 800mm (W) x 485mm (D)), french gold bath mixer set, french gold shower set with rainshower head, shower cubicle with metal framed glass door and metal handle.	套房浴室3選用潔具及配件包括木製洗手盆櫃配木皮飾面及天然石材檯面、搪瓷洗手盆配法蘭金洗手盆水龍頭、金屬框清鏡配壁燈、法蘭金鍍鉻毛巾圈、法蘭金毛巾架、法蘭金掛勾、搪瓷坐廁、坐廁間配金屬框玻璃門及金屬手柄、法蘭金廁紙架、法蘭金廁所刷、鑄鐵浴缸(1800毫米(長度)x800毫米(闊度)x485毫米(深度))、法蘭金浴缸水龍頭套裝、法蘭金花灑套裝配法蘭金雨淋花灑頭、淋浴間配金屬框玻璃門及金屬手柄。
	Master Bathsuite	主人套房浴室	Fitted with sanitary wares and fittings in Master Bathsuite include wooden vanity counter in clear mirror finish with metal frame and natural stone countertop, vitreous china basin with antique gold wash basin mixer, clear mirror with metal frame and wall sconces, antique gold robe hook, antique gold towel ring, antique gold towel rack, antique gold paper holder, antique gold toilet brust, antique gold bath mixer set, antique gold shower set with rainshower head, shower cubicle with metal framed glass door and metal handle, vitreous china water closet, closet cubicle with metal framed glass door and metal handle, marbleform bath tub (1700mm dia. x 550mm (H)).	主人套房浴室選用潔具及配件包括木製洗手盆櫃配清鏡金屬框飾面及天然石材檯面、搪瓷洗手盆配古典金洗手盆水龍頭、金屬框清鏡配壁燈、古典金掛勾、古典金毛巾圈、古典金毛巾架、古典金廁紙架、古典金廁所刷、古典金水龍頭套裝、古典金花灑套裝配古典金雨淋花灑頭、淋浴間配金屬框玻璃門及金屬手柄、搪瓷坐廁、坐廁間配金屬框玻璃門及金屬手柄、人造石浴缸(1700毫米(直徑)X550毫米(深度))。
	Bathsuite	套房浴室	Fitted with sanitary wares and fittings in Bathsuite include wooden vanity counter in high gloss timber veneer and metal finish and natural stone countertop, vitreous china basin with antique gold wash basin mixer, clean mirror with metal frame, antique gold make up mirror, antique gold towel ring, antique gold towel rack, antique gold robe hook, vitreous china water closet , antique gold paper holder, antique gold toilet brush, antique gold shower set with rainshower head and steam generator, shower cubicle with metal framed glass door and metal handle.	套房浴室選用潔具及配件包括木製洗手盆櫃配高光木皮及金屬飾面及天然石材檯面、搪瓷洗手盆配古典金洗手盆水龍頭、金屬框清鏡、古典化妝鏡、古典金毛巾圈、古典金毛巾架、古典金掛勾、搪瓷坐廁、古典金廁紙架、古典金廁所刷、古典金花灑套裝配雨淋花灑頭及蒸氣淋浴設備、淋浴間配金屬框玻璃門及金屬手柄。
	For type and material of water supply system, please refer to item 3(j). 有關供水系統類型及用料，請參閱細項3(j)。			

3. Interior Fittings (Applicable to 333C Fan Kam Road)
3. 室內裝置 (只適用於粉錦公路333C)

Item	細項	Description	描述
(c) Kitchen	(c) 廚房	Fitted with wooden cabinet with painted wood finish and glass door panels, brass handle, stainless steel sink, chrome plated sink mixer, chrome plated water filter and artificial stone counter top. For type and material of water supply system, please refer to item 3(j).	選用木製廚櫃配噴漆木飾面及玻璃門板、銅手柄、不銹鋼洗滌盆、鍍鉻洗滌盆水龍頭、鍍鉻濾水器及人造石檯面。 有關供水系統類型及用料，請參閱細項3(j)。
(d) Bedroom	(d) 睡房	Ensuite 1- fitted with wooden built-in wardrobe finished with high-gross paint, fabric with metal handle. Ensuite 2 - fitted with wooden built-in wardrobe finished with high-gross paint and metal handle. Ensuite 3 - fitted with wooden built-in wardrobe finished with wood veneer finish, wallcovering and metal handle. Ensuite 1, Ensuite 2 & Ensuite 3 - fitted with motorized curtain.	套房1 - 選用木製嵌入式衣櫃配高光油漆、布料及金屬手柄。 套房2 - 選用木製嵌入式衣櫃配高光油漆及金屬手柄。 套房3 - 選用木製嵌入式衣櫃配木皮飾面、牆布及金屬手柄。 套房1、套房2及套房3 - 配以電動窗簾
(e) Telephone	(e) 電話	No provision for telephone point. Underground cable duct and ELV trucking was provided for future utiltity connection.	沒有提供電話接駁點，只提供地下線管及弱電線槽以便將來電訊商接駁電話系統。
(f) Aerials	(f) 天線	TV connection point was provided on ELV plant room for future connection.	於弱電房提供電視接駁點供日後使用。
(g) Electrical installations	(g) 電力裝置	Three phase electricity supply with Miniature Circuit Breakers board complete with residual current protection is provided in each residential property. Conduits are partly concealed and partly exposed*. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions". * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls , pipe ducts or other materials and are not readily visible. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	每個住宅單位裝有三相供電與總電掣箱，並有漏電斷路器，導管是部分隱藏及部分外露*。 有關電插座及空調機接駁點的位置和數目，請參閱「機電裝置數量說明表」。 *註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) Gas supply	(h) 氣體供應	Town gas point is provided in Kitchen. Connection point at flat roof is connected to gas water heater.	廚房有煤氣供應點。天台煤氣供應點連接到煤氣熱水器。
(i) Washing machine connection point	(i) 洗衣機接駁點	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided. Please refer to the "Schedule for Mechanical & Electrical Provisions".	提供直徑22毫米供洗衣機來水位及直徑40毫米之洗衣機排水位。 請參閱「機電裝置位置及數量說明表」。
(j) Water supply	(j) 供水	Copper pipes for hot and cold water supply are provided. Water pipes are partly concealed and partly exposed#. Hot water is available. # Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.	冷熱水喉採用銅喉管。水管是部分隱藏及部分外露#。有熱水供應。 #註：除部分隱藏於混凝土內之水管外，其他部分均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

4. MISCELLANEOUS
4. 雜項

Item	細項	Description	描述
(a) Lift	(a) 升降機	Brand name: KONE Model number: Mono Space 333A Fan Kam Road, 333B Fan Kam Road and 333C Fan Kam Road : One lift and Floors served G/F, 1/F, 2/F. 333D Fan Kam Road, 333F Fan Kam Road: One lift and Floors served LG, G/F, 1/F.	品牌名稱：KONE 產品型號：Mono Space 粉錦公路333A、粉錦公路333B及粉錦公路333C：一部升降機服務地下，1樓和2樓。 粉錦公路333D及粉錦公路333F ：一部升降機服務地庫，地下和1樓。
(b) Letter box	(b) 信箱	Not applicable.	不適用。
(c) Refuse collection	(c) 垃圾收集	Refuse will be collected by cleaner and centrally handles at refuse storage and material recovery chamber located at G/F.	垃圾將由清潔工人收集，並在地下的垃圾儲存及物料回收室集中處理。
(d) Water meter, electricity meter and gas meter	(d) 水錶、電錶及氣體錶	Separate water meter for each residential property is provided at G/F water meter cabinet on respective residential floor. Separate electricity meter for each residential property is provided at B/F electricity meter room or common electricity meter cabinet on respective residential floor. Separate gas meter for each residential property is provided at the Kitchen of each residential property.	每個住宅物業之獨立水錶設於地下水錶箱。 每個住宅物業之獨立電錶設於地庫電錶房。 每個住宅物業之獨立煤氣錶設於每個住宅物業之廚房。

5. SECURITY FACILITIES
5. 保安設施

Item	細項	Description	描述
Security system and equipment (including details of built-in provisions and their locations)	保安系統及設備 (包括嵌入式的裝備的細節及其位置)	Magnetic door contact is installed at the door leading to roof for each residential property. Magnetic window contact is installed at the window for each residential property. CCTV system is provided at common area of the development connecting directly to the caretaker's counter inside Owner's Corporation Office Room.	每個住宅物業出天台大門設有磁力感應器。 每個住宅物業之窗戶設有磁力感應器。 門路電視安裝於發展項目的公用地方並連接至業主立案法團辦公室。

6. APPLIANCES
6. 設備

Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	For brand names and model numbers of appliances, please refer to the "Appliances Schedule" 有關設備的品牌名稱及產品型號，請參考「設備說明表」。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333A Fan Kam Road
粉錦公路333A

