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

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall landscape, lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands ("**the Director**") shall approve the area shown coloured yellow on Plan I annexed to the Land Grant ("**the Yellow Area**").

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):
Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):
The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(i):
The Grantee shall within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area (as hereinafter defined in sub-clause (l) of this Special Condition) or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and drain in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) the Yellow Area.

Special Condition No.(52)(a)(ii):
The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

> such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director ("**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 registered in the Land Registry by Memorial No.09062303030203 ("**the PDMC**"):

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:
For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area

Under Special Condition No.(8) of the Land Grant, the Grantee shall:

- carry out and construct future road junction improvement works and associated works within the Green Area;

- lay, form, provide and construct that portion of future public road within the Green Stippled Black Area in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve;

- lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve those portions of public roads within the Green Hatched Black Area and the Green Cross-hatched Black Area;

- surface, kerb and channel the Green Hatched Black Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve; and

- surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):
The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-

(i) subject to Special Condition No.(89) hereof:

(I) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, lay, form, provide and construct that portion of future public road shown coloured green stippled black on Plan I (hereinafter referred to as "**the Green Stippled Black Area**") in such manner, with such installations, structures and materials, to such standard, levels, alignment, widths and design as the Director may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, pedestrian subway, viaducts, flyovers, pavements or such other structures) so that vehicular traffic may be carried thereon; and

(II) on or before the 30th day of June, 2016 or such other date or dates as may be determined by the Director, carry out and construct those future road junction improvement works and associated works within the areas shown coloured green on Plan I (hereinafter referred to as "**the Green Area**") in accordance with the Technical Schedules annexed hereto;

(ii) on or before the 30th day of September, 2022 or such other date or dates as may be determined by the Director, surface, kerb and channel that portion of future public road shown coloured green hatched black stippled black on Plan I (hereinafter referred to as "t**he Green Hatch Black Stippled Black Area**") and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings and associated engineering works and traffic diversions as the Director may require and approve so that vehicular traffic may be carried thereon;

(iii) on or before the 30th day of June, 2012 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, ramps, pavements, cycle tracks or such other subway modification structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green hatched black on Plan I (hereinafter referred to as "**the Green Hatched Black Area**") PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the formation of the Green Hatched Black Area and if such requirement is not necessary, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2003. The Grantee shall have no right or claim to compensation against Government whatsoever including any costs or expenses incurred in connection with fulfilment of this obligation as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iv) on or before the 31st day of December, 2020 or such other date as may be determined by the Director lay, form, provide and construct in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve, (including the provision and construction of such over-passes, under-passes, pavements, cycle tracks or such other structures as the Director in his absolute discretion may require, so that building, vehicular and pedestrian traffic may be carried thereon) that portion of future public road shown coloured green cross-hatched black on Plan I (hereinafter referred to as "**the Green Cross-hatched Black Area**");

(v) surface, kerb and channel the Green Area, the Green Hatched Black Area and the Green Cross-hatched Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require within the respective prescribed period stated in sub-clauses (b)(i), (b)(ii), (b)(iii) and (b)(iv) of this Special Condition.

Special Condition No.(9):

(a) For the purpose only of carrying out the necessary works specified in Special Condition No.(8) hereof, the Grantee shall on the date or dates to be specified in a letter or letters from the Director to the Grantee be granted possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area. The Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof shall be deemed to be re-delivered to the Government upon issuance of a letter or letters from the Director to the Grantee certifying the works specified in Special Condition Nos.(8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof have been completed and upon the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area forming part or parts of the public roads. The Grantee shall at all reasonable times while he is in possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area allow free access over and along the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area for all Government and public vehicular and pedestrian traffic;

(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos. (8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area and or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as "**the Public Roads Defects Liability period**"). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:

"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b) of Section E of the PDMC:
For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. Government Accommodation

Under Special Condition No.(17)(a) of the Land Grant, the Grantee shall erect, construct and provide within the lot, in a good workmanlike manner the Government Accommodation which includes one public transport interchange, one centre for community care and support services for the elderly, one supported hostel for mentally or physically handicapped persons, one community hall together with 5 parking spaces and 1 bus bay, one integrated children and youth services centre, one early education and training center, one public toilet, a minimum of three school premises (or such other number as may be approved by the Director) comprising 3 primary schools and 2 secondary schools (or such other lesser number as may be determined by the Director) and one soccer pitch.

Relevant provisions of the Land Grant:

Special Condition No.(17)(a):
The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "**the Technical Schedules**") and the plans approved under Special Condition No.(18)(a) hereof, the following accommodations, such accommodations to be constructed within Any of the Sites are to be completed and made fit for occupation and operation on or before the expiry date of six calendar months from the date or dates of issuing by the Building Authority of an Occupation Permit or a Temporary Occupation Permit (excluding any Temporary Occupation Permit for any sales office referred to in Special Condition No.(42) hereof) (hereinafter referred to as "**the Completion Date**") of Any of the Sites or part of Any of the Sites on which such accommodation is located or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee):

(i) one public transport interchange on ground level comprising one bus terminus with four bus bays, eight bus stacking bays, two public light bus bays, one taxi bay, two general loading and unloading bays (hereinafter referred to as "**the Permanent PTI**") constructed or to be constructed adjacent to the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2, with access connecting with public roads, to be completed and made fit for occupation and operation on or before the commencement of operation of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31) (a)(ii) hereof) within Site M2 or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) and in the event of any delay in the completion and operation of the Permanent PTI, the Grantee shall on a date to be determined by the Director at his own expense erect, construct, provide and maintain the Temporary PTI (as hereinafter defined in Special Condition No.(30) hereof) for use until such time as the Permanent PTI is completed and made fit for occupation and operation to the satisfaction of the Director;

(ii) (i) one centre for community care and support services for the elderly (hereinafter referred to as "**the Centre for Community Care and Support Services for the Elderly**") with a net operational floor area of not less than 303 square metres;

(ii) (A) a total of 2 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and to be located in close proximity to the Centre for Community Care and Support Services for the Elderly. Each of the spaces so provided shall have a minimum measurement of 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres; and

(B) 1 bay for loading and unloading to be used by occupiers of the Centre for Community Care and Support Services for the Elderly having a minimum measurement of 3.0 metres in width and 9.0 metres in length with a minimum headroom of 3.8 metres in close proximity to the Centre for Community Care and Support Services for the Elderly.

(iii) the Centre for Community Care and Support Services for the Elderly, the parking spaces and the loading and unloading bay as referred to in sub-clause (a)(ii)(ii) of this Special Condition (hereinafter collectively referred to as "**the Centre for Community Care and Support Services for the Elderly Accommodation**") shall all be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Centre for Community Care and Support Services for the Elderly Accommodation is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2018; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Centre for Community Care and Support Services for the Elderly Accommodation is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Centre for Community Care and Support Services for the Elderly Accommodation or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(iii) one supported hostel for mentally or physically handicapped persons (hereinafter referred to as "**the Supported Hostel for Mentally or Physically Handicapped Persons**") with a net operational floor area of not less than 355 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Supported Hostel for Mentally or Physically Handicapped Persons is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Supported Hostel for Mentally or Physically Handicapped Persons is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Supported Hostel for Mentally or Physically Handicapped Persons or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(v) (I) one multi-purposes hall (hereinafter referred to as "**the Community Hall**") with a net operational floor area of not less than 593 square metres;

(II) (A) a total of 5 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and to be located in close proximity to the Community Hall. Each of the spaces so provided shall have a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres; and

(B) 1 bus bay having a minimum measurement of 3 metres in width and 12 metres in length with a minimum headroom of 3.8 metres.

(III) the Community Hall, the parking spaces and the bus bay as referred to in sub-clause (a)(v)(II) of this Special Condition (hereinafter collectively referred to as "**the Community Hall Accommodation**") shall all be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee);

(vi) one integrated children and youth services centre (hereinafter referred to as "**the Integrated Children and Youth Services Centre**") with a net operational floor area of not less than 631 square metres to be completed and made fit for occupation and operation on the Completion Date in respect of Site F or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Integrated Children and Youth Services Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 1st day of February, 2004. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Integrated Children and Youth Services Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(vii) one early education and training centre (hereinafter referred to as "**the Early Education and Training Centre**") with a net operational floor area of not less than 212 square metres to be completed and made fit for occupation and operation on or before the 30th day of September, 2022 or on the Completion Date in respect of Any of the Sites on which the Early Education and Training Centre is located, whichever is the earlier or such other date as may be determined by the Director at his absolute discretion (whose determination shall be final and binding on the Grantee) PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Early Education and Training Centre and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director to the Grantee which said notification shall be issued by the Director on or before:

(I) whichever is the earlier of the following:

(A) the 31st day of March, 2017; or

(B) whichever is the later of the following:

(1) within 3 calendar months from the date on which the Grantee notifies the Director that the boundaries of the Site within which the Early Education and Training Centre is located have been fixed pursuant to Special Condition No.(3)(b) hereof; or

(2) within 3 calendar months from the date of the Director's approval to a variation of the boundaries of the Site within which the Early Education and Training Centre is located pursuant to Special Condition No.(3)(b) hereof; or

(II) such other date as may be determined by the Director whose determination shall be final and binding on the Grantee.

The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Early Education and Training Centre or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause;

(ix) one public toilet (hereinafter referred to as "**the Public Toilet**") on the ground floor of the building or buildings erected or to be erected in close proximity to the Permanent PTI with a net operational floor area of not less than 70 square metres to be completed and made fit for occupation and operation on or before the commencement of operation of the Permanent PTI;

(x) a minimum of three school premises (or such other number as may be approved by the Director) comprising three primary schools and two secondary schools or such other lesser number as may be determined by the Director at his absolute discretion at such levels and positions as may be required by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other date or dates as determined by the Director at his absolute discretion. Each of the primary school shall have a minimum site area of 6,200 square metres (hereinafter collectively referred to as "**the Primary Schools**") and each of the secondary school shall have a minimum site area of 6,950 square metres (hereinafter collectively referred to as "**the Secondary Schools**") PROVIDED THAT any of the Primary Schools and any of the Secondary Schools may have a smaller site area subject to the prior written approval of the Secretary for Education and the Director of Architectural Services. The Primary Schools and the Secondary Schools shall each be of a standard school design prevailing from time to time as may be determined by the Director at his absolute discretion and shall be provided and constructed by the Grantee to the standard and specification as set out in the Technical Schedules or to such design and specification as are applicable to a standard school design prevailing from time to time as shall be approved in writing by the Secretary for Education and the Director of Architectural Services and in compliance with such terms and conditions as the Secretary for Education and the Director of Architectural Services may approve in writing so as to accord with the Education Ordinance and these Conditions and also in accordance with the Approved Building Plans and the plans approved under Special Condition No.(18)(a) hereof PROVIDED ALSO THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Primary Schools and the Secondary Schools or any of them and if the construction or provision of a lesser number of Primary Schools and Secondary Schools is decided by the Director, the Grantee shall not be required to fulfil this obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Primary Schools and the Secondary Schools or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause; and

(xi) one soccer pitch with ancillary facilities in accordance with the standard and specifications as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Soccer Pitch**"), with a minimum site area of 2,241 square metres or such other site area as may be approved by the Director to be completed and made fit for occupation and operation on or before the 31st day of December, 2023 or such other later date as may be approved by the Director at his absolute discretion PROVIDED THAT the Director shall have the absolute discretion to decide on the requirement of the construction and provision of the Soccer Pitch and if such construction or provision is not required as decided by the Director, the Grantee shall not be required to fulfil this obligation upon written notification to that effect by the Director on or before the 31st day of December, 2019 or such other date or dates as determined by the Director at his absolute discretion. The Grantee shall have no right to compensation whatsoever including any costs or expenses incurred in connection with the construction and provision of the Soccer Pitch or any part thereof as a result of the Director's exercising his discretion in the decision and giving of the notification under this sub-clause.

(which accommodation referred to in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(v), (a)(vi), (a)(vii), (a)(ix), (a)(x) and (a)(xi) of this Special Condition (including lighting fixtures, ventilation plant, extract ductworks and road/floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

Special Condition No.(17)(d):
For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:
"**Government Accommodation**" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"**Items**" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special

Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant which shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Temporary Public Transport Interchange

Under Special Condition No.(30) of the Land Grant, the Grantee shall lay, form, provide, construct, surface and maintain within the lot the Temporary Public Transport Interchange which shall be located in close proximity to the Mass Transit Railway Station and with access to public roads.

Relevant Provisions of the Land Grant:

Special Condition No.(30):

(a) Subject to Special Condition No.(17)(a)(i) hereof, the Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct, surface and maintain within the lot a temporary public transport interchange (hereinafter referred to as "**the Temporary PTI**") which shall be located in close proximity to the Mass Transit Railway Station within Site M2 and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station within Site M2 by covered walkway and paths and with provision of ancillary facilities (including but not limited to drainage, lighting, ventilation, traffic aids, guard railings, passenger queue railings, passenger shelters and necessary connections and services for closed-circuit television system provision) at such positions, in such manner, materials, design and standards as the Director may approve. The Temporary PTI shall be completed and made fit for occupation and operation upon the opening of the Mass Transit Railway Station (as hereinafter defined in Special Condition No.(31)(a)(ii) hereof) within Site M2 or on such other date as may be determined by the Director;

(b) The Temporary PTI shall be designed and provided with a net operational floor area of not less than 4,800 square metres, comprising one bus terminus with four bus bays, one public light bus bay, one taxi bay, one general loading and unloading bay, an area reserved for the ancillary facilities for the bus operator, and a closed-circuit television room to be constructed to the satisfaction of the Director;

(c) (ii) The Government shall have the absolute discretion at any time to permit any person authorized by the Government and members of the public to use the Temporary PTI or any part thereof; and

(iii) The Grantee shall allow unrestricted and free access to and from the Temporary PTI for all Government and public vehicular and pedestrian traffic and the Government shall have the absolute right in exercising its power under the Road Traffic Ordinance and the Public Bus Services Ordinance, any regulations made thereunder and any amending legislations.

(d) Upon completion of the Permanent PTI, the Grantee shall at his own expense relocate the Temporary PTI (including the relocation of the closed-circuit television system to the Permanent PTI) to the Permanent PTI and the Grantee shall bear all costs incurred in connection with the relocation of the Temporary PTI. The Grantee shall at his own expenses, within 12 calendar months from the date of completion of the Permanent PTI demolish and remove the Temporary PTI in all respects to the satisfaction of the Director. The Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of the relocation, termination and removal of the Temporary PTI and no claim shall be made against the Government by the Grantee in respect of such loss, damage, nuisance or disturbance and the Temporary PTI shall be handed back to the Grantee by the Director on the date of a letter from the Director indicating that the Permanent PTI has been completed and made fit for occupation and operation in all respects to his satisfaction;

(f) For the purpose of this Special Condition, the expression "Grantee" shall means the person entering into and executing this Agreement.

Relevant Provisions of the Deed of Mutual Covenant:

Not Applicable.

Plan showing the location of the Temporary Public Transport Interchange as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

5. Public Open Space

Under Special Condition No.(52)(a)(ii) of the Land Grant, the Grantee shall erect, construct, provide and landscape such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as "**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22 and Plan 28)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion the Future Footbridge Associated Structures.

Relevant Provisions of the Land Grant:

Special Condition No.(53):

(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as "**the Future Footbridge Associated Structures**") linking the lot to future footbridges (hereinafter referred to as "**the Future Footbridges**") in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as "**the Locations**");

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Footbridge Associated Structures" and "Non-Station Development Common Areas" in Section B of the PDMC:
"**Footbridge Associated Structures**" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:
The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. 24-hours Pedestrian Walkway

Under Special Condition No.(53)(b)(iv) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director provide 24-hours pedestrian walkway to link up the Future Footbridges and the Covered Footbridge.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iv) & (v):
(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Definitions of "Phase IV Common Areas" and "Phase IV Covered Pedestrian Walkway" in Section B of the Sub-Deed of Mutual Covenant and Management Agreement dated 31st October 2019 and registered in the Land Registry by Memorial No.19111301040026 ("the SDMC"):
"Phase IV Common Areas" means those parts of Phase IV which are intended for use by the Owners of more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, the Phase IV Covered Pedestrian Walkway, the Phase IV Noise Mitigation Measures, the pedestrian way on the Ground Floor, driveways, footpaths, pedestrian link to Site N, green roof of pedestrian link to Site N; covered landscaped areas; greenery areas; entrances, lobbies, counters, inaccessible void, lift pits, roof, canopy, staircases, ramps, landings, corridors and passages; emergency vehicular access areas, drop off areas, street fire hydrant pump room, master meter room, gas meter room,

smoke seal lobbies, local T.B.E. room, water meter cabinets, emergency generator room, pump rooms, transformer rooms, switch rooms, F.S. control room, fuel tank rooms, E.M.R. rooms, pipe ducts, guard houses, plant and equipment rooms and store rooms on or in Phase IV; the smoke vents; the horizontal screens; cavity walls on B1 Floor and B2 Floor and access panels to such cavity walls; external walls below 1st Floor of the buildings erected within Phase IV (including the parapet wall); the foundations and structure of the buildings erected on Phase IV; the corbel structure of the Phase IV Covered Pedestrian Walkway; the management office(s) and any other space on or in Phase IV used for office of watchmen or caretakers or other staff employed on or in or for Phase IV; and all other common parts within Phase IV not used for the sole benefit of the Owners of any one constituent part of Phase IV only. The Phase IV Common Areas are for identification purpose only as shown on the plans annexed hereto and thereon coloured Yellow, Yellow Dashed Black and Yellow Stippled Black;

"Phase IV Covered Pedestrian Walkway" means the covered pedestrian walkway constructed in Phase IV pursuant to Special Condition No. (53)(b)(iv) of the Government Grant and the location of such covered pedestrian walkway within Phase IVA approved under the Approved Plans as at the date of this Deed is for identification purpose only shown on the plans annexed hereto;

Clause 4 of Part I of Second Schedule to the SDMC:
Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon the Phase IV Covered Pedestrian Walkway 24 hours a day free of charge without any interruption.

Plan showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

8. Covered Footbridge

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding his assigns) shall in all respects to the satisfaction of the Director provide and construct the Covered Footbridge with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion.

Relevant Provisions of the Land Grant:

Special Condition No.(54):

(a) The Grantee (excluding his assigns) shall when called upon to do so by the Director and within such time limit as shall be specified by the Director at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director provide and construct one covered footbridge with an internal clear width of not less than 10 metres with supports, connections, staircases, ramps, facilities for wheelchair users, external and internal fittings, light fittings and signs in the position shown and marked "FB1" on Plan I or at such other location as may be approved by the Director at his absolute discretion (hereinafter referred to as "**the Covered Footbridge**") and thereafter enjoy an easement of support of the Covered Footbridge. The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, extent of footbridge cover, disposition, locations and designs as may be required or determined by the Director at his absolute discretion, whose determination shall be final and binding on the Grantee;

(b) (iii) The Grantee shall at all times notwithstanding that the Covered Footbridge has been delivered to the Government in accordance with sub-clause (h) of this Special Condition during the day or night throughout the period during which the Covered Footbridge is in existence permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through the lot, the Covered Footbridge and the building or buildings erected or to be erected thereon;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:
8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d)

of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Site for Indoor Recreation Centre[1]

Under Special Condition No.(66) of the Land Grant, the Grantee shall in accordance with such standards, levels and location as the Director shall first approve in writing form a site within Tseung Kwan O Town Lot No.70 having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(a) The Grantee shall at his own expense within 96 calendar months from the date of this Agreement or such other extended period as may be determined by the Director at his absolute discretion and in accordance with such standards, levels and location as the Director shall first approve in writing form a site within the lot having an area of not less than 6,000 square metres for the purpose of an indoor recreation centre. When the Grantee has completed such formation works to the satisfaction of the Director and when called upon to do so by the Director, the Grantee shall at his own expense surrender the said site to the Government free of costs and consideration within such time as shall be specified by the Director free from compensation, with vacant possession and free from encumbrances provided always that the Government shall be under no obligation to accept surrender of the said site or any part thereof at the request of the Grantee, but may do so as and when it sees fit. The deed of surrender shall be in such form as shall be approved by the Director. The Government shall have the right to construct on the said site an indoor recreation centre (hereinafter referred to as "**the Indoor Recreation Centre**") and to use the Indoor Recreation Centre or the site for any purpose as it sees fit. The Indoor Recreation Centre erected or to be erected on the said site shall not be taken into account for the calculation of the total gross floor area as stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee shall allow the Government, his officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles free and uninterrupted right of ingress, egress and regress to and from the Remaining Portion of the lot, the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Brown Area, the Yellow Hatched Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area or any part thereof for the purpose of constructing the Indoor Recreation Centre or any purpose as the Government sees fit. The Director, his officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by him or them of the right of ingress, egress and regress conferred under this Special Condition and the Grantee shall have no right to compensation whatsoever in respect of any loss, damaged, nuisance or disturbance in connection with the provision of the rights of way. When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

[1]The site within Tseung Kwan O Town Lot No.70 for the purpose of the Indoor Recreation Centre has been carved out and known as Section A of Tseung Kwan O Town Lot No.70

Clause 2(e) of Part II of Second Schedule of the PDMC:
Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:
Without prejudice to General Condition No.5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation:

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plan showing the location of the Site for the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve a paved way within the Brown Area and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the Brown Area.

Relevant Provisions of the Land Grant:

Special Condition No.(99)
(a) The Grantee shall:-

(i) (I) on or before the 31st day of March, 2017 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director in his absolute discretion shall approve (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require) a paved way within the area shown coloured brown to the south of the lot at Road D9 on Plan I so that pedestrian and vehicular traffic can be carried thereon for the purpose of ingress to or egress from the lot; and

(II) on or before the 30th day of September, 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director lay, form, provide and construct an elevated road within the area shown coloured brown to the north of the lot and marked "Elevated Road on Proposed Road L861" on Plan I in such manner, with such installations, structures and materials, to such standards, levels, alignment, width and design as the Director in his discretion may require or approve (including the provision and construction of such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavement or such other structures) so that vehicular traffic may be carried thereon

(the brown areas referred to in sub-clauses (a)(i)(I) and (a)(i)(II)) of this Special Condition are hereinafter collectively referred to as "**the Brown Area**").

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:
For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director landscape the Yellow Hatched Black Area.

Relevant Provisions of the Land Grant:

Special Condition No.(100)(a)(i):
The Grantee shall on or before the 31st day of December, 2021 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director landscape the area shown coloured yellow hatched black on Plan I (hereinafter referred to as "**the Yellow Hatched Black Area**").

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 1(b) of Section E of the PDMC:
For the avoidance of doubt, subject to the provisions in the Government Grant and this Deed, the construction of the Outside Area shall be carried out and the construction costs therefor shall be borne by MTR as the original Grantee of the Land.

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. Internal Transport System

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as **"the Internal Transport System"**) for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:
"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:
8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:
MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:
Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only

excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

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

1. Yellow Area

Under Special Condition No.(7) of the Land Grant, the Grantee shall maintain the landscape works in the Yellow Area in a clean, neat, tidy, functional and healthy condition to the satisfaction of the Director and shall uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government.

Relevant Provisions of the Land Grant:

Special Condition No.(7)(d):

Upon development or redevelopment of the lot, the Grantee shall at his own expense landscape the lot and the Yellow Area in accordance with the Conceptual Submission (as defined in Special Condition No.(7)(a)) and the Detailed Submission (as defined in Special Condition No.(7)(a)) as approved and no amendment, variation, alteration, modification or substitution shall be made without the prior written consent of the Director.

Special Condition No.(7)(e):
The Grantee shall at his own expense construct and thereafter keep and maintain the landscape works in a clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Special Condition No.(7)(f)(ii):
The Grantee shall at his own expense uphold, manage, maintain and repair the Yellow Area in good substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (h)(ii) of this Special Condition.

Special Condition No.(7)(h)(ii):
The Government reserves the right to take back possession of the Yellow Area or any part or parts thereof for any purpose (as to which the decision of the Director shall be final and conclusive) as and when it sees fit without any payment or compensation to the Grantee and the Yellow Area shall be re-delivered to the Government by the Grantee on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part or parts thereof. The Grantee shall remain responsible for the upkeep maintenance and repair of the Yellow Area together with all structures and services provided and installed thereon or therein as specified in sub-clause (f)(ii) of this Special Condition until possession of the Yellow Area has been re-delivered to the Government.

Special Condition No.(52)(a)(ii):
The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director ("**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

2. Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area

Under Special Condition Nos.(8) and (9) of the Land Grant, the Grantee shall maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein.

Relevant Provisions of the Land Grant:

Special Condition No.(8)(b):
The Grantee shall at his own expense and in all respects to the satisfaction of the Director:-

(vi) maintain the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area together with all structures, services, street lighting, street furniture, and plant constructed, installed and provided thereon or therein until such time as possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area shall have been re-delivered to the Government in accordance with Special Condition No.(9)(a) hereof.

Special Condition No.(9):
(c) (i) The Grantee shall indemnify and keep indemnified the Government from and against all claims, costs, charges or damages arising out of any defects (whether in workmanship, materials design or otherwise) in respect of the public roads referred to in Special Condition Nos. (8)(b)(i), (8)(b)(ii), (8)(b)(iii) and (8)(b)(iv) hereof occurring within a period of 365 days from the date or respective dates of re-delivery to the Government by the Grantee of possession of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area or any part or parts thereof under sub-clause (a) of this Special Condition (hereinafter referred to as "**the Public Roads Defects Liability period**"). For the purpose of this sub-clause the determination by the Director on whether there is a defect shall be final and binding on the Grantee;

(ii) The Grantee shall at his own expense within such time as may be specified by the Director in a letter to the Grantee execute all such works of repair, amendment, re-construction and rectification in respect of such defects, imperfections, shrinkages, settlements or other faults as may be required in writing by the Director occurring during the Public Roads Defects Liability Period and at all times when carrying out the said works the Grantee shall not cause any interruption to the use and operation of the public roads.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Outside Area" and "Non-Station Development Common Areas" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(i) of Section E of the PDMC:
8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:
MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:
Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:
The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:
1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Green Area, the Green Stippled Black Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area and the Green Cross-hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

3. Items in respect of Government Accommodation

Under Special Condition No.(28) of the Land Grant, the Grantee shall in all respects to the satisfaction of the Director maintain the

Items in respect of the Government Accommodation.

Relevant Provisions of the Land Grant:

Special Condition No.(28):
(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "**the Items**"):

(i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch which shall be maintained by F.S.I.) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

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

(iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) Notwithstanding sub-clauses (a)(i) and (a)(iv) of this Special Condition, the Government shall be responsible for the maintenance of the Primary Schools, the Secondary Schools and the Soccer Pitch save and except the building services which are not exclusively serving the Primary Schools, the Secondary Schools or the Soccer Pitch, and save and except also the foundation and/or the structural slabs of those parts of the Primary Schools, the Secondary Schools and the Soccer Pitch which are erected or are to be erected on or above the Depot Roof (hereinafter referred to as "**Schools on the Depot Roof**") which are structural elements common to the Schools on the Depot Roof and the

Depot, which said building services, foundation and structural slabs are to be maintained by the Grantee at the Grantee's own costs and expenses subject to any contribution by F.S.I. as referred to in Special Condition No.(58)(a)(ii)(I) hereof.

(c) The Grantee shall indemnify and keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(d) For the purpose of this Special Condition, the expression "Grantee" shall exclude F.S.I.

Relevant Provisions of the Deed of Mutual Covenant

Definitions of "Government Accommodation" and "Items" in Section B of the PDMC:
"**Government Accommodation**" means collectively the Permanent PTI, the Neighbourhood Elderly Centre, the Social Centre for the Elderly, the Community Hall Accommodation, the Integrated Children and Youth Services Centre, the Integrated Family Services Centre, the Day Nursery, the Public Toilet, the Primary Schools and the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(i), (17)(a)(ii), (17)(a)(iii), (17)(a)(v)(III), (17)(a)(vi), (17)(a)(vii), (17)(a)(viii), (17)(a)(ix), (17)(a)(x) and (17)(a)(xi) of the Government Grant each with their respective ancillary accommodation constructed and to be constructed on the Land as part of the Development pursuant to Special Condition (17) of the Government Grant;

"**Items**" means (i) the external finishes of the Government Accommodation (except the external finishes of the Primary Schools, the Secondary Schools and the Soccer Pitch as respectively defined in Special Conditions (17)(a)(x) and (17)(a)(xi) of the Government Grant which shall be maintained by FSI) and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs, and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, stairways and escalators serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, sewage, drainage, fresh and salt water supply system, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder and the petrol interceptors embedded in or suspended from the carriageway slabs or structural slabs; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition (28) of the Government Grant;

Clause 9 of Section E of the PDMC:
(c) The Owners of Units in each Phase (save and except the Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items situated in that Phase subject to any contribution by FSI under Special Condition No.(58)(a)(ii)(I) of the Government Grant and shall indemnify FSI and the Government against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property arising out of or as a consequence of a failure to maintain, manage and repair the Items aforesaid.

Clauses 1(b)(xii), (xxxiv) & (xxxv) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely :-

(xii) Subject to Clause 9(c) of Section E of this Deed, to maintain, manage and keep in good repair and condition the Items.

(xxxiv) Subject to Clause 9(b) of Section E of this Deed, to negotiate and agree with the Owner of the Government Accommodation the contribution to Management Charges payable in respect of those parts of the Government Accommodation liable to contribute to such sums pursuant to Special Condition (58)(a)(ii)(I)(C) of the Government Grant and any contributions received shall be credited by the Manager to the management account maintained pursuant to Clause 11 of Section J of this Deed.

(xxxv) To undertake upon the request of the Owner of the Government Accommodation the maintenance of the services, facilities and installations serving exclusively the Government Accommodation whereupon the Owner of the Government Accommodation will reimburse the Manager with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.

Clause 1(n) of Section J of the PDMC:
1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(n) the costs of maintaining, repairing and operating the Items;

Plan showing the location of the Government Accommodation as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

4. Area for Access to and from the Mass Transit Railway Station

Under Special Condition No.(40) of the Land Grant, the Grantee shall permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Land Grant:

Special Condition No.(40):
The Grantee shall throughout the term hereby agreed to be granted permit at all times members of the public for all lawful purposes freely and without payment of any nature whatsoever to enter into, upon and through those part or parts of the lot and in, under, through, on or over any buildings, structures and erections thereon designated by the Grantee for the purpose of access to and from the Mass Transit Railway Station.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 1(b)(vii) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:
1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plan showing the location of the area designated by the Grantee for access to and from the Mass Transit Railway Station as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

5. Public Open Space

Under Special Condition No.(52) of the Land Grant, the Grantee shall maintain the Public Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(b) and (c):
(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:
1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22 and Plan 28)

6. Future Footbridge Associated Structures

Under Special Condition No.(53) of the Land Grant, the Grantee shall maintain the Future Footbridge Associated Structures after the erection, provision and construction thereof.

Relevant Provisions of the Land Grant:

Special Condition No.(53):
(a) (i) The Grantee (excluding his assigns) shall at his own expense on or before such date or dates as may be specified in a letter or letters from the Director and in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director erect, provide and construct within the lot with such materials and to such standard, levels, alignment, disposition and designs as may be required or approved by the Director at his absolute discretion and thereafter maintain the columns and such other structural supports and connections together with such escalators, lifts, stairways as may be required by the Director (which facilities, structural supports and connections are hereinafter collectively referred to as "**the Future Footbridge Associated Structures**") linking the lot to future footbridges (hereinafter referred to as "**the Future Footbridges**") in the positions shown and marked "FB2", "FB3" and "FB4" on Plan I or at such other points as may be approved in writing by the Director (hereinafter referred to as "**the Locations**");

(iv) When called upon to do so by the Director, the Grantee or the manager for the time being of the lot or the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) in respect of the lot shall at his own expense and in all respects to the satisfaction of the Director execute all necessary works for the temporary closure of any opening in the building or buildings erected or to be erected on the lot to be connected to the Future Footbridges as shall be required and approved by the Director. All necessary maintenance works for the temporary closure shall be the responsibility of the Grantee (excluding F.S.I. only) and shall be to the satisfaction of the Director;

(vi) The Grantee shall throughout the term hereby agreed to be granted at all times and in compliance with any requirements which the Director may impose permit members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass or re-pass on foot along, to and from, through, up and down, the Future Footbridges and the Future Footbridge Associated Structures forming part thereof or pertaining thereto through the lot or any part thereof or the buildings or any part of the buildings thereon for the purpose of gaining access to and from the common areas of the lot and from and to the public pavement at ground level outside the lot and neighbouring lot or lots and Government land.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Footbridge Associated Structures" in Section B of the PDMC:
"**Footbridge Associated Structures**" means the structures constructed in accordance with Special Condition (53)(a) of the Government Grant;

Definition of "Non-Station Development Common Areas" in Section B of the PDMC
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 2(b) of Part II of Second Schedule to the PDMC:
The rights for the Manager with or without surveyors workmen and others to carry out all necessary works required by the Director for the temporary closure of any opening in the building or buildings erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings or the Footbridge Associated Structures pursuant to the provisions of Special Condition (53) of the Government Grant. The Manager in pursuance of any such works shall notify the Owners in writing as to the areas or parts of the Land and the Development which the Owners may not use while such works are being carried out and the Owners shall comply with the requirements of such notification provided that the ingress to or egress from the Government Accommodation shall not be interrupted and the proper use and enjoyment of the Government Accommodation shall not be affected.

Clause 1(b)(vii) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-
(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

Clause 1(d) of Section J of the PDMC:
1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub Deed Mutual Covenant allocated to any Owner or group of Owners;

Plan showing the location of the Future Footbridge Associated Structures as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

7. 24-hours Pedestrian Walkway

Under Special Condition No.(53)(b) of the Government Grant, the Grantee shall maintain the 24-hours Pedestrian Walkway in good and substantial condition and repair to the satisfaction of the Director.

Relevant Provisions of the Land Grant:

Special Condition Nos.(53)(b)(iii), (iv) & (v):
(iii) The Grantee (excluding F.S.I. only) shall throughout the term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director;

(iv) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a covered pedestrian walkway with an internal clear width of not less than 4.5 metres so as to link up the Future Footbridges and the Covered Footbridge (as hereinafter defined to in Special Condition No.(54)(a) hereof);

(v) The Grantee shall throughout the term hereby agreed to be granted keep the pedestrian walkway required to be provided under sub-clause (b)(iv) of this Special Condition open for the use by the public 24 hours a day free of charge without any interruption;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or

telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60) (b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Definitions of "Phase IV Common Areas" and "Phase IV Covered Pedestrian Walkway" in Section B of the SDMC:
"Phase IV Common Areas" means those parts of Phase IV which are intended for use by the Owners of more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, the Phase IV Covered Pedestrian Walkway, the Phase IV Noise Mitigation Measures, the pedestrian way on the Ground Floor, driveways, footpaths, pedestrian link to Site N, green roof of pedestrian link to Site N; covered landscaped areas; greenery areas; entrances, lobbies, counters, inaccessible void, lift pits, roof, canopy, staircases, ramps, landings, corridors and passages; emergency vehicular access areas, drop off areas, street fire hydrant pump room, master meter room, gas meter room, smoke seal lobbies, local T.B.E. room, water meter cabinets, emergency generator room, pump rooms, transformer rooms, switch rooms, F.S. control room, fuel tank rooms, E.M.R. rooms, pipe ducts, guard houses, plant and equipment rooms and store rooms on or in Phase IV; the smoke vents; the horizontal screens; cavity walls on B1 Floor and B2 Floor and access panels to such cavity walls; external walls below 1st Floor of the buildings erected within Phase IV (including the parapet wall); the foundations and structure of the buildings erected on Phase IV; the corbel structure of the Phase IV Covered Pedestrian Walkway; the management office(s) and any other space on or in Phase IV used for office of watchmen or caretakers or other staff employed on or in or for Phase IV; and all other common parts within Phase IV not used for the sole benefit of the Owners of any one constituent part of Phase IV only. The Phase IV Common Areas are for identification purpose only as shown on the plans annexed hereto and thereon coloured Yellow, Yellow Dashed Black and Yellow Stippled Black;

"Phase IV Covered Pedestrian Walkway" means the covered pedestrian walkway constructed in Phase IV pursuant to Special Condition No. (53)(b)(iv) of the Government Grant and the location of such covered pedestrian walkway within Phase IVA approved under the Approved Plans as at the date of this Deed is for identification purpose only shown on the plans annexed hereto;

Clause 4(a) of Part I of Second Schedule to the SDMC:
Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon the Phase IV Covered Pedestrian Walkway 24 hours a day free of charge without any interruption.

Plan showing the location of the 24-hour Pedestrian Walkway as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

8. Covered Footbridge

Under Special Condition No.(54) of the Land Grant, the Grantee (excluding F.S.I. only) shall manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to Special Condition (54)(h).

Relevant Provisions of the Land Grant:

Special Condition No.(54):
(f) The Grantee (excluding F.S.I. only) shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition and shall illuminate the Covered Footbridge at all times in all respects to the satisfaction of the Director until the Covered Footbridge shall have been delivered to the Government pursuant to sub-clause (h) of this Special Condition;

(h) The Grantee (excluding F.S.I. only) shall when called upon to do so by the Director deliver the Covered Footbridge or any part thereof to the Government without payment or compensation to the Grantee provided always that the Government shall be under no obligation to take possession of the Covered Footbridge or any part thereof at the request of the Grantee, but may do so as and when it sees fit.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC
"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:
8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction

gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Covered Footbridge as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

9. Area for Access to and from the Indoor Recreation Centre

Under Special Condition No.(66) of the Land Grant, when the Indoor Recreation Centre at Section A of Tseung Kwan O Town Lot No.70 is in operation, the Grantee shall allow members the public freely and without payment of any nature whatsoever to go in, to, from, pass or through The Remaining Portion of Tseung Kwan O Town Lot No.70 for the purpose of gaining access to and egress from the Indoor Recreation Centre.

Relevant Provisions of the Land Grant:

Special Condition No.(66):

(b) When the Indoor Recreation Centre is in operation, the Grantee shall allow members of the public freely and without payment of any nature whatsoever to go in, to, from, pass or through the Remaining Portion of the lot for the purpose of gaining access to and egress from the Indoor Recreation Centre;

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 18 of Section E of the PDMC:

The Owners shall upon demand by the Government grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper

use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon and it is excepted and reserved unto the Manager the right more particularly mentioned in Clause 2(e) of Part II of the Second Schedule to this Deed and unto MTR the right more particularly mentioned in Clause 3(z) of Part II of the Second Schedule to this Deed for the purpose of effecting the said grant of rights of way, easements or quasi easements, rights of support and passage of services and facilities Provided That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 2(e) of Part II of Second Schedule of the PDMC:
Notwithstanding anything contained in this Deed, the right for the Manager upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of the Manager only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of the Manager's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary Provided Further That the grant of such rights of way, easements or quasi easements, rights of support and passage of services and facilities shall not adversely affect the use and enjoyment of the Government Accommodation.