Floor 樓層	Location 位置	Items 項目							
		TV, FM Outlet 電視、電台天線插座	Data, Telephone Outlet 數據, 電話插座	13A Single Socket Outlet 13安培單位電插座	13A Twin Socket Outlet 13安培雙位電插座	Electric Vehicle Charger 電動車充電器	Ceiling Downlighting 天花射燈	Ceiling LED Strip 天花燈帶	Washing Machine Connection Point 洗衣機接駁點
G/F 地下	Entrance Lobby 入口大堂	0	0	1	2	0	14	0	0
	Living Area 客廳	1	1	2	2	0	11	2	0
	Dining Area 飯廳	0	0	1	2	0	6	1	0
	Ensuite 5 套房 5	1	1	1	2	0	5	0	0
	Rest Room 2 客廁 2	0	0	1	0	0	3	0	0
	Kitchen 廚房	0	0	8	4	0	10	0	0
	Store Room 1 儲物室1	0	0	0	3	0	3	0	0
	Rest Room 1 客廁 1	0	0	1	0	0	2	0	0
	Store Room 2 儲物室 2	0	0	1	1	0	2	0	1
	Rest Room 3 客廁 3	0	0	1	0	0	1	0	0
	Garden 花園	0	0	2	3	0	4	0	0
	Car Port 車庫	0	0	0	2	2	0	0	0
1/F 一樓	Lift Lobby 電梯大堂	1	1	2	1	0	17	1	0
	Bathsuite 1 套房浴室 1	0	0	1	0	0	3	0	0
	Ensuite 1 套房 1	1	1	2	3	0	5	0	0
	Bathsuite 2 套房浴室 2	0	0	1	0	0	3	0	0
	Ensuite 2 套房 2	1	1	2	3	0	7	0	0
	Bathsuite 3 套房浴室 3	0	0	1	0	0	3	0	0
	Ensuite 3 套房 3	1	0	2	3	0	6	0	0
	Bathsuite 4 套房浴室 1	0	0	1	0	0	3	0	0
	Ensuite 4 套房 4	1	0	2	3	0	8	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0	0	0
2/F 二樓	Lift Lobby 電梯大堂	0	0	2	0	0	9	0	0
	Master Living Room 主人客廳	1	1	1	1	0	5	0	0
	Master bedroom 1主人睡房1	0	0	1	3	0	5	0	0
	Master bathroom 1 主人套房浴室1	0	0	3	0	0	6	0	0
	Master closet 1 主人衣帽間1	0	1	1	0	0	6	0	0
	Master bedroom 2 主人睡房2	1	1	1	3	0	5	0	0
	Master bathroom 2 主人套房浴室2	0	0	3	0	0	7	0	0
	Master closet 2 主人衣帽間2	0	0	1	0	0	4	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0	0	0
Roof 天台	Roof 天台	0	0	0	0	0	0	0	0
Plant Room Floor 機電房樓層	Switches Room 電制房	0	0	1	0	0	0	0	0
	Fire Services Pump Room 消防泵房	0	0	1	0	0	0	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖厠水缸及泵房	0	0	1	0	0	0	0	0
	Extra Low Voltage Room 特低電壓房	1	0	1	0	0	0	0	0
	Air Conditioner Plant Room 空調機房	0	0	0	0	0	0	0	0
	Corridor 走廊	0	0	0	0	0	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333A Fan Kam Road
粉錦公路333A

Floor 樓層	Location 位置	Items 項目					
		Wall Lamp	Furniture Lighting 櫃燈具	Lighted Make Up Mirror 發光的牆鏡	Lighting Switch 燈掣	Fuse Spur unit for Town Gas 煤氣接線座	Isolator switch for water heater 熱水爐隔離開關掣
G/F 地下	Entrance Lobby 入口大堂	0	0	0	3	0	0
	Living Area 客廳	0	0	0	3	0	0
	Dining Area 飯廳	0	0	0	2	0	0
	Ensuite 5 套房 5	0	0	0	2	0	0
	Rest Room 2 客廁 2	0	1	1	0	0	0
	Kitchen 廚房	0	1	0	0	0	1
	Store Room 1 儲物室1	0	0	0	2	0	0
	Rest Room 1 客廁 1	0	0	0	0	0	0
	Store Room 2 儲物室 2	0	0	0	1	0	0
	Rest Room 3 客廁 3	0	0	0	0	0	0
	Garden 花園	0	0	0	1	0	0
	Car Port 車庫	0	0	0	0	0	0
1/F 一樓	Lift Lobby 電梯大堂	0	0	0	4	0	0
	Bathsuite 1 套房浴室 1	0	1	1	0	0	0
	Ensuite 1 套房 1	0	0	0	3	0	0
	Bathsuite 2 套房浴室 2	0	1	1	0	0	0
	Ensuite 2 套房 2	0	0	0	3	0	0
	Bathsuite 3 套房浴室 3	0	1	1	0	0	0
	Ensuite 3 套房 3	0	0	0	3	0	0
	Bathsuite 4 套房浴室 1	0	1	1	0	0	0
	Ensuite 4 套房 4	0	0	0	3	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0
2/F 二樓	Lift Lobby 電梯大堂	0	0	0	2	0	0
	Master Living Room 主人客廳	0	0	0	1	0	0
	Master bedroom 1主人睡房1	0	0	0	3	0	0
	Master bathroom 1 主人套房浴室1	4	2	2	0	0	0
	Master closet 1 主人衣帽間1	0	0	0	1	0	0
	Master bedroom 2 主人睡房2	0	0	0	2	0	0
	Master bathroom 2 主人套房浴室2	0	0	2	0	0	0
	Master closet 2 主人衣帽間2	0	0	0	1	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0
Roof 天台	Roof 天台	0	0	0	0	0	0
Plant Room Floor 機電房樓層	Switches Room 電制房	0	0	0	1	0	0
	Fire Services Pump Room 消防泵房	0	0	0	1	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖厠水缸及泵房	0	0	0	1	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0	1	0	0
	Air Conditioner Plant Room 空調機房	0	0	0	1	0	0
	Corridor 走廊	0	0	0	1	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333A Fan Kam Road
粉錦公路333A

Floor 樓層	Location 位置	Fused Spur Unit 熔絲接線座	LAN Data Outlet 數據插座	Exhaust Fan switch 抽氣扇開關掣	13A Weatherproof Socket Outlet 13安培 單位防水 電插座
G/F 地下	Entrance Lobby 入口大堂	0	0	0	0
	Living Area 客廳	0	0	1	0
	Dining Area 飯廳	0	0	1	0
	Ensuite 5 套房 5	0	0	0	0
	Rest Room 2 客厠 2	0	0	0	0
	Kitchen 廚房	0	0	0	0
	Store Room 1 儲物室1	0	0	1	0
	Rest Room 1 客厠 1	0	0	0	0
	Store Room 2 儲物室 2	0	0	1	0
	Rest Room 3 客厠 3	0	0	0	0
	Garden 花園	0	0	0	0
	Car Port 車庫	0	0	0	2
1/F 一樓	Lift Lobby 電梯大堂	0	0	0	0
	Bathsuite 1 套房浴室 1	0	0	0	0
	Ensuite 1 套房 1	0	0	1	0
	Bathsuite 2 套房浴室 2	0	0	0	0
	Ensuite 2 套房 2	0	0	1	0
	Bathsuite 3 套房浴室 3	0	0	0	0
	Ensuite 3 套房 3	0	0	1	0
	Bathsuite 4 套房浴室 1	0	0	0	0
	Ensuite 4 套房 4	0	0	1	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0
2/F 二樓	Lift Lobby 電梯大堂	0	0	0	0
	Master Living Room 主人客廳	0	0	0	0
	Master bedroom 1主人睡房1	0	0	1	0
	Master bathroom 1 主人套房浴室1	0	0	0	0
	Master closet 1 主人衣帽間1	0	0	0	0
	Master bedroom 2 主人睡房2	0	0	0	0
	Master bathroom 2 主人套房浴室2	0	0	0	0
	Master closet 2 主人衣帽間2	0	0	1	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	1
Roof 天台	Roof 天台	0	0	0	1
Plant Room Floor 機電房樓層	Switches Room 電制房	0	0	1	0
	Fire Services Pump Room 消防泵房	0	0	1	0
	Potable & Flushing Water Tank & Pump Room 食水及沖厠水缸及泵房	0	0	1	0
	Extra Low Voltage Room 特低電壓房	0	0	1	0
	Air Conditioner Plant Room 空調機房	0	1	1	0
	Corridor 走廊	0	0	1	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333A Fan Kam Road
粉錦公路333A

Floor 樓層	Location 位置	Air-conditioner Point for Indoor Unit 室內空調機接駁點	Air-conditioner Point for Outdoor Unit 室外空調機接駁點	Miniature Circuit Breakers Board 總電掣箱
G/F 地下	Entrance Lobby 入口大堂	0	0	0
	Living Area 客廳	0	0	0
	Dining Area 飯廳	0	0	0
	Ensuite 5 套房 5	0	0	0
	Rest Room 2 客厠 2	0	0	0
	Kitchen 廚房	0	0	0
	Store Room 1 儲物室1	0	0	1
	Rest Room 1 客厠 1	0	0	0
	Store Room 2 儲物室 2	0	0	1
	Rest Room 3 客厠 3	0	0	0
	Garden 花園	0	0	0
	Car Port 車庫	0	0	0
1/F 一樓	Lift Lobby 電梯大堂	0	0	1
	Bathsuite 1 套房浴室 1	0	0	0
	Ensuite 1 套房 1	0	0	0
	Bathsuite 2 套房浴室 2	0	0	0
	Ensuite 2 套房 2	0	0	0
	Bathsuite 3 套房浴室 3	0	0	0
	Ensuite 3 套房 3	0	0	0
	Bathsuite 4 套房浴室 1	0	0	0
	Ensuite 4 套房 4	0	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0
2/F 二樓	Lift Lobby 電梯大堂	0	0	0
	Master Living Room 主人客廳	0	0	1
	Master bedroom 1主人睡房1	0	0	0
	Master bathroom 1 主人套房浴室1	0	0	0
	Master closet 1 主人衣帽間1	0	0	0
	Master bedroom 2 主人睡房2	0	0	0
	Master bathroom 2 主人套房浴室2	0	0	0
	Master closet 2 主人衣帽間2	0	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0
Roof 天台	Roof 天台	0	0	0
Plant Room Floor 機電房樓層	Switches Room 電制房	0	0	0
	Fire Services Pump Room 消防泵房	0	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖厠水缸及泵房	0	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0
	Air Conditioner Plant Room 空調機房	0	0	0
	Corridor 走廊	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333B Fan Kam Road
粉錦公路333B