Clause 3(z) of Part II of Second Schedule to the PDMC:
Without prejudice to General Condition 5 of the Government Grant, each and every Owner covenants with MTR with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon MTR shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Development and the interest therein that for so long as MTR remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Assignment to the Purchaser) MTR shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in this Deed), the Manager or any other person interested in the Land and the Development but subject to the rights easements and privileges reserved to FSI under this Deed and the Government Grant and Provided that such rights easements and privileges of FSI shall not in any way be adversely affected or prejudiced and Provided Further that no chimneys, flues, pipes or other structures or facilities shall be installed or affixed onto the external walls of the Government Accommodation:-

(z) the right upon demand by the Government to grant free of costs and charges all necessary rights of way, easements or quasi easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water, electricity storage, transformation and supply systems), rights of support and the passage of gas, electricity, water, soil, drainage, air, smoke or other effluent, telephone lines, cooling water and other services to and from Section A of Tseung Kwan O Town Lot No.70 or any part or parts of it through any gutters, pipes, wires, cables, sewers, drains, ducts, flues, conduits and watercourses and other conducting media laid or to be laid or passing along, through, over, upon, under or in the Land or any buildings, structures and erections on it or any part or parts of it, as may be required by the Government to the owners of Section A of Tseung Kwan O Town Lot No.70 and their successors and assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) throughout the term of the Government Grant for all purposes connected with the proper use and enjoyment of Section A of Tseung Kwan O Town Lot No.70 and the buildings erected or to be erected thereon without the need to consult with nor the concurrence or approval of any Owner or other person having an interest in the Development or any part thereof and to sign or execute any documents in connection therewith in the name of MTR only without the necessity of joining in other Owners or other person having an interest in the Development or any part thereof Provided That FSI as Owner of the Government Accommodation shall join in and sign or execute any documents necessary to the exercise of MTR's right under this sub-clause if the Government Accommodation is directly affected (GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected) or if the Government considers necessary.

Plan showing the location of the area for access to and from the Indoor Recreation Centre as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

10. Brown Area

Under Special Condition No.(99) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(99)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(99)
(a) The Grantee shall:-

(ii) at his own expense uphold, manage, maintain and repair the Brown Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Brown Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in

the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100)(a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:

The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:-

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Brown Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

11. Yellow Hatched Black Area

Under Special Condition No.(100) of the Land Grant, the Grantee shall uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(100)(c).

Relevant Provisions of the Land Grant:

Special Condition No.(100):
(a) The Grantee shall:-

(ii) at his own expense uphold, manage, maintain and repair the Yellow Hatched Black Area in good and substantial repair and condition and in all respects to the satisfaction of the Director until such time as possession of the Yellow Hatched Black Area or such part or parts thereof together with all structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with sub-clause (c) of this Special Condition.

Relevant Provisions of the Deed of Mutual Covenant:

Definition of "Outside Area" in Section B of the PDMC:
"**Outside Area**" means any area outside the boundary of the Land which the Grantee (as defined in the Government Grant) of the Land is obliged to landscape, uphold, manage, maintain, clean or repair pursuant to or under the conditions of the Government Grant (save and except where the obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the Yellow Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant and as varied or modified from time to time;

Clause 8(c)(i) of Section E of the PDMC:
8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(i) the Yellow Area, the Pink Hatched Green and Pink Hatched Green Stippled Black Area, the Green Stippled Black Area, the Green Area, the Green Hatched Black Stippled Black Area, the Green Hatched Black Area (including the retaining walls therein), the Green Cross-hatched Black Area, the Brown Area and the Yellow Hatched Black Area as respectively defined in Special Conditions (7), (8), (99) and (100) of the Government Grant pursuant to the Special Conditions 7(f)(ii), (8)(b)(vi), (9)(b), (99)(a)(ii) and (100) (a)(ii) of the Government Grant;

Clause 8(e) of Section E of the PDMC:
The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:
MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:
Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b)(xvi) of Section I of the PDMC:
1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clause 4(b) of Section I of the PDMC:
The Manager, or in the absence of the Manager, the Owners Corporation or the Chairman of the Development Owners Committee, shall have the power to accept service of notice and demand by the Government for delivery of possession of the Outside Area or any part thereof and deliver the Outside Area or any part thereof to the Government pursuant to the Government Grant for and on behalf of all the Owners of the Land.

Clause 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Yellow Hatched Black Area as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1)

12. Internal Transport System

Under Special Condition No.(60) of the Land Grant, the Grantee shall construct within the lot an Internal Transport System for pedestrian and vehicular circulation and provide such street lighting as may be required by the Director of Lands, and shall operate, manage and maintain and make such traffic management arrangements for the Internal Transport System and keep such street lighting illuminated to the satisfaction of the Director of Lands.

Relevant Provisions of the Land Grant

Special Condition No.(60)

(a) The Grantee shall in all respects to the satisfaction of the Director at his own expense construct within the lot at such point or points and at such level or levels a road system including roads, pedestrian footbridges, walkways, staircases, cycle tracks, passenger lifts, escalators, ramps, loading and unloading bays and such other transport facilities of such design and specification as may be required by the Director (hereinafter collectively referred to as **"the Internal Transport System"**) for pedestrian and vehicular circulation including but not limited to taxis, franchised buses, public light buses and coaches as may be determined by the Commissioner for Transport. The Internal Transport System shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof;

(b) The Grantee (excluding F.S.I. only) shall, subject to any directions which may from time to time be given by the Commissioner for Transport and the Commissioner of Police, any operation, management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee, and authorisation which may be given in the form of Bye-laws under existing and future legislation, operate, manage and maintain and make such traffic management arrangements for the Internal Transport System including the erection of traffic signs and traffic signals, as the Grantee may consider necessary to comply with these Conditions provided that nothing herein contained shall amount to any delegation of any statutory powers or duties under any Ordinance;

(c) The Grantee (excluding F.S.I. only) shall at his own expense and in all respects to the satisfaction of the Director provide within the Internal Transport System such street lighting as may be required by the Director and shall throughout the term hereby agreed to be granted at his own expense illuminate and keep illuminated to the satisfaction of the Director the Internal Transport System. In the event of the Grantee failing to perform any of the obligations herein specified, the Government may at the cost of the Grantee provide such street lighting and keep the Internal Transport System illuminated and the Grantee shall pay to the Government on demand the cost thereof which shall be as determined by the Director;

(d) The Grantee shall permit the owners of the Undivided Shares in the lot and other persons authorized by the owners or their assigns with or without motor vehicles to pass and repass freely at all times and for all lawful purposes and free of any payment the roads, lanes, footpaths, pedestrian footbridges, walkways, staircases, and cycle tracks referred to in sub-clause (a) of this Special Condition to and from Any of the Sites;

(f) The Grantee shall at his own expense provide and maintain an emergency vehicular access for the passage of emergency vehicles to and from the lot at such position or positions as shall be approved by the Director;

Relevant Provisions of the Deed of Mutual Covenant

Definition of "Non-Station Development Common Areas" in Section B of the PDMC:
"Non-Station Development Common Areas" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications

network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

Clause 8(c)(iii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(iii) those parts of the 24-hour covered pedestrian walkway (as referred to in Special Condition (53)(b)(iv) of the Government Grant), the Covered Footbridge (as defined in Special Condition (54)(a) of the Government Grant), the Internal Transport System (as defined in Special Condition (60)(a) of the Government Grant), the emergency vehicular access (as referred to in Special Condition (60)(f) of the Government Grant) and the Lighting System (as defined in Special Condition (60)(g) of the Government Grant) which:

(1) do not fall within the boundaries of any Phase;

(2) do not form parts of the Residential Development Common Areas or the Residential Development Common Services and Facilities; and

(3) do not form parts of the Phase I Extra-Phase Common Areas or the Phase I Extra-Phase Common Services and Facilities

pursuant to Special Conditions (53)(b)(iii), (54)(f), (60)(b), (60)(f) and (60)(g)(i) respectively of the Government Grant.

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(a) of Section H of the PDMC:

MTR Corporation Limited shall be appointed and hereby accepts appointment as the Manager of the Development to manage and provide services in respect of the whole of the Non-Station Development and the Outside Area in accordance with the provisions of, and on the terms and conditions set out in this Deed.

Clause 1(a) of Section I of the PDMC:

Subject to the provisions of the Building Management Ordinance, the Manager shall in respect of any part of the Non-Station Development in respect of which an Occupation Permit has been issued and the Outside Area have the authority to do all such acts and things as may be necessary or requisite for the management of the relevant part of the Land and the Non-Station Development and the Outside Area and anything reasonably incidental thereto for and on behalf of all the Owners in accordance with the provisions of this Deed.

Clause 1(b) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(vii) To repair, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of any buildings and other structures erected on or in the Non-Station Development and the external elevations, external walls (other than any external walls assigned to an Owner) and roofs thereof (other than any roofs assigned to an Owner), and to replace any glass that may be broken in any doors or windows therein, the responsibility for doing any of which is not, under the terms of this Deed or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, allocated to any Owner provided that any signs or advertisements erected on the external walls of the Government Accommodation shall not be affected.

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(d) and (z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

(d) the costs of repairing, maintaining, cleaning, painting and otherwise treating and decorating the structure and external elevations of the Non-Station Development and any buildings, and other structures erected on or in the Non-Station Development, or any part or parts thereof, and of replacing broken glass in any doors or windows therein, the responsibility for any of which is not under the terms of this Deed or any Sub-Deed Mutual Covenant allocated to any Owner or group of Owners;

(z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or

landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Internal Transport System as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1 to Plan 27, and Plan 29 to Plan 34)

In relation to any of those facilities and open spaces mentioned in Paragraph B above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces 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 Phase

The size of the 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 Phase is not less than 2.3 hectares.

Relevant Provisions of the Land Grant:

Special Condition Nos.(52)(a)(ii), (b) and (c):

(a) The Grantee shall at his own expense in accordance with the Approved Building Plans and the Approved Landscaping Proposals and in all respects to the satisfaction of the Director erect, construct, provide, landscape and thereafter maintain in good and substantial repair and condition:

(ii) such number of public open spaces with a total area of not less than 2.3 hectares as may be required by the Director (hereinafter referred to as "**the Public Open Space**") provided or to be provided within the lot and the Yellow Area and the Grantee shall landscape the Public Open Space including the planting of such shrubs and trees and constructing of such cycle track, to such level, standard and design as may be approved by the Director to be completed and made fit for use within 24 calendar months from the date of termination of the Right of Access to the Portion of the Yellow Area under Special Condition No.(7)(l) or such other date or dates as may be determined by the Director. The Public Open Space shall be at a ratio of 2:3 for active and passive recreational uses respectively and shall be located, formed, serviced, landscaped, planted, treated and provided with such equipment and facilities as the Director may require and in all respects to his satisfaction. The Director's decision as to what shall constitute active and passive recreational uses shall be final and binding upon the Grantee;

(b) Subject to Special Condition No.(7)(h)(ii) hereof, the Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Public Open Space and the Local Open Space in good and substantial repair and condition in all respects to the satisfaction of the Director, and

(c) The Public Open Space shall be open to the public for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.

Relevant Provisions of the Deed of Mutual Covenant:

Definitions of "Non-Station Development Common Areas" and "Public Open Space" in Section B of the PDMC:

"**Non-Station Development Common Areas**" means those parts of the Non-Station Development which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, approach roads, private streets, roads, driveways, lanes, footpaths, pedestrian walkways, footbridges; entrances, lobbies, staircases, ramps, landings, corridors and passages; refuse storage chambers; sewage treatment rooms, machine rooms, pump rooms, transformer and switch rooms, plant and equipment rooms and store rooms; the foundations and structure of the buildings erected on the Non-Station Development (excluding any structural column appertaining to a Unit and any structural column within a Unit); the Public Open Space; the icon building as identified on the approved landscape master plans; management office(s) (if any) and any other space on or in the Non-Station Development used for office or other accommodation of the Development Owners Committee or the Owners Corporation or watchmen or caretakers or other staff employed for the Non-Station Development; areas for installation or use of aerial broadcast distribution or telecommunications network facilities and all other communal areas within the Non-Station Development not used for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Areas and those areas forming parts of the Common Areas of a particular Phase as designated or to be designated in the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with such Phase). The Non-Station Development Common Areas shall be more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed in connection with any Phase or to be shown on record plans to be deposited at the management office of the Non-Station Development pursuant to Clause 7 of Section L of this Deed;

"**Public Open Space**" means those parts of the Development and any adjoining land including any public recreational facilities from time to time provided thereon constructed pursuant to Special Condition (52)(a)(ii) of the Government Grant as may be indicated for that purpose from time to time on the Approved Plans.

Clauses 8(c)(ii) of Section E of the PDMC:

8(c) Notwithstanding anything contained in Clause 8(a) of this Section, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of upholding, management, repair and maintenance and the insurance premium in respect of the following areas and facilities:

(ii) the Public Open Space;

Clause 8(e) of Section E of the PDMC:

The proportion of the cost of upholding, management, repair, maintenance and insurance to be contributed by MTR as Owner of the Station Complex and the Reserved Areas (if any) under Clauses 8(c) and 8(d) of this Section shall be calculated in the proportion that the construction gross floor area of the Station Complex (i.e. 127,000 sq.m.) together with the construction gross floor area of the Reserved Areas (if any) (collectively, "the Construction GFA of Station Complex and Reserved Areas") bears to the construction gross floor areas of all those parts of the Non-Station Development which has/have been completed for the time being ("the Construction GFA of the Completed Non-Station Development") plus the Construction GFA of Station Complex and Reserved Areas but in any event shall not be less than 5.1%. For the purpose of this sub-clause, "the construction gross floor area of the Reserved Areas (if any)" shall mean the actual gross floor area of the Reserved Areas (if any) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant and "the Construction GFA of the Completed Non-Station Development" shall mean the total of the actual gross floor areas of the then completed Residential Accommodation (as defined in the Government Grant) and the actual gross floor areas of the then completed Commercial Accommodation (as defined in the Government Grant) as certified by the Authorised Person(s) of the relevant Phase(s) irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant.

Clause 1(b)(xvi) of Section I of the PDMC:

1(b) Without in any way limiting the generality of the foregoing, the Manager shall have the following powers and duties, namely:-

(xvi) To inspect, uphold, manage, maintain, clean, repair and landscape (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a)

and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so and to implement the proposals for dealing with potential landfill gas and leachate migration approved pursuant to Special Condition (90) of the Government Grant.

Clauses 1(z) of Section J of the PDMC:

1. The costs, charges and expenses necessarily and reasonably incurred, in respect of the management of the Non-Station Development and/or the Outside Area and the performance of any duty or the exercise of any power by the Manager, shall include but shall not be limited to those next following, and, shall be paid by the Owners of the Non-Station Development in the manner herein provided and be contributed by MTR as Owner of the Station Complex and the Reserved Area (if any) in accordance with Clauses 8(c), (d) and (e) of Section E of this Deed:

   (z) the costs of inspecting, upholding, managing, maintaining, cleaning, repairing and landscaping (including but not limited to planting, transplanting and replanting of shrubs and trees) (as the case may be) all those areas whether within or outside the boundary of the Land (including the Outside Area) and the structures and services installed and provided thereon or therein and the shrubs and trees planted thereon or therein (as the case may be) if the Grantee (as defined in the Government Grant) of the Land is required to uphold, manage, maintain, clean, repair or landscape the same under the conditions of the Government Grant (save and except where the relevant obligation is required to be performed and observed by MTR as the original grantee of the Land only excluding its successors and assigns under the Government Grant) including, but not limited to, the coloured areas and the covered footbridge referred to in Special Conditions (7), (8), (9)(a) and (b), (54), (99) and (100) of the Government Grant or otherwise agreed or required by the Government to do so Provided that the liability under Special Condition (9)(c) of the Government Grant shall be borne by MTR;

Plan showing the location of the Public Open Space as far as it is practicable to do so is set out at the end of this section. (Refer to Plan 1, Plan 16, Plan 22 and Plan 28)

In relation to the open space mentioned in Paragraph C above, the open space is required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the open space through the management expenses apportioned to the residential properties concerned.

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

Not Applicable.

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in Paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant.

Notes:

1. Pursuant to a letter dated 14 October 2020 issued by the Railway Development Section, Lands Department ("**the Letter**"), subject to the acceptance of the terms of the Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of formation/landscape or construction (as the case may be) of the following coloured areas and Government Accommodations under the Land Grant will be amended as follows :-

Coloured Areas	**To be completed on or before**
Green Stippled Black Area	31 March 2023
Green Hatched Black Stippled Black Area (See Note 4 below)	31 March 2023
Green Cross-hatched Black Area	30 June 2021
Brown Area to the north of the Lot and marked "Elevated Road on Proposed Road L861" on Plan I	31 March 2023
Yellow Hatched Black Area (See Notes 2 and 5 below)	30 June 2022

Government Accommodation	**To be completed on or before**
Permanent PTI	15 October 2020
Centre for Community Care and Support Services for the Elderly Accommodation (See Note 4 below)	31 March 2023
Supported Hostel for Mentally or Physically Handicapped Persons (See Note 4 below)	31 March 2023
Early Education and Training Centre (See Note 4 below)	31 March 2023
Public Toilet	15 October 2020
Primary and Secondary Schools (See Note 6 below)	30 June 2024
Soccer Pitch (See Note 6 below)	30 June 2024

MTR Corporation Limited has accepted the terms of the Letter on 2 November 2020 and the Letter acknowledged by MTR Corporation Limited has been registered in the Land Registry by Memorial No.20110401260017.

2. Pursuant to a letter dated 4 February 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 31 December 2023 or such other date as may be approved by the Director of Lands.

3. Pursuant to a letter dated 23 March 2021 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

   (a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion; and

   (b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2021 or such other date or dates as determined by the Director at his absolute discretion.

4. Pursuant to a letter dated 5 January 2023 issued by the Railway Development Section, Lands Department ("**the Said Letter**"), subject to the acceptance of the terms of the Said Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of formation/landscape or construction (as the case may be) of the following coloured areas and Government Accommodations under the Land Grant will be further amended as follows:

Coloured Areas	**To be completed on or before**
Green Hatched Black Stippled Black Area	30 September 2023

Government Accommodation	**To be completed on or before**
Centre for Community Care and Support Services for the Elderly Accommodation	30 September 2023
Supported Hostel for Mentally or Physically Handicapped Persons	30 September 2023
Early Education and Training Centre	30 September 2023

MTR Corporation Limited has accepted the terms of the Said Letter on 16 January 2023 and the Said Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

5. Pursuant to a letter dated 11 October 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited, the deadline for completion of formation/landscape of the Yellow Hatched Black Area under the Land Grant has been further extended to 30 June 2024 or such other date as may be approved by the Director of Lands.

6. Pursuant to a letter dated 6 December 2023 issued by the Railway Development Section, Lands Department ("**the Aforesaid Letter**"), subject to the acceptance of the terms of the Aforesaid Letter by MTR Corporation Limited (i.e. the Owner), the dates for completion of construction of the following Government Accommodations under the Land Grant will be further amended as follows :-

Government Accommodation	**To be completed on or before**
Primary Schools	30 June 2027
Secondary Schools	30 June 2027
Soccer Pitch	30 June 2027

MTR Corporation Limited has accepted the terms of the Aforesaid Letter on 2 January 2024 and the Aforesaid Letter acknowledged by MTR Corporation Limited will be registered in the Land Registry.

7. Pursuant to a letter dated 7 December 2023 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to construct or provide the soccer pitch with ancillary facilities upon written notification to that effect by the Director on or before the 31st day of December 2024 or such other date or dates as determined by the Director at his absolute discretion.

8. Pursuant to a letter dated 31 December 2024 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 31st day of December 2025 or such other date or dates as determined by the Director at his absolute discretion.

9. Pursuant to a letter dated 31 December 2025 issued by the Railway Development Section, Lands Department to MTR Corporation Limited :-

(a) pursuant to Special Condition No.(17)(a)(x), the Grantee shall not be required to fulfil the obligation in respect of the Primary Schools and the Secondary Schools that are not required to be provided upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion; and

(b) pursuant to Special Condition No.(17)(a)(xi), the Grantee shall not be required to fulfill the obligation of construction and/or provision of the Soccer Pitch as stipulated under Special Condition No.(17)(a)(xi) upon written notification to that effect by the Director on or before the 30th day of June 2027 or such other date or dates as determined by the Director at his absolute discretion.

A. 「批地文件」訂明須興建並提供予政府或供公眾使用的設施

1. 「黃色範圍」

「批地文件」第(7)條批地特別條款訂明，「承批人」應以地政總署署長(「署長」)批准的方式及物料、標準、樓層、定線和設計，在「批地文件」所夾附「圖則I」以黃色顯示的地方(「**黃色範圍**」)進行園景美化、鋪設、平整、提供、建造、鋪築表面及排流。

「批地文件」之相關條款：

第(7)(d)條批地特別條款
該地段發展或重建後，「承批人」應依照經核准的「概念規劃建議書」及「詳細規劃建議書」(兩者釋義以第7(a)條「批地文件」條款中所訂為準) 自費在該地段及「黃色範圍」進行園景美化工程，如非事前獲「署長」書面同意，概不可修改、更改、改動、改變或取代。

第(7)(e)條批地特別條款
「承批人」須自費建造及嗣後保養和維修園景美化工程，以保持其清潔整齊、功用良好及健全，全面令「署長」滿意。

第(7)(f)(i)條批地特別條款
「承批人」應於「黃色範圍部分之出入通行權」(釋義以本特別條款第(l)款所訂為準)的終止日起計24個曆月內或按「署長」批准的其他日期，自費以按照「署長」批准的方式、物料及標準、樓層、定線和設計，在「黃色範圍」鋪設、平整、提供、建造、鋪築表面及排流(包括提供和建造下水道、高架道、污水管、排水渠、行人路或「署長」全權酌情規定的其他構築物)，全面令「署長」滿意。

第(52)(a)(ii)條批地特別條款
「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其充足維修及良好狀態。現已或將會在該地段內及「黃色範圍」按照「署長」規定提供的若干公眾休憩用地，總面積不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於「黃色範圍部分之出入通行權」(根據第(7)(l)條批地特別條款)的終止日起計24個曆月內或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」對於何謂動態及靜態康樂用途之決定將作終論並對「承批人」具約束力。

「公契」之相關條款：

2009年6月16日於土地註冊處註冊為「註冊摘要」第09062303030203號之主公共契約及管理協議「(**主公契**」)B節之「**外圍地方**」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改批地文件條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1(b)條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「黃色範圍」位置之圖則已載於本節末頁。(見圖一)

2. 「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」

根據「批地文件」第(8)條批地特別條款，「承批人」應：

— 於「綠色範圍」進行及建造日後道路交界處改善工程及其有關配套工程；

— 採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造綠色加黑點範圍顯示之擬建公共道路部分；

— 採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造位於「綠色間黑斜線範圍」及「綠色間黑十字線範圍」內的公共道路部分；

— 在「綠色間黑斜線加黑點範圍」鋪設表面、建造路緣和渠道，以及為此等設施提供「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記，以及相關的工程和交通改道設施；及

— 在「綠色範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」鋪設表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記。

「批地文件」之相關條款：

第(8)(b)條批地特別條款：
「承批人」應自費以「署長」全面滿意的方式：

(i) 遵從本文第(89)條批地特別條款之規定：

(I) 於2022年9月30日或之前或按「署長」指定的其他日期或之前，採用「署長」規定或批准的方式、裝置、結構及物料，按照「署長」規定或批准的標準、樓層、定線、寬度和設計鋪設、平整、提供及建造「圖則I」以綠色加黑點顯示之擬建公共道路部分(以下簡稱「**綠色加黑點範圍**」)(包括提供及建造橋樑、隧道、上跨路、下通道、下水道、行人隧道、高架道路、行車天橋、行人路或其他構築物)，以便車輛行駛；及

(II) 於2016年6月30日或之前或按「署長」指定的其他日期或之前，依照本文夾附的「工程規格附表」，在「圖則I」以綠色顯示的地方(以下簡稱「**綠色範圍**」)進行及建造日後道路交界處之改善工程及相關工程；

(ii) 於2022年9月30日或「署長」所指定其他日期或之前，在「圖則I」以綠色間黑斜線加黑點顯示之擬建公共道路部分(以下簡稱「**綠色間黑斜線加黑點範圍**」)鋪設表面、建造路緣和渠道，以及為此等設施提供「署長」規定及批准的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道設施及道路標記，以及相關的工程和交通改道設施，以便車輛在其上行駛；

(iii) 於2012年6月30日或之前或按「署長」所指定其他日期，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造「圖則I」以綠色間黑斜線顯示之擬建公共道路部分(以下簡稱「**綠色間黑斜線範圍**」)(包括提供及建造上跨路、下通道、斜路、行人道、單車徑或「署長」全權酌情指定的其他隧道改良結構，以便在該處進行建造工程及供車輛和行人往來)。然而，「署長」具有絕對酌情權決定是否需要規定拓建「綠色間黑斜線範圍」，如無需要，「承批人」在接獲「署長」於2003年2月1日或之前發出相關書面通知後毋須履行本責任。關乎「署長」行使酌情權作出決定並根據本款規定發出通知書，「承批人」概無權利或申索權向「政府」要求任何形式的補償，包括「承批人」必須履行本項責任所招致的費用或開支；

(iv) 於2020年12月31日或之前或按「署長」所指定其他日期，採用「署長」批准的方式及物料，按照「署長」批准的標準、樓層、定線及設計鋪設、平整、提供和建造「圖則I」以綠色間黑十字線顯示之擬建公共道路部分(以下簡稱「**綠色間黑十字線範圍**」)(包括提供和建造上跨路、下通道、行人道、單車徑或「署長」全權酌情指定的其他構築物，以便在該處進行建造工程及供車輛和行人往來)；

(v) 於批地特別條款(b)(i)、(b)(ii)、(b)(iii)及(b)(iv)款分別訂明的期限內，在「綠色範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」鋪設表面、建造路緣及渠道，以及為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通燈、街道傢俬及道路標記。

第(9)條批地特別條款：

(a) 茲只限於為執行本文第(8)條批地特別條款訂明的必要工程，「承批人」將在「署長」發予「承批人」的一份或多份函件所註明的一個或多個日期，獲批授「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」及「綠色間黑斜線範圍」、「綠色間黑十字線範圍」的佔管權。「署長」向「承批人」發出一份或多份函件證明本文第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條批地特別條款規定須進行之工程完成後，以及「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」屬於公共道路一部分後，「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」或其任何部分將被視作已交還「政府」。「承批人」佔管「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」期間，必須允許所有「政府」及公眾車輛和行人在所有合理時間免費自由地通行及行經「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」；

(c) (i) 倘於「承批人」根據本批地特別條款(a) 款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」或其任何部分之佔管權當日後365日內(以下簡稱「**公共道路保修責任期**」) 出現第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條批地特別條款所載的公共道路任何不良缺點(不論關乎工藝、質料、設計或其他)，以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」作出賠償並確保其免責。茲就本款而言，「署長」對是否存在不良缺點所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」應自費在「署長」向其發出函件的指定期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的不良缺點、缺陷、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻也不可導致公共道路的使用及運作受阻。

「公契」之相關條款：

「主公契」B節之「外圍地方」及「非車站發展項目公用地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；任何管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第1(b)條：

為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」位置之圖則已載於本節末頁。(見圖一)

3. 「政府樓宇」

「批地文件」第(17)(a)條批地特別條款訂明，「承批人」應以良好工藝在該地段興建、建造及提供「政府樓宇」，其中包括一個公共運輸交匯處、一間長者社區照顧及支援服務中心、一間弱智人士或肢體傷殘人士輔助宿舍、一間社區會堂連同5個停車位及一個巴士停車候車處、一間綜合青少年服務中心、一間早期教育及訓練中心、一所公共廁所、最少三間(或「署長」批准之其他數目)校舍(由三間小學和兩間中學(或「署長」全權酌情釐定其他較少數目的學校)組成)和一個足球場。

「批地文件」之相關條款：

第(17)(a)條批地特別條款
「承批人」應自費以「署長」全面滿意的方式，以良好工藝並依照此等「批地條款」、批地文件所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)及根據批地文件第(18)(a)條批地特別條款批核之圖則，在該地段興建、建造和提供以下樓宇。此等擬建於「任何地盤」的地方應在其坐落「任何地盤」或部分「任何地盤」獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括批地文件第(42)條批地特別條款所載的任何售樓處「臨時佔用許可證」)當日後滿六個曆月(以下簡稱「**竣工日**」)或之前或按「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運：

(i) 一個位於地下的公共運輸交匯處，包括一個設有4個巴士停車處的巴士總站、8個巴士停泊處、2個公共小巴停車處、一個的士停車處、2個一般車輛客貨上落車位現已或將會建於「地盤M2」內的「港鐵車站」(釋義以批地文件第(31)(a)(ii)條批地特別條款所訂為準)毗鄰(以下簡稱「**永久公共運輸交匯處**」)。「永久公共運輸交匯處」應設有出入通道連接公共道路並於「地盤M2」內的「港鐵車站」(釋義以批地文件第(31)(a)(ii)條批地特別條款所訂為準)開始營運當日或之前或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運。如「永久公共運輸交匯處」延遲竣工及營運，「承批人」應在「署長」指定的日期自費興建、建造、提供和維修「臨時公共運輸交匯處」(釋義以批地文件第(30)條批地特別條款所訂為準)以供使用，直至「永久公共運輸交匯處」落成並適宜佔用及營運為止，以令「署長」滿意；

(ii) (i) 一間長者社區照顧及支援服務中心(以下簡稱「**長者社區照顧及支援服務中心**」)，淨作業樓面面積不少於303平方米；

(ii) (A) 合共2個車位供根據《道路交通條例》、其附屬法例及任何修訂條例持牌的車輛停泊。車位應靠近「長者社區照顧及支援服務中心」，每個最少闊3.0米長8.0米，淨空高度最少3.3米；及

(B) 1個供「長者社區照顧及支援服務中心」佔用者使用的上落貨車位，最少闊3.0米長9.0米，淨空高度最少3.8米。車位應靠近「長者社區照顧及支援服務中心」。

(iii) 「長者社區照顧及支援服務中心」及於第本特別條款第(a)(ii)(ii)款所述的停車位及上落貨車位(以下統稱「**長者社區照顧及支援服務中心樓宇**」)應在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造及提供「長者社區照顧及支援服務中心樓宇」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2018年3月31日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第(3)(b)條批地特別條款劃定「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文第(3)(b)條批地特別條款批准更改「長者社區照顧及支援服務中心樓宇」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「長者社區照顧及支援服務中心樓宇」或其任何部分所招致或引起的費用或開支。

(iii) 一間弱智人士或肢體傷殘人士輔助宿舍(以下簡稱「**弱智人士或肢體傷殘人士輔助宿舍**」)，淨作業樓面面積不少於355平方米，「弱智人士或肢體傷殘人士輔助宿舍」應在2022年9月30日或其所在「任何地盤」之「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「弱智人士或肢體傷殘人士輔助宿舍」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2017年3月31日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第(3)(b)條批地特別條款劃定「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文第(3)(b)條批地特別條款批准更改「弱智人士或肢體傷殘人士輔助宿舍」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「弱智人士或肢體傷殘人士輔助宿舍」或其任何部分所招致或引起的費用或開支。

(v) (I) 一所具有淨作業樓面面積不少於593平方米的多用途會堂(以下簡稱「**社區會堂**」)；

(II) (A) 合共5個停車位，供根據《道路交通條例》持牌的車輛停泊。車位應靠近「社區會堂」，每個最少闊2.5米長5.0米，淨空高度最少2.4米；及

(B) 1個巴士停車候車處，最少闊3米長12米，淨空高度最少3.8米。

(III) 批地特別條款(a)(v)(II)款所載之「社區會堂」、車位及巴士停車處(以下統稱「**社區會堂樓宇**」)應在「地盤F」「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運；

(vi) 一所具有淨作業樓面面積不少於631平方米的綜合青少年服務中心(以下簡稱「**綜合青少年服務中心**」)。「綜合青少年服務中心」應在「地盤F」的「竣工日」或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「綜合青少年服務中心」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」於2004年2月1日或之前發出相關書面通知後便毋須履行此責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「綜合青少年服務中心」或其任何部分所招致或引起的費用或開支；

(vii) 一間早期教育及訓練中心(以下簡稱「**早期教育及訓練中心**」)，淨作業樓面面積不少於212平方米，「早期教育及訓練中心」應在2022年9月30日或其所在「任何地盤」的「竣工日」(二者取其較早)或「署長」全權酌情指定的其他日期(其決定將作終論並對「承批人」約束)或之前建成並適宜佔用及營運。然而，「署長」具有絕對酌情權決定是否需要建造和提供「早期教育及訓練中心」。如「署長」決定無需要建造或提供，「承批人」在接獲「署長」發出相關書面通知後便毋須履行本責任。上述的「署長」通知書應在下列日期或之前發出：

(I) 以下日期取其最早者：

(A) 2017年3月31日；或

(B) 以下日期取其較遲者：

(1) 「承批人」通知「署長」其已遵照本文第(3)(b)條批地特別條款劃定「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(2) 「署長」根據本文第(3)(b)條批地特別條款批准更改「早期教育及訓練中心」所在「地盤」的邊界當日後三(3)個曆月內；或

(II) 「署長」指定的其他日期，而其決定將作終論並對「承批人」約束。

「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造及提供「早期教育及訓練中心」或其任何部分所招致或引起的費用或開支；

(ix) 一所公共廁所(以下簡稱「**公共廁所**」)淨作業樓面面積不少於70平方米，位於現已或將會建於靠近「永久公共運輸交匯處」的一幢或多幢建築物地下。「公共廁所」應在「永久公共運輸交匯處」開始運作當日或之前建成並適宜佔用及營運；

(x) 最少三間(或「署長」批准之其他數目)校舍，由三間小學和兩間中學或「署長」全權酌情釐定其他較少數目的學校組成，樓層及位置按「署長」指定。上述校舍應在2023年12月31日或之前或「署長」全權酌情指定的其他日期建成並適宜佔用及營運。每間小學(以下統稱「**小學**」)的地盤面積最少6,200平方米，每間中學(以下統稱「**中學**」)的地盤面積最少6,950平方米，惟倘事前獲教育局局長及建築署署長書面批准，任何「小學」及「中學」的地盤面積均可縮減。每間「小學」及「中學」均須採用由「署長」全權酌情指定而不時適用於現行標準校舍的設計，並由「承批人」按照「工程規格附表」所載標準與規格或經由教育局局長及建築署署長書面批准而不時適用於標準校舍設計的現行標準與規格提供和建造，此外並須遵從教育局局長及建築署署長以書面批准的條款與規章，以符合《教育條例》及此等「批地條款」之規定，同時須遵照「核准建築圖則」及根據批地文件第(18)(a)條批地特別條款所核准的圖則。再者，「署長」可全權酌情釐定是否需要建造和提供「小學」及「中學」或當中任何其一。如「署長」決定只需要建造或提供較少數目的「小學」及「中學」，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行此責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造或提供「小學」及「中學」或其任何部分所招致或引起的費用或開支；及

(xi) 一個連附屬設施的足球場(以下簡稱「**足球場**」)，標準及規格以「署長」全權酌情批准為準，地盤面積最少2,241平方米或「署長」批准之其他面積，並應在2023年12月31日或之前或

「署長」全權酌情指定的其他日期建成並適宜佔用及營運。「署長」可全權酌情釐定是否需要建造和提供「足球場」。如「署長」決定不需要建造或提供，「承批人」在接獲「署長」於2019年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後便毋須履行此責任。「承批人」概無權申索任何補償，包括因「署長」行使酌情權並根據本款規定發出通知，以致「承批人」須建造和提供「足球場」或其任何部分所招致或引起的費用或開支。

(本批地特別條款(a)(i)、(a)(ii)、(a)(iii)、(a)(v)、(a)(vi)、(a)(vii)、(a)(ix)、(a)(x)及(a)(xi)款所載的樓宇(包括固定照明裝置、通風器材、排氣管道及道路/地台表面，但不包括電梯、自動扶梯、樓梯、機器、設備及其他並非該樓宇專用但獲「署長」依照此等「批地條款」所許可的設施，以及牆、柱、樑、天花、天台板、行車道/地台板和任何其他結構項件)，連同「署長」全權酌情釐定為該處專用的任何其他地方、設施、服務及裝置(「署長」之決定將作終論並對「承批人」約束)，以下統稱「**政府樓宇**」)。

第(17)(d)條批地特別條款
就此批地特別條款而言，「承批人」一詞不包括其受讓人。

「公契」之相關條款

「主公契」B節之「政府樓宇」及「物件」釋義：

「政府樓宇」統指「批地文件」第(17)(a)(i)、(17)(a)(ii)、(17)(a)(iii)、(17)(a)(v)(III)、(17)(a)(vi)、(17)(a)(vii)、(17)(a)(viii)、(17)(a)(ix)、(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明現已或將會根據「批地文件」第(17)條批地特別條款規定興建於「該土地」作為「發展項目」一部分的「永久公共運輸交匯處」、「長者鄰舍中心」、「長者社交中心」、「社區會堂樓宇」、「綜合青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公共廁所」、「小學」、「中學」及「足球場」，以及各自之附屬地方；

「物件」指(i)「政府樓宇」之外飾面(「批地文件」第(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明的「小學」、「中學」及「足球場」之外飾面除外，此等範圍由「財政司司長法團」負責維修)，以及「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板結構及任何其他結構項件；(ii)所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯；(iii)屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備)；(iv)「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器；及(v)「批地文件」第(28)條批地特別條款所載供「政府樓宇」及「發展項目」其餘部分使用的所有其他公用地方及設施；

在切實可行範圍內盡量顯示「政府樓宇」位置之圖則已載於本節末頁。(見圖一)

4. 「臨時公共運輸交匯處」

根據「批地文件」第(30)條批地特別條款規定，「承批人」應在該地段內鋪築、平整、提供、建造、鋪設表面整飾和維修一個臨時公共運輸交匯處，位置應靠近「港鐵車站」，並設有出入通道接駁公共道路。

「批地文件」之相關條款：

第(30)條批地特別條款

(a) 遵從第(17)(a)(i)條批地特別條款之規定，「承批人」應自費以「署長」全面滿意的形式，鋪築、平整、提供、建造、鋪設表面整飾和維修該地段內的臨時公共運輸交匯處(以下簡稱「**臨時公共運輸交匯處**」)，位置應靠近「地盤M2」內的「港鐵車站」，並設有出入通道接駁公共道路。「臨時公共運輸交匯處」應按「署長」批准的位置、方式、物料、設計及標準設置有蓋行人走道和行人路連接「地盤M2」內的「港鐵車站」，以及提供各附屬設施(包括但不限於排水、照明、通風、輔助交通設備、防護欄、乘客輪候圍欄、車站上蓋和閉路電視系統的必要連接及服務裝置)。「臨時公共運輸交匯處」應在「地盤M2」內的「港鐵車站」(釋義以批地文件第(31)(a)(ii)條批地特別條款所訂為準)啟用當日或「署長」指定的其他日期建成並適宜佔用及營運；

(b) 「承批人」須設計和提供不可少於4,800平方米淨作業樓面面積的「臨時公共運輸交匯處」，包括一個設有4個巴士停車處的巴士總站、一個公共小巴停車處、一個的士停車處、一個一般車輛客貨上落車位、一個預留供巴士營運商放置附屬設施的地方及一個閉路電視控制室，並以「署長」滿意的方式建造；

(c) (ii) 「政府」可全權酌情隨時允許任何經「政府」授權的人士及公眾使用「臨時公共運輸交匯處」或其任何部分；及

(iii) 「承批人」應准許所有「政府」及公眾車輛和行人不受限制地自由通行「臨時公共運輸交匯處以，而「政府」具有絕對權力行使《道路交通條例》及《公共巴士服務條例》及任何相關規例和修訂條文賦予的權力。

(d) 「永久公共運輸交匯處」落成後，「承批人」應自費將「臨時公共運輸交匯處」搬遷至「永久公共運輸交匯處」(包括搬遷閉路電視系統至「永久公共運輸交匯處」)，有關的搬遷費用概由「承批人」承擔。「承批人」必須在「永久公共運輸交匯處」落成後12個曆月內自費拆卸和清理「臨時公共運輸交匯處」，以全面令「署長」滿意。「署長」毋須就「承批人」因搬遷、終止運作及清理「臨時公共運輸交匯處」而招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任，「承批人」亦不可就此向「政府」索償。「署長」發函表示「永久公共運輸交匯處」建成並適宜佔用及營運並令其全面滿意當日，該「臨時公共運輸交匯處」將由「署長」移交予「 承批人」；