Floor 樓層	Location 位置	Items 項目						
		TV, FM Outlet 電視、電台天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13安培單位電插座	13A Twin Socket Outlet 13安培雙位電插座	Electric Vehicle Charger 電動車充電器	Lighting Point 燈位	Lighting Switch 燈掣
G/F 地下	Garden 花園	0	0	0	0	0	0	0
	Car Port 車庫	0	0	0	0	2	2	2
	Entrance Lobby 入口大堂	0	0	0	0	0	2	1
	Entertainment Room 娛樂室	0	0	0	0	0	1	1
	Store Room 儲物室	0	0	0	0	0	2	2
	Study Room 書房	0	0	0	0	0	1	1
	Living Room 客廳	0	0	0	0	0	3	2
	Dining Room 飯廳	0	0	0	0	0	1	1
	Kitchen 廚房	0	0	0	0	0	1	1
	Rest Room inside Kitchen 廚房內客廁	0	0	0	0	0	1	1
	Rest Room 客廁	0	0	0	0	0	1	1
	Staircase 樓梯	0	0	0	0	0	0	0
	Air Conditioner plant room 空調機房	0	0	1	0	0	1	1
1/F 1樓	Lounge 起居室	0	0	0	0	0	2	1
	Bathsuite 3 套房浴室3	0	0	0	0	0	1	1
	Ensuite 3 套房3	0	0	0	0	0	1	1
	Bathsuite 2 套房浴室2	0	0	0	0	0	1	1
	Ensuite 2 套房2	0	0	0	0	0	1	1
	Bathsuite 1 套房浴室1	0	0	0	0	0	1	1
	Ensuite 1 套房1	0	0	0	0	0	1	1
	Flat Roof 平台	0	0	0	0	0	8	1
	Staircase 樓梯	0	0	0	0	0	0	0
2/F 2樓	Master Bathsuite 主人套房浴室	0	0	0	0	0	1	1
	Master Closet 主人衣帽間	0	0	0	0	0	1	1
	Master Chamber 主人睡房	0	0	0	0	0	1	1
	Master Lounge 主人起居室	0	0	0	0	0	2	1
	Master Living Room 主人客廳	0	0	0	0	0	1	1
	Bathsuite 套房浴室	0	0	0	0	0	1	1
	Corridor 走廊	0	0	0	0	0	2	2
	Flat Roof 平台	0	0	0	0	0	4	2
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
Roof 天台	Roof 天台	0	0	0	0	0	4	1
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	1	0	0	2	1
	Fire Services Pump Room 消防泵房	0	0	1	0	0	3	1
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	1	0	0	3	1
	Extra Low Voltage Room 特低電壓房	1	0	1	0	0	2	1
	Corridor 走廊	0	0	1	0	0	5	1

Notes :
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2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333B Fan Kam Road
粉錦公路333B

Floor 樓層	Location 位置	Items 項目						
		Power Switch 電掣	Fuse Spur unit for Town Gas 煤氣接線座	Isolator switch 隔離開關掣	Air-conditioner Power Point 空調機開關掣	Exhaust Fan switch 抽氣扇開關掣	13A Weatherproof Socket Outlet 13安培單位防水電插座	Miniature Circuit Breakers Board 總電掣箱
G/F 地下	Garden 花園	0	0	0	0	0	0	0
	Car Port 車庫	0	0	3	0	0	2	1
	Entrance Lobby 入口大堂	0	0	0	1	0	0	0
	Entertainment Room 娛樂室	0	0	0	2	0	0	0
	Store Room 儲物室	1	0	0	0	0	0	0
	Study Room 書房	0	0	0	2	0	0	0
	Living Room 客廳	0	0	0	4	0	0	0
	Dining Room 飯廳	0	0	0	3	0	0	0
	Kitchen 廚房	1	0	0	1	1	0	1
	Rest Room inside Kitchen 廚房內客廁	1	0	0	0	1	0	0
	Rest Room 客廁	1	0	0	1	1	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
	Air Conditioner plant room 空調機房	0	0	1	0	0	0	0
1/F 1樓	Lounge 起居室	0	0	0	3	0	0	0
	Bathsuite 3 套房浴室3	1	0	0	0	1	0	0
	Ensuite 3 套房3	0	0	0	2	0	0	0
	Bathsuite 2 套房浴室2	1	0	0	0	1	0	0
	Ensuite 2 套房2	0	0	0	2	0	0	0
	Bathsuite 1 套房浴室1	1	0	0	0	1	0	0
	Ensuite 1 套房1	0	0	0	1	0	0	1
	Flat Roof 平台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
2/F 2樓	Master Bathsuite 主人套房浴室	1	0	0	1	1	0	0
	Master Closet 主人衣帽間	0	0	0	1	0	0	0
	Master Chamber 主人睡房	0	0	0	2	0	0	0
	Master Lounge 主人起居室	0	0	0	2	0	0	0
	Master Living Room 主人客廳	0	0	0	2	0	0	1
	Bathsuite 套房浴室	1	0	0	0	1	0	0
	Corridor 走廊	0	0	0	0	0	0	0
	Flat Roof 平台	0	0	0	0	0	0	0
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
Roof 天台	Roof 天台	0	3	4	0	0	1	0
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	1	0	1	0	4
	Fire Services Pump Room 消防泵房	0	0	0	0	1	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	2	0	1	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0	0	1	0	0
	Corridor 走廊	0	0	0	0	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333C Fan Kam Road
粉錦公路333C

Floor 樓層	Location 位置	Items 項目						
		TV, FM Outlet 電視、電台天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13安培單位電插座	13A Twin Socket Outlet 13安培雙位電插座	Electric Vehicle Charger 電動車充電器	Ceiling Downlight 天花射燈	Ceiling LED Strip 天花燈帶
G/F 地下	Entrance Lobby 入口大堂	0	0	2	3	0	13	0
	Entertainment Room 娛樂室	0	0	1	1	0	5	0
	Store Room 儲物室	0	0	0	1	0	6	0
	Dining Room 飯廳	0	0	0	1	0	16	1
	Lavatory next to Dining Room 鄰近飯廳之洗手間	0	0	0	0	0	0	0
	Living Room 客廳	0	0	0	6	0	30	2
	Kitchen 廚房	0	0	8	3	0	9	0
	Restroom 客廁	0	0	2	1	0	3	0
	Garden 花園	0	0	0	0	0	0	0
	Car Port 車庫	0	0	0	0	2	2	0
	Air Conditioner plant room 空調機房	0	0	1	0	0	2	1
1/F 1樓	Ensuite 1 套房1	1	0	1	4	0	4	0
	Bathsuite 1 套房浴室1	0	0	0	1	0	2	1
	Corridor Between Ensuite 1 & 2 走廊往套房1及2	0	0	0	1	0	4	0
	Ensuite 2 套房2	1	0	0	4	0	4	0
	Bathsuite 2 套房浴室2	0	0	0	1	0	2	0
	Lounge 起居室	2	0	2	3	0	10	0
	Bathsuite 3 套房浴室3	0	0	1	0	0	7	3
	Ensuite 3 套房3	0	0	0	5	0	6	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0	0
2/F 2樓	Bathsuite 套房浴室	0	0	1	0	0	5	1
	Master Closet 主人衣帽間	0	0	2	0	0	10	0
	Master Chamber 主人睡房	1	0	0	7	0	34	2
	Master Bathsuite 主人套房浴室	0	0	3	1	0	11	2
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0	0
Roof 天台	Roof 天台	0	0	1	0	0	0	0
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	1	0	0	2	1
	Fire Services Pump Room 消防泵房	0	0	1	0	0	3	1
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	1	0	0	3	1
	Extra Low Voltage Room 特低電壓房	1	0	1	0	0	2	1

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
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Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333C Fan Kam Road
粉錦公路333C

Floor 樓層	Location 位置	Items 項目					
		Pendant Light 吊燈	Wall Lamp 壁燈	Furniture Lighting 櫃燈具	Lighted Make Up Mirror 發光的化妝鏡	Lighting Switch 燈掣	Fused Spur Unit 熔絲接線座
G/F 地下	Entrance Lobby 入口大堂	0	0	0	0	2	0
	Entertainment Room 娛樂室	0	6	32	0	1	0
	Store Room 儲物室	0	2	4	0	1	0
	Dining Room 飯廳	1	2	0	0	4	0
	Lavatory next to Dining Room 鄰近飯廳之洗手間	1	1	0	0	1	0
	Living Room 客廳	2	5	0	0	3	0
	Kitchen 廚房	1	0	9	0	1	4
	Restroom 客廁	0	0	0	0	1	3
	Garden 花園	1	10	0	0	3	0
	Car Port 車庫	0	0	0	0	2	0
	Air Conditioner plant room 空調機房	0	0	0	0	0	0
1/F 1樓	Ensuite 1 套房1	1	0	0	0	4	0
	Bathsuite 1 套房浴室1	0	2	0	1	0	0
	Corridor Between Ensuite 1 & 2 走廊往套房1及2	0	1	0	0	2	0
	Ensuite 2 套房2	1	0	0	0	4	0
	Bathsuite 2 套房浴室2	0	2	3	1	0	0
	Lounge 起居室	2	8	0	0	4	0
	Bathsuite 3 套房浴室3	0	2	0	0	1	0
	Ensuite 3 套房3	1	0	3	0	5	0
	Balcony / Flat Roof 露台 / 天台	0	2	0	0	0	0
2/F 2樓	Bathsuite 套房浴室	0	1	0	1	1	0
	Master Closet 主人衣帽間	1	0	18	0	0	0
	Master Chamber 主人睡房	1	4	0	0	14	0
	Master Bathsuite 主人套房浴室	0	5	0	0	4	0
	Balcony / Flat Roof 露台 / 天台	0	4	0	0	0	0
Roof 天台	Roof 天台	0	3	0	0	0	0
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	0	0	0	0
	Fire Services Pump Room 消防泵房	0	0	0	0	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	0	0	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333C Fan Kam Road
粉錦公路333C

Floor 樓層	Location 位置	Items 項目					
		LAN Data Outlet 數據插座	Electric Curtain Switch 電簾掣	Floor Heat Switch 地熱開關掣	Steam Thermostat 蒸氣機溫度制	Exhaust Fan Switch 抽氣扇開關掣	13A Weatherproof Socket Outlet 13安培單位防水電插座
G/F 地下	Entrance Lobby 入口大堂	0	1	0	0	0	0
	Entertainment Room 娛樂室	0	2	0	0	0	0
	Store Room 儲物室	0	0	0	0	0	0
	Dining Room 飯廳	0	1	0	0	0	0
	Lavatory next to Dining Room 鄰近飯廳之洗手間	0	0	0	0	0	0
	Living Room 客廳	0	3	0	0	0	0
	Kitchen 廚房	0	0	0	0	1	0
	Restroom 客廁	0	0	0	0	1	0
	Garden 花園	0	0	0	0	0	0
	Car Port 車庫	0	0	0	0	0	2
	Air Conditioner plant room 空調機房	0	0	0	0	0	0
1/F 1樓	Ensuite 1 套房1	1	3	0	0	1	0
	Bathsuite 1 套房浴室1	0	1	0	0	0	0
	Corridor Between Ensuite 1 & 2 走廊往套房1及2	0	0	0	0	0	0
	Ensuite 2 套房2	1	3	0	0	1	0
	Bathsuite 2 套房浴室2	0	0	0	0	0	0
	Lounge 起居室	2	2	0	0	0	0
	Bathsuite 3 套房浴室3	0	1	1	0	1	0
	Ensuite 3 套房3	0	3	0	0	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0
2/F 2樓	Bathsuite 套房浴室	0	0	1	1	1	0
	Master Closet 主人衣帽間	0	1	0	0	0	0
	Master Chamber 主人睡房	1	3	0	0	0	0
	Master Bathsuite 主人套房浴室	0	2	1	0	1	0
	Balcony / Flat Roof 露台 / 天台	0	0	0	0	0	0
Roof 天台	Roof 天台	0	0	0	0	0	0
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	0	0	0	0
	Fire Services Pump Room 消防泵房	0	0	0	0	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	0	0	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333C Fan Kam Road
粉錦公路333C

Floor 樓層	Location 位置	Items 項目		
		Air-conditioner Point for Indoor Unit 室內空調機接駁點	Air-conditioner Point for Outdoor Unit 室外空調機接駁點	Miniature Circuit Breakers Board 總電掣箱
G/F 地下	Entrance Lobby 入口大堂	3	0	0
	Entertainment Room 娛樂室	1	0	0
	Store Room 儲物室	2	0	0
	Dining Room 飯廳	2	0	0
	Lavatory next to Dining Room 鄰近飯廳之洗手間	0	0	0
	Living Room 客廳	1	0	0
	Kitchen 廚房	0	0	0
	Restroom 客廁	1	0	1
	Garden 花園	0	0	0
	Car Port 車庫	0	0	0
	Air Conditioner plant room 空調機房	0	0	0
1/F 1樓	Ensuite 1 套房1	1	0	0
	Bathsuite 1 套房浴室1	0	0	0
	Corridor Between Ensuite 1 & 2 走廊往套房1及2	0	0	0
	Ensuite 2 套房2	1	0	0
	Bathsuite 2 套房浴室2	0	0	0
	Lounge 起居室	2	0	1
	Bathsuite 3 套房浴室3	2	0	0
	Ensuite 3 套房3	2	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0
2/F 2樓	Bathsuite 套房浴室	1	0	0
	Master Closet 主人衣帽間	1	0	0
	Master Chamber 主人睡房	3	0	1
	Master Bathsuite 主人套房浴室	2	0	0
	Balcony / Flat Roof 露台 / 天台	0	0	0
Roof 天台	Roof 天台	0	2	0
Plant room floor 機電房樓層	Switch Room 電掣房	0	0	0
	Fire Services Pump Room 消防泵房	0	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	0
	Extra Low Voltage Room 特低電壓房	0	0	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333D Fan Kam Road
粉錦公路333D

Floor 樓層	Location 位置	Items 項目						
		TV, FM Outlet 電視、電台天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13安培單位電插座	13A Twin Socket Outlet 13安培雙位電插座	Electric Vehicle Charger 電動車充電器	Lighting Point 燈位	Lighting Switch 燈掣
LG/F 地下低層	Garden 花園	0	0	0	0	0	0	0
	Switch Room 電掣房	0	0	0	0	0	2	1
	Fire Services Pump Room 消防泵房	0	0	0	0	0	3	1
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	1	0	0	3	1
	Extra Low Voltage Room 食水及沖廁水缸及泵房	1	0	1	0	0	2	1
	Air Conditioner plant room 空調機房	0	0	1	0	0	2	1
	Store Room 儲物室	0	0	0	0	0	1	1
	Entertainment Room 娛樂室	0	0	0	0	0	3	3
G/F 地下	Car Port 車庫	0	0	0	0	2	2	2
	Entrance Lobby 入口大堂	0	0	0	0	0	1	1
	Entertainment Room 娛樂室	0	0	0	0	0	1	1
	Store 儲物室	0	0	0	0	0	2	2
	Study Room 書房	0	0	0	0	0	1	1
	Living Room 客廳	0	0	0	0	0	1	1
	Dining Room 飯廳	0	0	0	0	0	1	1
	Kitchen 廚房	0	0	0	0	0	1	1
	Rest Room 客廁	0	0	0	0	0	1	1
	Staircase 樓梯	0	0	0	0	0	5	2
	Staff Room 工人房	0	0	1	0	0	1	1
	Flat Roof 平台	0	0	0	0	0	0	0
1/F 1樓	Lounge 起居室	0	0	0	0	0	4	3
	Bathsuite 3 套房浴室3	0	0	0	0	0	2	1
	Dressing Room 化妝間	0	0	0	0	0	1	1
	Bathsuite 2 套房浴室2	0	0	0	0	0	1	1
	Ensuite 2 套房2	0	0	0	0	0	1	1
	Bathsuite 1 套房浴室1	0	0	0	0	0	1	1
	Ensuite 1 套房1	0	0	0	0	0	1	1
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	6	2
	Master Bathsuite 主人套房浴室	0	0	0	0	0	1	1
	Master Closet 主人衣帽間	0	0	0	0	0	1	1
	Master Chamber 主人睡房	0	0	0	0	0	1	1
Roof 天台	Roof 天台	0	0	0	0	0	4	1

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333D Fan Kam Road
粉錦公路333D

Floor 樓層	Location 位置	Items 項目						
		Power Switch 電掣	Fuse Spur unit for Town Gas 煤氣接線座	Isolator switch 隔離開關掣	Air-conditioner Power Point 空調機開關掣	Exhaust Fan switch 抽氣扇開關掣	13A Weatherproof Socket Outlet 13安培單位防水電插座	Miniature Circuit Breakers Board 總電掣箱
LG/F 地下低層	Garden 花園	0	0	0	0	0	0	0
	Switch Room 電掣房	0	0	0	0	1	0	4
	Fire Services Pump Room 消防泵房	0	0	0	0	1	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	3	0	1	0	0
	Extra Low Voltage Room 食水及沖廁水缸及泵房	0	0	0	0	1	0	0
	Air Conditioner plant room 空調機房	0	0	1	0	0	0	0
	Store Room 儲物室	0	0	0	0	0	0	0
	Entertainment Room 娛樂室	0	0	0	5	0	0	0
G/F 地下	Car Port 車庫	0	0	3	0	0	2	1
	Entrance Lobby 入口大堂	0	0	0	1	0	0	0
	Entertainment Room 娛樂室	0	0	0	2	0	0	1
	Store 儲物室	1	0	0	0	0	0	0
	Study Room 書房	0	0	0	2	0	0	0
	Living Room 客廳	0	0	0	4	0	0	0
	Dining Room 飯廳	0	0	0	3	0	0	0
	Kitchen 廚房	1	0	0	1	1	0	0
	Rest Room 客廁	1	0	0	0	1	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
	Staff Room 工人房	0	0	0	1	0	0	0
	Flat Roof 平台	0	0	0	0	0	0	0
1/F 1樓	Lounge 起居室	0	0	0	3	0	0	0
	Bathsuite 3 套房浴室3	1	0	0	0	1	0	0
	Dressing Room 化妝間	0	0	0	2	0	0	0
	Bathsuite 2 套房浴室2	1	0	0	0	1	0	0
	Ensuite 2 套房2	0	0	0	2	0	0	0
	Bathsuite 1 套房浴室1	1	0	0	0	1	0	0
	Ensuite 1 套房1	0	0	0	1	0	0	0
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
	Master Bathsuite 主人套房浴室	1	0	0	1	1	0	0
	Master Closet 主人衣帽間	0	0	0	1	0	0	1
	Master Chamber 主人睡房	0	0	0	2	0	0	0
Roof 天台	Roof 天台	0	3	4	0	0	1	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333F Fan Kam Road
粉錦公路333F