(f) 就此批地特別條款而言，「承批人」之釋義指訂立及執行本「協議」的人士。

「公契」之相關條款：

不適用。

在切實可行範圍內盡量顯示「臨時公共運輸交匯處」位置之圖則已載於本節末頁。(見圖一)

5. 「公眾休憩用地」

根據「批地文件」第(52)(a)(ii)條批地特別條款規定，「承批人」應按「署長」規定以「署長」全面滿意的形式，興建、建造、提供和園景美化總面積不少於2.3公頃的若干公眾休憩用地。

「批地文件」之相關條款：

第(52)(a)(ii)及(c)條批地特別條款

(a) 「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其維修充足及狀態良好：

(ii) 現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用

地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於「黃色範圍部分之出入通行權」(根據第(7)(l)條批地特別條款)的終止日起計24個曆月內或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論並對「承批人」約束；

(c) 「公眾休憩用地」將免費(除非事前獲康樂及文化事務署署長書面批准除外)開放予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」及「公眾休憩用地」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第(52)(a)(ii)條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時在「核准圖則」註明作有關用途。

「主公契」E節第8(c)(ii)條：
8(c)儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條：
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積「(已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。(見圖一、圖十六、圖二十二及圖二十八)

6. 「擬建行人天橋相關結構」

根據「批地文件」第(53)條批地特別條款規定，「承批人」(不包括其受讓人)須以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供和建造「擬建行人天橋相關結構」。

「批地文件」之相關條款：

第(53)條批地特別條款：
(a) (i) 「承批人」(不包括其受讓人)須自費在「署長」發函指定的一個或多個日期或之前，按照「核准建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供、建造及嗣後維修「署長」指定的柱及其他結構性支承件和連接段連同自動扶梯、電梯及樓梯(此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」)，以連接該地段至擬建行人天橋(以下簡稱「**擬建行人天橋**」)，位置為「圖則I」註明為「FB2」、「FB3」及「FB4」或「署長」以書面批准的其他地點(以下簡稱「**地點**」)；

(iv) 如「署長」發出通知，「承批人」或該地段現任經理人或根據《建築物管理條例》(香港法例第344章)成立的該地段「業主立案法團」應自費以「署長」全面滿意的方式執行所有必要工程，以按「署長」規定或批准，暫時封閉現已或將會建於該地段上連接「擬建行人天橋」的任何一座或多座建築物的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責(不包括「財政司司長法團」，僅此而已)，此外並須令「署長」滿意；

(vi) 在本文協定的整個批租年期內，「承批人」應時刻遵從「署長」制訂的任何規定准許公眾免費及自由地通過該地段或其任何部分或該處任何建築物或部分建築物通行、往返、出入、上落及行經附屬或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰地段與「政府」官地外的地面公共行人路，以作所有合法用途。

「公契」之相關條款：

「主公契」B節之「行人天橋相關結構」及「非車站發展項目公用地方」釋義：

「**行人天橋相關結構**」指按照「批地文件」第(53)(a)條批地特別條款規定興建的構築物；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」「第二附錄」第II部分第2(b)條：

「經理人」有權獨自或聯同測量師、工人及其他人等為執行「署長」指定建於「該土地」上任何一座或多座建築物所有必要工程暫時關閉該等建築物的通道口，以根據「批地文件」第(53)條批地特別條款規定在上述建築物接駁行人通道、隧道或行人天橋或「行人天橋相關結構」。「經理人」執行此等工程時應以書面通知「業主」施工期間不可使用「該土地」及「發展項目」的範圍或其中任何部分，「業主」應遵從有關通知書的規定。惟工程概不可阻礙「政府樓宇」之出入通行權或影響完善使用與享用「政府樓宇」。

在切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置之圖則已載於本節末頁。(見圖一)

7. 「24小時行人走道」

根據「批地文件」第(53)(b)(iv)條批地特別條款規定，「承批人」須以「署長」全面滿意的方式提供24小時行人走道，以接駁「擬建行人天橋」及「有蓋行人天橋」。

「批地文件」之相關條款：

第(53)(b)(iv)及(v)條批地特別條款

(iv) 「承批人」應自費以「署長」全面滿意的方式提供一條內淨闊度不少於4.5米的有蓋行人走道，以連接「擬建行人天橋」及「有蓋行人天橋」(釋義以批地文件第(54)(a)條批地特別條款所訂為準)；

(v) 「承批人」應在本文協定的整個批租年期內保持本批地特別條款(b)(iv)款訂明須提供的行人走道每日24小時開放予公眾使用，以便公眾免費及暢通無阻地通行。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

2019年10月31日於土地註冊處註冊為「註冊摘要」第19111301040026號之副公共契約及管理協議(「副公契」)B節之「第IV期公用地方」及「第IV期有蓋行人走道」釋義：

「**第IV期公用地方**」指擬供「第IV期」多個組成部份各「業主」共用而非僅單一組成部份「業主」專用的「第IV期」地方，即「第IV期停車場」及「第IV期住宅發展項目」，其中包括但不限於「第IV期有蓋行人走道」、「第IV期」的「減噪措施」、地下行人路、行車道、行人徑、往地盤N的行人通道、往地盤N的行人通道之環保天台；有蓋園景美化地方；綠化地方；入口、大堂、櫃檯、不可通行的中空、電梯槽、 天台、簷篷、樓梯、斜路、樓梯平台、走廊及通道；緊急救援車輛通道、停車上落處、街道消防栓泵房、總錶房、煤氣錶房、防煙大堂、地區電訊及廣播器材室、水錶櫃、緊急發電機房、泵房、變壓器房、電掣房、消防控制室、燃料缸房、電錶房、水管槽、保安護衛亭、「第IV期」內機器及設備房和儲物室；排煙口；橫向屏障；於地庫1樓及地庫2樓的空腔牆及該空腔牆的工作蓋板；建於「第IV期」各建築物1樓以下的外牆(包括護欄牆)；建於「第IV期」各建築物的地基及結構項件；「第IV期有蓋行人走道」的枕梁；「第IV期」上或內供看更、管理員或其他聘用於「第IV期」工作各人員使用的辦事處或其他地方；以及「第IV期」內並非「第IV期」個別組成部份「業主」專用之所有其他公眾地方。「第IV期公用地方」在本契約所夾附圖則以黃色、黃色間黑橫線及黃色加黑點顯示，僅供識別用途。

「**第IV期有蓋行人走道**」指根據「批地文件」第(53)(b)(iv)條批地特別條款在「第IV期」興建的有蓋行人走道，而該有蓋行人走道在「第IVA期」內於截至本契約日期的「核准圖則」下獲批准的位置在本契約所夾附圖顯示，僅供識別用途。

「副公契」第二附錄第I部份第4條

受「批地文件」條款的限制，公眾人士每日24小時免費及暢通無阻地前往、通越及再通越「第IV期有蓋行人走道」的權利。

在切實可行範圍內盡量顯示「24小時行人走道」位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

8. 「有蓋行人天橋」

根據「批地文件」第(54)條批地特別條款規定，「承批人」(不包括其受讓人)以「署長」全面滿意的方式提供和建造一座「有蓋行人天橋」，「有蓋行人天橋」應以「署長」全權酌情指定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、規格、位置及設計建造。

「批地文件」之相關條款：

第(54)條批地特別條款：

(a) 「承批人」(不包括其受讓人)應在「署長」通知時於「署長」指定的期限內自費按照「核准建築圖則」及以「署長」全面滿意的方式，在「圖則I」註明為「FB1」的位置或「署長」全權酌情批准的其他位置提供和建造一座有蓋行人天橋，內淨闊度為不少於10米，連同支承件、連接段、樓梯、斜路、輪椅使用者設施、內外配件、照明燈飾及指示牌(以下簡稱「**有蓋行人天橋**」)，嗣後則享有支撐「有蓋行人天橋」的地役權。「有蓋行人天橋」應以「署長」全權酌情規定或釐定的物料、標準、樓層、定線、行人天橋覆蓋度、規格、位置及設計建造，其決定將作終論並對「承批人」約束；

(b) (iii) 儘管「有蓋行人天橋」已按照本批地特別條款(h)款之規定移交「政府」，在「有蓋行人天橋」存在期間，「承批人」不論日夜均應時刻允許任何公眾免費自由步行或乘坐輪椅通越、再通越、行經及上落該地段、「有蓋行人天橋」及現已或將會建於該處的建築物，以作任何性質的合法用途；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義：

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(iii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24小時有蓋行人走道(「批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部分。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此等部分：

(1) 不納入任何「發展期」邊界範圍內；
(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及
(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I節第1(b)條：

1(b)茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢及樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍及有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

在切實可行範圍內盡量顯示「有蓋行人天橋」位置之圖則已載於本節末頁。(見圖一)

9. 「室內康樂中心」地盤[1]

根據「批地文件」第(66)條批地特別條款規定，「承批人」應按照「署長」事前書面批准的標準、樓層及位置，於將軍澳市地段第70號平整一個地盤，面積不少於6,000平方米，以建造室內康樂中心。

「批地文件」之相關條款：

第(66)條批地特別條款：

(a) 「承批人」應自費在本「協議」生效日後96個曆月內或「署長」全權酌情指定的其他較長期限內，按照「署長」事前書面批准的標準、樓層及位置平整該地段內地盤，面積為不少於6,000平方米，以建造室內康樂中心。「承批人」以「署長」滿意的方式完成平整工程後，應在「署長」通知時，自費、免費及無償地在「署長」指定的期限內以不帶任何產權負擔的及已取得空置管有權之後將上述地盤交還「政府」，惟「政府」並無責任必須按「承批人」要求收回上述地盤或其任何部分，「政府」只須在其視為恰當時收回。交還契約需以「署長」批准的形式作出。「政府」有權在上述地盤建造室內康樂中心(以下簡稱「**室內康樂中心**」)並使用「室內康樂中心」或地盤作其視為恰當的任何用途。當計算批地特別條款所第(16)(e)條所訂明的樓面總面積時，現已或將會建於上述地盤的「室內康樂中心」不會連計在內；

(b) 「承批人」須准許「政府」、其官員、承辦商及工人不論帶備工具、設備或機器或獨自或駕車與否，暢通無阻地進出及往返該地段「餘段」、「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「棕色範圍」、「黃色間黑斜線範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」或其任何部分，以便建造「室內康樂中心」或執行「政府」視為恰當的其他事項。倘「署長」、其官員、承辦商及工人因行使本批地特別條款賦予的進出及往返通行權而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾，「署長」、其官員、承辦商及工人概毋須就此承擔責任，「承批人」亦無權因提供通行權所招致的任何損失、損害、滋擾或騷擾向「署長」索取賠償。「室內康樂中心」投入服務後，「承批人」應允許公眾自由及完全免費地進入、行經及往返該地段「餘段」，以便出入「室內康樂中心」；

「公契」之相關條款：

「主公契」E節第18條：

「業主」應在「政府」通知時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管

[1]擬建室內康樂中心的將軍澳市地段第70號內地盤已完成分割，並命名為將軍澳市地段第70號A段。

槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段或現已或將會建於該處任何建築物的所有用途。茲「經理人」現獲例外保留本「公契「第二附錄」第II部分第2(e)條具體訂明之權利，「港鐵」則獲例外保留本「公契」「第二附錄」第II部分第3(z)條具體訂明之權利，以便授予上述的通行權、地役權或準地役權、支撐權和輸送供應各服務與設施。然而，「經理人」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第II部分第2(e)條：
儘管本「公契」另有任何規定，「經理人」有權在「政府」要求時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處任何建築物的所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須彼等同意或批准，此外並可獨自以「經理人」的名義就此簽署或訂立任何文件，而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益的人士為締約方。然而，倘「政府樓宇」直接受影響(「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定)或「政府」認為有需要，作為「政府樓宇」「業主」的「財政司司長法團」有權與「經理人」聯合訂立及簽署或執行任何必要文件，以行使本款所訂「經理人」擁有之權利。再者，「經理人」及「港鐵」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第II部分第3(z)條：
茲毋損「批地文件」第5條批地一般條款之規定，每名「業主」現與「港鐵」協議，本文賦予「港鐵」之契諾、權利、自由權、特權、權益、保留原權益及保留新權益為對每名「業主」及其各自繼承人與受讓人約束，只要「港鐵」仍為任何「份數」之實益擁有人，此等契諾、權利、自由權、特權、權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存(附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利)。「港鐵」具專有及不受限制之權利，隨時及不時按其絕對自由酌情為恰當作出以下所有或任何行為或事項，及/或行使所有或任何以下權利、自由權、特權、權益，而毋須接受任何其他「業主」、「經理人」或擁有「該土地」及「發展項目」權益之其他人士為締約方，亦毋須按彼等同意或批准(除非本「公契」另行訂明)，但仍需遵從本「公契」及「批地文件」所賦予「財政司司長法團」之權利、地役權及特權，而且概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權及特權，此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施：--

(z) 有權在「政府」要求時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物和搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處任何建築物之所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須獲彼等同意或批准。此外亦可獨自以「港鐵」之名義就此簽署或訂立任何相關文件，而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益之人士為締約方。然而，倘「政府樓宇」直接受影響(「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定)或「政府」認為有需要，作為「政府樓宇」「業主」之「財政司司長法團」有權與「港鐵」聯合簽署或訂立任何必要文件，以執行本款所訂「港鐵」擁有之權利。

在切實可行範圍內盡量顯示「室內康樂中心」「地盤」位置之圖則已載於本節末頁。(見圖一)

10. 「棕色範圍」

根據「批地文件」第(99)條批地特別條款規定，「承批人」應以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式、物料、標準、樓層、定線和設計，在「棕色範圍」內鋪設、平整、提供及建造一條鋪築路面道路和「署長」全面滿意的高架道路。

「批地文件」之相關條款：

第(99)條批地特別條款

(a) 「承批人」應：

(i) (I) 在2017年3月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」全權酌情批准的方式及物料，就「署長」批准的標準、樓層、定線和設計，在「圖則I」以棕色顯示的該地段以南「D9道路」範圍內鋪設、平整、提供及建造一條鋪築路面道路(包括提供及建造「署長」全權酌情指定的下水道、高架道路、污水管、排水渠、行人路或其他構築物)供行人和車輛通行，以便往來該地段；及

(II) 在2022年9月30日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的形式，按照「署長」酌情規定及批准的方式、裝置、結構及物料，就「署長」規定及批准的標準、樓層、定線、闊度和設計，在「圖則I」以棕色顯示該地段以北「建議興建L861道路之高架道路」的範圍內鋪設、平整、提供及建造一條高架道路(包括提供及建造天橋、隧道、上跨路、下跨路、下水道、高架道路、行車天橋、行人路或其他構築物)供車輛行駛；

(批地特別條款(a)(i)(I)款及(a)(i)(II)款所載的棕色範圍以下統稱「**棕色範圍**」)。

「公契」之相關條款：

「主公契」B節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1(b)條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「棕色範圍」位置之圖則已載於本節末頁。(見圖一)

11. 「黃色間黑斜線範圍」

根據「批地文件」第(100)條批地特別條款規定，「承批人」應以「署長」全面滿意的方式在「黃色間黑斜線範圍」進行園景美化。

「批地文件」之相關條款：

第(100)(a)(i)條批地特別條款
「承批人」應在2021年12月31日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式在「圖則I」以黃色間黑斜線顯示之範圍(以下簡稱「**黃色間黑斜線範圍**」)進行園景美化工程。

「公契」之相關條款：

「主公契」B節之「外圍地方」釋義：
「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外其他地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第1(b)條：
為免存疑，現聲明遵從「批地文件」及本「公契」之條款規定，「港鐵」作為「該土地」原「承批人」必須承擔責任建造「外圍地方」並支付有關的建築費用。

在切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置之圖則已載於本節末頁。(見圖一)

12. 「內部運輸系統」

根據「批地文件」第(60)條批地特別條款規定，「承批人」必須在該地段內興建供行人和車輛流通的「內部運輸系統」及提供「署長」要求的街燈，並必須以「署長」滿意的方式運作、管理和維修「內部運輸系統」及作出交通管理安排，以及維持街燈照明。

「批地文件」之相關條款：

第(60)條批地特別條款
(a) 「承批人」必須以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、扶手電梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」要求為準(以下統稱「內部運輸系統」)，以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「內部運輸系統」不會連計在內；

(b) 遵從運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立之任何營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」(惟不包括「財政司司長法團」)可按其視為必要而運作、管理及維修「內部運輸系統」及作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等批地條款，惟本條規定概不構成分授任何條例下任何法定權力或責任；

(c) 「承批人」(惟不包括「財政司司長法團」) 必須自費以「署長」全面滿意的方式在「內部運輸系統」內提供「署長」要求的街燈，並於本文協定批授的整個年期內自費為「內部運輸系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈及保持「內部運輸系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」應允許該地段各「不分割份數」業主及彼等授權的其他人等或受讓人於任何時間不論駕車與否免費通行及進出本批地特別條款(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯及單車徑，以及往返「任何地盤」，以作任何合法用途；

(f) 「承批人」必須自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義：
「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部份，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；任何管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(iii)條：
8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24小時有蓋行人走道(「批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部運輸系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部份。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此等部份：

(1) 不納入任何「發展期」邊界範圍內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部份；及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部份。

「主公契」E節第8(e)條
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分

擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部份建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」整體和提供服務。

「主公契」I節第1(a)條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部份及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部份、「外圍地方」和該處合理連帶之任何事項。

「主公契」I節第1(b)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處之外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」J節第1(d)及(z)條：
1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「 業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：-

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部份的費用，以及更換位於該處但本「公契」或任何「副公契」的條款並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「內部運輸系統」位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

B. 「批地文件」訂明由「期數」住宅物業各業主付費管理、運作或維修作公眾用途的設施

1. 「黃色範圍」

「批地文件」第(7)條批地特別條款訂明，「承批人」應維修保養「黃色範圍」的園景美化工程，以保持清潔整齊、功用良好和健全的狀態，以令「署長」滿意，並且保養、管理、保持及修理「黃色範圍」，以保持其充足維修及良好狀態，全面令「署長」滿意，直至「黃色範圍」的佔管權連同在該處提供及安裝的所有構築物和服務交還「政府」為止。

「批地文件」之相關條款：

第(7)(d)條批地特別條款
該地段發展或重建後，「承批人」應依照經核准的「概念規劃建議書」及「詳細規劃建議書」(兩者釋義以第7(a)條批地特別條款中所訂為準)自費在該地段及「黃色範圍」進行園景美化工程，如非事前獲「署長」書面同意，概不可修改、更改、改動、改變或取代。

第(7)(e)條批地特別條款
「承批人」須自費建造及嗣後保養和維修園景美化工程，以保持其清潔整齊、功用良好及健全，全面令「署長」滿意。

第(7)(f)(ii)條批地特別條款
「承批人」須自費保養、管理、維修和修理「黃色範圍」，以保持其維修充足及狀態良好，全面令「署長」滿意，直至「黃色範圍」的佔管權連同所有於該處提供和安裝的構築物及服務根據批地特別條款(h)(ii)款交還「政府」為止。

第(7)(h)(ii)條批地特別條款
「政府」保留權利按其視為恰當隨時收回「黃色範圍」或其任何部分作任何用途(「署長」作出的相關決定將作終論)，而毋須向「承批人」支付任何款項或補償。「承批人」必須在「署長」要求時將「黃色範圍」交還「政府」，惟「政府」概不受強制收回「黃色範圍」或其任何部分。「承批人」須繼續按照批地特別條款(f)(ii)款規定負責保養、維修和修理「黃色範圍」及所有在該處提供和安裝的構築物及服務，直至「黃色範圍」交還「政府」為止。

第(52)(a)(ii)條批地特別條款
「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化和嗣後維修以下設施，以保持其維修充足及狀態良好：

現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工

程，包括在「署長」批准的樓層以其批准的標準和設計種植灌叢樹木及建造單車徑，並於「黃色範圍部分之出入通行權」(根據第(7)(l)條批地特別條款)的終止日起計24個曆月內或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。

「公契」之相關條款：

「主公契」B節之「外圍地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(c)(i)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方與設施的保養、管理、修理及維修費用與其保險保費：

(i) 根據「批地文件」第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條批地特別條款分別在「批地文件」第(7)、(8)、(99)及(100)條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」整體和提供服務。

「主公契」I節第1(a)條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I節第1(b)(xvi)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：
(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」I節第4(b)條：
「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J節第1(z)條：
1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「黃色範圍」位置之圖則已載於本節末頁。(見圖一)

2. 「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」

「批地文件」第(8)及(9)條批地特別條款訂明，「承批人」應負責維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」在該處建造、安裝及提供之所有構築物、服務、街燈、街道裝置及機器。

「批地文件」之相關條款：

第(8)(b)條批地特別條款
「承批人」應自費以「署長」全面滿意的方式：

(vi) 維修「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑

斜線範圍」及「綠色間黑十字線範圍」，連同在該處建造、安裝和提供之所有構築物、服務、街燈、街道傢俬及機器，直至「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」之佔管權遵照本文第(9)(a)條批地特別條款交還「政府」為止。

第(9)條批地特別條款

(c) (i) 倘於「承批人」根據本批地特別條款(a)款規定向「政府」交還「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」或其任何部分之佔管權當日後365日內(以下簡稱「**公共道路保修責任期**」)出現第(8)(b)(i)、(8)(b)(ii)、(8)(b)(iii)及(8)(b)(iv)條批地特別條款所載的公共道路任何不良缺點(不論關乎工藝、質料、設計或其他)，以致引起任何索償、費用、收費或損害賠償，「承批人」將向「政府」作出賠償並確保其免責。茲就本款而言，「署長」對是否存在不良缺點所作的決定將作終論，並對「承批人」約束；

(ii) 「承批人」應自費在「署長」向其發出函件的指定期限內執行所有修理、修改、再建造及糾正工程，以處理任何在「公共道路保修責任期」內出現的不良缺點、缺陷、收縮、沉降或「署長」以書面指明的其他故障。於施工期間，「承批人」時刻也不可導致公共道路的使用及運作受阻。

「公契」之相關條款：

「主公契」B節之「外圍地方」及「非車站發展項目公用地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存於「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(i)條：
8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(i) 根據「批地文件」第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條批地特別條款分別於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓建築面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I節第1(a)條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需事項與事宜，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I節第1(b)(xvi)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I節第4(b)條：
「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J節第1(z)條：

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)的費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定之顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「綠色範圍」、「綠色加黑點範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」位置之圖則已載於本節末頁。(見圖一)

3. 「政府樓宇」內「物件」

「批地文件」第(28)條批地特別條款訂明，「承批人」應以「署長」全面滿意的方式維修「政府樓宇」內各「物件」。

「批地文件」之相關條款：

第(28)條批地特別條款

(a) 「承批人」應在本文協定的整個批租年期內，自費(惟「財政司司長法團」可依照第(58)(a)(ii)(I)條批地特別條款所訂作任何分擔)以「署長」全面滿意的方式維修以下項目(以下統稱「**物件**」)：

(i) 「政府樓宇」的外飾面(由「財政司司長法團」負責維修的「小學」、「中學」及「足球場」外飾面除外)和「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板及任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯及樓梯；

(iii) 屬於「政府樓宇」及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備)；

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器；及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公用地方及設施。

(b) 儘管本批地特別條款(a)(i)及(a)(iv)款規定，「政府」將負責維修「小學」、「中學」及「足球場」，惟不包括並非供「小學」、「中學」或「足球場」專用的屋宇裝備裝置，亦不包括建於「車廠屋頂」之上或其上的「小學」、「中學」及「足球場」部分(以下簡稱「**車廠屋頂上學校**」)之地基及/或結構樓板。此等地基及/或結構樓板乃「車廠屋頂上學校」及「車廠」共用的結構項件。上述屋宇裝備裝置、地基及結構樓板將由「承批人」自費(惟「財政司司長法團」可依照本文第(58)(a)(ii)(I)條批地特別條款所訂作任何分擔)維修。

(c) 倘因「承批人」對「物件」維修不善而招致或引起任何責任、損害賠償、開支、索償、費用、索求、收費、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」作出賠償並確保其免責；及

(d) 就此批地特別條款而言，「承批人」之釋義不包括「財政司司長法團」。

「公契」之相關條款：

「主公契」B節之「政府樓宇」及「物件」釋義：

「**政府樓宇**」統指「批地文件」第(17)(a)(i)、(17)(a)(ii)、(17)(a)(iii)、(17)(a)(v)(III)、(17)(a)(vi)、(17)(a)(vii)、(17)(a)(viii)、(17)(a)(ix)、(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明現已或將會根據「批地文件」第(17)條批地特別條款規定興建於「該土地」作為「發展項目」一部分的「永久公共運輸交匯處」、「長者鄰舍中心」、「長者社交中心」、「社區會堂樓宇」、「綜合青少年服務中心」、「綜合家庭服務中心」、「日間托兒所」、「公共廁所」、「小學」、「中學」及「足球場」，以及各自之附屬地方；

「**物件**」指(i)「政府樓宇」之外飾面(「批地文件」第(17)(a)(x)及(17)(a)(xi)條批地特別條款分別訂明的「小學」、「中學」及「足球場」之外飾面除外，此等範圍由「財政司司長法團」負責維修)，以及「政府樓宇」內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道/地台板結構及任何其他結構項件；(ii)所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、樓梯及自動扶梯；(iii)屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、污水設施、排水系統、食水及沖廁供水系統、機器及設備(包括但不限於手提及非手提式消防裝置設備)；(iv)「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統和嵌裝或懸掛於行車道地板或結構樓板的截油器；及(v)「批地文件」第(28)條批地特別條款所載供「政府樓宇」及「發展項目」其餘部分使用的所有其他公用地方及設施。

「主公契」E節第9條

(c) 每個「發展期」的「單位」「業主」(「政府樓宇」「業主」除外)應以由「經理人」執行的方式負責維修、管理和修理該「發展期」範圍內的「物件」，惟「財政司司長法團」可依據「批地文件」第(58)(a)(ii)(I)條批地特別條款分擔相關費用。倘因不依照前文規定維修、管理和修理「物件」而導致或構成任何人身或財產損失或損害，以致引起任何訴訟、法律程序、索償及索求，每個「發展期」的「單位」「業主」須向「財政司司長法團」及「政府」作出賠償並確保彼等免責。

「主公契」I節第1(b)(xii)、(xxxiv)及(xxxv)條

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xii) 遵從本「公契」E節第9(c)條規定維修、管理和保養「物件」以保持其充足維修及良好狀態。

(xxxiv) 遵從本「公契」E節第9(b)條規定與「政府樓宇」「業主」商議及協定「批地文件」第(58)(a)(ii)(I)(C)條批地特別條款訂明「政府樓宇」指定部分應分擔的「管理費」金額，「經理人」收訖的相關攤付款項必須存入根據本「公契」J節第11條開設的管理賬戶。

(xxxv) 在「政府樓宇」「業主」要求下承諾維修僅為「政府樓宇」而設的服務、設施及裝置，而「政府樓宇」「業主」將會向「經理人」補還有關維修所支付之費用，惟直至「經理人」遞交有關費用之估算附以證明文件及其它任何「政府樓宇」「業主」認為必須的有關資料以及「政府樓宇」「業主」批准有關維修工程費用及其由「經理人」進行前，不得進行該維修。

「主公契」J節第1(n)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(n) 「物件」之維修、修理和運作費用；

在切實可行範圍內盡量顯示「政府樓宇」位置之圖則已載於本節末頁。(見圖一)

4. 往返「港鐵車站」之出入地方

「批地文件」第(40)條批地特別條款訂明，「承批人」應允許公眾隨時自由及免費地進入和行經該地段各部分以作所有合法用途，並且進出、行經及跨越由「承批人」劃為出入「港鐵車站」通道的建築物、構築物及搭建物，以便往返「港鐵車站」。

「批地文件」之相關條款：

第(40)條批地特別條款

於本文協定的整個批租年期內，「承批人」應允許公眾隨時自由及免費地進入及行經該地段各部分以作所有合法用途，以及進出、行經及跨越由「承批人」劃為出入「港鐵車站」通道的建築物、構築物及搭建物，以便往返「港鐵車站」。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」I節第1(b)(vii)條

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處之外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

「主公契」J節第1(d)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用，以及更換位於該處但本「公契」或任何「副公契」的條款並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

在切實可行範圍內盡量顯示「承批人」劃為往返「港鐵車站」出入地方位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

5. 公眾休憩用地

「批地文件」第(52)條批地特別條款訂明，「承批人」應維修「公眾休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意。

「批地文件」之相關條款：

第(52)(b)及(c)條批地特別條款

(b) 遵從本文第(7)(h)(ii)條批地特別條款規定，於本文協定批授的整個年期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意；及

(c) 「公眾休憩用地」將免費開放(除非事前獲康樂及文化事務署署長書面批准除外)予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」及「公眾休憩用地」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展

期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第(52)(a)(ii)條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時於「核准圖則」註明作有關用途。

「主公契」E節第8(c)(ii)條

(8)(c)儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積「(已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I節第1(b)(xvi)條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢及樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍及有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」J節第1(z)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」))和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。(見圖一、圖十六、圖二十二及圖二十八)

6. 擬建行人天橋相關結構

「批地文件」第(53)條批地特別條款訂明，「承批人」應在搭建、提供和建造「擬建行人天橋相關結構」後負責維修該處。

「批地文件」之相關條款：

第(53)條批地特別條款

(a) (i) 「承批人」(不包括其受讓人)須自費在「署長」發函指定的一個或多個日期或之前，按照「核准建築圖則」，以「署長」全面滿意的方式，採用「署長」全權酌情規定或批准的物料、標準、樓層、定線、規劃和設計，於該地段興建、提供、建造和嗣後維修「署長」指定的柱及其他結構性支承件和連接段連同自動扶梯、電梯及樓梯(此等設施、結構性支承件及連接段以下統稱「**擬建行人天橋相關結構**」)，以連接該地段至擬建行人天橋(以下簡稱「**擬建行人天橋**」)，位置為「圖則I」註明為「FB2」、「FB3」及「FB4」或「署長」以書面批准的其他地點(以下簡稱「**地點**」)；

(iv) 如「署長」發出通知，「承批人」或該地段現任經理人或根據《建築物管理條例》(香港法例第344章)成立之該地段「業主立案法團」應自費以「署長」全面滿意的方式執行所有必要工程，以按「署長」規定或批准，暫時封閉現已或將會建於該地段連接「擬建行人天橋」的任何一座或多座建築物的通道口。暫時封閉通道口涉及的所有必要維修工程將由「承批人」負責(不包括「財政司司長法團」，僅此而已)，此外並須令「署長」滿意；

(vi) 在本文協定整個批租年期內，「承批人」應時刻遵從「署長」制訂的任何規定准許公眾免費及自由地通過該地段或其任何部分或該處任何建築物或部分建築物或部分建築物通行、往返、出入、上落及行經附屬或從屬於該處的「擬建行人天橋」及「擬建行人天橋相關結構」，藉此往返該地段的公用地方和往返該地段及毗鄰地段與「政府」官地外的地面公共行人路，以作所有合法用途。

「公契」之相關條款：

「主公契」B節之「行人天橋相關結構」釋義

「**行人天橋相關結構**」指按照「批地文件」第(53)(a)條批地特別條款規定興建的構築物；

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」「第二附錄」第II部分第2(b)條

「經理人」有權獨自或聯同測量師、工人及其他人等為執行「署長」指定建於「該土地」上任何一座或多座建築物所有必要工程暫時關閉該等建築物通道口，以根據「批地文件」第(53)條批地特別條款規定在上述建築物接駁行人通道、隧道或行人天橋或「行人天橋相關結構。「經理人」執行此等工程時應以書面通知「業主」施工期間不可使用「該土地」及「發展項目」的範圍或其上任何部分，「業主」應遵從有關通知書的規定。惟工程概不可阻礙「政府樓宇」之出入通行權或影響完善使用及享用「政府樓宇」。

「主公契」I節第1(b)(vii)條

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗鬆粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

「主公契」J節第1(d)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(d) 修理、維修、清潔、塗鬆粉飾或以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構和外立視面或其任何部分的費用，以及更換位於該處本「公契」或任何「副公契」並無指定個別一名或一組「業主」但須要負責的破爛門窗玻璃的費用；

在切實可行範圍內盡量顯示「擬建行人天橋相關結構」位置之圖則已載於本節末頁。(見圖一)

7. 「24小時行人走道」

「批地文件」第(53)(b)條批地特別條款訂明，「承批人」應以「署長」滿意的方式維修「24小時行人走道」，以保持其維修充足及狀態良好。

「批地文件」之相關條款：

第(53)(b)(iii)、(iv)及(v)條批地特別條款

(iii) 「承批人」(不包括「財政司司長法團」，僅此而已)應在本文協定的整個批租年期內自費維修本批地特別條款訂明須提供的分段行人路或行人道(連同該處之樓梯、斜路、照明裝置及自動扶梯)，以保持其充足維修及良好狀態，令「署長」滿意；

(iv) 「承批人」應自費以「署長」全面滿意的方式提供一條內淨闊度為不少於4.5米的有蓋行人道，以連接「擬建行人天橋」及「有蓋行人天橋」(釋義以批地文件第(54)(a)條批地特別條款所訂為準)；

(v) 「承批人」應在本文協定的整個批租年期內保持本批地特別條款(b)(iv)款訂明須提供的行人走道每日24小時開放予公眾使用，以便公眾免費及暢通無阻地通行；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(iii)條

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24小時有蓋行人走道(「批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部分。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此等部分：

(1) 不納入任何「發展期」邊界範圍內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及
(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E節第8(e)條
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I節第1(b)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處的外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但「本公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植，移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J節第1(d)及(z)條
1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部分的費用，以及更換位於該處但本「公契」或任何「副公契」並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

「副公契」B節之「第IV期公用地方」及「第IV期有蓋行人走道」釋義：

「**第IV期公用地方**」指擬供「第IV期」多個組成部份各「業主」共用而非僅單一組成部份「業主」專用的「第IV期」地方，即「第IV期停車場」及「第IV期住宅發展項目」，其中包括但不限於「第IV期有蓋行人走道」、「第IV期」的「減噪措施」、地下行人路、行車道、行人徑、往地盤N的行人通道、往地盤N的行人通道之環保天台；有蓋園景美化地方；綠化地方；入口、大堂、櫃檯、不可通行的中空、電梯槽、 天台、簷篷、樓梯、斜路、樓梯平台、走廊及通道；緊急救援車輛通道、停車上落處、街道消防栓泵房、總錶房、煤氣錶房、防煙大堂、地區電訊及廣播器材室、水錶櫃、緊急發電機房、泵房、變壓器房、電掣房、消防控制室、燃料缸房、電錶房、水管槽、保安護衛亭、「第IV期」內機器及設備房和儲物室；排煙口；橫向屏障；於地庫1樓及地庫2樓的空腔牆及該空腔牆的工作蓋板；建於「第IV期」各建築物1樓以下的外牆(包括護欄牆)；建於「第IV期」各建築物的地基及結構項件；「第IV期有蓋行人走道」的枕梁；「第IV期」上或內供看更、管理員或其他聘用於「第IV期」工作各人員使用的辦事處或其他地方；以及「第IV期」內並非「第IV期」個別組成部份「業主」專用之所有其他公眾地方。「第IV期公用地方」在本契約所夾附圖則以黃色、黃色間黑橫線及黃色加黑點顯示，僅供識別用途。

「**第IV期有蓋行人走道**」指根據「批地文件」第(53)(b)(iv)條批地特別條款在「第IV期」興建的有蓋行人走道，而該有蓋行人走道在「第IVA期」內於截至本契約日期的「核准圖則」下獲批准的位置在本契約所夾附圖顯示，僅供識別用途。

「副公契」第二附錄第I部份第4(a)條
受「批地文件」條款的限制，公衆人士每日24小時免費及暢通無阻地前往、通越及再通越「第IV期有蓋行人走道」的權利。

在切實可行範圍內盡量顯示「24小時行人走道」位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

8. 「有蓋行人天橋」

「批地文件」第(54)條批地特別條款訂明，「承批人」(不包括「財政司司長法團」，僅此而已)應以「署長」全面滿意的方式管理和維修「有蓋行人天橋」，以保持其充足維修及良好狀態，並時刻提供照明，直至「有蓋行人天橋」根據第(54)(h)條批地特別條款交還「政府」為止。

「批地文件」之相關條款：

第(54)條批地特別條款
(f) 「承批人」(不包括「財政司司長法團」，僅此而已)應自費以「署長」全面滿意的方式管理和維修「有蓋行人天橋」，以保持其充足維修及良好狀態，並時刻提供照明，直至「有蓋行人天橋」根據本批地特別條款(h)款交還「政府」為止；

(h) 「承批人」(不包括「財政司司長法團」，僅此而已)必須在「署長」通知時將「有蓋行人天橋」或其任何部分交還「政府」，而「政府」毋須向「承批人」支付任何費用或補償，惟「政府」概無責任必須應「承批人」要求收回「有蓋行人天橋」或其任何部分，「政府」可在其視為恰當的時間才收回「有蓋行人天橋」。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(iii)條

(8)(c)儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24小時有蓋行人走道「(批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部交通系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部分。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此等部分：

(1) 不納入任何「發展期」邊界範圍內；
(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部分；及
(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部分。

「主公契」E節第8(e)條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I節第1(b)(xvi)條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J節第1(z)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者「)業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」) 和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「有蓋行人天橋」位置之圖則已載於本節末頁。(見圖一)

9. 往返「室內康樂中心」之地方

「批地文件」第(66)條批地特別條款訂明，「承批人」應在將軍澳市地段第70號A段的「室內康樂中心」投入服務後允許公眾完全免費地自由通行、進出、往返及通越將軍澳市地段第70號餘段，以便出入「室內康樂中心」。

「批地文件」之相關條款：

第(66)條批地特別條款

(b) 「室內康樂中心」投入服務後，「承批人」應允許公眾自由及完全免費地進入、行經及往返該地段「餘段」，以便出入「室內康樂中心」；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行

車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第18條：
「業主」應在「政府」通知時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處任何建築物的所有用途。茲「經理人」現獲例外保留本「公契」「第二附錄」第II部分第2(e)條具體訂明之權利，「港鐵」則獲例外保留本「公契」「第二附錄」第II部分第3(z)條具體訂明之權利，以便授予上述的通行權、地役權或準地役權、支撐權和輸送供應各服務與設施。然而，「經理人」及「港鐵」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第II部分第2(e)條：
儘管本「公契」另有任何規定，「經理人」有權在「政府」要求時按「政府」要求，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物及搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處任何建築物的所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須彼等同意或批准，此外並可獨自以「經理人」的名義就此簽署或訂立任何相關文件，而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益的人士為締約方。然而，倘「政府樓宇」直接受影響「(政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定「) 政府」認為有需要，作為「政府樓宇」「業主」的「財政司司長法團」有權與「經理人」聯合訂立及簽署或執行任何必要文件，以行使本款所訂「經理人」擁有之權利。再者，「經理人」授予上述通行權、地役權或準地役權、支撐權和輸送供應各服務與設施時概不可妨礙「政府樓宇」的使用與享用。