Floor 樓層	Location 位置	Items 項目						
		TV, FM Outlet 電視、電台天線插座	Telephone Outlet 電話插座	13A Single Socket Outlet 13安培單位電插座	13A Twin Socket Outlet 13安培雙位電插座	Electric Vehicle Charger 電動車充電器	Lighting Point 燈位	Lighting Switch 燈掣
LG/F 地下低層	Garden 花園	0	0	0	0	0	0	0
	Switch Room 電掣房	0	0	1	0	0	2	1
	Fire Services Pump Room 消防泵房	0	0	1	0	0	3	1
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	1	0	0	3	1
	Extra Low Voltage Room 食水及沖廁水缸及泵房	1	0	1	0	0	2	1
	Air Conditioner plant room 空調機房	0	0	1	0	0	2	1
	Store Room 儲物室	0	0	0	0	0	2	1
	Entertainment Room 娛樂室	0	0	0	0	0	4	4
G/F 地下	Car Port 車庫	0	0	0	0	2	2	1
	Entrance Lobby 入口大堂	0	0	1	0	0	0	1
	Study Room 書房	0	0	0	0	0	1	1
	Living Room 客廳	0	0	0	0	0	3	1
	Dining Room 飯廳	0	0	0	0	0	1	1
	Kitchen 廚房	0	0	0	0	0	1	1
	Rest Room 客廁	0	0	0	0	0	1	1
	Staircase 樓梯	0	0	0	0	0	4	2
	Flat Roof 平台	0	0	0	0	0	0	0
1/F 1樓	Corridor 走廊	0	0	0	0	0	2	2
	Master Study Bathsuite 主人閱讀區套房浴室	0	0	0	0	0	1	1
	Master Study Room 主人閱讀區	0	0	0	0	0	1	1
	Bathsuite 2 套房浴室2	0	0	0	0	0	1	1
	Ensuite 2 套房2	0	0	0	0	0	1	1
	Bathsuite 1 套房浴室1	0	0	0	0	0	1	1
	Ensuite 1 套房1	0	0	0	0	0	2	2
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	4	2
	Master Bathsuite 主人套房浴室	0	0	0	0	0	1	1
	Master Closet 主人衣帽間	0	0	0	0	0	1	1
	Master Chamber 主人睡房	0	0	0	0	0	1	1
	Store inside Master Chamber 主人睡房內儲物室	0	0	0	0	0	1	1
	Store next to Ensuite 1 套房1旁儲物室	0	0	0	0	0	1	1
Roof 天台	Roof 天台	0	0	0	0	0	4	1

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表
333F Fan Kam Road
粉錦公路333F

Floor 樓層	Location 位置	Items 項目						
		Power Switch 電掣	Fuse Spur unit for Town Gas 煤氣接線座	Isolator switch 隔離開關掣	Air-conditioner Power Point 空調機開關掣	Exhaust Fan switch 抽氣扇開關掣	13A Weatherproof Socket Outlet 13安培單位防水電插座	Miniature Circuit Breakers Board 總電掣箱
LG/F 地下低層	Garden 花園	0	0	0	0	0	0	0
	Switch Room 電掣房	0	0	0	0	1	0	4
	Fire Services Pump Room 消防泵房	0	0	0	0	1	0	0
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	0	0	4	0	1	0	0
	Extra Low Voltage Room 食水及沖廁水缸及泵房	0	0	0	0	1	0	0
	Air Conditioner plant room 空調機房	0	0	0	0	0	0	0
	Store Room 儲物室	0	0	0	0	0	0	0
	Entertainment Room 娛樂室	0	0	0	5	0	0	0
G/F 地下	Car Port 車庫	0	0	3	0	0	2	1
	Entrance Lobby 入口大堂	0	0	0	1	0	0	0
	Study Room 書房	0	0	0	1	0	0	0
	Living Room 客廳	0	0	0	4	0	0	0
	Dining Room 飯廳	0	0	0	3	0	0	0
	Kitchen 廚房	1	0	0	1	1	0	1
	Rest Room 客廁	1	0	0	0	1	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
	Flat Roof 平台	0	0	0	0	0	0	0
1/F 1樓	Corridor 走廊	0	0	0	0	0	0	0
	Master Study Bathsuite 主人閱讀區套房浴室	1	0	0	0	1	0	0
	Master Study Room 主人閱讀區	0	0	0	1	0	0	0
	Bathsuite 2 套房浴室2	1	0	0	0	1	0	0
	Ensuite 2 套房2	0	0	0	2	0	0	0
	Bathsuite 1 套房浴室1	1	0	0	0	1	0	0
	Ensuite 1 套房1	0	0	0	0	0	0	0
	Balcony 露台	0	0	0	0	0	0	0
	Staircase 樓梯	0	0	0	0	0	0	0
	Master Bathsuite 主人套房浴室	1	0	0	1	1	0	0
	Master Closet 主人衣帽間	0	0	0	0	0	0	1
	Master Chamber 主人睡房	0	0	0	2	0	0	0
	Store inside Master Chamber 主人睡房內儲物室	0	0	0	1	0	0	0
	Store next to Ensuite 1 套房1旁儲物室	0	0	0	1	0	0	0
Roof 天台	Roof 天台	0	3	4	0	0	1	0

Notes :
1. "1, 2, ..."denotes the quantity of such provision(s) provided in the residential property.
2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註：
1. "1, 2, ..." 表示提供於該住宅物業內的裝置數量。
2. 說明表所顯示的燈掣數量是表示燈掣面板的數量。

Appliances Schedule 設備說明表
333A Fan Kam Road
粉錦公路333A

Floor 樓層	Location 位置	Air Conditioning Appliances 空調設備			Mechanical Ventilation Appliances 機械通風設備	
		Brand Name 品牌名稱	Indoor unit 室內機 Model No. 產品型號	Pre-treated fresh air unit 鮮風機 Model No. 產品型號	Brand Name 品牌名稱	Model No. 產品型號
G/F 地下	Entrance Lobby 入口大堂	DaiKin	FXSP71CA	-	-	-
	Living Area 客廳	DaiKin	FXSP56CA & FXSP-71CA	FXMEP140AB	-	-
	Dining Area 飯廳	DaiKin	FXSP56CA	-	-	-
	Ensuite 5 套房 5	DaiKin	FXSP56CA	-	-	-
	Rest Room 2 客廁 2	-	-	-	ROSENBERG	Z 160 U
	Kitchen 廚房	DaiKin	FXSP71CA	-	Gelec	DPT 20-55H & DPT 15-45H
	Store Room 1 儲物室 1	DaiKin	FXSP32CA	-	Gelec	DPT 15-34H
1/F 1樓	Lift Lobby 電梯大堂	DaiKin	FXSP45CA & FXSP71CA	-	-	-
	Bathsuite 1 套房浴室 1	-	-	-	Gelec	DPT 15-34H
	Ensuite 1 套房 1	DaiKin	FXSP71CA	-	-	-
	Bathsuite 2 套房浴室 2	-	-	-	Gelec	DPT 15-34H
	Ensuite 2 套房 2	DaiKin	FXSP45CA	-	-	-
	Rest Room 1 客廁1	-	-	-	Gelec	DPT 20-55H
	Ensuite 3 套房 3	DaiKin	FXSP71CA	-	-	-
	Rest Room 2 客廁2	-	-	FXMEP140AB	Gelec	DPT 15-34H
	Ensuite 4 套房 4	DaiKin	FXSP45CA	-	-	-
2/F 2樓	Lift Lobby電梯大堂	DaiKin	FXSP71CA	-	-	-
	Master Living Room主人客廳	DaiKin	FXSP56CA	FXMEP140AB	-	-
	Master bathroom 1 主人睡房1	DaiKin	FXSP71CA	-	-	-
	Master Bathroom 1 主人浴室1	DaiKin	FXSP56CA	-	Gelec	DPT 20-55H
	Master closet 主人衣帽間	DaiKin	FXSP71CA	-	-	-
	Master bedroom 2 主人睡房 2	DaiKin	FXSP71CA	-	-	-
	Master bathroom 2 主人浴室 2	-	-	-	Gelec	DPT 15-34H
	Closet 衣帽間	DaiKin	FXSP56CA	-	-	-
Roof 天台	Roof 天台	DaiKin	RUXYQ56BA (Outdoor Unit)	RUXYQ16BA (Outdoor Unit)	-	-
Plant Room Floor 機電房樓層	Switches Room 電掣房	-	-	-	Gelec	DPT 20-65B
	Fire Services Pump Room 消防泵房	-	-	-	Gelec	DPT 20-65B
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	-	-	-	Gelec	DPT 20-65B
	Extra Low Voltage Room 特低電壓房	-	-	-	Gelec	DPT 20-65B
	Air Conditioner Plant Room 空調機房	-	A/C outdoor unit only (No indoor unit and not function)	-	-	-

Floor 樓層	Location 位置	Kitchen Appliances 廚房設備		
		Item 項目	Brand Name 品牌名稱	Model No. 產品型號
G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS1212-1I
		Cooker Hood 抽油煙機	Miele	DA3496HP
		Gas Hob 氣體煮食爐	Miele	CS1013-1, CS1018G
		Food Warmer 食物保溫櫃	Miele	ESW6214
		Dish Washer 洗碗碟機	Miele	G7150C SCVI
		Fridge-Freezer 雪櫃連冰箱	Bosch	KIN86AF31K
		Refrigerator 雪櫃	Bosch	GIN38P61HK
		Steam Oven 蒸氣焗爐	Miele	DGC 6860AM
		Oven 焗爐	Miele	H7840 BM
		Water Heater 熱水爐	Stiebel Eltron 斯寶亞創	DHM6

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表
333B Fan Kam Road
粉錦公路333B