「主公契」「第二附錄」第II部分第3(z)條：
茲毋損「批地文件」第5條批地一般條款之規定，每名「業主」現與「港鐵」協議，本文賦予「港鐵」之契諾、權利、自由權、特權、權益、保留原權益及保留新權益為對每名「業主」及其各自繼承人與受讓人約束，只要「港鐵」仍為任何「份數」之實益擁有人，此等契諾、權利、自由權、特權、權益、保留原權益及保留新權益將與「該土地」及「發展項目」和相關權益共存(附加於「港鐵」與「買方」所訂「轉讓契約」保留的任何其他權利)。「港鐵」具專有及不受限制之權利，隨時及不時按其絕對自由酌情為恰當作出以下所有或任何行為或事項，及/或行使所有或任何以下權利、自由權、特權、權益，而毋須接受任何其他「業主」、「經理人」或擁有「該土地」及「發展項目」權益之其他人士為締約方，亦毋須按彼等同意或批准(除非本「公契」另行訂明)，但仍需遵從本「公契」及「批地文件」所賦予「財政司司長法團」之權利、地役權及特權，而且概不可影響或妨礙「財政司司長法團」擁有之此等權利、地役權及特權，此外亦不可在「政府樓宇」外牆安裝或裝設任何煙囪、排煙管、水管或其他結構或設施：--

(z) 有權在「政府」要求時按「政府」規定，於「批地文件」生效期內免費授予將軍澳市地段第70號A段各業主及彼等之繼承人、受讓人、傭僕、代理、受許可人、租客及合法佔用人(與所有其他具有同等權利之人等共享)所有必要通行權、地役權或準地役權(包括但不限於使用任何道路、通道、行人徑、行人道、行人天橋、隧道、花園、休憩用地、明渠及下水道、污水處理裝置及設施、垃圾收集及處理地方與設施、排水系統及氣體、食水、電力儲存、變壓及供應系統之權利)及支撐權，以及透過現已或將會鋪設於「該土地」或該處任何建築物、構築物和搭建物或其任何部分內、上、下或經越該處的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道、水道及其他導體輸送煤氣、電力、水、污物、排水、空氣、煙霧或其他污水，以及供應電話線、冷卻水及其他服務，以作關乎完善使用與享用將軍澳市地段第70號A段及現已或將會建於該處任何建築物之所有用途，而毋須諮詢任何「業主」或其他擁有「發展項目」或其任何部分權益的人士，亦毋須獲彼等同意或批准。此外亦可獨自以「港鐵」之名義就此簽署或訂立任何相關文件，而毋須接受其他「業主」或其他擁有「發展項目」或其任何部分權益之人士為締約方。然而，倘「政府樓宇」直接受影響(「政府樓宇」是否直接受影響由「政府產業署署長」全權酌情決定)或「政府」認為有需要，作為「政府樓宇」「業主」之「財政司司長法團」有權與「港鐵」聯合簽署或訂立任何必要文件，以執行本款所訂「港鐵」擁有之權利。

在切實可行範圍內盡量顯示「室內康樂中心」出入地方位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

10. 「棕色範圍」

「批地文件」第(99)條批地特別條款訂明，「承批人」應以「署長」全面滿意的形式保養、管理、維修及修理「棕色範圍」，以保持其維修充足及狀態良好，直至「棕色範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據第(99)(c)條批地特別條款交回「政府」為止。

「批地文件」之相關條款：

第(99)條批地特別條款

(a) 「承批人」應：
(ii) 自費以「署長」全面滿意的形式保養、管理、維修及修理「棕色範圍」，以保持其充足維修及良好狀態，直至「棕色範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務根據本批地特別條款(c)款交回「政府」為止。

「公契」之相關條款：

「主公契」B節之「外圍地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」。

「主公契」E節第8(c)(i)條：

(8)(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(i) 根據「批地文件」第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條批地特別條款分別於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：

香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I節第1(a)條：

遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶之任何事項。

「主公契」I節第1(b)(xvi)條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I節第4(b)條：

「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J節第1(z)條：

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「棕色範圍」位置之圖則已載於本節末頁。(見圖一)

11. 「黃色間黑斜線範圍」

「批地文件」第(100)條批地特別條款訂明，「承批人」應以「署長」全面滿意的形式保養、管理、維修及修理「黃色間黑斜線範圍」，以保持其充足維修及良好狀態，直至「黃色間黑斜線範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據第(100)(c)條批地特別條款交回「政府」為止。

「批地文件」之相關條款：

第(100)條批地特別條款

(a) 「承批人」應：

(ii) 自費以「署長」全面滿意的形式保養、管理、維修及修理「黃色間黑斜線範圍」，以保持其充足維修及良好狀態，直至「黃色間黑斜線範圍」或其任何部分連同於該處提供及安裝的所有構築物及服務之佔管權根據本批地特別條款(c)款交回「政府」為止。

「主公契」之相關條款：

「主公契」B節之「外圍地方」釋義：

「**外圍地方**」指「該土地」「承批人」(釋義以「批地文件」所訂為準)必須遵照「批地文件」之條款進行園景美化、保養、管理、維修、清潔或修理之「該土地」邊界以外任何地方(除非「批地文件」訂明「港鐵」作為「該土地」原承批人必須遵守和履行本項責任而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(99)及(100)條批地特別條款和不時修訂或修改條文分別訂明的「黃色範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(c)(i)條：

⑻(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔保養、管理、修理及維修以下地方與設施的費用及其保險保費：

(i) 根據「批地文件」第(7)(f)(ii)、(8)(b)(vi)、(9)(b)、(99)(a)(ii)及(100)(a)(ii)條批地特別條款分別在「批地文件」第(7)、(8)、(99)及(100)條批地特別條款界定的「黃色範圍」、「粉紅色間綠斜線範圍」及「粉紅色間綠斜線加黑點範圍」、「綠色加黑點範圍」、「綠色範圍」、「綠色間黑斜線加黑點範圍」、「綠色間黑斜線範圍」(包括該處之護土牆)、「綠色間黑十字線範圍」、「棕色範圍」及「黃色間黑斜線範圍」；

「主公契」E節第8(e)條：

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積「(已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：

香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」和提供服務。

「主公契」I節第1(a)條：

遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」之規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部分及「外圍地方」作出所有必要或必需事項及事宜，以便管理「該土地」及「非車站發展項目」相關部分、「外圍地方」和該處合理連帶的任何事項。

「主公契」I節第1(b)(xvi)條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」I節第4(b)條：

「經理人」或如無「經理人」則「業主立案法團」或「發展項目業主委員會」主席，有權代表「該土地」全體「業主」接收「政府」發出的收回「外圍地方」或其任何部分佔管權通告或通知書，並根據「批地文件」將「外圍地方」或其任何部分交還「政府」。

「主公契」J節第1(z)條：

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者「) 業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「黃色間黑斜線範圍」位置之圖則已載於本節末頁。(見圖一)

12. 「內部運輸系統」

根據「批地文件」第(60)條批地特別條款規定，「承批人」必須在該地段內興建供行人和車輛流通的「內部運輸系統」及提供「署長」要求的街燈，並必須以「署長」滿意的方式運作、管理和維修「內部運輸系統」及作出交通管理安排，以及維持街燈照明。

「批地文件」之相關條款：

第(60)條批地特別條款

(a) 「承批人」必須以「署長」全面滿意的方式，自費在該地段內一個或多個地點的任何樓層建造一個道路系統，包括道路、行人天橋、行人道、樓梯、單車徑、載客電梯、扶手電梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」要求為準(以下統稱「內部運輸系統」)，以供行人及車輛流通，包括但不限於運輸署署長指定之的士、專營巴士、公共小巴及旅遊巴士。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「內部運輸系統」不會連計在內；

(b) 遵從運輸署署長及警務處處長不時作出的指示，以及「政府」與「承批人」現已或將會訂立之任何營運、管理及維修協議，以及現行和未來法例以「附例」訂明的授權，「承批人」(惟不包括「財政司司長法團」)可按其視為必要而運作、管理及維修「內部運輸系統」及作出交通管理安排，包括架設交通標誌及交通燈號，以遵守此等批地條款，惟本條規定概不構成分授任何條例下任何法定權力或責任；

(c) 「承批人」(惟不包括「財政司司長法團」) 必須自費以「署長」全面滿意的方式在「內部運輸系統」內提供「署長」要求的街燈，並於本文協定批授的整個年期內自費為「內部運輸系統」提供照明及維持照明充足，以令「署長」滿意。倘「承批人」不履行本條所訂的任何責任，「政府」可自行提供街燈及保持「內部運輸系統」照明充足，費用由「承批人」承擔。「承批人」必須在接獲通知時向「政府」支付「署長」釐定的費用；

(d) 「承批人」應允許該地段各「不分割份數」業主及彼等授權的其他人等或受讓人於任何時間不論駕車與否免費通行及進出本批地特別條款(a)款所訂各道路、後巷、行人路、行人天橋、行人道、樓梯及單車徑，以及往返「任何地盤」，以作任何合法用途；

(f) 「承批人」必須自費在「署長」批准的地點或位置提供和維持緊急救援車輛通道，以供緊急救援車輛進出該地段；

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」釋義：
「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部份，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；任何管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「主公契」E節第8(c)(iii)條：
8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用與保險保費：

(iii) 24小時有蓋行人走道(「批地文件」第(53)(b)(iv)條批地特別條款所載)、「有蓋行人天橋」(釋義以「批地文件」第(54)(a)條批地特別條款所訂為準)、「內部運輸系統」(釋義以「批地文件」第(60)(a)條批地特別條款所訂為準)、緊急救援車輛通道(「批地文件」第(60)(f)條批地特別條款所載)及「照明系統」(釋義以「批地文件」第(60)(g)條批地特別條款所訂為準)各部份。「批地文件」第(53)(b)(iii)、(54)(f)、(60)(b)、(60)(f)及(60)(g)(i)條批地特別條款分別訂明，此等部份：

(1) 不納入任何「發展期」邊界範圍內；

(2) 不屬於「住宅發展項目公用地方」或「住宅發展項目公用服務與設施」一部份；及

(3) 不屬於「第一期額外期公用地方」或「第一期額外期公用服務與設施」一部份。

「主公契」E節第8(e)條
「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部份建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」的比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」H節第1(a)條：
香港鐵路有限公司現獲委任而其亦接受擔任「發展項目」之「經理人」，以依照本「公契」之規定、條款與規章管理整體「非車站發展項目」及「外圍地方」整體和提供服務。

「主公契」I節第1(a)條：
遵從《建築物管理條例》之條款規定，「經理人」有權按照本「公契」規定，代表全體「業主」就任何已獲發「佔用許可證」的「非車站發展項目」的任何部份及「外圍地方」作出所有必要或必需的行動與事項，以便管理「該土地」及「非車站發展項目」相關部份、「外圍地方」和該處合理連帶之任何事項。

「主公契」I節第1(b)條：
1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(vii) 修理、維修、清潔、塗髹粉飾或以其他適當方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外牆結構和該處之外立視面、外牆(已轉讓予個別「業主」的外牆除外)及天台(已轉讓予個別「業主」的天台除外)，以及更換位於該處但本「公契」、任何「副公契」或「分副公契」之條款並無指定任何「業主」須要負責的破爛門窗玻璃，惟概不可影響架設於「政府樓宇」外牆的任何招牌或廣告。

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人的「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋，此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及滲漏污水。

「主公契」J節第1(d)及(z)條：
1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站

發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：-

(d) 修理、維修、清潔、塗髹粉飾及以其他方式護理或裝修建於「非車站發展項目」上或內的任何建築物及其他構築物的結構及外立視面或其任何部份的費用，以及更換位於該處但本「公契」或任何「副公契」的條款並無指定個別一名或一組「業主」須要負責的破爛門窗玻璃的費用；

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「內部運輸系統」位置之圖則已載於本節末頁。(見圖一至圖二十七，及圖二十九至圖三十四)

關於上述B段所述的設施及休憩用地，此等設施或休憩用地必須由「發展期」住宅物業各業主自費管理、運作或維修，而該等業主應透過相關住宅物業應攤付的管理開支按比例分擔管理、運作或維修此等設施或休憩用地的費用。

C. 「批地文件」指定由「期數」住宅物業業主付費管理、運作或維修供公眾使用的休憩用地之面積

「批地文件」訂明由「發展期」住宅物業業主付費管理、運作或維修供公眾使用的休憩用地之面積為不少於2.3公頃。

「批地文件」之相關條款：

第(52)(a)(ii)、(b)及(c)條批地特別條款

(a) 「承批人」應自費按照「核准建築圖則」及「核准園景美化建議書」，以「署長」全面滿意的方式興建、建造、提供、園景美化及嗣後維修以下設施，以保持其充足維修及良好狀態：

(ii) 現已或將會在該地段及「黃色範圍」內按「署長」規定提供的若干公眾休憩用地，總面積不少於2.3公頃(以下簡稱「**公眾休憩用地**」)。「承批人」應在「公眾休憩用地」進行園景美化工程，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢樹木和建造單車徑，並於「黃色範圍部分之出入通行權」(根據第(7)(l)條批地特別條款)的終止日起計24個曆月內或「署長」指定的其他日期建成並適宜使用。「公眾休憩用地」的動態及靜態康樂用途比率為2比3，須按「署長」規定定址、平整、保養、園景美化、植披、處理並提供設備與設施，以令「署長」全面滿意。「署長」就何謂動態及靜態康樂用途所作的決定將作終論並對「承批人」約束；

(b) 遵從本文第(7)(h)(ii)條批地特別條款規定，於本文協定的整個年批租期內，「承批人」須自費維修「公眾休憩用地」及「鄰舍休憩用地」，以保持其充足維修及良好狀態，令「署長」全面滿意；及

(c) 「公眾休憩用地」將免費開放(除非事前獲康樂及文化事務署署長書面批准除外)予公眾作任何性質的合法用途。

「公契」之相關條款：

「主公契」B節之「非車站發展項目公用地方」及「公眾休憩用地」釋義

「**非車站發展項目公用地方**」指擬供「非車站發展項目」「業主」公用而非個別「發展期」任何「業主」專享的「非車站發展項目」部分，其中包括但不限於引路、私家街、道路、行車道、里巷、行人徑、行人走道、行人天橋；入口、大堂、樓梯、斜路、樓梯平台、走廊及通道；垃圾儲存室；污水處理房、機房、泵房、變壓器及電掣房、機器及設備房和儲物室；建於「非車站發展項目」內各建築物的地基及構築物(不包括任何從屬於個別「單位」的結構柱和「單位」內的任何結構柱)；「公眾休憩用地」；經核准園景美化總綱圖則所示的地標式建築物；管理處(如有者)及「非車站發展項目」內或上供「發展項目業主委員會」、「業主立案法團」、看更、管理員或其他受聘於「非車站發展項目」工作的各人員使用之辦事處或其他處所；安裝或使用天線廣播分導或電訊網絡設施的地方，以及「非車站發展項目」範圍內並非個別「發展期」任何「業主」專用之所有其他公眾地方(但不包括「住宅發展項目公用地方」和附屬於個別「發展期」「公用地方」而現已或將會於專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的地方)。「非車站發展項目公用地方」將在專為任何「發展期」訂立的「副公契」、「分副公契」或「分割契約」所夾附圖則具體界定，又或於根據本「公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明；

「**公眾休憩用地**」指「發展項目」或任何毗連土地的指定部分，包括根據「批地文件」第(52)(a)(ii)條批地特別條款規定建造並不時在該處提供的任何公眾康樂設施，此等範圍不時在「核准圖則」註明作有關用途。

「主公契」E節第8(c)(ii)條：

8(c) 儘管本節第8(a)條另有任何規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔以下地方及設施的保養、管理、修理、維修費用及其保險保費：

(ii) 「公眾休憩用地」；

「主公契」E節第8(e)條

「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據本節第8(c)及8(d)條分擔保養、管理、修理、維修費用與保險保費，計算基準為「車站綜合大樓」之建築樓面總面積(即127,000平方米)連同「專用地方」(如有者)之建築樓面總面積(統稱「車站綜合大樓及專用地方建築樓面總面積」)佔「非車站發展項目」所有現已落成部分建築樓面總面積(「已落成非車站發展項目建築樓面總面積」)加「車站綜合大樓及專用地方建築樓面總面積」之比例，而於任何情況下比例概不可少於5.1%。就此條而言，「專用地方建築樓面總面積(如有者)」指「專用地方」(如有者)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然；而「已落成非車站發展項目建築樓面總面積」則指經相關以「發展期」「認可人士」核證之當時已落成「住宅樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積和當時已落成的「商業樓宇」(釋義以「批地文件」所訂為準)的實際建築樓面總面積，不論根據《建築物條例》或「批地文件」該樓面總面積是否應計亦然。

「主公契」I節第1(b)(xvi)條：

1(b) 茲毋損前文之一般規定，「經理人」具有以下權力與職責：

(xvi) 檢驗、保養、管理、維修、清潔、修理和園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外，而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍和有蓋行人天橋。此外並須實施根據「批地文件」第(90)條批地特別條款批核的建議書，以處理任何潛在堆填區氣體及污水滲漏。

「主公契」J節第1(z)條

1. 「經理人」因管理「非車站發展項目」及/或「外圍地方」和執行其任何職責或行使任何權力所招致之必要及合理費用、收費與開支包括但不限於以下各項，此等費用由「非車站發展項目」「業主」按照本文所訂方式支付，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)「業主」亦須遵照本「公契」E節第8(c)、(d)及(e)條分擔：--

(z) 檢驗、保養、管理、維修、清潔、修理及園景美化(包括但不限於種植、移植及再植灌叢和樹木)(視乎情況而定)位於「該土地」邊界內外而「批地文件」條款訂明「該土地」「承批人」(釋義以「批地文件」所訂為準)必須保養、管理、維修、清潔、修理或園景美化的所有地方(包括「外圍地方」)和在該處安裝及提供的構築物及服務和在該處種植的灌叢樹木(視乎情況而定)之費用(除非「批地文件」已訂明有關責任由身為「該土地」原承批人即「港鐵」本身執行和履行而不涉及其繼承人及受讓人則屬例外)，包括但不限於「批地文件」第(7)、(8)、(9)(a)及(b)、(54)、(99)及(100)條批地特別條款訂明的顏色

範圍和有蓋行人天橋或「政府」另行就此協議或規定的顏色範圍。惟「批地文件」第(9)(c)條批地特別條款所訂的責任乃全歸於「港鐵」；

在切實可行範圍內盡量顯示「公眾休憩用地」位置之圖則已載於本節末頁。(見圖一、圖十六、圖二十二及圖二十八)

關於上述C段所述的休憩用地，此等休憩用地必須由「發展期」住宅物業各業主自費管理、運作或維修，而該等業主應透過相關住宅物業應攤付的管理開支按比例分擔管理、運作或維修此等休憩用地的費用。

D. 劃供公眾作《建築物(規劃)規例》(香港法例第123章附例F)第22(1)條所訂用途的該土地(「期數」所在土地)的任何部分

不適用。

關於上述A、B、C及D段所述供公眾使用的設施、休憩用地及該土地部分，公眾有權遵照「批地文件」規定使用此等設施、休憩用地或該土地部分。

備註：

1. 根據一封由地政總署鐵路發展組於2020年10月14日發出的信件(「**該信件**」)，在香港鐵路有限公司(即擁有人)接納該信件之條款為前提下，批地文件內規定有關以下顏色範圍及政府樓宇完成平整/園景美化或建造(視屬何種情況而定)之日期將被更改如下：

顏色範圍	**於以下日期或之前完成**
「綠色加黑點範圍」	2023年3月31日
「綠色間黑斜線加黑點範圍」(見下方備註4)	2023年3月31日
「綠色間黑十字線範圍」	2021年6月30日
在該地段以北及於圖則I標示為“Elevated Road on Proposed Road L861”的「棕色範圍」	2023年3月31日
「黃色間黑斜線範圍」(見下方備註2及5)	2022年6月30日

政府樓宇	**於以下日期或之前完成**
「永久公共運輸交匯處」	2020年10月15日
「長者社區照顧及支援服務中心樓宇」(見下方備註4)	2023年3月31日
「弱智人士或肢體傷殘人士輔助宿舍」(見下方備註4)	2023年3月31日
「早期教育及訓練中心」(見下方備註4)	2023年3月31日
「公共廁所」	2020年10月15日
「小學」及「中學」(見下方備註6)	2024年6月30日
「足球場」(見下方備註6)	2024年6月30日

香港鐵路有限公司已於2020年11月2日接納該信件之條款，而經香港鐵路有限公司簽署確認之該信件已在土地註冊處以文件摘要編號20110401260017註冊。

2. 根據一封由地政總署鐵路發展組於2021年2月4日向香港鐵路有限公司發出的信件，批地文件內規定完成平整/園景美化「黃色間黑斜線範圍」之時限已進一步延至2023年12月31日或地政總署署長可能批准的其他日期。

3. 根據一封由地政總署鐵路發展組於2021年3月23日向香港鐵路有限公司發出的信件：

   (a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2021年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

   (b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2021年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須建造或提供「足球場」連附屬設施。

4. 根據一封由地政總署鐵路發展組於2023年1月5日發出的信件(「**該封信件**」)，在香港鐵路有限公司(即擁有人)接納該封信件之條款為前提下，批地文件內規定有關以下顏色範圍及政府樓宇完成平整/園景美化或建造(視屬何種情況而定)之日期將被進一步更改如下：

顏色範圍	**於以下日期或之前完成**
「綠色間黑斜線加黑點範圍」	2023年9月30日

政府樓宇	**於以下日期或之前完成**
「長者社區照顧及支援服務中心樓宇」	2023年9月30日
「弱智人士或肢體傷殘人士輔助宿舍」	2023年9月30日
「早期教育及訓練中心」	2023年9月30日

香港鐵路有限公司已於2023年1月16日接納該封信件之條款，而經香港鐵路有限公司簽署確認之該封信件將在土地註冊處註冊。

5. 根據一封由地政總署鐵路發展組於2023年10月11日向香港鐵路有限公司發出的信件，批地文件內規定完成平整/園景美化「黃色間黑斜線範圍」之時限已進一步延至2024年6月30日或地政總署署長可能批准的其他日期。

6. 根據一封由地政總署鐵路發展組於2023年12月6日發出的信件(「**前述信件**」)，在香港鐵路有限公司(即擁有人)接納前述信件之條款為前提下，批地文件內規定有關以下政府樓宇完成建造之日期將被進一步更改如下：

政府樓宇	**於以下日期或之前完成**
「小學」	2027年6月30日
「中學」	2027年6月30日
「足球場」	2027年6月30日

香港鐵路有限公司已於2024年1月2日接納前述信件之條款，而經香港鐵路有限公司簽署確認之前述信件將在土地註冊處註冊。

7. 根據一封由地政總署鐵路發展組於2023年12月7日向香港鐵路有限公司發出的信件：

   (a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2024年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

   (b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2024年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須建造或提供「足球場」連附屬設施。

8. 根據一封由地政總署鐵路發展組於2024年12月31日向香港鐵路有限公司發出的信件：

   (a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

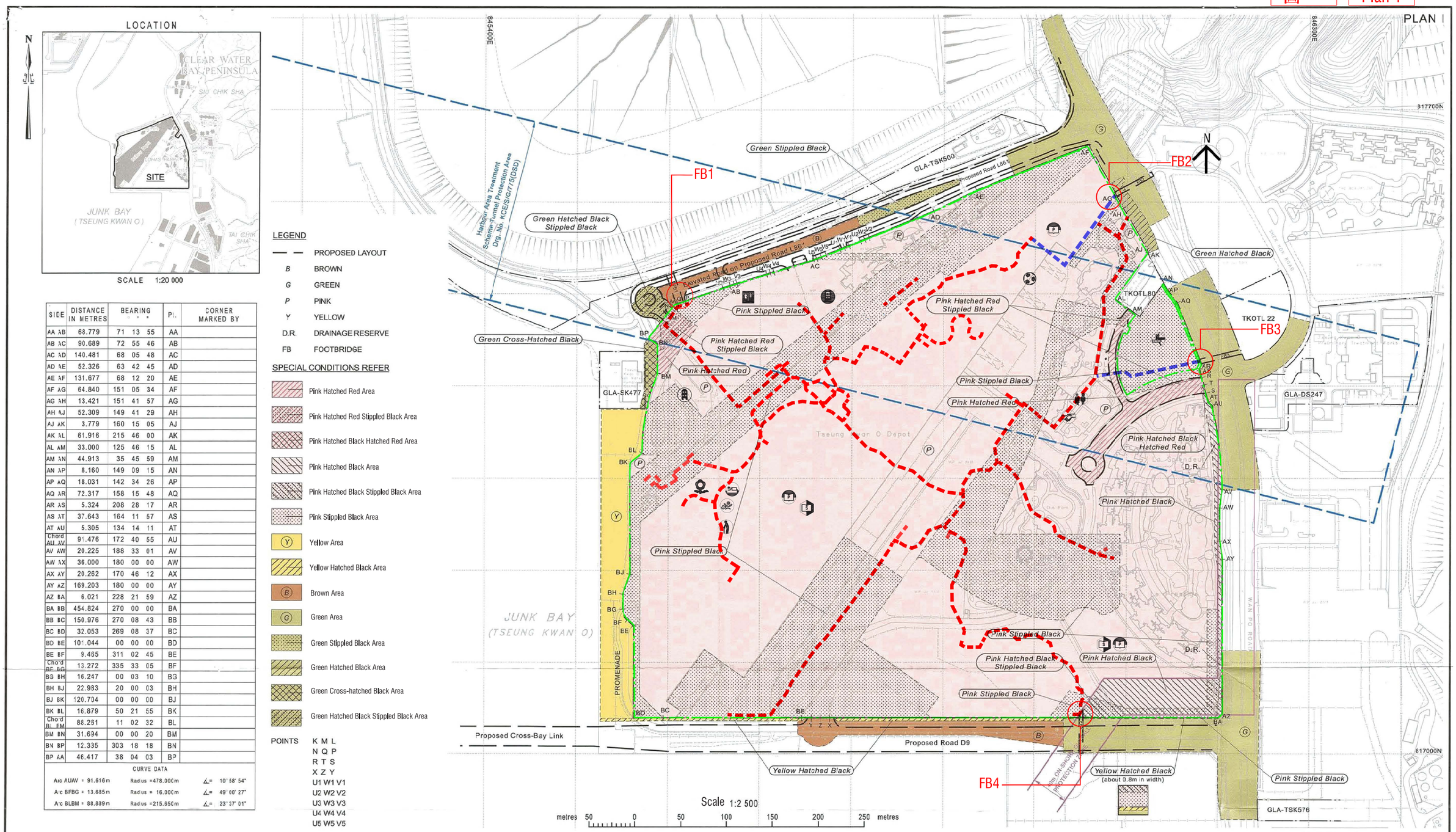
   (b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2025年12月31日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第(17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

9. 根據一封由地政總署鐵路發展組於2025年12月31日向香港鐵路有限公司發出的信件：

   (a) 根據第(17)(a)(x)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行有關提供「小學」及「中學」的責任。

   (b) 根據第(17)(a)(xi)條批地特別條款，「承批人」在接獲「署長」於2027年6月30日或「署長」全權酌情指定的其他日期或之前發出相關書面通知後，便毋須履行建造及/或提供第(17)(a)(xi)條批地特別條款訂明的「足球場」的責任。

圖 一 Plan 1



SIDE	DISTANCE IN METRES	BEARING			P.I.	CORNER MARKED BY
AA AB	68.779	71	13	55	AA	
AB AC	90.689	72	55	46	AB	
AC AD	140.481	68	05	48	AC	
AD AE	52.326	63	42	45	AD	
AE AF	131.677	68	12	20	AE	
AF AG	64.840	151	05	34	AF	
AG AH	13.421	151	41	57	AG	
AH AJ	52.309	149	41	29	AH	
AJ AK	3.779	160	15	05	AJ	
AK AL	61.916	215	46	00	AK	
AL AM	33.000	125	46	15	AL	
AM AN	44.913	35	45	59	AM	
AN AP	8.160	149	09	15	AN	
AP AQ	18.031	142	34	26	AP	
AQ AR	72.317	158	15	48	AQ	
AR AS	5.324	208	28	17	AR	
AS AT	37.643	164	11	57	AS	
AT AU	5.305	134	14	11	AT	
Chord AU AV	91.476	172	40	55	AU	
AV AW	20.225	188	33	01	AV	
AW AX	36.000	180	00	00	AW	
AX AY	20.262	170	46	12	AX	
AY AZ	169.203	180	00	00	AY	
AZ BA	6.021	228	21	59	AZ	
BA BB	454.824	270	00	00	BA	
BB BC	150.976	270	08	43	BB	
BC BD	32.053	269	08	37	BC	
BD BE	101.044	00	00	00	BD	
BE BF	9.465	311	02	45	BE	
Chord BF BG	13.272	335	33	05	BF	
BG BH	16.247	00	03	10	BG	
BH BJ	22.983	20	00	03	BH	
BJ BK	120.704	00	00	00	BJ	
BK BL	16.879	50	21	55	BK	
Chord BL BM	86.281	11	02	32	BL	
BM BN	31.694	00	00	20	BM	
BN BP	12.335	303	18	18	BN	
BP AA	46.417	38	04	03	BP	

CURVE DATA

Arc AUAV = 91.616m	Radius =478.000m	△=	10° 58' 54"
Arc BFBG = 13.685m	Radius = 16.000m	△=	49° 00' 27"
Arc BLBM = 88.889m	Radius =215.550m	△=	23° 37' 01"

COLOURED PINK, PINK HATCHED BLACK, PINK HATCHED RED, PINK HATCHED BLACK HATCHED RED, PINK STIPPLED BLACK, PINK HATCHED RED STIPPLED BLACK AND PINK HATCHED BLACK STIPPLED BLACK AREA 326 751 SQUARE METRES (ABOUT)

Height information shown on this plan should be verified before use

FOR IDENTIFICATION PURPOSES ONLY

Railway Development Section
Lands Department

Plan Prepared by Railway Development Survey Unit

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註冊摘要編號 M/N:17012300360016 A0C

TSEUNG KWAN O TOWN LOT No. 70

File No. RDU/PJT/9/4/1 V
Survey Sheet No. 12-SW-1A, 1B 1C & 1D
Layout Plan No. --------
Reference Plan. No. SK6376-D(MP)(PLAN I)
PLAN No. RD1223-D

Legend 圖例

Yellow Area
黃色範圍

Yellow Hatched Black Area
黃色間黑斜線範圍

Brown Area
棕色範圍

Green Area
綠色範圍

Green Stippled Black Area
綠色加黑點範圍

Green Hatched Black Area
綠色間黑斜線範圍

Green Cross-hatched Black Area
綠色間黑十字線範圍

Green Hatched Black Stippled Area
綠色間黑斜線加黑影範圍

FB1 Covered Footbridge
有蓋行人天橋

Future Footbridge Associated Structures
擬建行人天橋相關結構

Community Hall
社區會堂

Permanent PTI
永久公共運輸交匯處

Temporary PTI
臨時公共運輸交匯處

Centre for Community
Care and Support Services for the Elderly
長者社區照顧及支援服務中心

Supported Hostel for
Mentally or Physically Handicapped Persons
弱智人士或肢體傷殘人士輔助宿舍

Integrated Children and Youth Services Centre
綜合青少年服務中心

Early Education and Training Centre
早期教育及訓練中心

Public Toilet
公共廁所

Primary Schools
小學

Secondary Schools
中學

Soccer Pitch
足球場

Indoor Recreation Centre
室內康樂中心

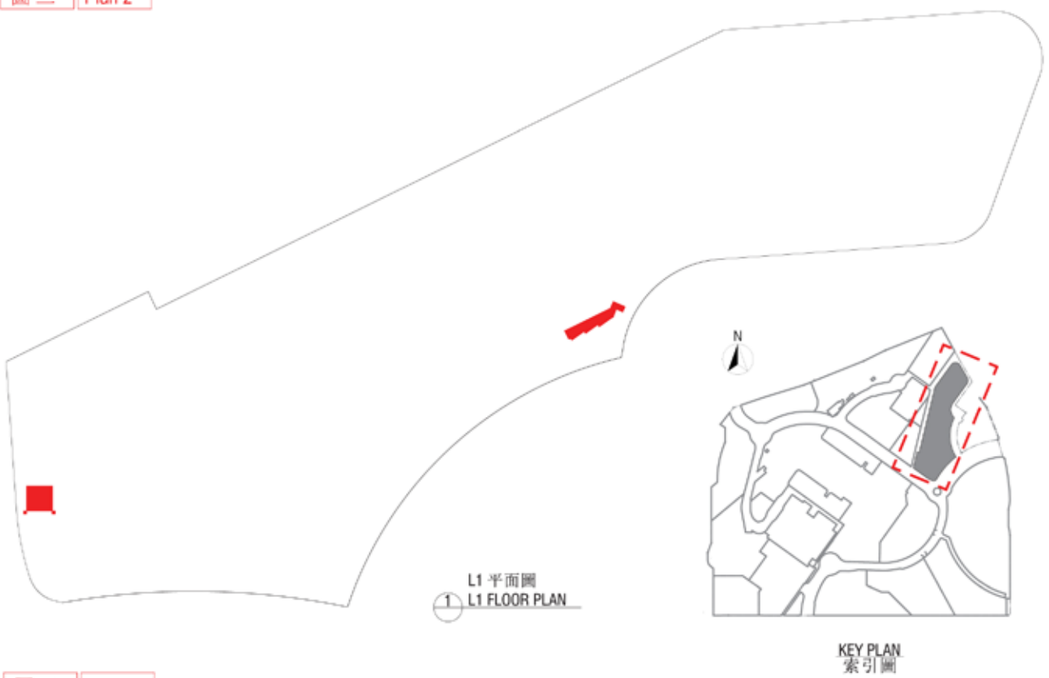
Public Open Space (including Yellow Area) with a total area of
not less than 2.3 hectares
公眾休憩用地(包括黃色範圍)，總面積不少於2.3公頃

Boundary of the Development
本發展項目邊界

As-Built 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from the Indoor Recreation Centre
已建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

Proposed 24-hours Pedestrian Walkway or Internal Transport System and
Area for Access to and from the Mass Transit Railway Station and
Area for Access to and from the Indoor Recreation Centre
擬建之24小時行人走道或內部交通系統及往返「港鐵車站」
之地方及往返「室內康樂中心」之地方

圖二 Plan 2



圖三 Plan 3



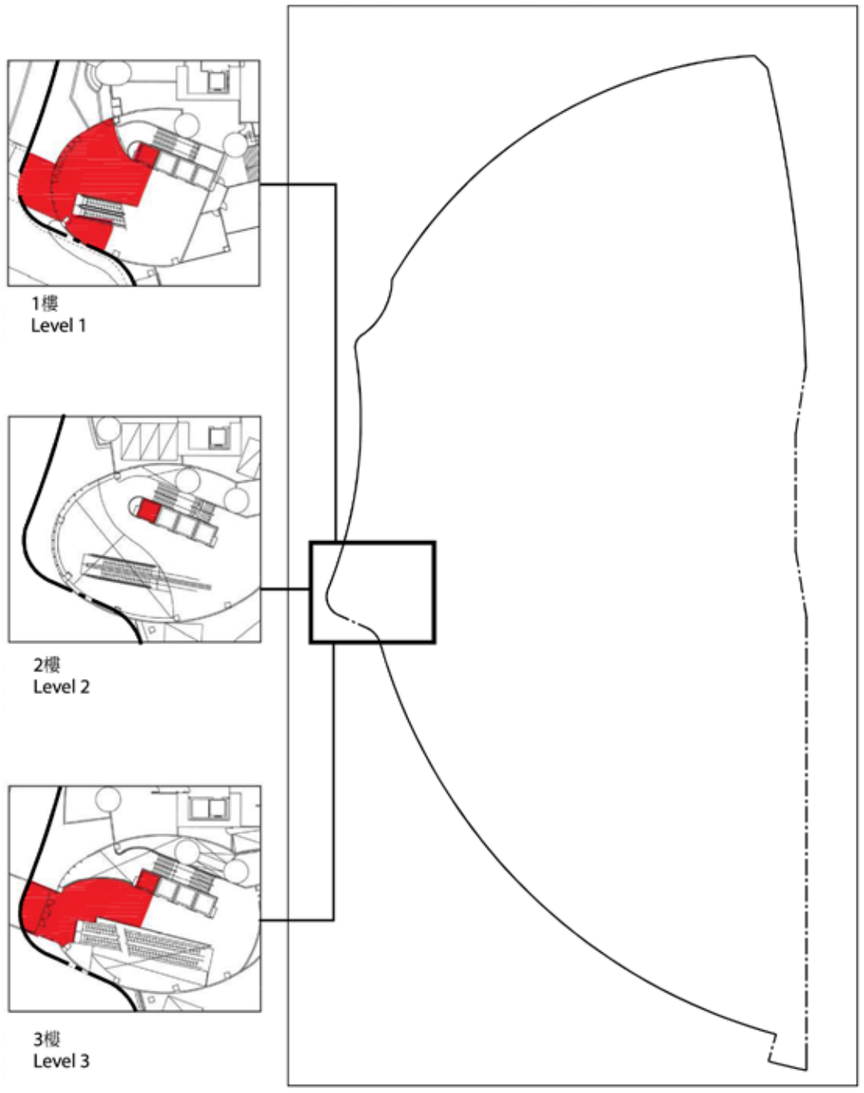
圖四 Plan 4

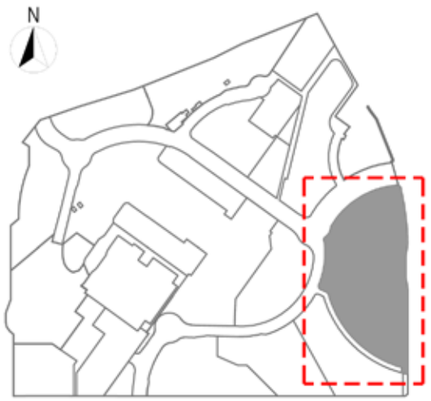


Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖 五 Plan 5





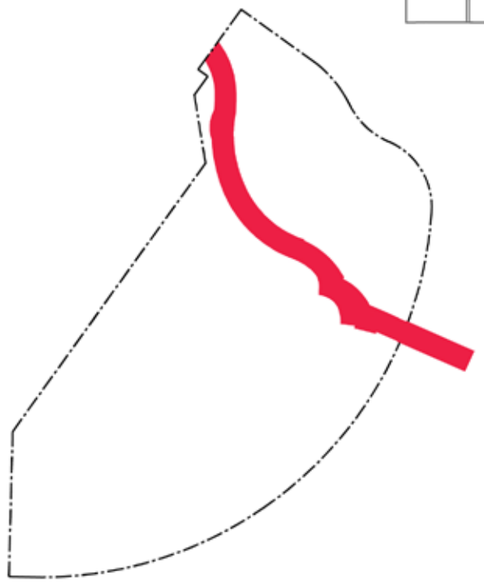
KEY PLAN
索引圖

0 5 10 15 20
METERS 米

圖 六 Plan 6



KEY PLAN
索引圖

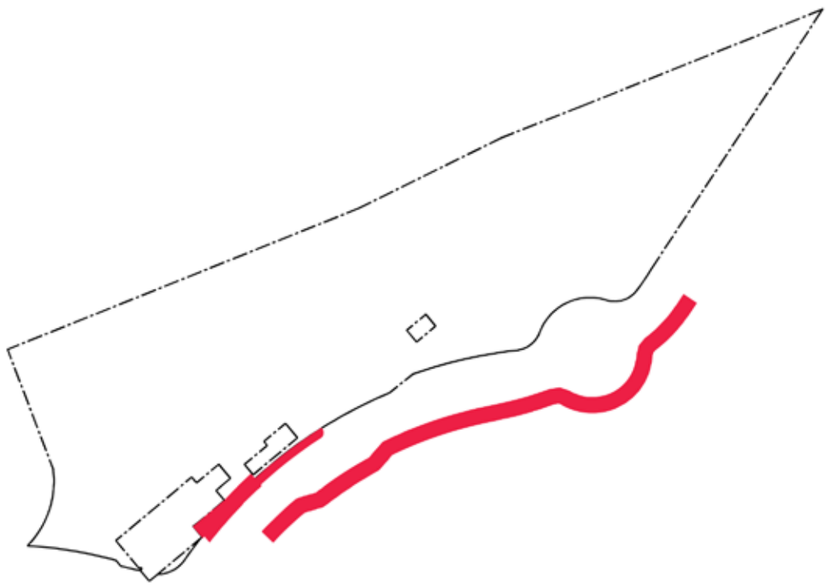


0 5 10 15 20
METERS 米

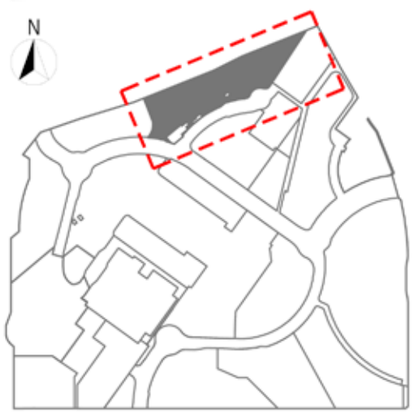
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖七 Plan 7



0 20 40 60
METERS 米



KEY PLAN
索引圖

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

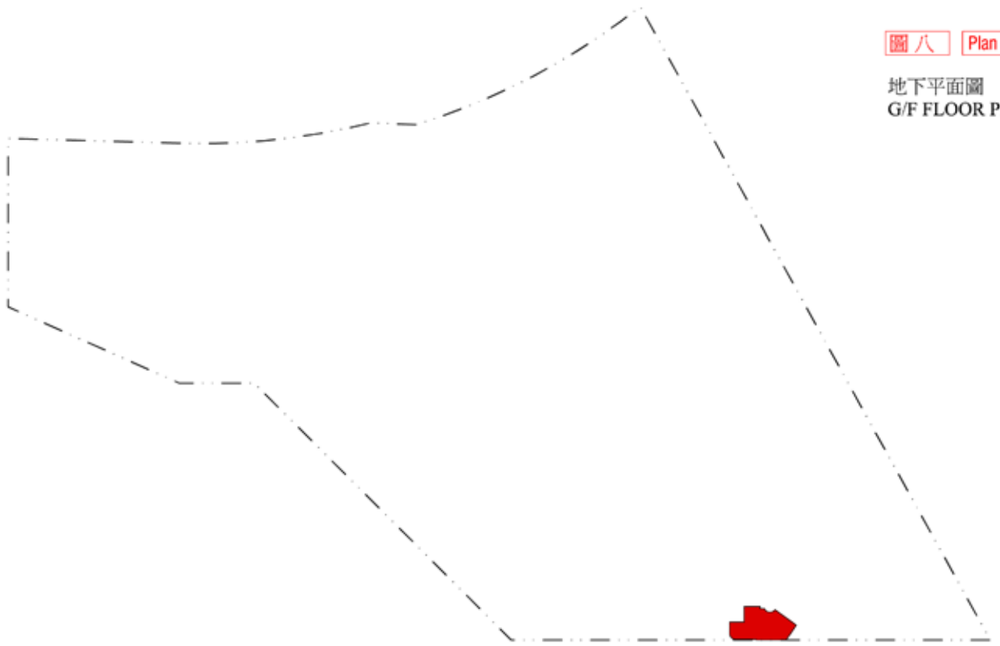
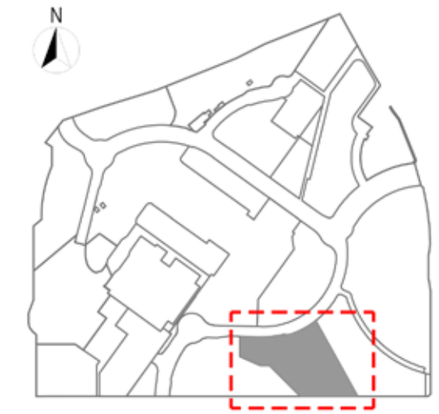


圖 八 Plan 8

地下平面圖
G/F FLOOR PLAN



KEY PLAN
索引圖

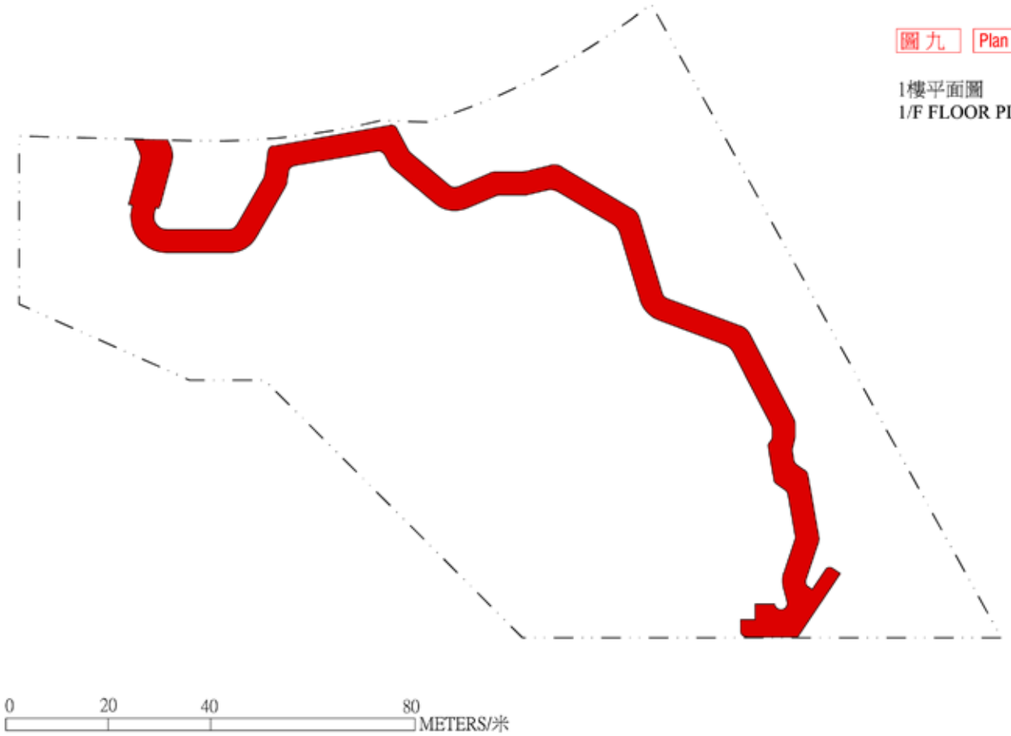


圖 九 Plan 9

1樓平面圖
1/F FLOOR PLAN

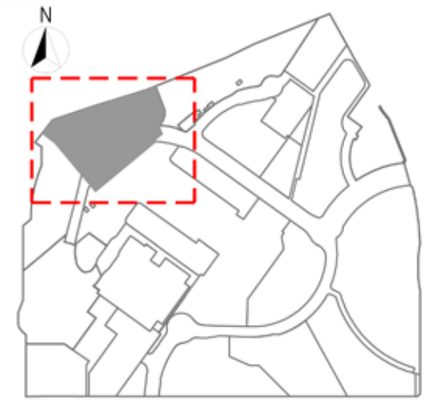
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

部分設於0.00水平的樓梯平面圖
PART PLAN FOR
STAIRCASE AT LEVEL 0.00

圖 十 Plan 10

地下平面圖
G/F FLOOR PLAN



KEY PLAN
索引圖

圖 十一 Plan 11

1樓平面圖
1/F FLOOR PLAN

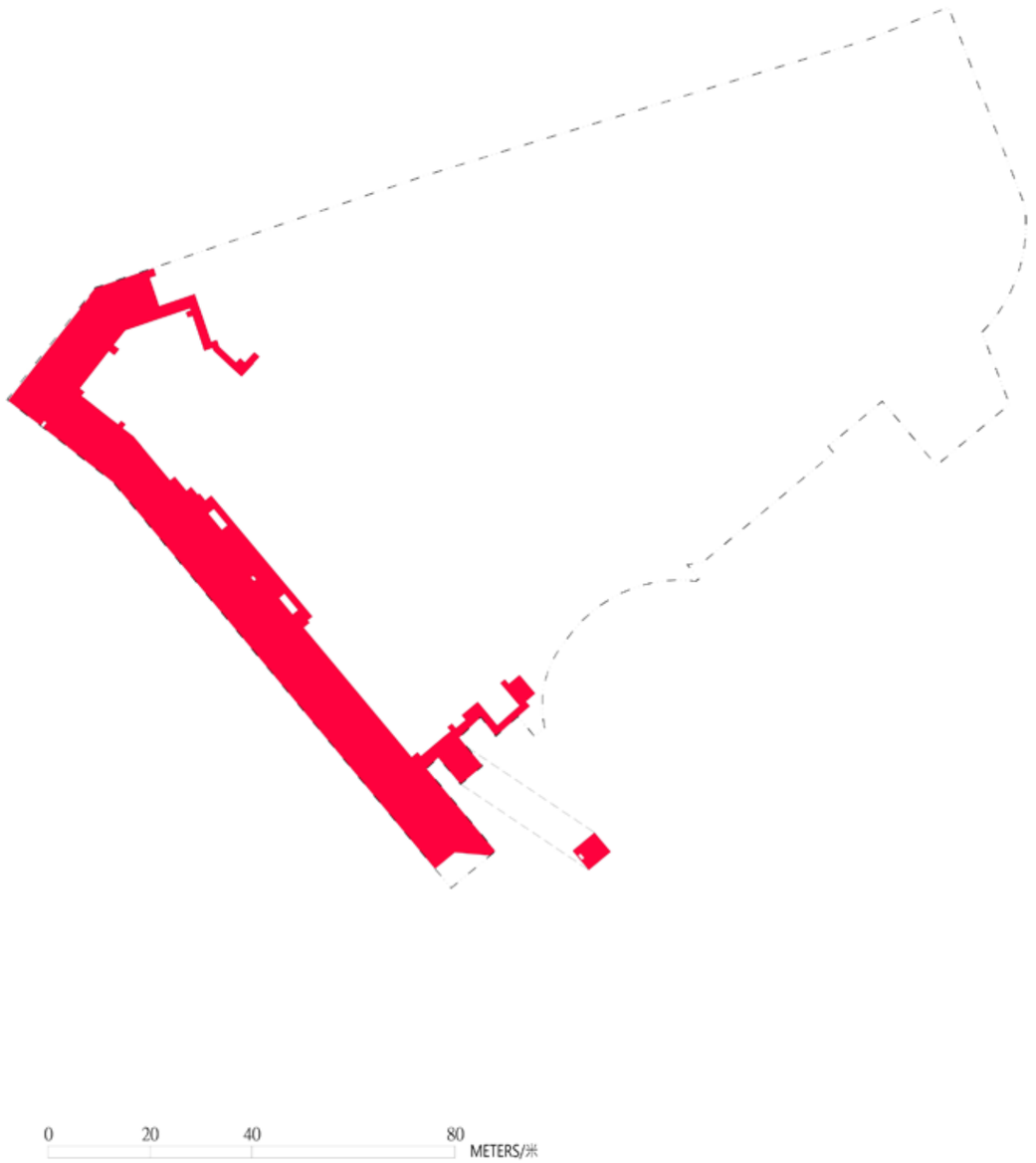
Legend : 圖例

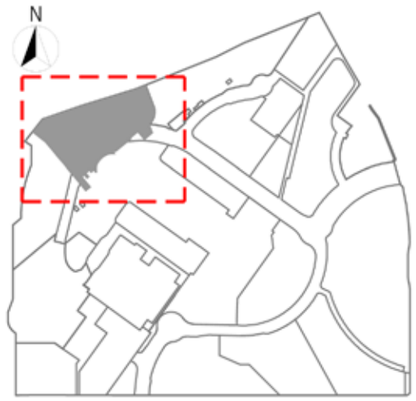
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

0 20 40 80 METERS/米

圖十二 Plan 12

二樓平面圖
2/F FLOOR PLAN





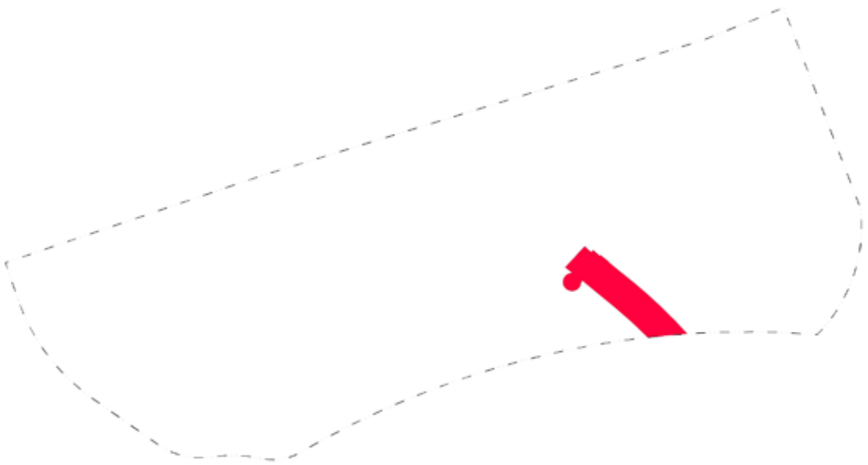
KEY PLAN
索引圖

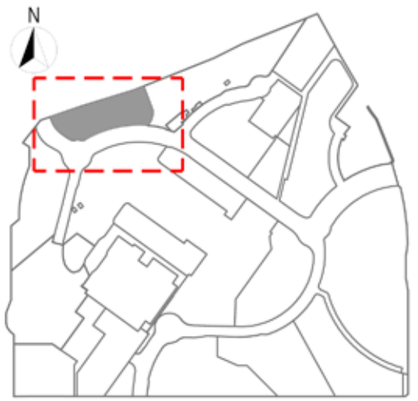
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十三 Plan 13

五樓平面圖
5/F FLOOR PLAN

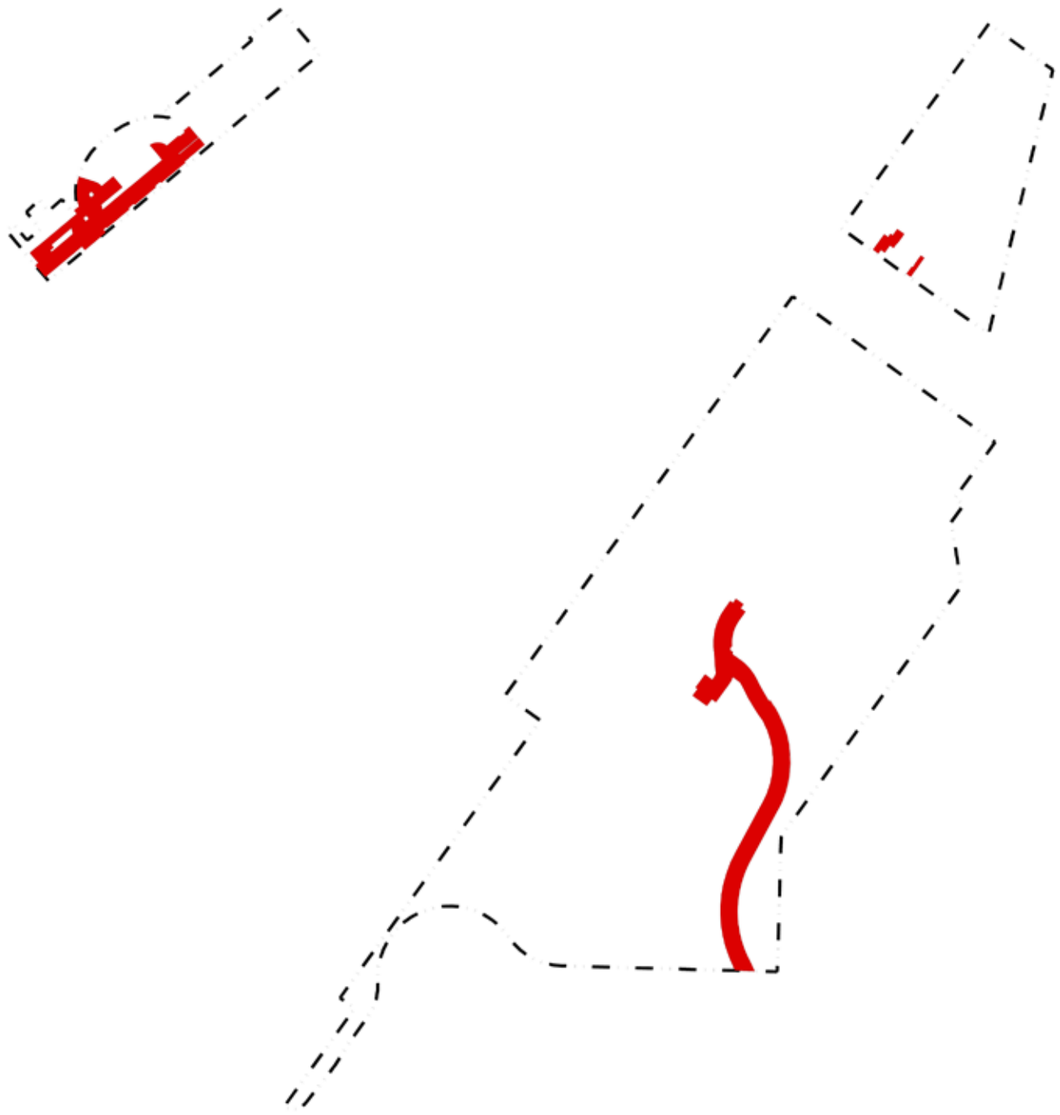




KEY PLAN
索引圖

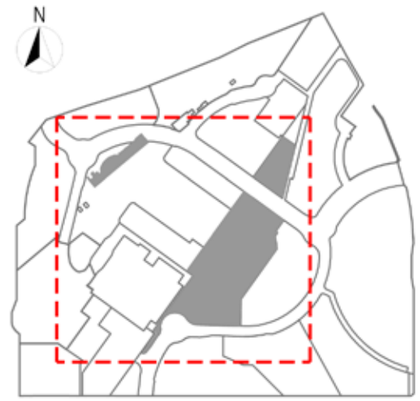
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖十四 Plan 14

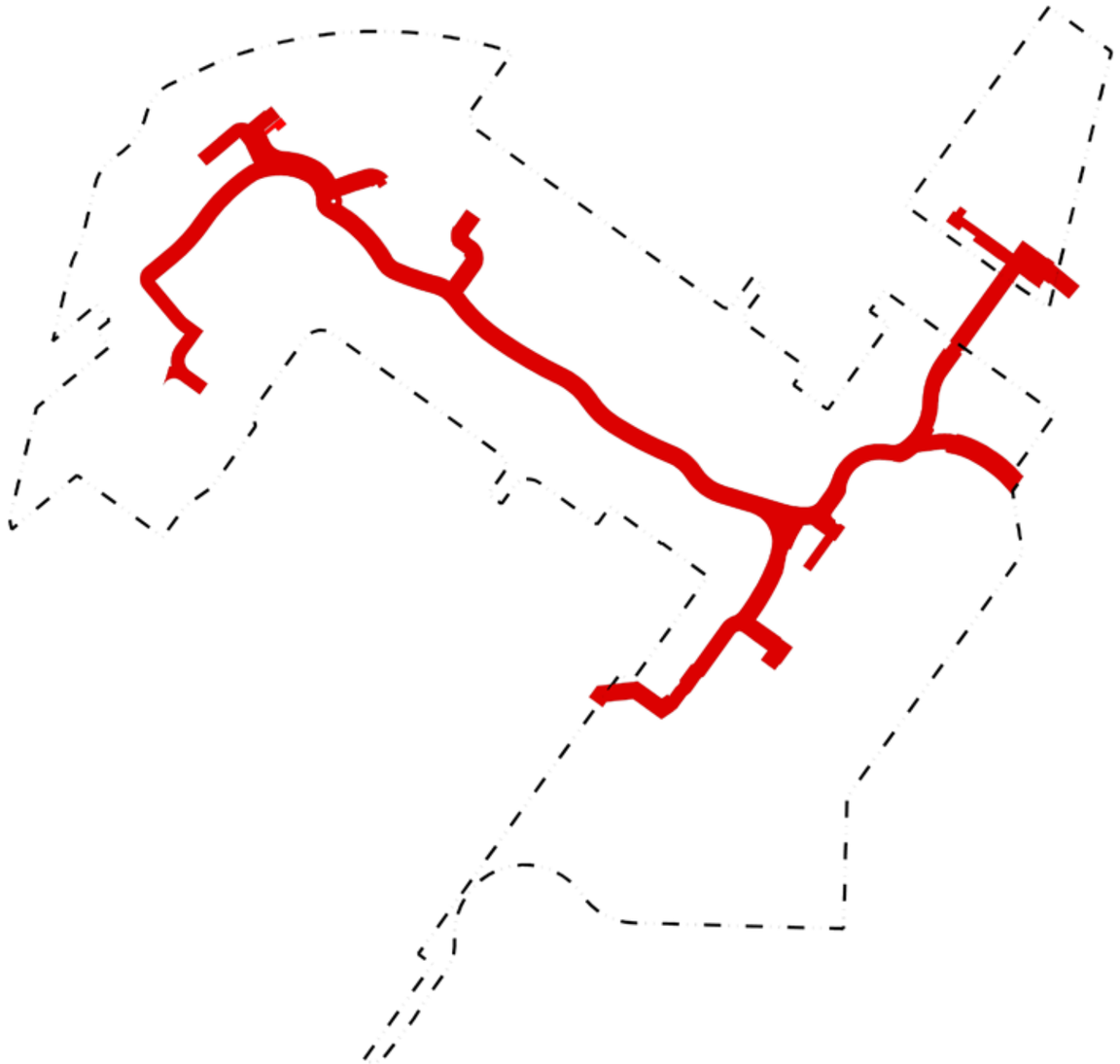
二樓平面圖
2/F FLOOR PLAN



KEY PLAN
索引圖

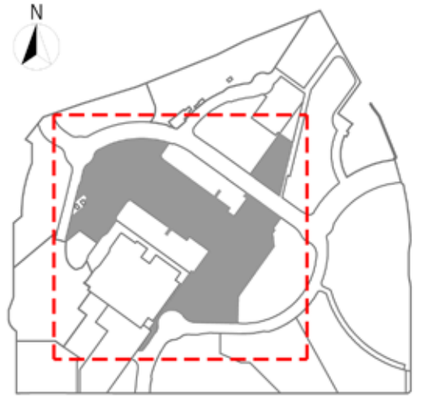
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖十五 Plan 15

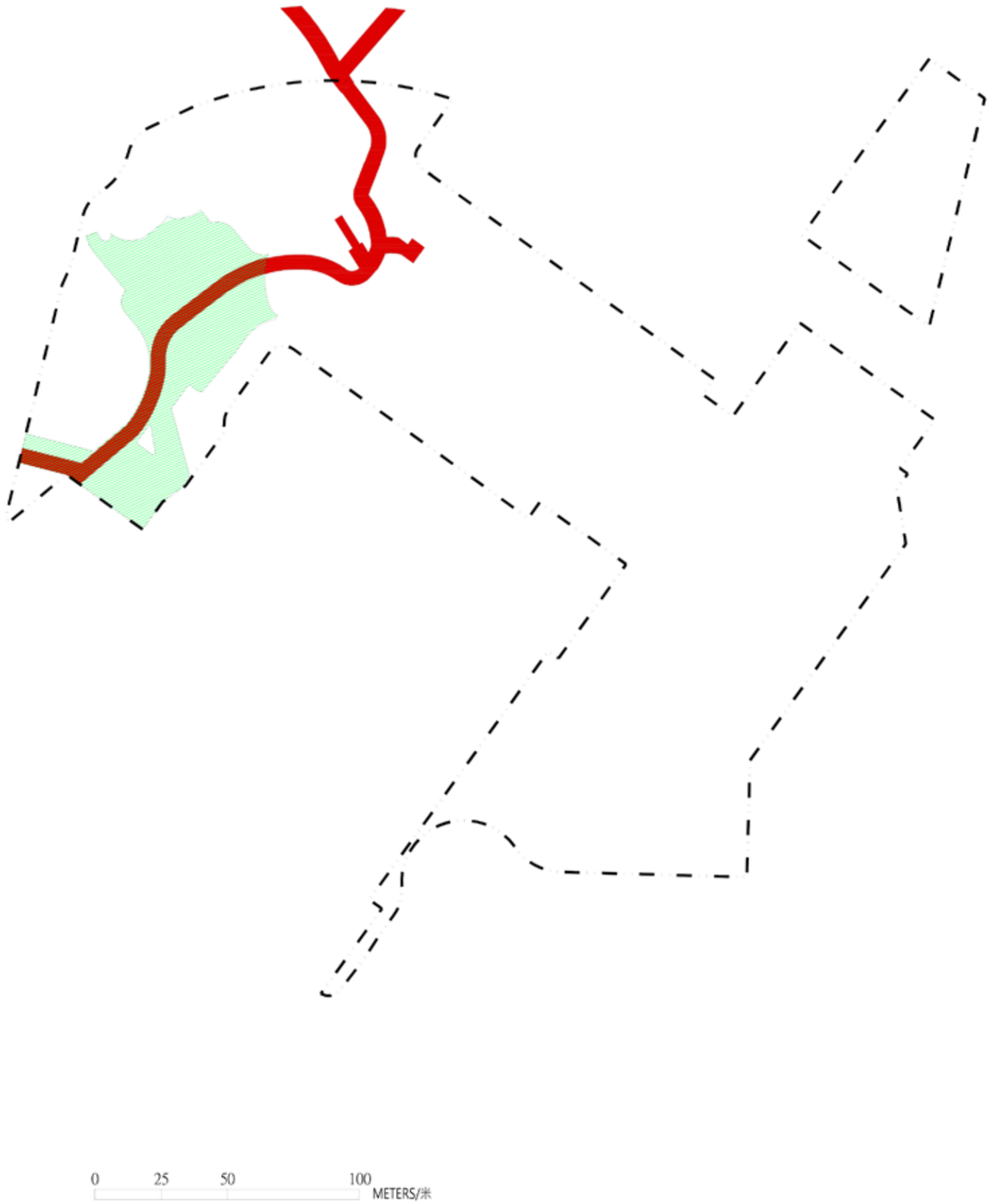
三樓平面圖
3/F FLOOR PLAN



KEY PLAN
索引圖

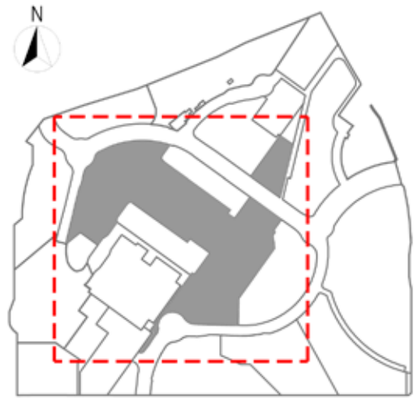
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖十六 Plan 16

四樓平面圖
4/F FLOOR PLAN



KEY PLAN
索引圖

Legend : 圖例

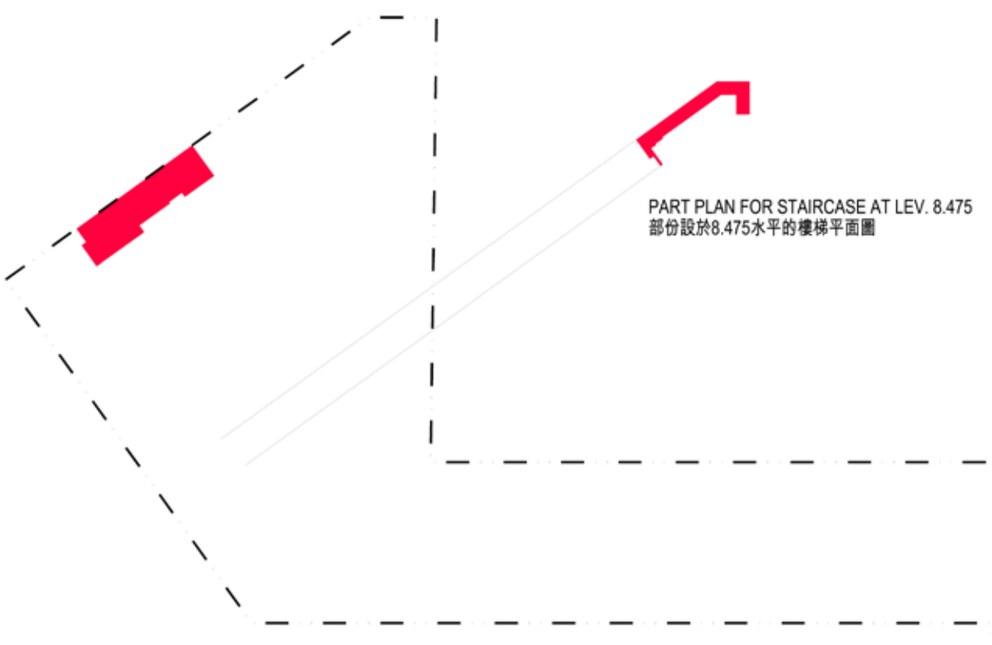
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

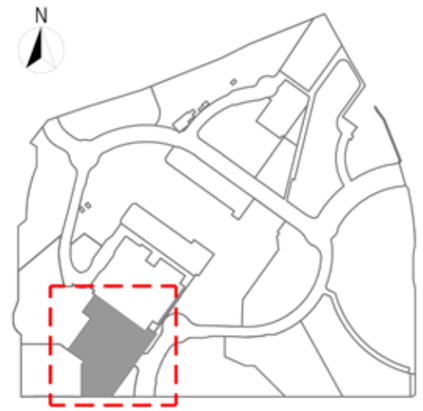
Public Open Space
公眾休憩用地

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十七 Plan 17

地下平面圖
G/F FLOOR PLAN





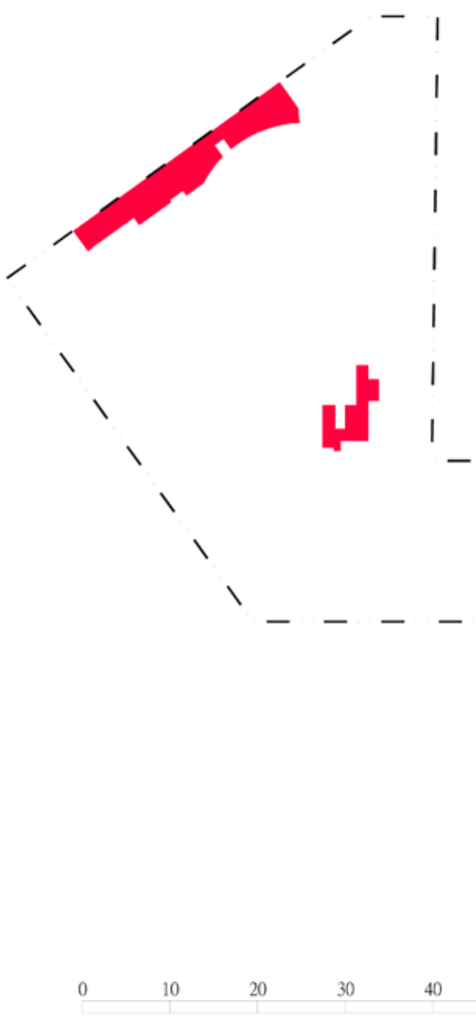
KEY PLAN
索引圖

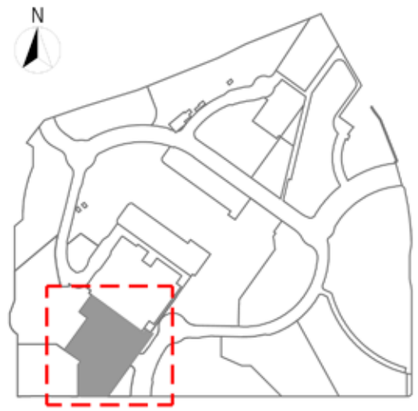
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十八 Plan 18

一樓平面圖
1/F FLOOR PLAN





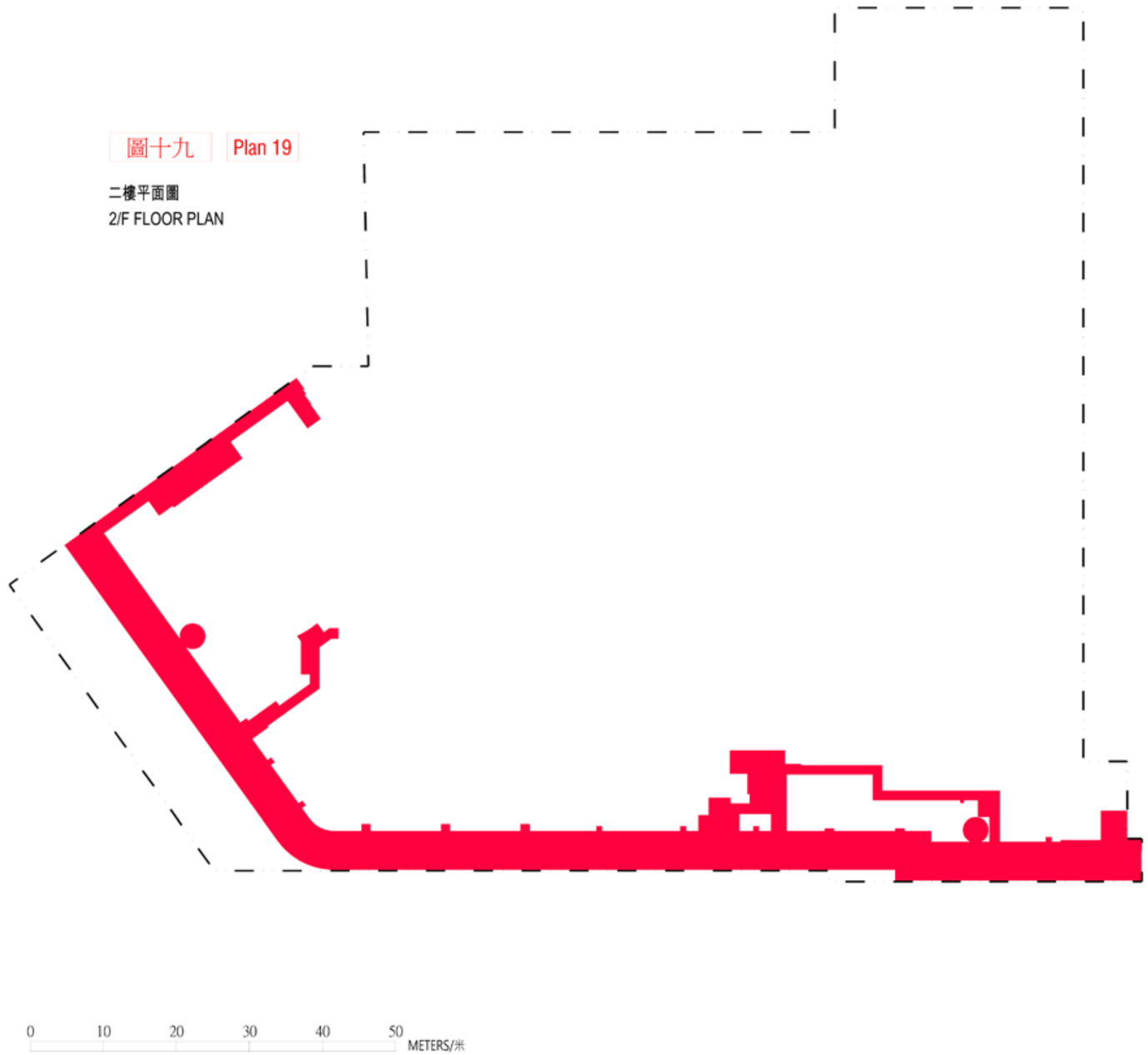
KEY PLAN
索引圖

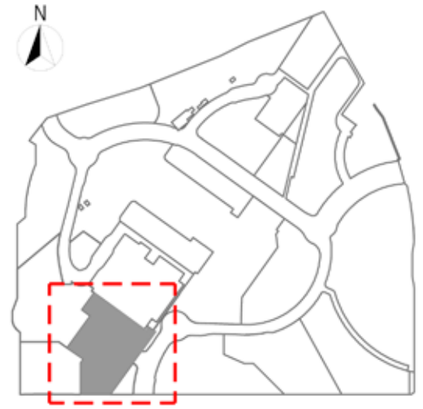
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十九 Plan 19

二樓平面圖
2/F FLOOR PLAN





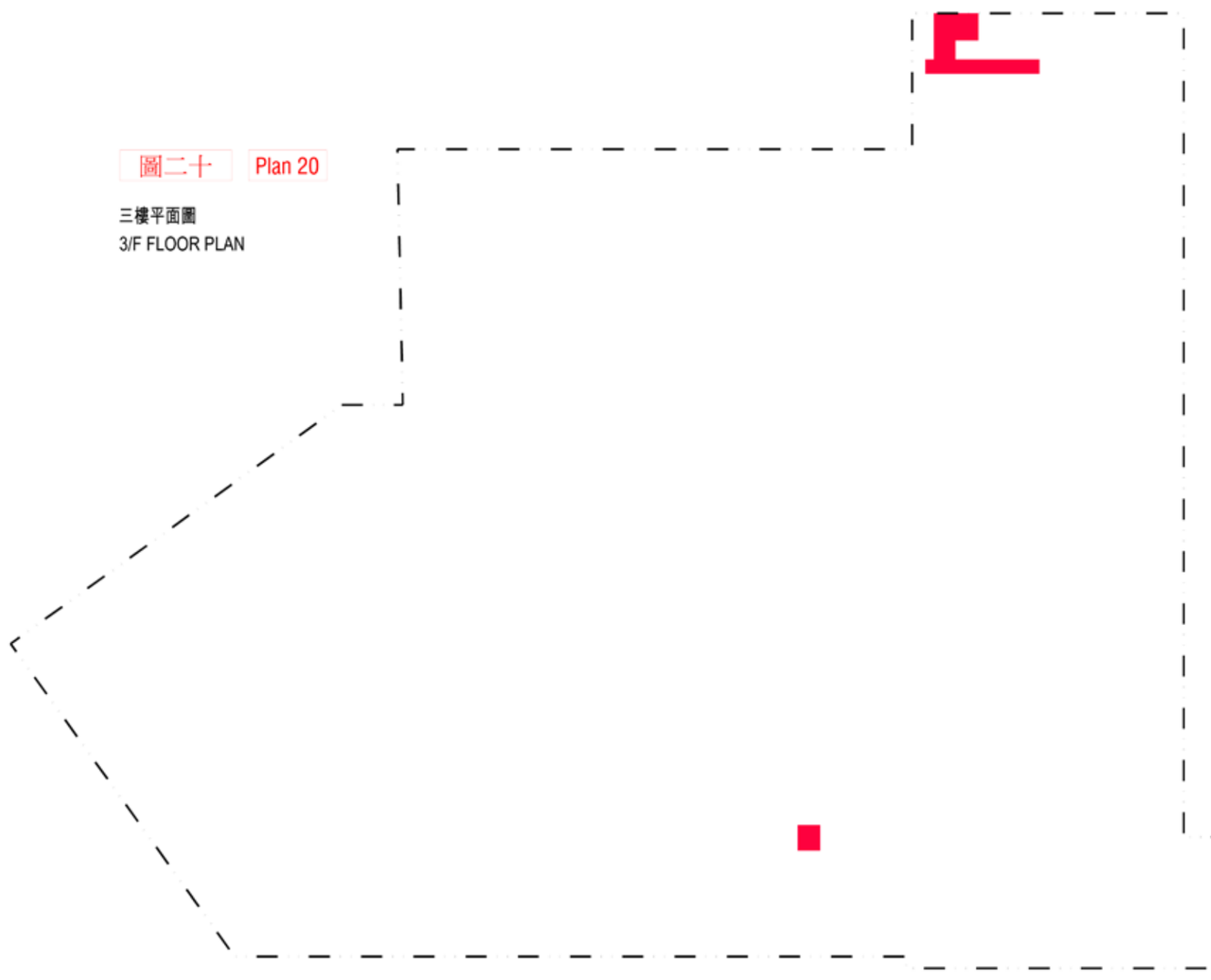
KEY PLAN
索引圖

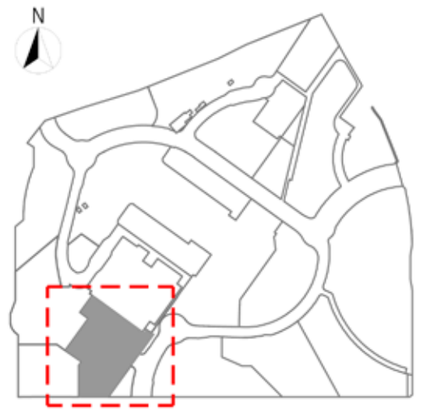
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖二十 Plan 20