Floor 樓層	Location 位置	Air Conditioning Appliances 空調設備			Mechanical Ventilation Appliances 機械通風設備	
		Brand Name 品牌名稱	Indoor unit 室內機 Model No. 產品型號	Pre-treated fresh air unit 鮮風機 Model No. 產品型號	Brand Name 品牌名稱	Model No. 產品型號
G/F 地下	Entrance Lobby 入口大堂	DaiKin	FXSP71CA	-	-	-
	Entertainment Room 娛樂室	DaiKin	FXSP56CA	-	-	-
	Study Room 書房	DaiKin	FXSP56CA	-	-	-
	Living Room 客廳	DaiKin	FXSP71CA	FXMEP140AB	-	-
	Dining Room 飯廳	DaiKin	FXSP56CA	-	-	-
	Kitchen 廚房	DaiKin	FXSP71CA	-	Gelec	DPT 20-55H
	Rest Room inside Kitchen 廚房內客廁	-	-	-	Gelec	DPT 15-45H
	Rest Room 客廁	DaiKin	FXSP32CA	-	Gelec	DPT 15-34H
	Air Conditioner plant room 空調機房	-	A/C outdoor unit only (No indoor unit and not function)	-	-	-
1/F 1樓	Lounge 起居室	DaiKin	FXSP71CA	FXMEP140AB	-	-
	Bathsuite 3 套房浴室3	-	-	-	Gelec	DPT 20-55H
	Ensuite 3 套房3	DaiKin	FXSP45CA	-	-	-
	Bathsuite 2 套房浴室2	-	-	-	Gelec	DPT 15-34H
	Ensuite 2 套房2	DaiKin	FXSP45CA	-	-	-
	Bathsuite 1 套房浴室1	-	-	-	Gelec	DPT 15-34H
	Ensuite 1 套房1	DaiKin	FXSP56CA	-	-	-
2/F 2樓	Master Bathsuite 主人套房浴室	DaiKin	FXSP56CA	-	Gelec	DPT 20-55H
	Master Closet 主人衣帽間	DaiKin	FXSP71CA	-	-	-
	Master Chamber 主人睡房	DaiKin	FXSP56CA	-	-	-
	Master Lounge 主人起居室	DaiKin	FXSP71CA	FXMEP140AB	-	-
	Master Living Room 主人客廳	DaiKin	FXSP71CA & FXSP56CA	-	-	-
	Bathsuite 套房浴室	-	-	-	Gelec	DPT 15-34H
Roof 天台	Roof 天台	DaiKin	RUXYQ56BA (Outdoor Unit)	RUXYQ16BA (Outdoor Unit)	-	-
Plant room floor 機電房樓層	Switch Room 電掣房	-	-	-	Gelec	DPT 20-65B
	Fire Services Pump Room 消防泵房	-	-	-	Gelec	DPT 20-65B
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	-	-	-	Gelec	DPT 20-65B
	Extra Low Voltage Room 特低電壓房	-	-	-	Gelec	DPT 20-65B

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表
333C Fan Kam Road
粉錦公路333C

Floor 樓層	Location 位置	Kitchen Appliances 廚房設備		
		Item 項目	Brand Name 品牌名稱	Model No. 產品型號
G/F 地下	Kitchen 廚房	Induction hob 電磁爐	Miele	CS1212-1I
		Cooker hood 抽油煙機	Miele	DA3496
		Gas hob 氣體煮食爐	Miele	CS1018G, CS1013-1
		Food warmer 食物保溫櫃	Miele	ESW 6214
		Dish washer 洗碗碟機	Miele	G6770SCVI
		Fridge-Freezer 雪櫃連冰箱	Gaggenau	RY492304
		Refrigerator 雪櫃	Gaggenau	RC462304
		Steam Oven 蒸氣焗爐	Miele	DG7240
		Oven 焗爐	Miele	H7264B
	Restroom 客廁	Washing machine 洗衣機	Miele	WKH122WPS
		Tumble dryer 乾衣機	Miele	TKG 640WP

Floor 樓層	Location 位置	Floor Heat System 地暖系統
		Brand Name 品牌名稱
1/F 1樓	Bathsuite 3 套房浴室3	KAMLING
2/F 2樓	Bathsuite 套房浴室	KAMLING
	Master Bathsuite 主人套房浴室	KAMLING

Floor 樓層	Location 位置	Air Conditioning Appliances 空調設備			Mechanical Ventilation Appliances 機械通風設備		Steam Generator 蒸氣淋浴設備	
		Brand Name 品牌名稱	Indoor unit 室內機	Pre-treated fresh air unit 鮮風機	Brand Name 品牌名稱	Model No. 產品型號	Brand Name 品牌名稱	Model No. 產品型號
			Model No. 產品型號	Model No. 產品型號				
G/F 地下	Restroom 客廁	DaiKin	FXAQ32PVE	-	-	-	-	-
	Kitchen 廚房	DaiKin	FXSP71CA	-	Panasonic	FV-20NS3H	-	-
	Living Room 客廳	DaiKin	FXAQ32PVE FXSP71CA FXSP71CA	-	Panasonic	FV-18NF3H	-	-
	Hall 大堂	DaiKin	FXSP71CA	-	-	-	-	-
	Dining Room 飯廳	DaiKin	FXSP71CA	-	-	-	-	-
	Entertainment Room 娛樂室	DaiKin	FXSP56CA	-	-	-	-	-
	Store Room 儲物室	DaiKin	FXSP56CA	FXMEP140AB	-	-	-	-
1/F 1樓	Ensuite 1 套房1	DaiKin	FXSP56CA	-	-	-	-	-
	Bathsuite 1 套房浴室1	-	-	-	Panasonic	FV-18NF3H	-	-
	Ensuite 2 套房2	DaiKin	FXSP56CA	-	-	-	-	-
	Bathsuite 2 套房浴室2	-	-	-	Panasonic	FV-18NF3H	-	-
	Lounge 起居室	DaiKin	FXSP71CA	-	-	-	-	-
	Bathsuite 3 套房浴室3	DaiKin	FXSP56CA	-	Panasonic	FV-20NS3H	-	-
	Ensuite 3 套房3	DaiKin	FXSP45CA FXSP56CA	FXMEP140AB	-	-	-	-
2/F 2樓	Bathsuite 套房浴室	DaiKin	FXSP45CA	-	Panasonic	FV-23NL3H	KOHLER	K-5526T-NA
	Master Closet 主人衣帽間	DaiKin	FXSP56CA	-	-	-	-	-
	Master Chamber 主人睡房	DaiKin	FXSP71CA FXSP56CA	-	-	-	-	-
	Master Bathsuite 主人套房浴室	DaiKin	FXSP56CA	FXMEP140AB	Panasonic	FV-23NL3H	-	-
Roof 天台	Roof 天台	DaiKin	RUXYQ56BA (Outdoor Unit)	RUXYQ16BA (Outdoor Unit)	-	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表
333D Fan Kam Road
粉錦公路333D

Floor 樓層	Location 位置	Air Conditioning Appliances 空調設備			Mechanical Ventilation Appliances 機械通風設備	
		Brand Name 品牌名稱	Indoor unit 室內機 Model No. 產品型號	Pre-treated fresh air unit 鮮風機 Model No. 產品型號	Brand Name 品牌名稱	Model No. 產品型號
LG/F 地下低層	Switch Room 電掣房	-	-	-	Gelec	DPT 20-65B
	Fire Services Pump Room 消防泵房	-	-	-	Gelec	DPT 20-65B
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	-	-	-	Gelec	DPT 20-65B
	Extra Low Voltage Room 特低電壓房	-	-	-	Gelec	DPT 20-65B
	Air Conditioner plant room 空調機房	-	A/C outdoor unit only (No indoor unit and not function)*	-	-	-
	Entertainment Room 娛樂室	-	FXSP71CA	FXMEP140AB	-	-
G/F 地下	Entrance Lobby 入口大堂	DaiKin	FXSP71CA	-	-	-
	Entertainment Room 娛樂室	DaiKin	FXSP45CA	-	-	-
	Study Room 書房	DaiKin	FXSP56CA	-	-	-
	Living Room 客廳	DaiKin	FXSP71CA	FXMEP140AB	-	-
	Dining Room 飯廳	DaiKin	FXSP56CA	-	-	-
	Kitchen 廚房	DaiKin	FXSP71CA	-	Gelec	DPT 20-55H
	Rest Room 客廁	DaiKin	FXSP32CA	-	Gelec	DPT 15-34H
	Staff Room 工人房	DaiKin	FXSP45CA	-	-	-
1/F 1樓	Lounge 起居室	DaiKin	FXSP45CA	FXMEP140AB	-	-
	Dressing Room 化妝間	-	-	-	Gelec	DPT 20-45H
	Ensuite 3 套房3	DaiKin	FXSP45CA	-	-	-
	Bathsuite 2 套房浴室2	-	-	-	Gelec	DPT 15-34H
	Ensuite 2 套房2	DaiKin	FXSP45CA	-	-	-
	Bathsuite 1 套房浴室1	-	-	-	Gelec	DPT 15-34H
	Ensuite 1 套房1	DaiKin	FXSP56CA	-	-	-
	Master Bathsuite 主人套房浴室	DaiKin	FXSP56CA	-	Gelec	DPT 20-55H
	Master Closet 主人衣帽間	DaiKin	FXSP45CA	-	-	-
	Master Chamber 主人睡房	DaiKin	FXSP56CA	-	-	-
Roof 天台	Roof 天台	DaiKin	RUXYQ54BA (Outdoor Unit)	RUXYQ16BA (Outdoor Unit)	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表
333F Fan Kam Road
粉錦公路333F

Floor 樓層	Location 位置	Air Conditioning Appliances 空調設備			Mechanical Ventilation Appliances 機械通風設備	
		Brand Name 品牌名稱	Indoor unit 室內機 Model No. 產品型號	Pre-treated fresh air unit 鮮風機 Model No. 產品型號	Brand Name 品牌名稱	Model No. 產品型號
LG/F 地下低層	Switch Room 電掣房	-	-	-	Gelec	DPT 20-65B
	Fire Services Pump Room 消防泵房	-	-	-	Gelec	DPT 20-65B
	Potable & Flushing Water Tank & Pump Room 食水及沖廁水缸及泵房	-	-	-	Gelec	DPT 20-65B
	Extra Low Voltage Room 特低電壓房	-	-	-	Gelec	DPT 20-65B
	Air Conditioner plant room 空調機房	-	A/C outdoor unit only (No indoor unit and not function)	-	-	-
	Store Room 儲物室	-	FKSP45CA	-	-	-
	Entertainment Room 娛樂室	DaiKin	FXSP56CA	-	-	-
G/F 地下	Entrance Lobby 入口大堂	DaiKin	-	FXSP45CA	-	-
	Study Room 書房	DaiKin	FXSP71CA	-	-	-
	Living Room 客廳	DaiKin	FXSP56CA	-	-	-
	Dining Room 飯廳	DaiKin	FXSP56CA	FXMEP140AB	-	-
	Kitchen 廚房	DaiKin	FXSP56CA	-	Gelec	DPT 20-55H
	Rest Room 客廁	-	-	-	Gelec	DPT 15-34H
1/F 1樓	Master Study Bathsuite 主人閱讀區套房浴室	-	-	-	Gelec	DPT 20-45H
	Master Study Room 主人閱讀區	DaiKin	FXSP80CA	-	-	-
	Bathsuite 2 套房浴室2	-	-	-	Gelec	DPT 15-34H
	Ensuite 2 套房2	DaiKin	FXSP45CA	-	-	-
	Bathsuite 1 套房浴室1	-	-	-	Gelec	DPT 15-34H
	Ensuite 1 套房1	DaiKin	FXSP71CA	-	-	-
	Master Bathsuite 主人套房浴室	DaiKin	FXSP56CA	-	Gelec	DPT 20-55H
	Master Closet 主人衣帽間	-	-	-	-	-
	Master Chamber 主人睡房	DaiKin	FXSP71CA	-	-	-
	Store Room inside Master Chamber 主人睡房內儲物室	DaiKin	FXSP45CA	-	-	-
	Store Room next to Ensuite 1 套房1旁儲物室	DaiKin	FXSP71CA	-	-	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Service Agreements
服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Gas is supplied by The Hong Kong and China Gas Company Limited.

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

Government Rent
地稅

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that specified residential property (i.e. the date of Assignment of the specified residential property).

擁有人有法律就指明住宅物業責任繳付直至該指明住宅物業買賣完成日(即該指明物業轉讓契日期)為止之地稅。

Miscellaneous Payments By Purchaser
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Notes:
The purchaser should pay to the Manager of the Phase and not the owner the deposits for water, electricity and gas and the debris removal fee.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及煤氣的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 水、電力及煤氣的按金及清理廢料的費用的金額於售樓說明書的印製日期尚未確定。

備註：
買方須向期數的管理人而不須向擁有人繳付水、電力及煤氣的按金及清理廢料的費用。

Defect Liability Warranty Period
欠妥之處的保養責任期

Under the agreement for sale and purchase, the defect liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，指明住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計六 (6) 個月內。

Maintenance of Slopes
斜坡維修

1. Special Condition No.(37) of the Land Grant stipulates that:-

   "(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as **"the Green Hatched Black Area"**) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

   (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition."

   Notes: For the purposes of this Special Condition:-

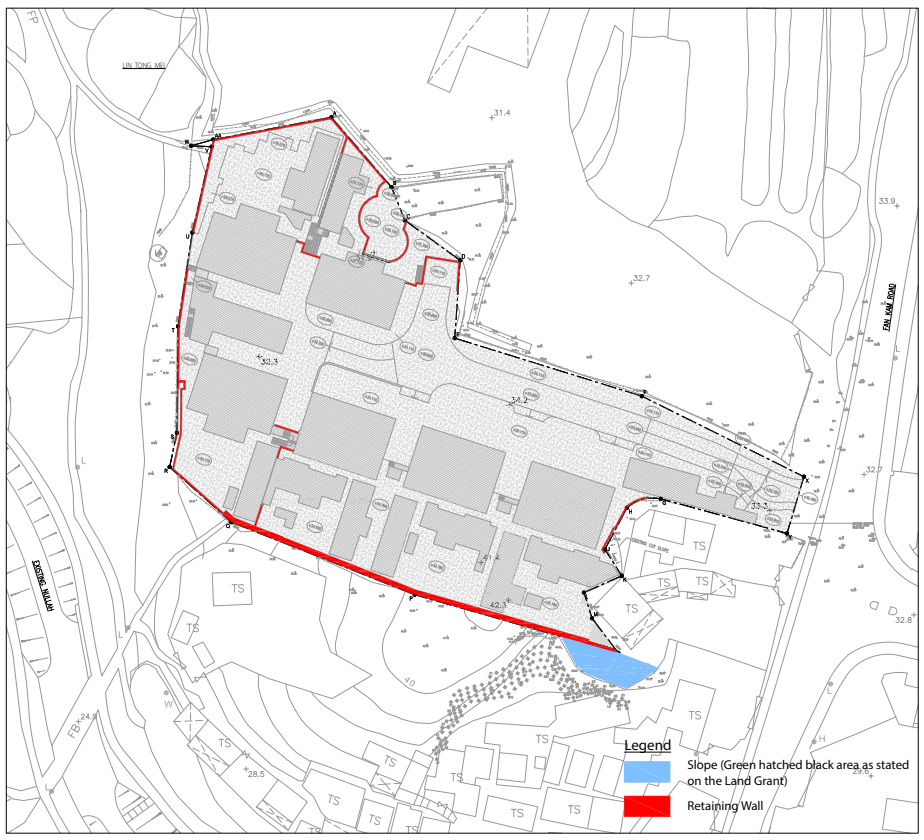
   (a) "Director" means the Director of Lands;

   (b) "Purchaser" means Spring Wonder Limited 穎揚有限公司 and where the context so admits or requires includes its successors and assigns; and

   (c) "these Conditions" mean and include the General and Special Conditions of the Land Grant.

2. Each of the owners of the Units (as defined in the DMC) is obliged to contribute towards the cost of the maintenance works referred to above.

3. The location of Slope Structures (as defined in the DMC), retaining walls and related structures (if any), for identification purpose only, are shown coloured blue and red on the plan below.



4. The Manager by the DMC, is given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition the Slope Structures (as defined in the DMC) in accordance with "Geoguide 5 – Guide to Slope Maintenance" and the manual relevant to maintenance of such Slope Structures issued by the Geotechnical Engineering Office as amended from time to time, the Slope Maintenance Manual (as defined in the DMC) and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of Slope Structures. The owners of the Units shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance repair and any other works in respect of the Slope Structures.

Maintenance of Slopes
斜坡維修

1 批地文件特別條款第（37）條規定：

「(a) 購買人須依照署長全權酌情指定，自費以署長滿意的方式在批地文件所夾附圖則以綠色加黑斜線顯示的範圍（下稱「**綠色加黑斜線範圍**」）進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程，並須在本文件協定的整個批租年期內，自費以署長滿意的方式維修綠色加黑斜線範圍，以保持其維修充足及狀態良好，包括在該處之內及之上執行所有土地、斜坡處理工程、護土結構、排水及任何其他工程。倘於本文件協定的批租年期內任何時間綠色加黑斜線範圍發生山泥傾瀉、地陷或滑土，購買人須以署長滿意的方式自費還原及修復綠色加黑斜線範圍和署長認為（其決定將作終論並約束購買人）同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土招致任何索償、訴訟、費用、損害及開支，購買人須向政府、其代理及承辦商作出賠償。購買人須時刻確保在任何時候不能對綠色加黑斜線範圍進行非法挖掘或傾倒廢物。經署長預先書面同意，購買人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反本條款的情況，署長除可行使任何其他應有權利或補救外，並可隨時以書面通知購買人執行該等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘購買人疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可在該期限期滿後執行及進行任何必要工程，購買人須應要求向政府償付相關費用。

(b) 即使本特別條款第（a）分條規定，本特別條款規定購買人對綠色加黑斜線範圍或其中任何部分的責任與權利完全由政府發給購買人的通知內決定。購買人不能就上述決定造成的任何損失、損害或干擾向政府、署長或其正式授權的官員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第（a）分條規定的任何權利及補救。」