三樓平面圖
3/F FLOOR PLAN





KEY PLAN
索引圖

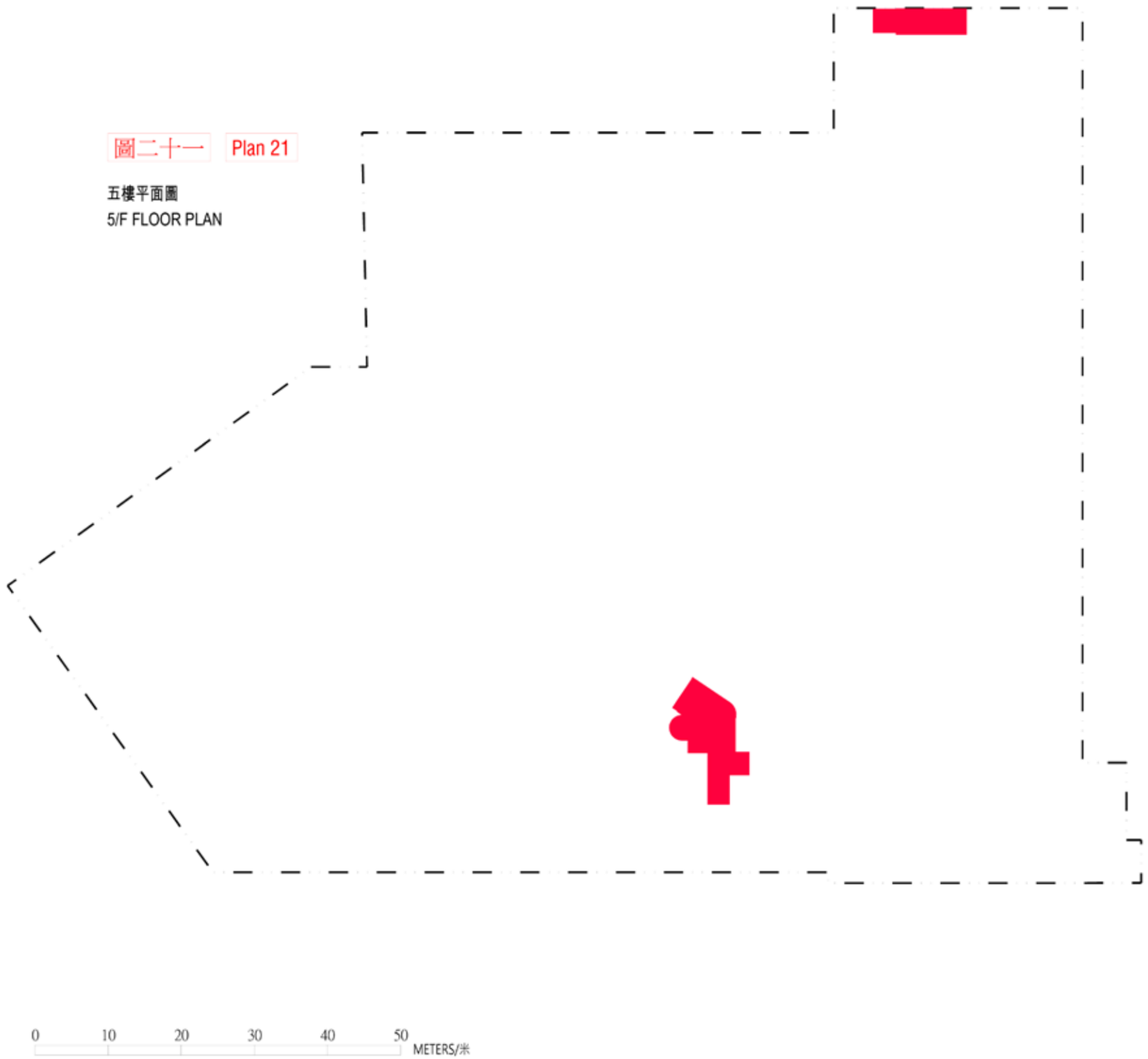
Legend : 圖例

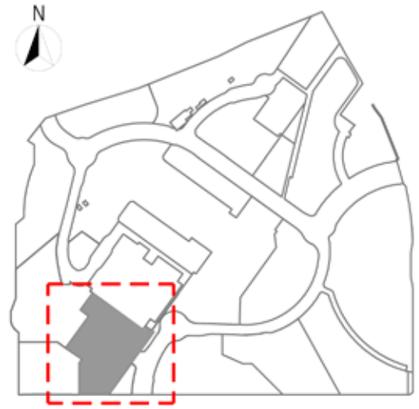
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

0 10 20 30 40 50 METERS/米

圖二十一 Plan 21

五樓平面圖
5/F FLOOR PLAN





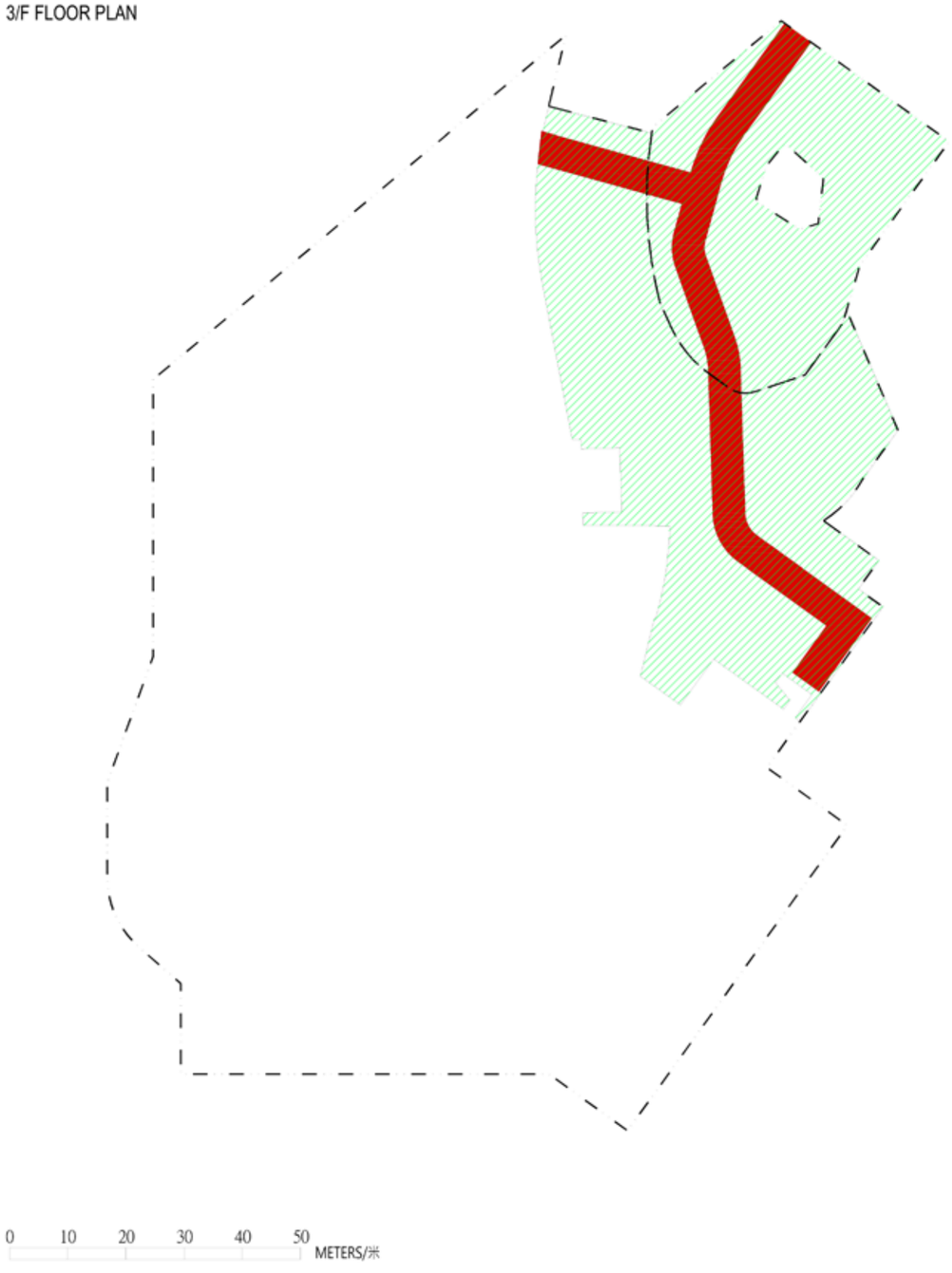
KEY PLAN
索引圖

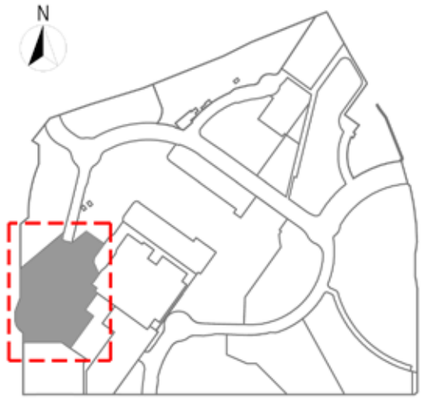
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖二十二 Plan 22

三樓平面圖
3/F FLOOR PLAN



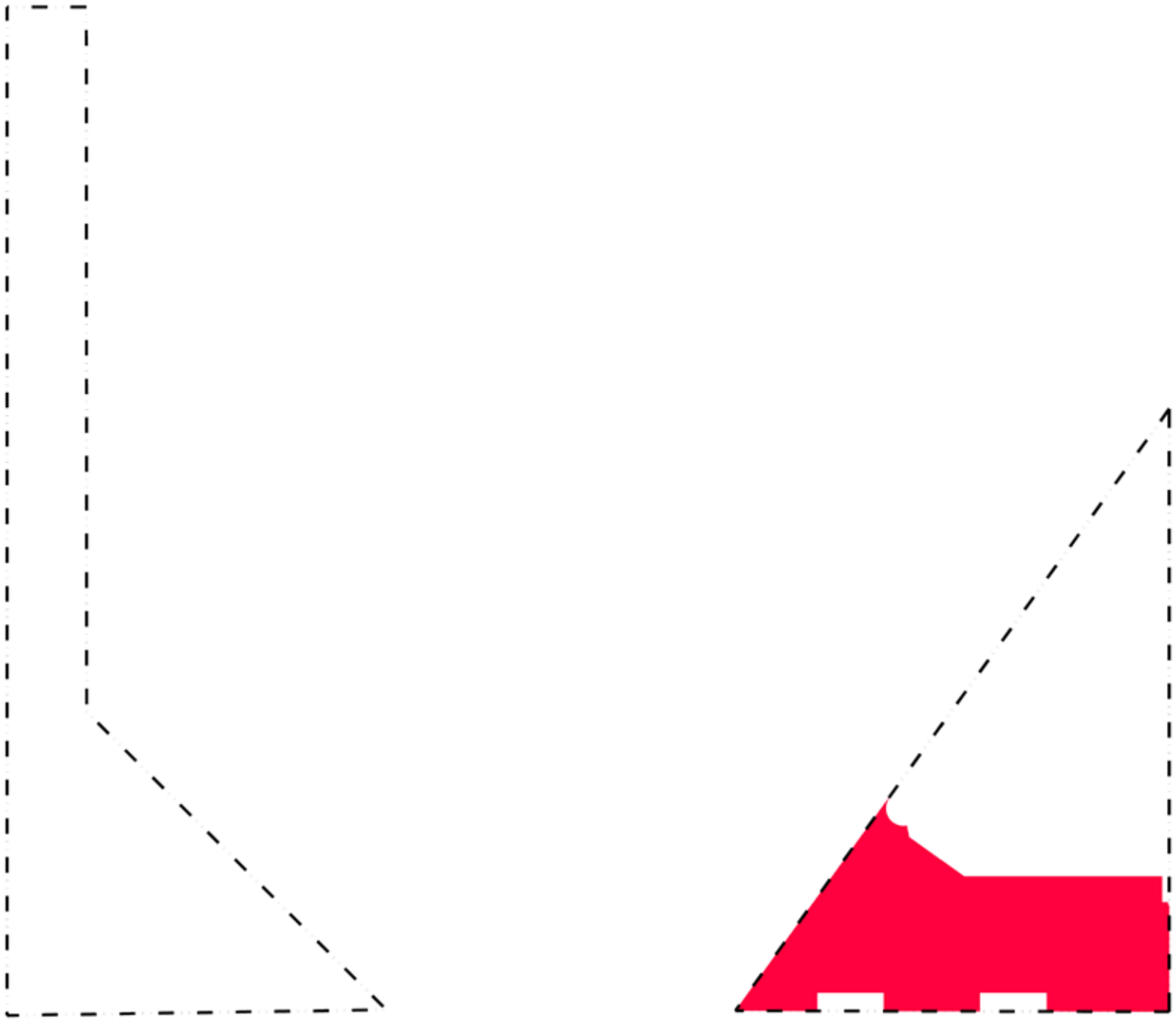


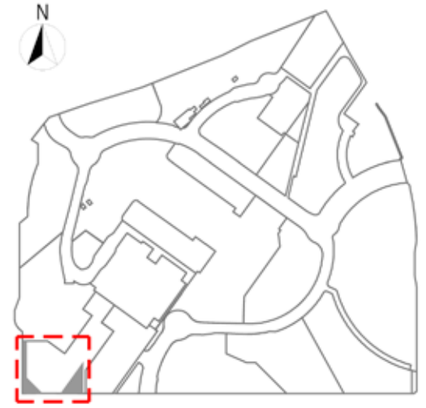
KEY PLAN
索引圖

Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地





KEY PLAN
索引圖

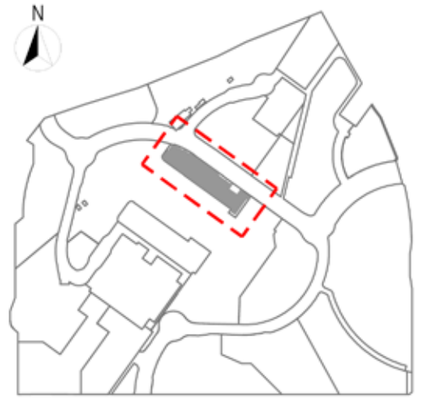
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

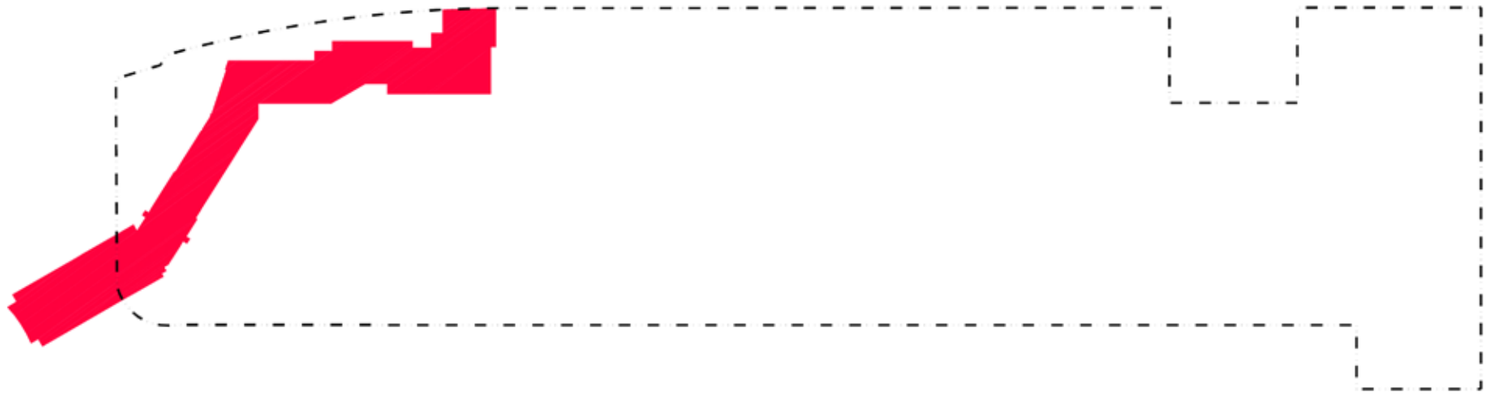
圖二十三 Plan 23

低層地下4樓平面圖
LG4/F FLOOR PLAN

0 5 10 15 20 25 METERS/米



KEY PLAN
索引圖



圖二十四 Plan 24

五樓平面圖
5/F FLOOR PLAN

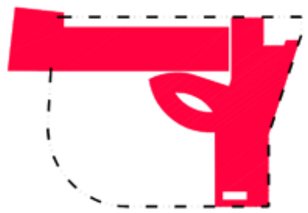
0 10 20 30 40 50 METERS/米

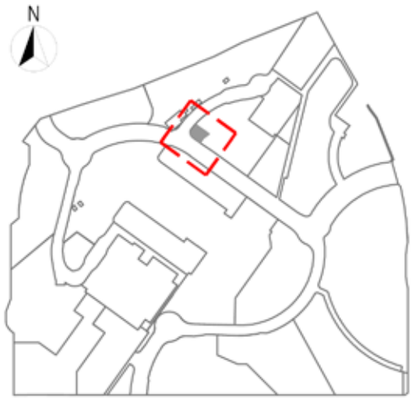
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖二十五 Plan 25

設於17.50水平的平面圖
FLOOR PLAN AT LEVEL 17.50

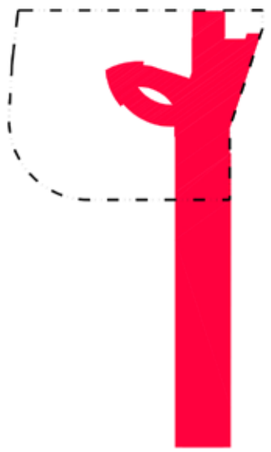




KEY PLAN
索引圖

圖二十六 Plan 26

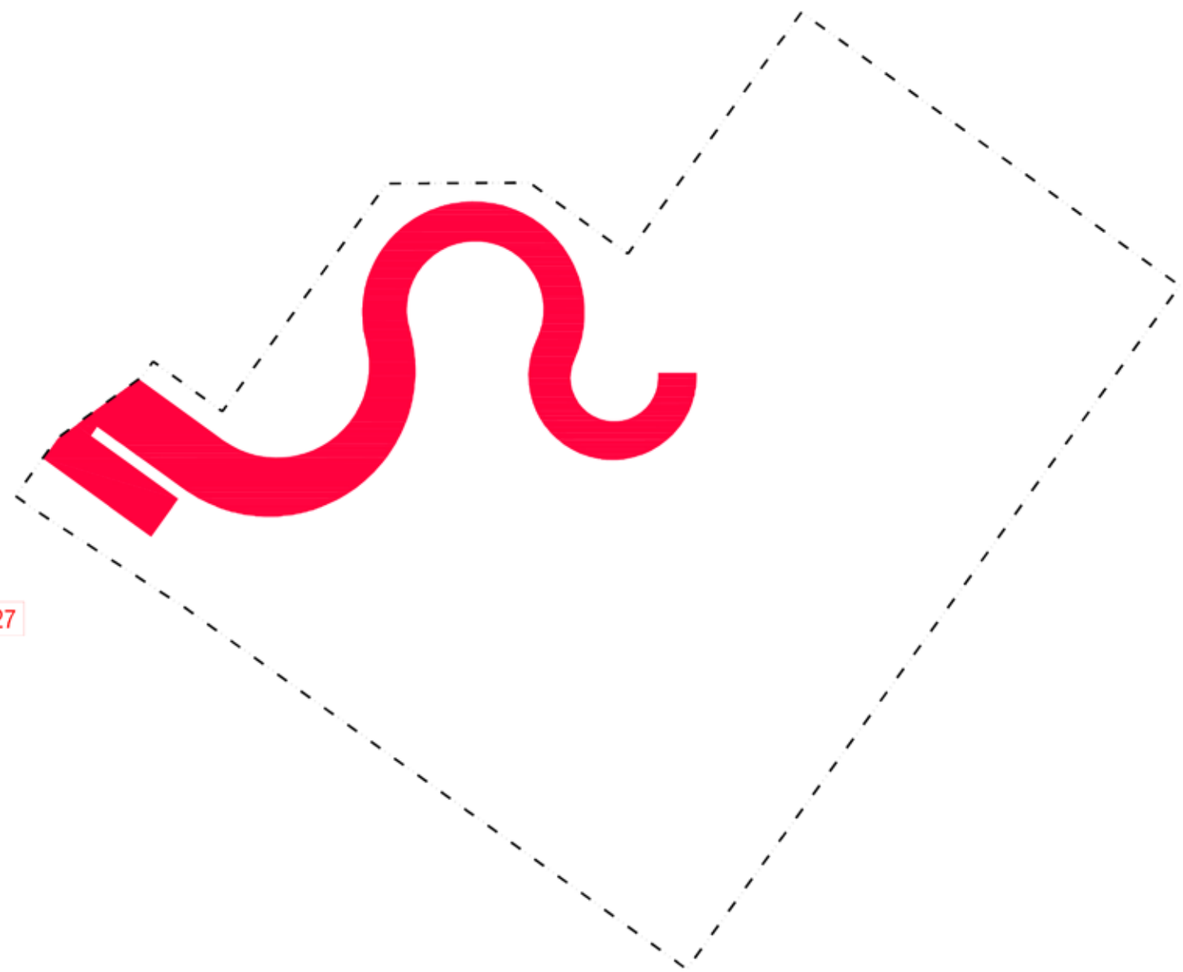
設於24.855水平的平面圖
FLOOR PLAN AT LEVEL 24.855



0 10 20 30 40 50 METERS/米

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖二十七 Plan 27

地下平面圖
G/F FLOOR PLAN

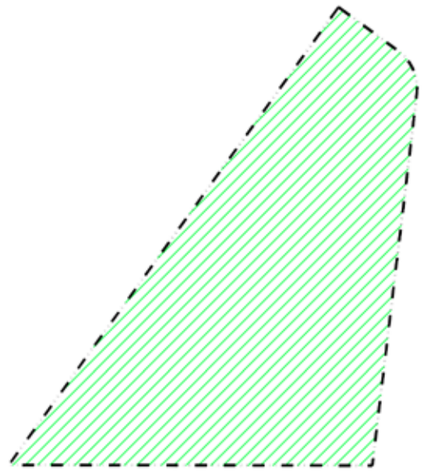
0 10 20 30 40 50 METERS/米



KEY PLAN
索引圖

Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。



圖二十八 Plan 28

地下平面圖
G/F FLOOR PLAN

0 10 20 30 40 50 METERS/米



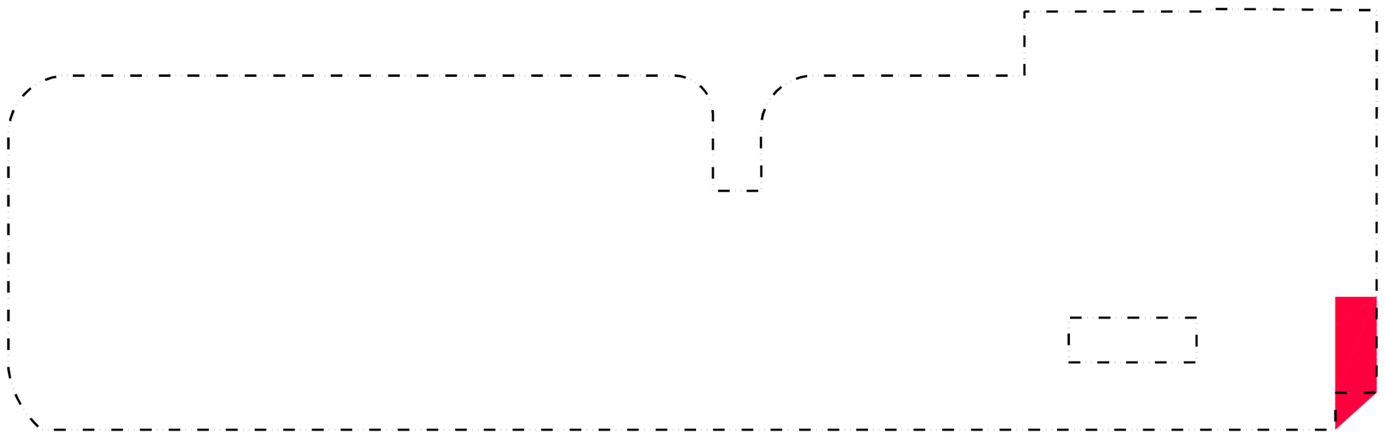
KEY PLAN
索引圖

Legend : 圖例

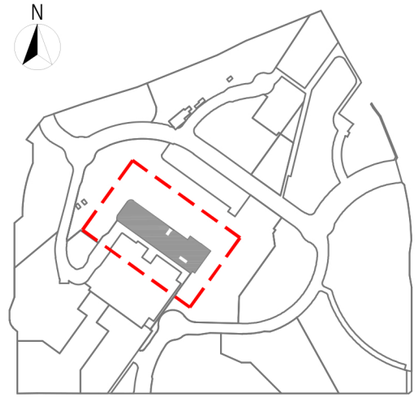
Public Open Space
公眾休憩用地

圖二十九 Plan 29

三樓平面圖
3/F FLOOR PLAN



0 10 20 30 40 50 METERS/米



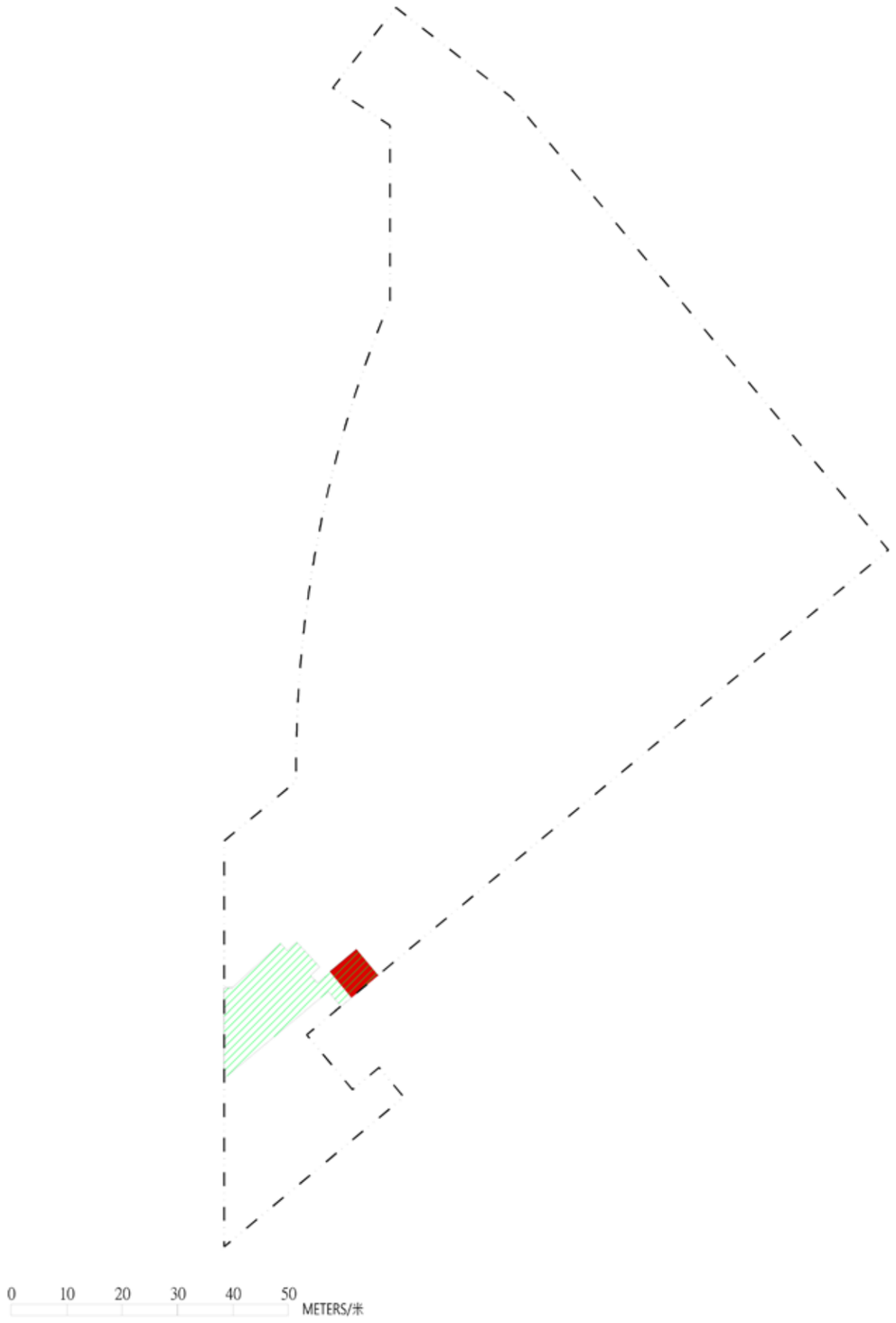
KEY PLAN
索引圖

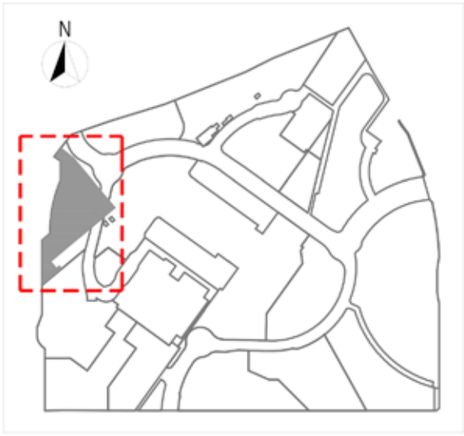
Legend : 圖例

As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖三十 Plan 30

地下平面圖
G/F FLOOR PLAN





KEY PLAN
索引圖

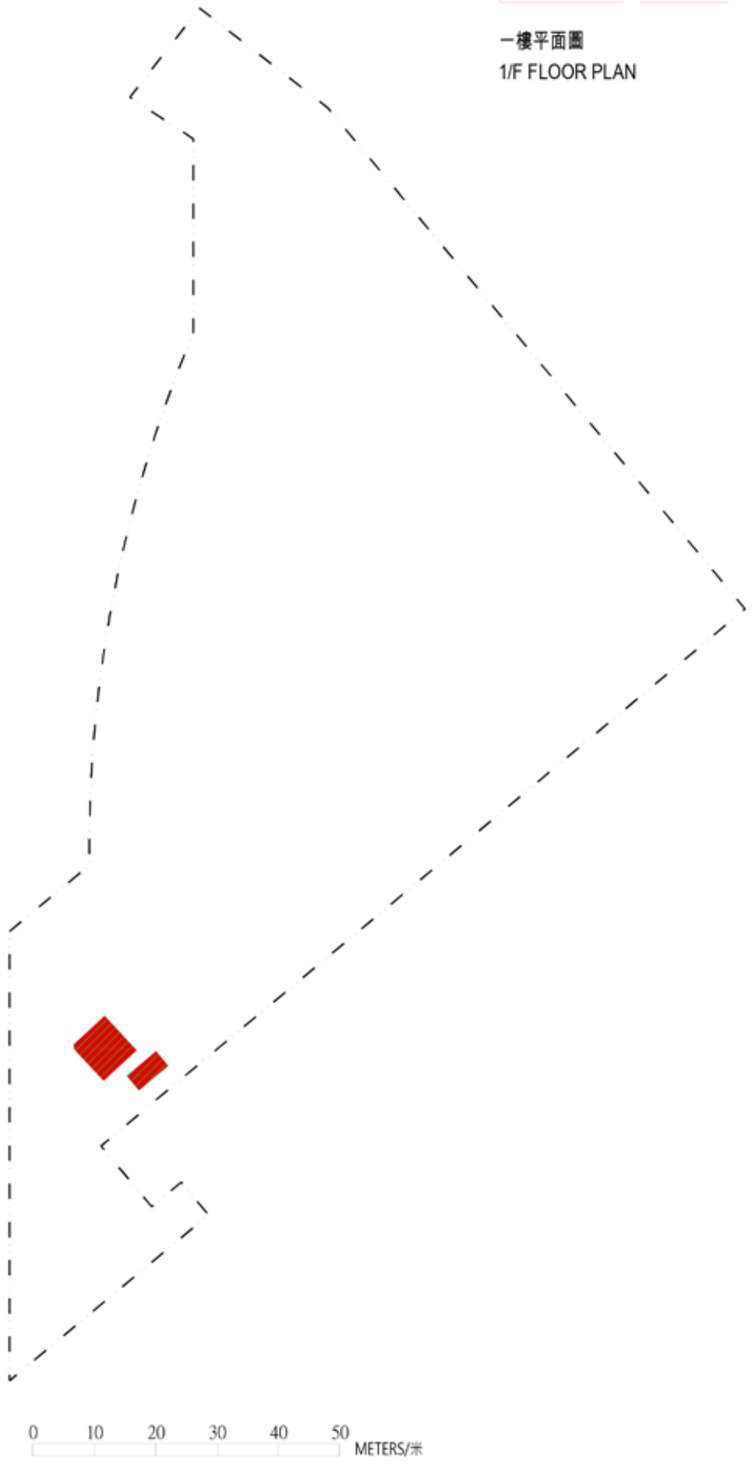
Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地

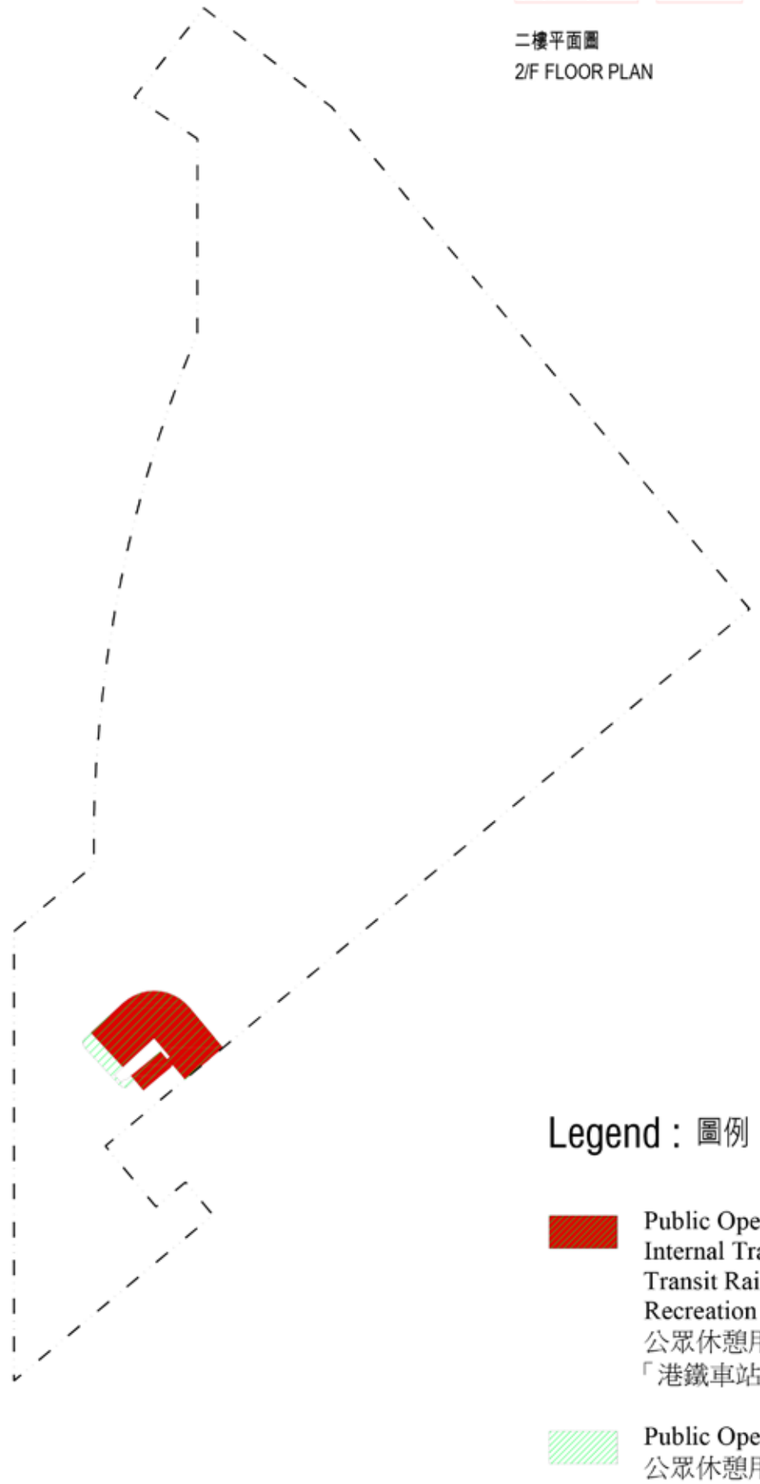
圖三十一 Plan 31

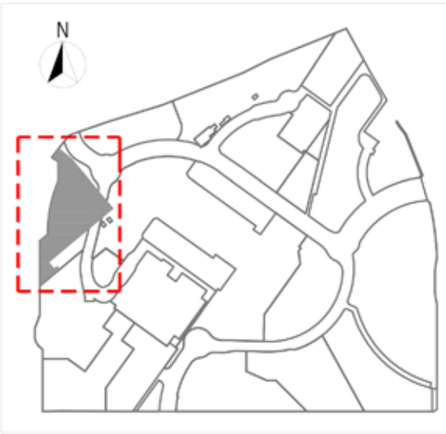
一樓平面圖
1/F FLOOR PLAN



圖三十二 Plan 32

二樓平面圖
2/F FLOOR PLAN





KEY PLAN
索引圖

Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

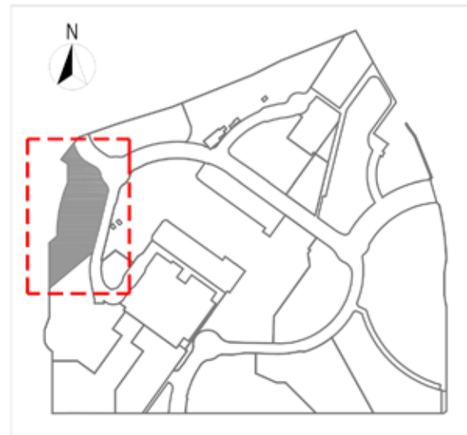
Public Open Space
公眾休憩用地

圖三十三 Plan 33

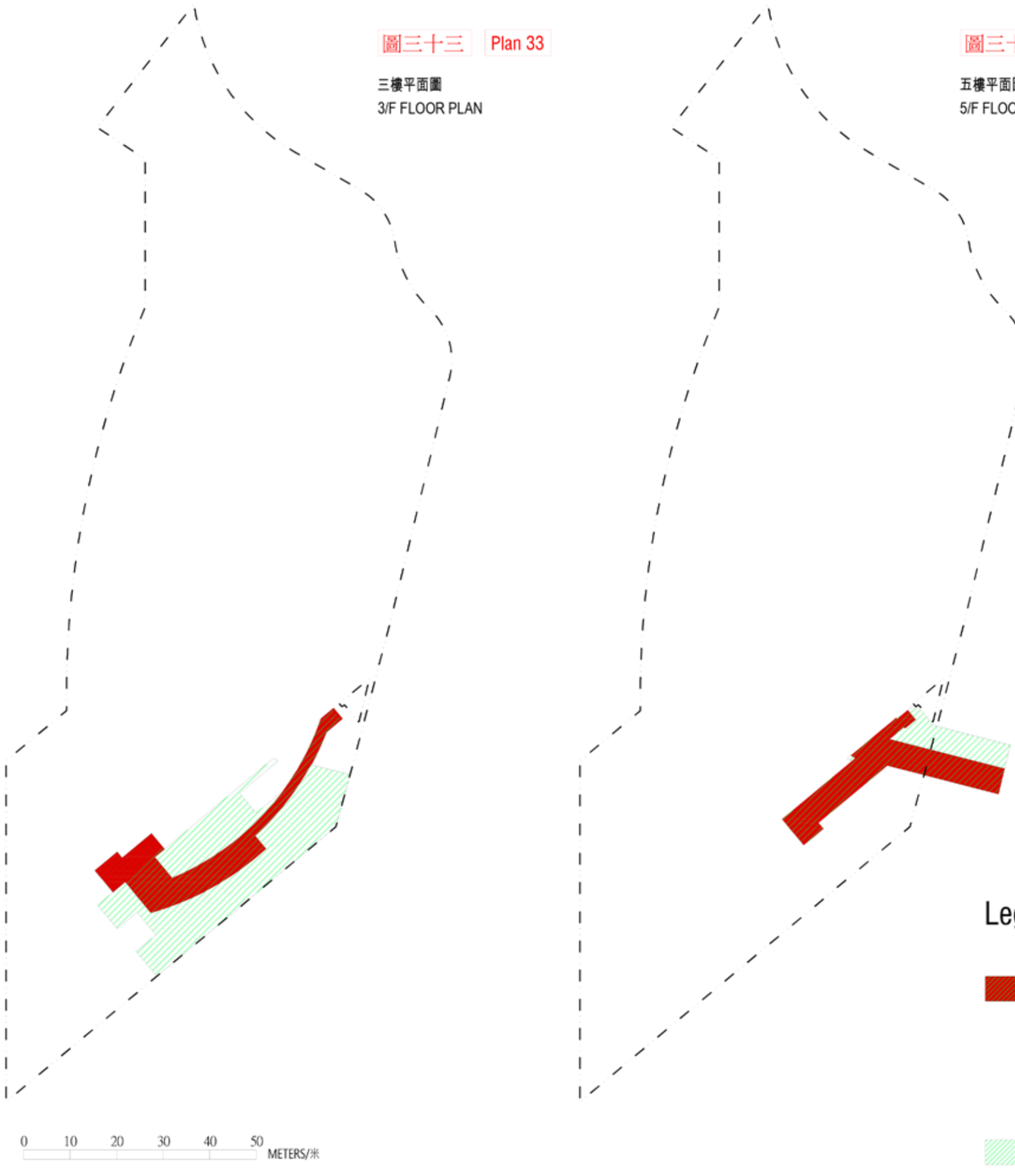
三樓平面圖
3/F FLOOR PLAN

圖三十四 Plan 34

五樓平面圖
5/F FLOOR PLAN



KEY PLAN
索引圖



Legend : 圖例

Public Open Space and As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
公眾休憩用地及已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Public Open Space
公眾休憩用地