備註： 就本特別條款而言：

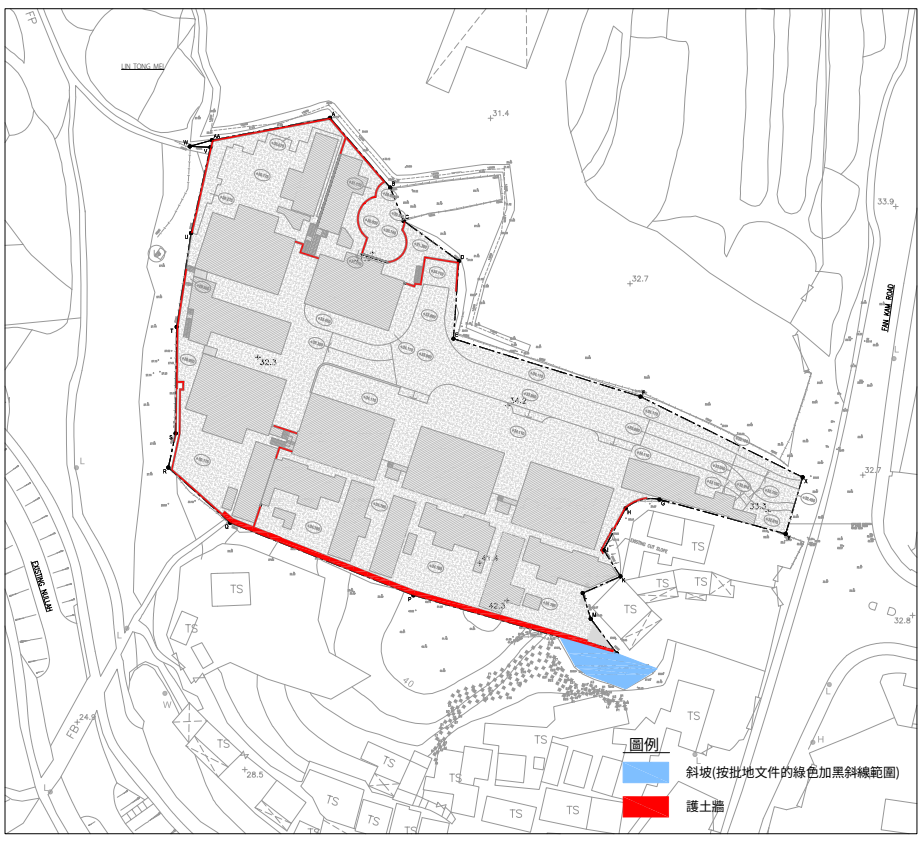
(a) 「署長」指地政總署署長；

(b) 「購買人」指穎揚有限公司，倘文意許可或要求，包括其繼任人及受讓人；及

(c) 「本條款」指並包括批地文件的一般及特別條款。

2. 每個單位業主（按公契界定）有責任分擔上述保養工程的費用。

3. 斜坡構築物（按公契界定）、護土牆及有關構築物（如有）的位置在以下圖則上用藍色及紅色標示，作為識別。



4. 公契規定管理人具有授權聘請適當及合資格人士按土力工程處印發的「岩土指南第五冊—斜坡維修指南」和有關維修斜坡構築物的指南（以不時的修訂為準）、斜坡保養手冊（按公契界定）及主管政府部門不時對保養斜坡發出的其他指引視察、保持及保養斜坡構築物（按公契界定）處於修繕妥當的狀態。單位的業主須負責支付進行斜坡構築物相關的上述保養維修及任何其他工程所合法支出或將支出的一切費用。

Modification
修訂

No existing application to the government for a modification of the land grant for this Phase has been made.

本期數現時並沒有向政府提出申請修訂批地文件。

Website Address
互聯網網址

The address of the website designated by the Vendor for the Phase for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.cadenza1.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址:

www.cadenza1.com.hk

Information in Application for Concession on Gross Floor Area of Building
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Disregarded GFA under building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積		Area (m^2) 面積 (平方米)
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	171.468
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	12.352
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何（《作業備考》）或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	538.578
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room (A/C), air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，送風櫃房等	23.450
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		Area (m^2) 面積 (平方米)
3.	Balcony 露台	44.901
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5.	Communal sky garden 公用空中花園	Not applicable 不適用
6.	Acoustic fin 隔聲鰭	Not applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	101.638
9.	Utility platform 工作平台	Not applicable 不適用
10.	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		Area (m^2) 面積 (平方米)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所、以及業主立案法團辦事處	10.425
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	Not applicable 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not applicable 不適用
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	55.106
15.	Larger lift shaft 擴大升降槽	Not applicable 不適用
16.	Chimney shaft 煙囪管道	Not applicable 不適用

Amenity Features 適意設施		Area (m^2) 面積 (平方米)
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not applicable 不適用
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	11.792
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not applicable 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19 第 3(b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	Not applicable 不適用
Other Exempted Items 其他項目		Area (m^2) 面積 (平方米)
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出／ 外懸設施下的有蓋地方	Not applicable 不適用
27.	Public transport terminus 公共交通總站	Not applicable 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	126.783
30.	Public passage 公眾通道	Not applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not applicable 不適用
Bonus GFA 額外總樓面面積		Area (m^2) 面積 (平方米)
32.	Bonus GFA 額外總樓面面積	Not applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考 (第 8 號) 提供的額外環保設施		Area (m^2) 面積 (平方米)
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

Note:

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

註 :

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Phase

The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

有關建築物的環境評估及發展項目的公用部份的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Date of Printing of Sales Brochure
售樓說明書印製日期

Date of printing of this Sales Brochure: 3 November 2021

本售樓說明書印製日期: 2021年11月3日

Possible Future Change
日後可能出現改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

Date of Printing of Sales Brochure
售樓說明書印製日期

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 3 November 2021 2021年11月3日檢視版本之頁次	Page Number in revised version with examination date on 31 January 2022 2022年1月31日檢視版本之頁次	Revision Made 所作修改
31 January 2022 2022年1月31日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	15	15	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 31 January 2022 2022年1月31日檢視版本之頁次	Page Number in revised version with examination date on 29 April 2022 2022年4月29日檢視版本之頁次	Revision Made 所作修改
29 April 2022 2022年4月29日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 29 April 2022 2022年4月29日檢視版本之頁次	Page Number in revised version with examination date on 29 July 2022 2022年7月29日檢視版本之頁次	Revision Made 所作修改
29 July 2022 2022年7月29日	-	-	No revision made 並無作出修改

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 29 July 2022 2022年7月29日檢視版本之頁次	Page Number in revised version with examination date on 28 October 2022 2022年10月28日檢視版本之頁次	Revision Made 所作修改
28 October 2022 2022年10月28日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	13	13	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片
	14	14	Aerial photograph of the Development is deleted and replaced with a blank page 刪除發展項目的鳥瞰照片並換上空頁

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 28 October 2022 2022年7月29日檢視版本之頁次	Page Number in revised version with examination date on 27 January 2023 2022年10月28日檢視版本之頁次	Revision Made 所作修改
27 January 2023 2023年1月27日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	13	13	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 27 January 2023 2023年1月27日檢視版本之頁次	Page Number in revised version with examination date on 27 April 2023 2023年4月27日檢視版本之頁次	Revision Made 所作修改
27 April 2023 2023年4月27日	3, 5	3, 5	Notes to Purchasers of First-Hand Residential Properties is updated 更新一手住宅物業買家須知
	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	13	13	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 27 April 2023 2023年4月27日檢視版本之頁次	Page Number in revised version with examination date on 27 July 2023 2023年7月27日檢視版本之頁次	Revision Made 所作修改
27 July 2023 2023年7月27日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	15	15	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

Date of Printing of Sales Brochure
售樓說明書印製日期

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 27 July 2023 2023年7月27日檢視版本之頁次	Page Number in revised version with examination date on 27 October 2023 2023年10月27日檢視版本之頁次	Revision Made 所作修改
27 October 2023 2023年10月27日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	14	14, 14A	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片
	-	14B	Added a blank page 新增空頁
	116, 117	116, 117	Information in application for concession on gross floor area of building is updated 更新申請建築物總樓面面積寬免的資料

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 27 October 2023 2023年10月27日檢視版本之頁次	Page Number in revised version with examination date on 26 January 2024 2024年1月26日檢視版本之頁次	Revision Made 所作修改
26 January 2024 2024年1月26日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 26 January 2024 2024年1月26日檢視版本之頁次	Page Number in revised version with examination date on 26 April 2024 2024年4月26日檢視版本之頁次	Revision Made 所作修改
26 April 2024 2024年4月26日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	14, 14A	14, 14A	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片
	15	15, 16A	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	-	16B	Added a blank page 新增空頁

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 26 April 2024 2024年4月26日檢視版本之頁次	Page Number in revised version with examination date on 26 July 2024 2024年7月26日檢視版本之頁次	Revision Made 所作修改
26 July 2024 2024年7月26日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	15	15	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 26 July 2024 2024年7月26日檢視版本之頁次	Page Number in revised version with examination date on 25 October 2024 2024年10月25日檢視版本之頁次	Revision Made 所作修改
25 October 2024 2024年10月25日	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 25 October 2024 2024年10月25日檢視版本之頁次	Page Number in revised version with examination date on 24 January 2025 2025年1月24日檢視版本之頁次	Revision Made 所作修改
24 January 2025 2025年1月24日	7	7	Information on vendor and others invloved in the development is revised 更改賣方及有參與發展項目的其他人的資料
	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	14, 14A, 14B	14, 14A, 14B	Aerial photograph of the Development is updated 更新發展項目的鳥瞰照片

Examination/Revision Date 檢視/修改日期	Page Number in revised version with examination date on 24 January 2025 2025年1月24日檢視版本之頁次	Page Number in revised version with examination date on 24 April 2025 2025年4月24日檢視版本之頁次	Revision Made 所作修改
24 April 2025 2025年4月24日	11	11	Information on Property Management is updated 更新物業管理的資料
	12	12	Location plan of the Development is updated 更新發展項目的所在位置圖
	15	15	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	18	18	Legend for the terms and abbreviations used on floor plans are updated 更新平面圖中所使用名詞及簡稱之圖例
	19, 20, 21, 22	19, 20A, 21A, 22A	Floor Plans of Residential Properties in the Development are updated 更新發展項目的住宅物業的樓面平面圖
	-	22B	Added a blank page 新增空頁
	87, 88, 89, 94, 95, 106	87, 88, 88a, 88b, 89, 94, 95, 95a, 95b, 106	Fittings, Finishes and Appliances are updated 更新裝置、裝修物料及設備