WARNING TO PURCHASERS 對買方的警告

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

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

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

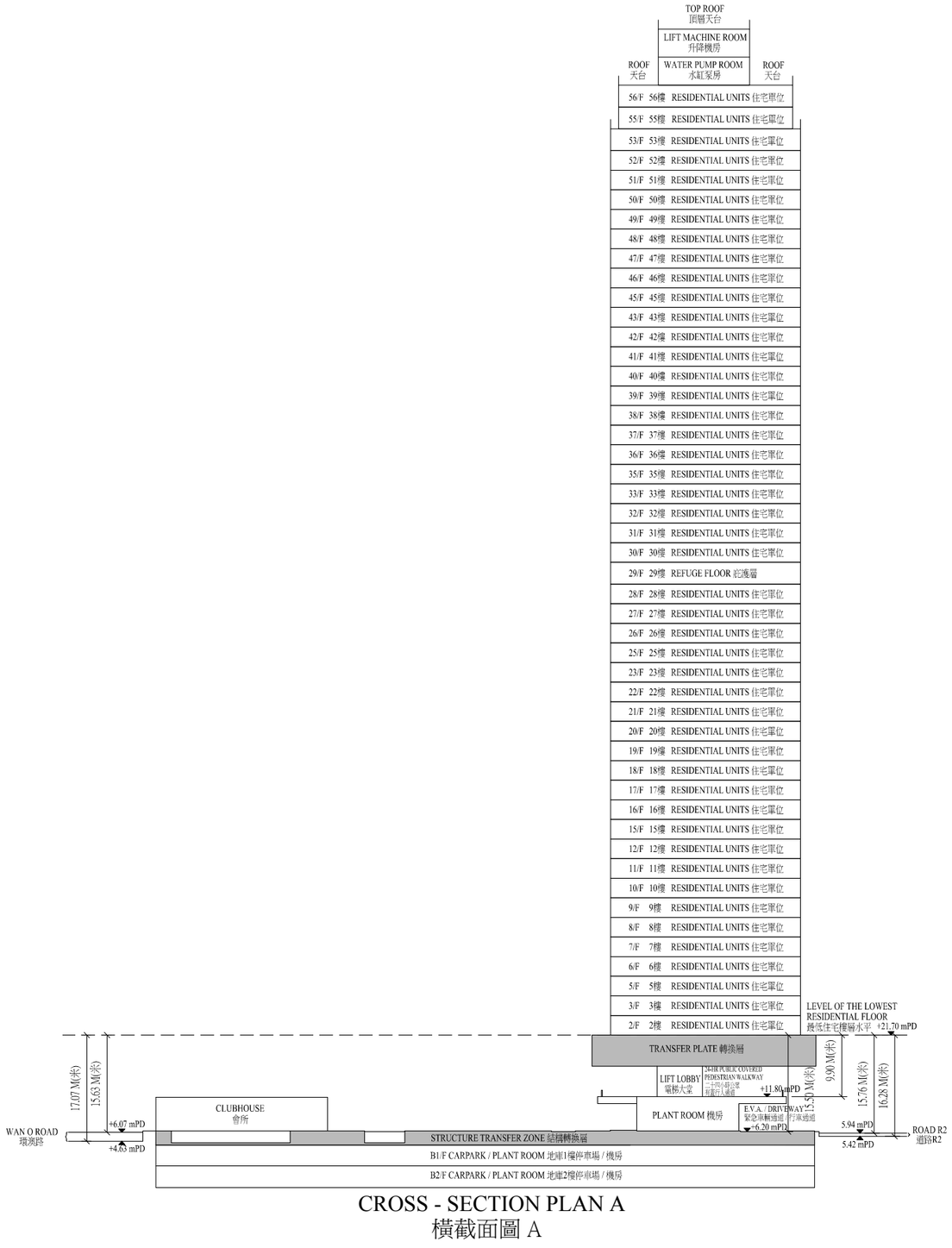
a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

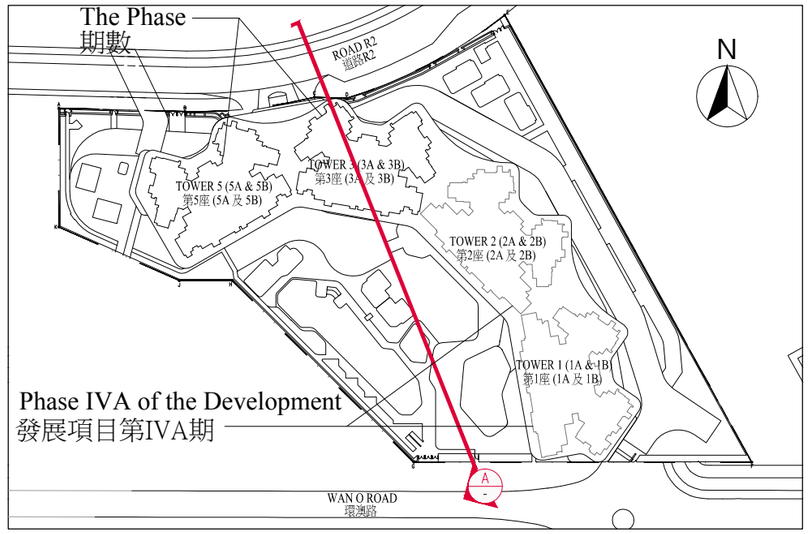
c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

TOWER 3 (3A & 3B)
第3座 (3A 及 3B)



CROSS - SECTION PLAN A
橫截面圖 A



KEY PLAN
索引圖

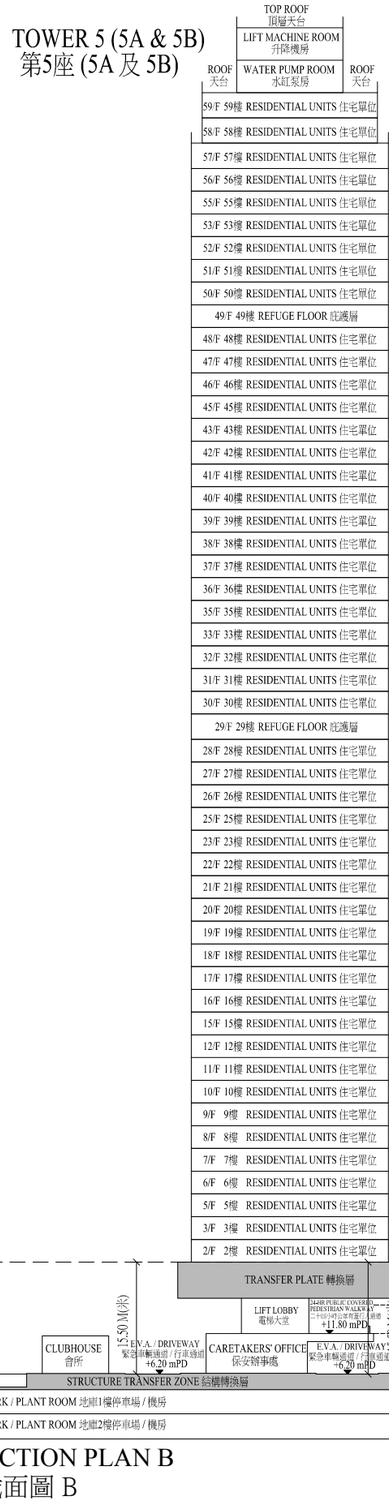
Note:

1. The part of Road R2 adjacent to the building (Tower 3 (3A & 3B)) is from 5.42 metres to 5.94 metres above the Hong Kong Principal Datum.
2. The part of Wan O Road adjacent to the building (Tower 3 (3A & 3B)) is from 4.63 metres to 6.07 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (E.V.A.) / driveway adjacent to the building (Tower 3 (3A & 3B)) is 6.20 metres above the Hong Kong Principal Datum.
4. The part of 24-hr public covered pedestrian walkway adjacent to the building (Tower 3 (3A & 3B)) is 11.80 metres above the Hong Kong Principal Datum.
5. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
6. Dashed line (－－－－) denotes the level of the lowest residential floor of the buildings in the Phase.

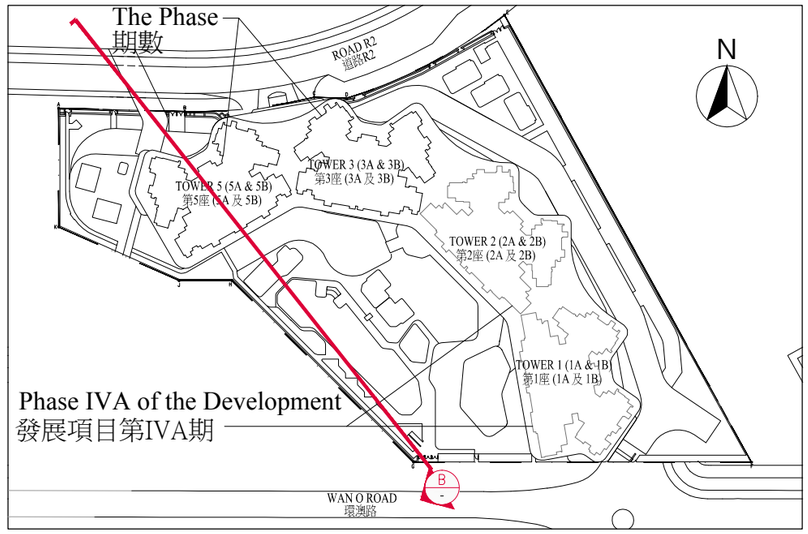
備註：

1. 毗連建築物(第3座 (3A 及 3B))的一段道路R2為香港主水平基準以上5.42米至5.94米。
2. 毗連建築物(第3座 (3A 及 3B))的一段環澳路為香港主水平基準以上4.63米至6.07米。
3. 毗連建築物(第3座 (3A 及 3B))的一段緊急車輛通道 / 行車通道為香港主水平基準以上6.20米。
4. 毗連建築物(第3座 (3A 及 3B))的一段二十四小時公眾有蓋行人通道為香港主水平基準以上11.80米。
5. （▼）或（▲）代表香港主水平基準以上的高度（米）。
6. 虛線（－－－－）代表期數中的建築物的最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖



CROSS - SECTION PLAN B
橫截面圖 B



KEY PLAN
索引圖

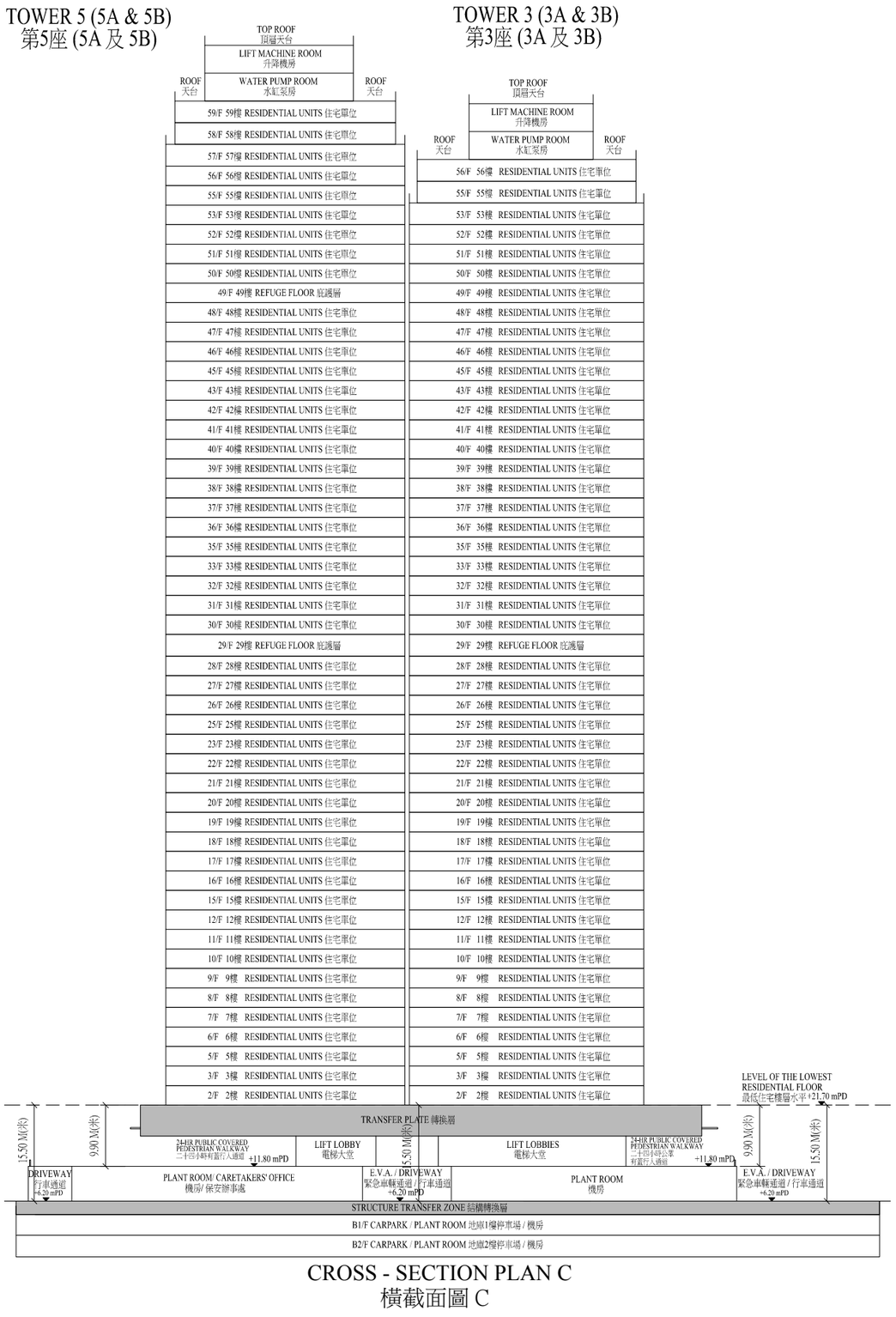
Note:

1. The part of Road R2 adjacent to the building (Tower 5 (5A & 5B)) is from 5.42 metres to 5.94 metres above the Hong Kong Principal Datum.
2. The part of Wan O Road adjacent to the building (Tower 5 (5A & 5B)) is from 4.63 metres to 6.07 metres above the Hong Kong Principal Datum.
3. The part of emergency vehicular access (E.V.A.) / driveway adjacent to the building (Tower 5 (5A & 5B)) is 6.20 metres above the Hong Kong Principal Datum.
4. The part of 24-hr public covered pedestrian walkway adjacent to the building (Tower 5 (5A & 5B)) is 11.80 metres above the Hong Kong Principal Datum.
5. The part of the proposed footbridge adjacent to the building (Tower 5 (5A & 5B)) is 11.80 meters and 15.75 meters above the Hong Kong Principal Datum.
6. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
7. Dashed line (－－－－) denotes the level of the lowest residential floor of the buildings in the Phase.

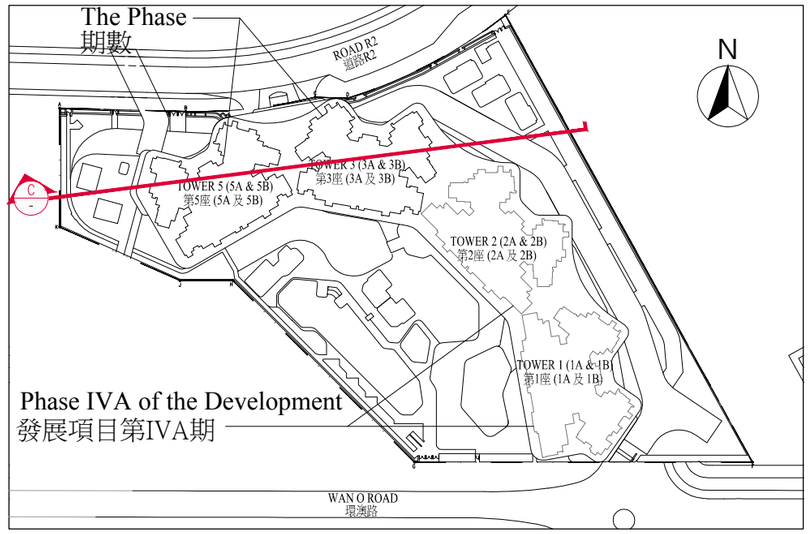
備註：

1. 毗連建築物(第5座 (5A 及 5B))的一段道路R2為香港主水平基準以上5.42米至5.94米。
2. 毗連建築物(第5座 (5A 及 5B))的一段環澳路為香港主水平基準以上4.63米至6.07米。
3. 毗連建築物(第5座 (5A 及 5B))的一段緊急車輛通道 / 行車通道為香港主水平基準以上6.20米。
4. 毗連建築物(第5座 (5A 及 5B))的一段二十四小時公眾有蓋行人通道為香港主水平基準以上11.80米。
5. 毗連建築物(第5座 (5A 及 5B))的一段擬建天橋為香港主水平基準以上11.80米及15.75米。
6. （▼）或（▲）代表香港主水平基準以上的高度（米）。
7. 虛線（－－－－）代表期數中的建築物的最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖



CROSS - SECTION PLAN C
橫截面圖 C



KEY PLAN
索引圖

Note:

1. The part of emergency vehicular access (E.V.A.) / driveway adjacent to the building (Tower 3 (3A & 3B) & Tower 5 (5A & 5B)) is 6.20 metres above the Hong Kong Principal Datum.
2. The part of 24-hr public covered pedestrian walkway adjacent to the building (Tower 3 (3A & 3B) & Tower 5 (5A & 5B)) is from 11.80 metres above the Hong Kong Principal Datum.
3. (▼) or (▲) denotes height (in metres) above the Hong Kong Principal Datum.
4. Dashed line (－－－－) denotes the level of the lowest residential floor of the buildings in the Phase.

備註：

1. 毗連建築物(第3座 (3A 及 3B)及第5座 (5A 及 5B))的一段緊急車輛通道 / 行車通道為香港主水平基準以上6.20米。
2. 毗連建築物(第3座 (3A 及 3B)及第5座 (5A 及 5B))的一段24小時公眾有蓋行人走道為香港主水平基準以上11.80米。
3. （▼）或（▲）代表香港主水平基準以上的高度（米）。
4. 虛線（－－－－）代表期數中的建築物的最低住宅樓層水平。

ELEVATION PLAN 立面圖

TOWER 3 (3A & 3B)
第3座 (3A及3B)



ELEVATION 1
立面圖 1

TOWER 3 (3A & 3B)
第3座 (3A及3B)

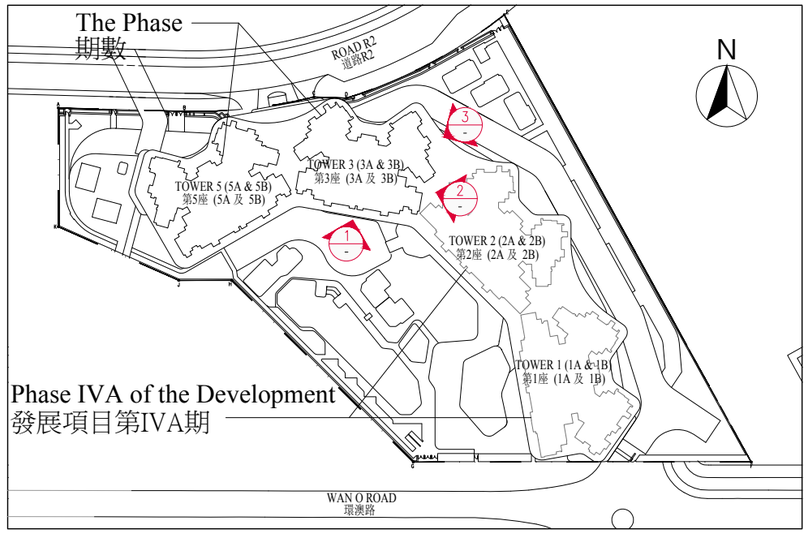


ELEVATION 2
立面圖 2

TOWER 3 (3A & 3B)
第3座 (3A及3B)



ELEVATION 3
立面圖 3



KEY PLAN
索引圖

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

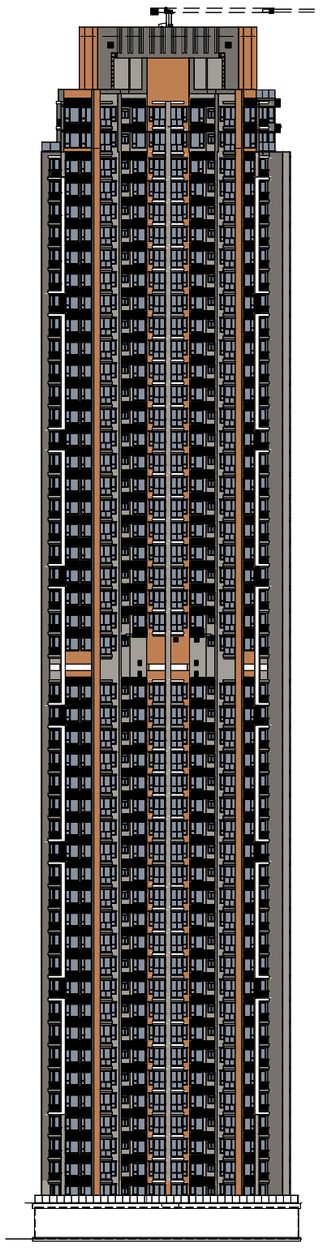
1. are prepared on the basis of the approved building plans for the Phase as of 12 November 2018; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：

1. 以2018年11月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

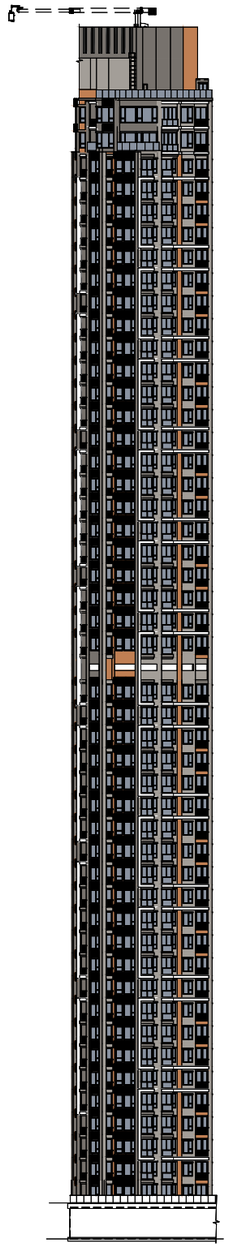
ELEVATION PLAN 立面圖

TOWER 3 (3A & 3B)
第3座 (3A及3B)



ELEVATION 4
立面圖 4

TOWER 3 (3A & 3B)
第3座 (3A及3B)

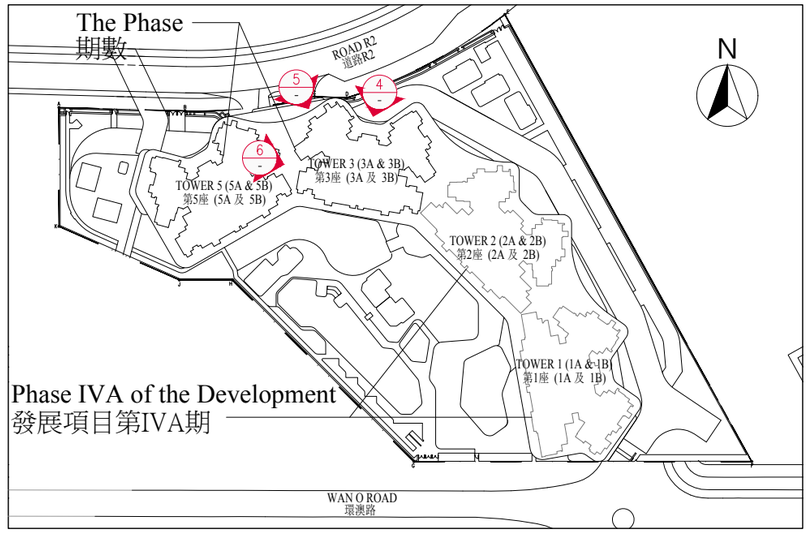


ELEVATION 5
立面圖 5

TOWER 3 (3A & 3B)
第3座 (3A及3B)



ELEVATION 6
立面圖 6



KEY PLAN
索引圖

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

1. are prepared on the basis of the approved building plans for the Phase as of 12 November 2018; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：

1. 以2018年11月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

TOWER 5 (5A & 5B)
第5座 (5A及5B)



ELEVATION 7
立面圖 7

TOWER 5 (5A & 5B)
第5座 (5A及5B)

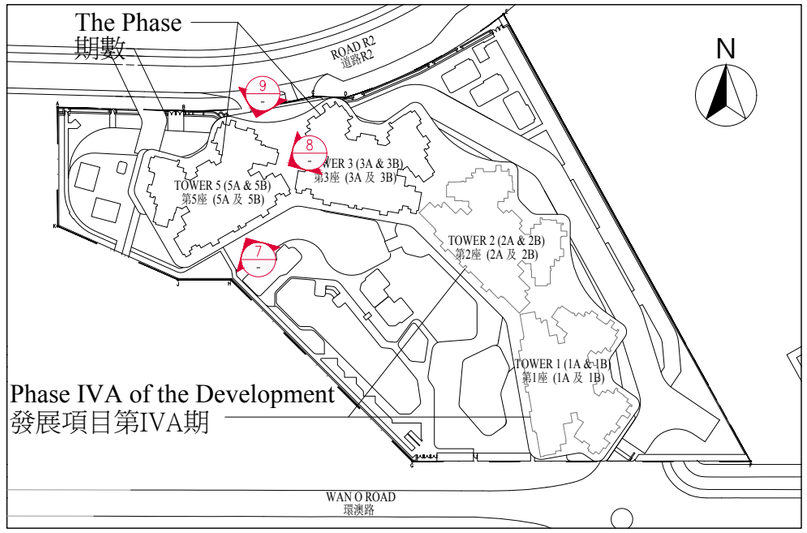


ELEVATION 8
立面圖 8

TOWER 5 (5A & 5B)
第5座 (5A及5B)



ELEVATION 9
立面圖 9



KEY PLAN
索引圖

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

1. are prepared on the basis of the approved building plans for the Phase as of 12 November 2018; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：

1. 以2018年11月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

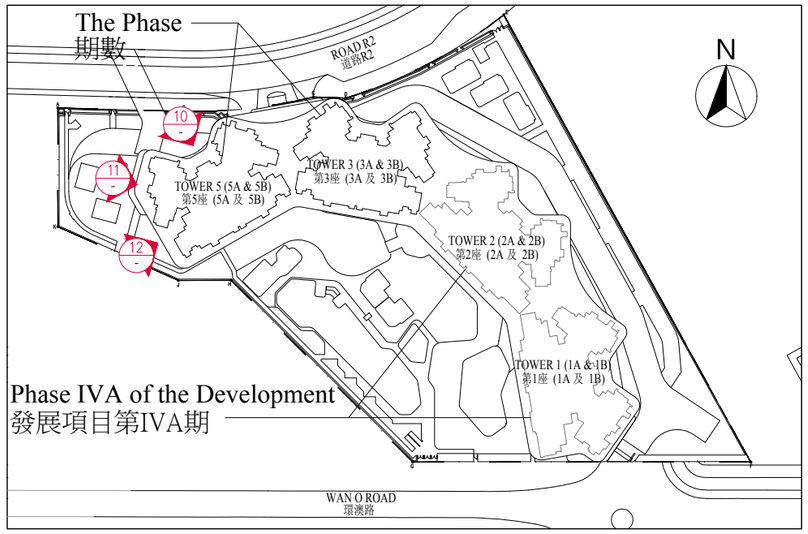
ELEVATION PLAN 立面圖



ELEVATION 10
立面圖 10

ELEVATION 11
立面圖 11

ELEVATION 12
立面圖 12



KEY PLAN
索引圖

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

1. are prepared on the basis of the approved building plans for the Phase as of 12 November 2018; and
2. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：

1. 以2018年11月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及
2. 大致上與期數的外觀一致。

公用設施的類別 Category of common facilities	有上蓋遮蓋 Covered		無上蓋遮蓋 Uncovered		總面積 Total Area	
	面積 (sq.m 平方米)	面積 (sq.ft 平方呎)	面積 (sq.m 平方米)	面積 (sq.ft 平方呎)	面積 (sq.m 平方米)	面積 (sq.ft 平方呎)
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	0	0	0	0	0	0
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地方(不論是稱為公用空中花園或有其他名稱) 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)	不適用 Not Applicable					
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) 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)	0	0	0	0	0	0

備註: 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

Note: Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified 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供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

1. Exterior Finishes

Item		Description	
A	External wall	Type of finishes	Tower façade finished with ceramic tiles and aluminum cladding Transfer plate finished with artificial granite tiles, stone cladding and aluminium cladding
B	Window	Material of frame	Aluminium window frames
		Material of glass	Light grey tinted transparent glass, Insulated-Glass-Unit (IGU) glass panels and single glazing acid-etched finish (if applicable)
C	Bay window	Material of bay windows	Not applicable
		Material of window sill finishes	Not applicable
D	Planter	Type of finishes	Not applicable
E	Verandah or Balcony	Type of finishes	(i) Balcony Walls: Ceramic Tiles Ceilings: External paint on plaster. Floors: Ceramic tiles Balustrade: Fitted with metal and glass balustrade, curb finished with aluminium cladding and ceramic tiles (ii) No verandah
		Whether it is covered	Balcony is covered
F	Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料

細項		描述	
A	外牆	裝修物料的類型	住宅大樓外牆鋪砌瓷磚及鋁質蓋板 轉換層鋪砌仿石花崗岩磚、石蓋板及鋁質蓋板
B	窗	框的用料	鋁質窗框
		玻璃的用料	透明淺灰玻璃、雙層中空玻璃片及單片酸蝕玻璃(如適用)
C	窗台	窗台用料	不適用
		窗台板的裝修物料	不適用
D	花槽	裝修物料的類型	不適用
E	陽台或露台	裝修物料的類型	(i) 露台 外牆：瓷磚 天花：批盪面髹上外牆漆 地台：瓷磚 圍欄：金屬及玻璃圍欄，圍邊鋪砌鋁質蓋板及瓷磚 (ii) 沒有陽台
		是否有蓋	露台有蓋
F	乾衣設施	類型及用料	不適用

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2. Interior finishes

Item			Description		
			Wall	Floor	Ceiling
A	Lobby	Type of Residential Main Entrance Lobbies Finishes on 1/F	Natural stone, mirror, stainless steel and timber veneer Stainless steel skirting	Natural stone	Mirror, stainless steel and gypsum board false ceiling finished with emulsion paint
		Type of Finishes of Lift Lobby on Residential Floors	Natural stone, timber veneer, plastic laminate, stainless steel, spray paint metal panel, wallpaper and mirror Stainless steel skirting	Porcelain tiles	Mirror and gypsum board false ceiling finished with emulsion paint
		Type of Finishes of Carpark Lift Lobbies on B2/F, B1/F, G/F & 1/F	Ceramic tiles	Homogenous tiles	Emulsion paint on plaster and gypsum board false ceiling finished with emulsion paint
		Type of Finishes of Fireman's Lift Lobbies	Emulsion paint on plaster Homogenous tiles skirting	Homogenous tiles	Emulsion paint on plaster
			Wall	Ceiling	
B	Internal Wall and Ceiling	Type of Finishes for Living Room and Dining Room (if any)	Emulsion paint where exposed	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint	--
		Type of Bedroom Finishes (for Master Bedroom, Bedroom 1 and Bedroom 2)	Emulsion paint where exposed	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint	--

2. 室內裝修物料

細項			描述		
			牆壁	地板	天花板
A	大堂	1樓各住宅入口大堂裝修物料的類型	天然石材、鏡、不銹鋼及木紋木皮飾面 不銹鋼腳線	天然石材	鏡、不銹鋼及髹乳膠漆之石膏板假天花
		住宅層升降機大堂裝修物料的類型	天然石材、木紋木皮飾面、膠板、不銹鋼、噴漆金屬板、牆紙及鏡 不銹鋼腳線	高温瓷質磚	鏡及髹乳膠漆之石膏板假天花
		地庫2樓、地庫1樓、地下及1樓停車場升降機大堂裝修物料的類型	瓷磚	同心透底瓷磚	批盪面髹上乳膠漆及髹乳膠漆之石膏板假天花
		消防員升降機大堂裝修物料的類型	批盪面髹上乳膠漆 同心透底瓷磚腳線	同心透底瓷磚	批盪面髹上乳膠漆
			牆壁	天花板	
B	內牆及天花板	客廳及飯廳(如有)裝修物料的類型	外露牆身髹上乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆	--
		睡房裝修物料的類型(適用於主人睡房、睡房1及睡房2)	外露牆身髹上乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆	--

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2. Interior finishes

Item		Description		
			Material of Floor	Material of Skirting
C	Internal Floor	Living Room and Dining Room (if any)	Engineered timber flooring Porcelain tiles in the following flats: Tower 3 (3A) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F Tower 3 (3A) D: 55/F-56/F Tower 3 (3B) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) D: 55/F-56/F Tower 5 (5A) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5A) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5A) D: 58/F-59/F Tower 5 (5B) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5B) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5B) D: 58/F-59/F Reconstituted stone border along edge of timber floor adjoining door to Flat Roof/ Balcony (if applicable) Reconstituted stone along internal staircase up to Roof landing in the following flats: Tower 3 (3A) A: 56/F Tower 3 (3B) A: 56/F Tower 5 (5A) A: 59/F Tower 5 (5B) A: 59/F	Solid timber

2. 室內裝修物料

細項		描述		
			地板用料	牆腳線用料
C	內部地板	客廳及飯廳(如有)	複合木地板 以下單位均為高温瓷質磚: 第3座 (3A) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) D: 55樓至56樓 第3座 (3B) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) D: 55樓至56樓 第5座 (5A) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5A) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5A) D: 58樓至59樓 第5座 (5B) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5B) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5B) D: 58樓至59樓 人造石界線於相連平台/露台門户之木地板地台邊邊緣 (如適用) 以下單位至天台之室內樓梯均為人造石: 第3座 (3A) A: 56樓 第3座 (3B) A: 56樓 第5座 (5A) A: 59樓 第5座 (5B) A: 59樓	實木

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2. Interior finishes

Item		Description			
C	Internal Floor		Material of Floor		Material of Skirting
		Bedroom	Engineered timber flooring Reconstituted stone border along edge of timber floor adjoining door to Flat Roof/ Utility Platform (if applicable)		Solid timber
D	Bathroom	Type of Finishes	Wall	Floor	Ceiling
			Ceramic tiles	Porcelain tiles	Aluminium false ceiling
		Whether the wall finishes run up to ceiling	Run up to false ceiling level		

2. 室內裝修物料

細項		描述			
C	內部地板		地板用料		牆腳線用料
		睡房	複合木地板 人造石界線於相連平台/工作平台門户之木地板地台邊邊緣 (如適用)		實木
D	浴室	裝修物料的類型	牆壁	地板	天花板
			瓷磚	高温瓷質磚	鋁質假天花
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平		

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2. Interior finishes

Item		Description				
			Wall	Floor	Ceiling	Cooking Bench
E	Kitchen	Type of Finishes	Ceramic tiles, feature glass and stainless steel panel Ceramic tiles, feature glass, mirror and stainless steel panel in the following flats: Tower 3 (3A) Flat E: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) Flat C: 55/F-56/F Tower 3 (3B) Flat E: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) Flat C: 55/F-56/F Tower 5 (5A) Flat E: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5A) Flat C: 58/F-59/F Tower 5 (5B) Flat E: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F Tower 5 (5B) Flat C: 58/F-59/F	Porcelain tiles	Aluminium false ceiling	Solid surface material

2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	灶台
E	廚房	裝修物料的類型	瓷磚、裝飾玻璃及不銹鋼板 以下單位均為瓷磚、裝飾玻璃、鏡及不銹鋼板： 第3座 (3A) 單位E：2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) 單位C：55樓至56樓 第3座 (3B) 單位E：2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) 單位C：55樓至56樓 第5座 (5A) 單位E：2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5A) 單位C：58樓至59樓 第5座 (5B) 單位E：2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓 第5座 (5B) 單位C：58樓至59樓	高温瓷質磚	鋁質假天花	實心面材

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2. Interior finishes

Item			Description				
			Wall	Floor	Ceiling	Cooking Bench	
E	Kitchen	Type of Finishes	Feature glass, stainless steel panel and emulsion paint where exposed in the following flats: Tower 3 (3A) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) D: 55/F-56/F Tower 3 (3B) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) D: 55/F-56/F		Gypsum board false ceiling with emulsion paint in the following flats: Tower 3 (3A) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3A) D: 55/F-56/F Tower 3 (3B) A, B, D: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) F: 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F Tower 3 (3B) D: 55/F-56/F	

2. 室內裝修物料

細項			描述				
			牆壁	地板	天花板	灶台	
E	廚房	裝修物料的類型	以下單位均為裝飾玻璃、不銹鋼板及外露牆身髹上乳膠漆： 第3座 (3A) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) D: 55樓至56樓 第3座 (3B) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) D: 55樓至56樓		以下單位均為髹乳膠漆之石膏板假天花： 第3座 (3A) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3A) D: 55樓至56樓 第3座 (3B) A, B, D: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) F: 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓 第3座 (3B) D: 55樓至56樓	

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2. Interior finishes

Item			Description					
			Wall			Floor	Ceiling			Cooking Bench
			Tower	Flat	Floor		Tower	Flat	Floor	
E	Kitchen	Type of Finishes	Tower 5 (5A)	A, B, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F		Tower 5 (5A)	A, B, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F	
			Tower 5 (5A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F		Tower 5 (5A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F	
			Tower 5 (5A)	D	58/F-59/F		Tower 5 (5A)	D	58/F-59/F	
			Tower 5 (5B)	A, B, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F		Tower 5 (5B)	A, B, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F	
			Tower 5 (5B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F		Tower 5 (5B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F	
			Tower 5 (5B)	D	58/F-59/F		Tower 5 (5B)	D	58/F-59/F	

2. 室內裝修物料

細項			描述					
			牆壁			地板	天花板			灶台
			座	單位	樓層		座	單位	樓層	
E	廚房	裝修物料的類型	第5座 (5A)	A, B, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓		第5座 (5A)	A, B, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓	
			第5座 (5A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓		第5座 (5A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓	
			第5座 (5A)	D	58樓至59樓		第5座 (5A)	D	58樓至59樓	
			第5座 (5B)	A, B, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓		第5座 (5B)	A, B, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓	
			第5座 (5B)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓		第5座 (5B)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓	
			第5座 (5B)	D	58樓至59樓		第5座 (5B)	D	58樓至59樓	

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。

2. Interior finishes

Item		Description	
E	Kitchen	Whether the wall finishes run up to ceiling	Run up to false ceiling level

2. 室內裝修物料

細項		描述	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

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3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
A	Doors	Flat Main Entrance Door	Solid core fire rated timber door	Engineered timber veneer	Lockset, concealed door closer, door hinges, door stopper and eye viewer
		Balcony Door	Aluminum door frame with crystal grey tinted glass	Fluorocarbon coated aluminum frame	Door handle, lockset and door stopper
		Utility Platform Door	Aluminum door frame with crystal grey tinted glass	Fluorocarbon coated aluminum frame	Door handle, lockset and door stopper
		Flat Roof Door	Aluminum door frame with crystal grey tinted glass	Fluorocarbon coated aluminum frame	Door handle, lockset, door stopper and closer
		Roof Door	Aluminum door frame with crystal grey tinted glass	Fluorocarbon coated aluminum frame	Door handle, lockset, door stopper and closer
		Master Bedroom and Bedroom Door	Solid core timber door	Engineered timber veneer	Lockset, door hinges and door stopper
		Kitchen Door	Solid core fire rated timber door	Engineered timber veneer and stainless steel	Door handle, concealed door closer, door hinges, door stopper and fire rated glass vision panel
		Utility Room	Solid core timber door	Engineered timber veneer	Lockset, door hinges and door stopper
		Store Room Door	Solid core timber door	Engineered timber veneer	Lockset, door hinges and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
A	門	單位主入口門	實心防火木門	人造木紋木皮飾面	門鎖、閉門器、門鉸、門擋及防盜眼
		露台門	鋁質門框鑲灰色玻璃	氟碳塗層鋁框	門把手、門鎖 及門擋
		工作平台門	鋁質門框鑲灰色玻璃	氟碳塗層鋁框	門把手、門鎖 及門擋
		平台門	鋁質門框鑲灰色玻璃	氟碳塗層鋁框	門把手、門鎖、門擋及閉門器
		天台門	鋁質門框鑲灰色玻璃	氟碳塗層鋁框	門把手、門鎖、門擋及閉門器
		主人睡房門及睡房門	實心木門	人造木紋木皮飾面	門鎖、門鉸及門擋
		廚房門	實心防火木門	人造木紋木皮飾面及不銹鋼	門把手、閉門器、門鉸、門擋及防火玻璃視窗
		雜物房門	實心木門	人造木紋木皮飾面	門鎖、門鉸及門擋
		儲物室門	實心木門	人造木紋木皮飾面	門鎖、門鉸及門擋

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3. Interior Fittings

Item			Description		
			Material	Finishes	Accessories
A	Doors	Bathroom Door	Solid core timber door	Engineered timber veneer and plastic laminate	Lockset, door hinges and door stopper
			Hollow core sliding timber door in the following flats:		Door handle, Lockset, sliding door track and door stopper in the following flats:

Tower	Flat	Floor
Tower 3 (3A)	B	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F
Tower 3 (3A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F
Tower 3 (3A)	D	55/F-56/F
Tower 3 (3B)	B	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F
Tower 3 (3B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F and 45/F-53/F
Tower 3 (3B)	D	55/F-56/F
Tower 5 (5A)	B	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5A)	D	58/F-59/F
Tower 5 (5B)	B	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5B)	D	58/F-59/F

3. 室內裝置

細項			描述		
			用料	裝修物料	配件
A	門	浴室門	實心木門	人造木紋木皮飾面及膠板	門鎖、門鉸及門擋
			以下單位均設空心木趟門：		以下單位均設門把手、門鎖、趟路及門擋

座	單位	樓層
第3座 (3A)	B	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3A)	D	55樓至56樓
第3座 (3B)	B	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3B)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3B)	D	55樓至56樓
第5座 (5A)	B	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5A)	D	58樓至59樓
第5座 (5B)	B	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5B)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5B)	D	58樓至59樓

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3. Interior Fittings

Item		Description	
B	Bathroom	Type of Fittings and Equipment	Material of Fittings and Equipment
		Countertop	Natural stone
		Mirror cabinet and vanity cabinet	Mirror, feature glass, plastic laminate, wood, natural stone and metal
		Wash basin mixer	Chrome plated
		Wash basin	Vitreous china
		Water closet	Vitreous china
		Towel bar and toilet paper holder	Chrome plated
		Type of Water Supply System	Material of Water Supply System
		Indirect water supply system	Copper water pipes are adopted for hot and cold water supply system
		Type of Bathing Facilities (including shower or bath tub, if applicable)	Material of Bathing Facilities (including shower or bath tub, if applicable)
		Shower compartment	Clear tempered glass
		Shower set	Chrome plated
		Bath tub Size of bath tub: (1500Lx 700Wx 410H(mm))	Enameled cast iron
		Bathtub mixer and shower set	Chrome plated
		Shower curtain track	Aluminium

3. 室內裝置

細項		描述	
B	浴室	裝置及設備的類型	裝置及設備的用料
		櫃台面	天然石材
		鏡櫃及面盆櫃	鏡、裝飾玻璃、膠板、木材、天然石材及金屬
		洗手盆水龍頭	鍍鉻
		洗手盆	陶瓷
		坐廁	陶瓷
		毛巾架及廁紙架	鍍鉻
		供水系統的類型	供水系統的用料
		間接供水系統	冷熱水供應系統採用銅水喉管
		沐浴設施的類型 (包括花灑及浴缸，如適用的話)	用料(包括花灑及浴缸，如適用的話)
		淋浴間	強化清玻璃
		花灑套裝	鍍鉻
		浴缸 浴缸大小：(1500長x 700濶x 410高(毫米))	搪瓷鑄鐵
		浴缸水龍頭及花灑套裝	鍍鉻
		浴簾路軌	鋁質

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3. Interior Fittings

Item		Description		
			Material	Finishes
C	Kitchen	Sink unit	Stainless steel	-
		Water Supply System	Copper pipes and copper pipes with thermal insulation	-
		Kitchen Cabinet	Wood and aluminium	Plastic laminate, wood grain plastic laminate and high gloss acrylic
		Type of all other Fittings and Equipment		
		Other fittings	Not applicable	
		Other equipment	Sprinkler heads and smoke detectors installed in the following flats:	

Tower	Flat	Floor
Tower 3 (3A)	A, B, C, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F
Tower 3 (3A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F
Tower 3 (3A)	D	55/F-56/F
Tower 3 (3B)	A, B, C, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F and 45/F-53/F
Tower 3 (3B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F
Tower 3 (3B)	D	55/F-56/F
Tower 5 (5A)	A, B, C, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5A)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5A)	D	58/F-59/F
Tower 5 (5B)	A, B, C, D	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 30/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5B)	F	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F
Tower 5 (5B)	D	58/F-59/F

D	Bedroom	Type of Fittings (including built-in wardrobe)	Material of Fittings (including built-in wardrobe)
		Not applicable	Not applicable

3. 室內裝置

細項		描述		
			用料	裝修物料
C	廚房	洗滌盆	不銹鋼	-
		供水系統	銅喉管及保溫銅喉管	-
		廚櫃	木材及鋁質	膠板，木紋膠板及高光亞加力
		所有其他裝置及設備的類型		
		其他裝置	不適用	
		其他設備	以下單位均設消防花灑頭及煙霧偵測器：	

座	單位	樓層
第3座 (3A)	A, B, C, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3A)	D	55樓至56樓
第3座 (3B)	A, B, C, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3B)	F	2樓至3樓、5樓至12樓、15樓至23樓25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓
第3座 (3B)	D	55樓至56樓
第5座 (5A)	A, B, C, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5A)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5A)	D	58樓至59樓
第5座 (5B)	A, B, C, D	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5B)	F	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓
第5座 (5B)	D	58樓-59樓

D	睡房	裝置的類型（包括嵌入式衣櫃）	裝置用料（包括嵌入式衣櫃）
		不適用	不適用

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3. Interior Fittings

Item		Description	
E	Telephone	Location and number of connection points	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS"
F	Aerials	Location and number of connection points	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS"
G	Electrical installations	(i) Electrical fittings (including safety devices)	(i) General-use socket outlets are provided in all Living Rooms, Dining Rooms, Bedrooms, Kitchens, Store Rooms and Bathrooms. Miniature circuit breaker (MCB) complete with residual current protection is provided for each flat.
		(ii) Whether conduits are concealed or exposed	(ii) Conduits are concealed in part and exposed in part. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Location and number of power points and air-conditioner points	(iii) For the number and the location of power points and air-conditioner points, please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS"
H	Gas supply	Type	Town gas
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob in Kitchen and gas water heater.
		Location	For the location of gas hob and gas water heater, please refer to the "Appliance Schedule - Kitchen" and "Appliance Schedule - Water Heater"
I	Washing machine connection point	Design:	Drain point and water point are provided for washing machine
		Location:	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS"

3. 室內裝置

細項		描述	
E	電話	接駁點的位置及數目	請參閱"住宅單位機電裝置數量說明表"
F	天線	接駁點的位置及數目	請參閱"住宅單位機電裝置數量說明表"
G	電力裝置	(i) 供電附件(包括安全裝置)	(i) 客廳、飯廳、睡房、廚房、儲物房及浴室均裝有電插蘇掣。每戶均裝有配電箱及包括漏電保護。
		(ii) 導管是隱藏或外露	(ii) 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋。
		(iii) 電插座及空調機接駁點的位置及數目	(iii) 有關電插座及空調機接駁點之數目及位置，請參閱"住宅單位機電裝置數量說明表"
H	氣體供應	類型	煤氣
		系統	獨立煤氣錶及煤氣喉接駁廚房內煤氣煮食爐及煤氣熱水爐。
		位置	煤氣煮食爐及煤氣熱水爐位置，請參閱"設備說明表 - 廚房"及"設備說明表 -熱水爐設備"
I	洗衣機接駁點	設計:	設有洗衣機來 / 去水接駁喉位
		位置:	請參閱"住宅單位機電裝置數量說明表"

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。

3. Interior Fittings

Item		Description	
J	Water supply	(i) Material of water pipes	(i) Copper water pipes and copper water pipes with thermal insulation
		(ii) Whether water pipes are concealed or exposed	(ii) Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Whether hot water is available	(iii) Hot water is available

3. 室內裝置

細項		描述	
J	供水	(i) 水管的用料	(i) 採用銅喉及配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	(ii) 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋。
		(iii) 有否熱水供應	(iii) 有熱水供應

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。

4. Miscellaneous

Items		Description	
A	Lifts	(i) Brand name	Schindler
		(ii) Model number	SCHINDLER 7000
		(iii) Number and floors served by them	

Number of lifts	Tower	Floor served
1	Tower 3 (3A)	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F
1	Tower 3 (3A)	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F
1	Tower 3 (3A)	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 29/F*, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F *Lift door operates only upon activation of corresponding fireman's switch
1	Tower 3 (3B)	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F
2	Tower 3 (3B)	B2/F, B1/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F

4. 雜項

細項		描述	
A	升降機	(i) 品牌名稱	迅達
		(ii) 產品型號	SCHINDLER 7000
		(iii) 數目及到達的樓層	

升降機數目	座	到達的樓層
1	第3座 (3A)	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
1	第3座 (3A)	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
1	第3座 (3A)	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、29樓*、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓 *電梯門只有在激活相關消防員開關製時才運行
1	第3座 (3B)	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
2	第3座 (3B)	地庫2樓、地庫1樓、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓

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。

4. Miscellaneous

Items		Description	
A	Lifts	(i) Brand name	Schindler
		(ii) Model number	SCHINDLER 7000
		(iii) Number and floors served by them	

Number of lifts	Tower	Floor served
1	Tower 5 (5A)	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
2	Tower 5 (5A)	B2/F, B1/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
1	Tower 5 (5B)	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
1	Tower 5 (5B)	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
1	Tower 5 (5B)	B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 29/F*, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 49/F*, 50/F - 53/F and 55/F - 59/F *Lift door operates only upon activation of corresponding fireman's switch

4. 雜項

細項		描述	
A	升降機	(i) 品牌名稱	迅達
		(ii) 產品型號	SCHINDLER 7000
		(iii) 數目及到達的樓層	

升降機數目	座	到達的樓層
1	第5座 (5A)	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至59樓
2	第5座 (5A)	地庫2樓、地庫1樓、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至59樓
1	第5座 (5B)	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至59樓
1	第5座 (5B)	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至59樓
1	第5座 (5B)	地庫2樓、地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、29樓*、30樓至33樓、35樓至43樓、45樓至48樓、49樓*、50樓至53樓及55樓至59樓 *電梯門只有在激活相關消防員開關製時才運行

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。

4. Miscellaneous

Items		Description	
A	Lifts	(i) Brand name	Schindler
		(ii) Model number	SCHINDLER 5500 MRL
		(iii) Number and floors served by them	Number of lifts: 3 — Floor served: B2/F, B1/F, G/F and 1/F Number of lifts: 1 — Floor served: G/F and 1/F
B	Letter Box	Material	Stainless steel
C	Refuse Collection	(i) Means of refuse collection	Refuse will be collected by cleaner
		(ii) Location of refuse room	Refuse storage and material recovery room is located at each residential floor of: Tower 3 (3A & 3B) (except 29/F and Roof); Tower 5 (5A & 5B) (except 29/F, 49/F and Roof) Refuse storage and material recovery chamber is located at G/F.
D	Water meter	(i) Location	Water meter cabinet on each floor
		(ii) Whether they are separate or communal meters for residential properties	Separate meter
	Electricity meter	(i) Location	Electric meter room on each floor
		(ii) Whether they are separate or communal meters for residential properties	Separate meter

4. 雜項

細項		描述	
A	升降機	(i) 品牌名稱	迅達
		(ii) 產品型號	SCHINDLER 5500 MRL
		(iii) 數目及到達的樓層	升降機數目: 3 — 到達的樓層: 地庫2樓、地庫1樓、地下及1樓 升降機數目: 1 — 到達的樓層: 地下及1樓
B	信箱	用料	不銹鋼
C	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾
		(ii) 垃圾房的位置	垃圾及物料回收室位於 第3座(3A & 3B) 每層住宅樓層(29樓及天台除外) 第5座(5A & 5B) 每層住宅樓層(29樓、49樓及天台除外) 垃圾及物料回收房設於地下樓層。
D	水錶	(i) 位置	每層之水錶櫃
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶
	電錶	(i) 位置	每層之電錶房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶

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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。

4. Miscellaneous

Items		Description	
D	Gas meter	(i) Location	Gas meter in the kitchen of the following flats:-

Tower	Flat	Floor
Tower 3 (3A)	A	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F - 56/F
	B	
Tower 3 (3B)	A	
	B	
Tower 3 (3A)	C	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F and 45/F - 53/F and 55/F - 56/F
Tower 3 (3A)	E	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F and 45/F - 53/F
Tower 3 (3B)	C	
Tower 5 (5A)	A	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
Tower 5 (5B)	A	
	C	
Tower 5 (5A)	B	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 59/F
Tower 5 (5B)	B	
Tower 5 (5A)	C	2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, 30/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 57/F
Tower 5 (5B)	E	

4. 雜項

細項		描述	
D	氣體錶	(i) 位置	氣體錶安裝於以下單位的廚房內：-

座	單位	樓層
第3座 (3A)	A	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
	B	
第3座 (3B)	A	
	B	
第3座 (3A)	C	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至53樓及55樓至56樓
第3座 (3A)	E	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓及45樓至53樓
第3座 (3B)	C	
第5座 (5A)	A	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至 53樓及55樓至59樓
第5座 (5B)	A	
	C	
第5座 (5A)	B	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至 53樓及55樓至59樓
第5座 (5B)	B	
第5座 (5A)	C	2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、30樓至33樓、35樓至43樓、45樓至48樓、50樓至 53樓及55樓至57樓
第5座 (5B)	E	

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。

4. Miscellaneous

Items		Description	
D	Gas meter	(ii) Whether they are separate or communal meters for residential properties	Separate meter

4. 雜項

細項		描述	
D	氣體錶	(ii) 就住宅單位而言是獨立抑或是公用的錶	獨立錶

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。

5. Security Facilities

Item	Description	
Security system and equipment	Access control and security system	Visitor intercom panels and Octopus card access control system are provided at the main entrance lobby for resident access. Video door phone is provided in all residential flats.
	CCTV	CCTV system is provided at main entrance lobby, basement lift lobby, staircase exit, landscaped area and tower lifts connecting directly to the caretaker's counter at main entrance lobby and security control room. CCTV system is also provided at residential clubhouse and clubhouse lift connecting directly to clubhouse reception and security control room.
	Video door phone with panic alarm and door release function connecting to the caretaker's counter at the main entrance lobby is provided in all residential flats.	
	For the location of video door phone, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Flats".	

5. 保安設施

細項	描述	
保安系統及設備	入口通道控制及保安系統	住宅入口大堂設有訪客對講機系統及八達通讀卡機供住客進出使用。所有住宅單位內設有門口視像對講機。
	閉路電視	住宅入口大堂、地庫升降機大堂、樓梯出口、園景區及大廈內之升降機均設有閉路電視系統，直接連接住宅入口大堂管理處及保安控制室。 住客會所及會所內之升降機均設有閉路電視系統，直接連接會所接待處及保安控制室。
	所有住宅單位均設有門口視像對講機配有警報掣及開門功能連接住宅入口大堂管理處。	
	門口視像對講機位置，請參閱"住宅單位機電裝置數量說明表"。	

6. Appliances

Item	Description
Brand name and model number	Please refer to the "Appliances Schedule".

6. 設備

細項	描述
品牌名稱及產品型號	請參閱"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.
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Appliances Schedule -Kitchen
設備說明表-廚房

Appliance 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座 (3A)						Tower 3 (3B) 第3座 (3B)						Tower 5 (5A) 第5座 (5A)						Tower 5 (5B) 第5座 (5B)					
		Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
		Floor 樓層 / Model Number 產品型號	2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓						2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F,35/F-43/F and 45/F-53/F 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓及45樓至53樓						2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓						2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F, 31/F-33/F, 35/F-43/F, 45/F-48/F, 50/F-53/F and 55/F-57/F 2樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至57樓					
Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Gas Hob (Wok Burner) 嵌入式單頭氣體煮食爐	Siemens 西門子	ER326AB92X		1			1			1						1						1			1	
Built-in Induction Hob (2 zones) 嵌入式電磁爐 (2個煮食區)	Siemens 西門子	EH375FBB1E		1			1			1						1						1			1	
Built-in flexinduction Hob 嵌入式電磁爐	Siemens 西門子	EX675LJC1E	1		1	1		1	1		1	1	1	1	1		1	1	1	1	1		1	1		1
Built-in Refrigerator 嵌入式雪櫃	Whirlpool 惠而浦	ART890/A++NFHK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Microwave oven 嵌入式微波爐	Siemens 西門子	HF15M564HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Washer Dryer 嵌入式洗衣乾衣機	Whirlpool 惠而浦	BWPR75210	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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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。

Note: The cells shaded in grey shown in the above table denotes "Not applicable"
備註：上表內之灰色方格代表"不適用"。

Appliances Schedule -Kitchen
設備說明表-廚房

Appliance 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A)					Tower 3 (3B)					Tower 5 (5A)					Tower 5 (5B)				
			第3座 (3A)					第3座 (3B)					第5座 (5A)					第5座 (5B)				
		Flats 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
		Floor 樓層 / Model Number 產品型號	30/F 30樓					30/F 30樓					30/F 30樓					30/F 30樓				
Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Gas Hob (Wok Burner) 嵌入式單頭氣體煮食爐	Siemens 西門子	ER326AB92X		1			1		1					1					1			1
Built-in Induction Hob (2 zones) 嵌入式電磁爐 (2個煮食區)	Siemens 西門子	EH375FBB1E		1			1		1					1					1			1
Built-in flexinduction Hob 嵌入式電磁爐	Siemens 西門子	EX675LJC1E	1		1	1		1		1	1	1	1		1	1	1	1		1	1	
Built-in Refrigerator 嵌入式雪櫃	Whirlpool 惠而浦	ART890/A++NFHK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Microwave oven 嵌入式微波爐	Siemens 西門子	HF15M564HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Built-in Washer Dryer 嵌入式洗衣乾衣機	Whirlpool 惠而浦	BWPR75210	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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。

Note: The cells shaded in grey shown in the above table denotes "Not applicable"
備註：上表內之灰色方格代表"不適用"。

Appliances Schedule -Kitchen
設備說明表-廚房

Appliance 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座 (3A)				Tower 3 (3B) 第3座 (3B)				Tower 5 (5A) 第5座 (5A)				Tower 5 (5B) 第5座 (5B)			
		Flats 單位	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
		Floor 樓層 / Model Number 產品型號	55/F-56/F 55樓至56樓				55/F-56/F 55樓至56樓				58/F-59/F 58樓至59樓				58/F-59/F 58樓至59樓			
Telescopic Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B			1	1			1	1			1	1			1	1
Telescopic Hood 拉趟式抽油煙機	Miele 美諾	DA3466HP	1	1			1	1			1	1			1	1		
Built-in Gas Hob (Wok Burner) 嵌入式單頭氣體煮食爐	Siemens 西門子	ER326AB92X	1	1	1		1	1			1	1			1	1	1	
Built-in Induction Hob (2 zones) 嵌入式電磁爐 (2個煮食區)	Siemens 西門子	EH375FBB1E	1	1	1		1	1			1	1			1	1	1	
Built-in flexinduction Hob 嵌入式電磁爐	Siemens 西門子	EX675LJC1E				1			1	1			1	1				1
Built-in Refrigerator 嵌入式雪櫃	Whirlpool 惠而浦	ART890/A++NFHK			1	1			1	1			1	1			1	1
Built-in Refrigerator 嵌入式雪櫃	Siemens 西門子	KI86NAF31K	1	1			1	1			1	1			1	1		
Built-in Microwave oven 嵌入式微波爐	Siemens 西門子	HF15M564HK			1	1			1	1			1	1			1	1
Built-in Microwave oven with grill 嵌入式微波爐 (俱備燒烤功能)	Miele 美諾	M6032	1	1			1	1			1	1			1	1		
Wine Cooler 酒櫃	Cristal 尼斯	CW22SBS-B	1	1			1	1			1	1			1	1		
Built-in Washer Dryer 嵌入式洗衣乾衣機	Whirlpool 惠而浦	BWPR75210			1	1			1	1			1	1			1	1
Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1			1	1			1	1			1	1		

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。

Note: The cells shaded in grey shown in the above table denotes "Not applicable"
備註：上表內之灰色方格代表"不適用"。

Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	2/F 2樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
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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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3B) 第3座 (3B)	2/F 2樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
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備註:
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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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

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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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3B) 第3座 (3B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與 睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E /RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E /RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與 客廳共用室外機)				

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	30/F 30樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK /RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		

Note:
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備註：
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3B) 第3座 (3B)	30/F 30樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			

Note:
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備註:
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓, 35樓至43樓及 45樓至52樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與 睡房 1 共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3B) 第3座 (3B)	31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓, 35樓至43樓及 45樓至52樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
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備註:
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	53/F 53樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2 共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1 共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3B) 第3座 (3B)	53/F 53樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)			RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與 睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)		
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)			
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	55/F 55樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK		
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房 共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				
Tower 3 (3B) 第3座 (3B))	55/F 55樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK		
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)					
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Bedroom 3 睡房 3	Store Room 儲物室
Tower 3 (3A) 第3座 (3A)	56/F 56樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK		
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房 共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				
Tower 3 (3B) 第3座 (3B)	56/F 56樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK		
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK			
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)				

Note:
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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5A) 第5座 (5A)	2/F 2樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房 共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5B) 第5座 (5B)	2/F 2樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E /RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5A) 第5座 (5A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5B) 第5座 (5B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓, 5樓至12樓, 15樓至23樓及 25樓至28樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5A) 第5座 (5A)	30/F 30樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5B) 第5座 (5B)	30/F 30樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5A) 第5座 (5A)	31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F 31樓至33樓, 35樓至43樓, 45樓至48樓, 50樓至53樓及 55樓至56樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5B) 第5座 (5B)	31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F 31樓至33樓, 35樓至43樓, 45樓至48樓, 50樓至53樓及 55樓至56樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與 睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E /RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E /RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5A) 第5座 (5A)	57/F 57樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2 共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)				
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2	Store Room 儲物室
Tower 5 (5B) 第5座 (5B)	57/F 57樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Store Room 與儲物室共用室外機)		RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房 1共用室外機)
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 2 與睡房2共用室外機)	RAS-B13N3KV2-E / RAS-2M18S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	
			C	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK		
			D	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-B16N3KV2-E / RAS-3M26S3AV-E (Shared Outdoor Unit with Bedroom 1 與睡房1共用室外機)	RAS-B10N3KV2-E/ RAS-3M26S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)		
			E	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			F	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)			

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Appliances Schedule -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)			
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2
Tower 5 (5A) 第5座 (5A)	58/F 58樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)		
Tower 5 (5B) 第5座 (5B)	58/F 58樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK
			B	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)		

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

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 -Air-Conditioning
設備說明表-冷氣機設備

				Model Number (Indoor Unit / Outdoor Unit) 產品型號 (室內機/室外機)			
Tower 座	Floor 樓層	Brand Name 品牌	Flats 單位	Living Room 客廳	Master Bedroom 主人睡房	Bedroom 1 睡房 1	Bedroom 2 睡房 2
Tower 5 (5A) 第5座 (5A)	59/F 59樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK
			B	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)		
Tower 5 (5B) 第5座 (5B)	59/F 59樓	TOSHIBA 東芝	A	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK
			B	RAS-18N3KV-HK / RAS-18N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			C	RAS-24N3KV-HK / RAS-24N3AV-HK	RAS-13N3KV-HK / RAS-13N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK	RAS-10N3KV-HK / RAS-10N3AV-HK
			D	RAS-M24N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Master Bedroom 與主人睡房共用室外機)	RAS-B16N3KV2-E / RAS-5M34S3AV-E (Shared Outdoor Unit with Living Room 與客廳共用室外機)		

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層 / Model Number 產品型號	2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1						1						1						1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1				1	1	1				1	1	1				1	1	1			
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																								
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A																								
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																								
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
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Appliances Schedule -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
			Flats 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層 / Model Number 產品型號	30/F 30樓					30/F 30樓					31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓						31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓					
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1					1					1						1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1			1	1	1			1	1	1				1	1	1			
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																						
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A																						
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																						
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
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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 -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	A	B	C	D
			Floor 樓層	53/F						53/F						55/F				55/F			
			Model Number 產品型號	53樓						53樓						55樓				55樓			
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1						1		1	1	1		1	1	1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1				1	1	1											
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08													1				1			
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A														1				1		
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08													1				1			
Master Bathroom 主人浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H													1	1			1	1		
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1			1	1			1	1

Note:
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備註:
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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 -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
			Flats 單位	A	B	C	D	A	B	C	D
			Floor 樓層 / Model Number 產品型號	56/F 56樓				56/F 56樓			
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1		1	1	1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08								
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1				1			
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A		1				1		
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1				1			
Master Bathroom 主人浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1			1	1		
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H			1	1			1	1

Note:
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備註：
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Appliances Schedule -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層	2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
			Model Number 產品型號	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1						1						1						1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1				1	1	1				1	1	1				1	1	1			
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																								
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A																								
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																								
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
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Appliances Schedule -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
			Flats 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層	30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
			Model Number 產品型號	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1					1					1						1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1			1	1	1			1	1	1				1	1	1			
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																						
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A																						
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08																						
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
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Appliances Schedule -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	A	B	C	D
			Floor 樓層	57/F						57/F						58/F				58/F			
			Model Number 產品型號	57樓						57樓						58樓				58樓			
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08					1						1		1	1	1		1	1	1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1				1	1	1											
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08													1				1			
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A														1				1		
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08													1				1			
Master Bathroom 主人浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H													1	1			1	1		
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1	1	1	1	1	1	1	1	1	1	1			1	1			1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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Appliances Schedule -Exhaust Fan
設備說明表-抽氣扇設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
			Flats 單位	A	B	C	D	A	B	C	D
			Floor 樓層	59/F				59/F			
			Model Number 產品型號	59樓				59樓			
Kitchen 廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1	1	1		1	1	1	
Open Kitchen 開放式廚房	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08								
Bathroom 浴室	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1				1			
Bathroom 浴室	Duct Type Radial Fan 徑流式風機	OSTBERG 奧斯博格	RFE-140A		1				1		
WC. inside Store Room 儲物室內之洗手間	Window Type Propeller Fan 窗口式抽氣扇	K.D.K.	15WHC08	1				1			
Master Bathroom 主人浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H	1	1			1	1		
Bathroom 浴室	Ceiling Type Thermo Ventilator 天花式換氣暖風機	PANASONIC 樂聲	FV-40BE2H			1	1			1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層 / Model Number 產品型號	2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1	1		1		1	1	1		1		1	1	1		1		1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi																								
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1				1		1				1		1				1		1			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
			Flats 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層 / Model Number 產品型號	30/F 30樓					30/F 30樓					31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓						31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓					
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1		1		1	1		1		1	1	1		1		1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi																						
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1			1		1			1		1				1		1			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	A	B	C	D
			Floor 樓層	53/F						53/F						55/F				55/F			
			Model Number 產品型號	53樓						53樓						55樓				55樓			
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi													1				1			
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1	1		1		1	1	1	1	1	1	1	1	1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi													1				1			
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W														1				1		
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1				1		1											

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
			Flats 單位	A	B	C	D	A	B	C	D
			Floor 樓層 / Model Number 產品型號	56/F 56樓				56/F 56樓			
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi	1				1			
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi	1	1	1	1	1	1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi	1				1			
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W		1				1		

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層 / Model Number 產品型號	2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1	1		1		1	1	1		1		1	1	1		1		1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi																								
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1				1		1				1		1				1		1			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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 -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
			Flats 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
			Floor 樓層	30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
			Model Number 產品型號	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1		1		1	1		1		1	1	1		1		1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi																						
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1			1		1			1		1				1		1			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

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Appliances Schedule -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
			Flats 單位	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	A	B	C	D
			Floor 樓層	57/F						57/F						58/F				58/F			
			Model Number 產品型號	57樓						57樓						58樓				58樓			
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi													1				1			
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi		1		1	1	1		1		1	1	1	1	1	1	1	1	1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E21SLi													1				1			
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W														1				1		
Bathroom 浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W	1		1				1		1											

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

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.
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Appliances Schedule -Water Heater
設備說明表-熱水爐設備

Location 位置	Appliances 設備	Brand Name 品牌名稱	Tower 座	Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
			Flats 單位	A	B	C	D	A	B	C	D
			Floor 樓層	59/F				59/F			
			Model Number 產品型號	59樓				59樓			
Kitchen 廚房	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM6	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi	1				1			
Bathroom 浴室	Instantaneous Electrical Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E27SLi	1	1	1	1	1	1	1	1
WC. inside Store Room 儲物室內之洗手間	Instantaneous Electrical Water Heater 電熱水爐	STIEBE LELTRON 斯寶亞創	DHB-E21SLi	1				1			
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	ST20SD-W		1				1		

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	6	4	5	5	5	5	5	4	5	5	5	5	6	4	5	5	5	5	5	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	-	-	1	-	1	1	1	-	1	-	1	1	-	-	1	-	1	1	1	-
	Twin Socket Outlet 雙位插座		3	4	3	3	4	3	3	4	3	3	3	3	3	4	3	3	4	3	3	4	3	3	3	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	4	3	5	4	4	2	3	3	5	4	4	2	4	3	5	4	4	2	3	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註:
上表內之灰色方格代表"不適用"。

The Symbol "-" as shown in the above table denotes "Not provided".
備註: 上表內之"-"符號代表 "沒有提供。

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.
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	1	2	2	2	1	1	1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1
Store Room 儲物室	Lighting Switch 燈掣		1						1						1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1						1						1						1					
	Telephone Outlet 電話插座		1						1						1						1					
	Single Socket Outlet 單位插座		1						1						1						1					
	Twin Socket Outlet 雙位插座		1						1						1						1					
	Switch for A/C Unit 冷氣機開關掣		1						1						1						1					
	Lighting Point 燈位		1						1						1						1					

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣			1			1			1						1			1			1				
	TV/FM Aerial Outlet 電視/電台天線插座			1			1			1						1			1			1				
	Telephone Outlet 電話插座			1			1			1						1			1			1				
	Single Socket Outlet 單位插座			1			1			1						1			1			1				
	Twin Socket Outlet 雙位插座			1			1			1						1			1			1				
	Switch for A/C Unit 冷氣機開關掣			1			1			1						1			1			1				
	Lighting Point 燈位			1			1			1						1			1			1				

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen & Open Kitchen 廚房及開放式廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	2	1	1	1	2	1	2	1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Kitchen & Open Kitchen 廚房及開放式廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	1	-	-	-	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	-	1	-	1	-	-	-	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3						3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)						Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Balcony 露台	Lighting Point 燈位														1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位														1	1	1	1	1		1	1	1	1	1	
Flat Roof 平台	Lighting Point 燈位		4	3	7	5	5	4	4	3	6	3	4	4												
	Waterproof Single Socket Outlet 防水單位插座		1	1	1	1	2	1	1	1	1	1	2	1												

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住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	6	5	5	5	5	5	5	5	5	5	6	4	5	5	5	5	5	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	1	1	1	-	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	-	1	-	1	1	1	1	-	1	1	-	-	1	-	1	1	1	-
	Twin Socket Outlet 雙位插座		3	4	3	3	4	3	4	3	3	3	3	4	3	3	4	3	3	4	3	3	3	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	4	5	4	4	2	3	5	4	4	2	4	3	5	4	4	2	3	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	2	2	2	1	1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	2	2	2	2	1	2	2	2	2	1	1	2	2	2	2	1
Store Room 儲物室	Lighting Switch 燈掣		1					1					1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1					1					1						1					
	Telephone Outlet 電話插座		1					1					1						1					
	Single Socket Outlet 單位插座		1					1					1						1					
	Twin Socket Outlet 雙位插座		1					1					1						1					
	Switch for A/C Unit 冷氣機開關掣		1					1					1						1					
	Lighting Point 燈位		1					1					1						1					

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣			1			1		1					1			1			1				
	TV/FM Aerial Outlet 電視/電台天線插座			1			1		1					1			1			1				
	Telephone Outlet 電話插座			1			1		1					1			1			1				
	Single Socket Outlet 單位插座			1			1		1					1			1			1				
	Twin Socket Outlet 雙位插座			1			1		1					1			1			1				
	Switch for A/C Unit 冷氣機開關掣			1			1		1					1			1			1				
	Lighting Point 燈位			1			1		1					1			1			1				

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Kitchen & Open Kitchen 廚房及開放式廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	1	1	1	2	1	1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	2	2	2	2	1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Kitchen & Open Kitchen 廚房及開放式廚房 廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1	-	-	1	-	-	-	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F 30樓					30/F 30樓					31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓						31/F - 33/F, 35/F - 43/F and 45/F - 52/F 31樓至33樓、35樓至43樓及45樓至52樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																						
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	4	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	1	-	1	-	-	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	-	1	-	1	1	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3					3					3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)					Tower 3 (3B) 第3座(3B)					Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F and 45/F - 52/F						31/F - 33/F, 35/F - 43/F and 45/F - 52/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓及45樓至52樓						31樓至33樓、35樓至43樓及45樓至52樓					
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A)						Tower 3 (3B)					
			第3座(3A)						第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F						53/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	53樓						53樓					
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	6	4	5	5	5	5	5	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	-	1	1	1	-	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	-	-	1	-	1	1	1	-
	Twin Socket Outlet 雙位插座		3	4	3	3	4	3	3	4	3	3	3	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	4	3	5	4	4	2	3	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F 53樓						53/F 53樓					
	Exposed Type 外露型	Non-exposed Type 非外露型												
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1
Store Room 儲物室	Lighting Switch 燈掣		1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1						1					
	Telephone Outlet 電話插座		1						1					
	Single Socket Outlet 單位插座		1						1					
	Twin Socket Outlet 雙位插座		1						1					
	Switch for A/C Unit 冷氣機開關掣		1						1					
	Lighting Point 燈位		1						1					

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F 53樓						53/F 53樓					
	Exposed Type 外露型	Non-exposed Type 非外露型												
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣			1			1			1				
	TV/FM Aerial Outlet 電視/電台天線插座			1			1			1				
	Telephone Outlet 電話插座			1			1			1				
	Single Socket Outlet 單位插座			1			1			1				
	Twin Socket Outlet 雙位插座			1			1			1				
	Switch for A/C Unit 冷氣機開關掣			1			1			1				
	Lighting Point 燈位			1			1			1				

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F						53/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	53樓						53樓					
Kitchen & Open Kitchen 廚房及開放式廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A)						Tower 3 (3B)					
			第3座(3A)						第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F						53/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	53樓						53樓					
Kitchen & Open Kitchen 廚房及開放式廚房 廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	1	-	-	1	-	-	-	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F 53樓						53/F 53樓					
	Exposed Type 外露型	Non-exposed Type 非外露型												
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3						3					
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)						Tower 3 (3B) 第3座(3B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		53/F 53樓						53/F 53樓					
	Exposed Type 外露型	Non-exposed Type 非外露型												
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F 55樓				55/F 55樓				56/F 56樓				56/F 56樓			
	Exposed Type 外露型	Non-exposed Type 非外露型																
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		6	6	6	4	6	6	5	4	6	5	6	4	6	5	5	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Exhaust Fan & Water Heater) 抽氣扇及熱水爐開關掣		1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Twin Socket Outlet 雙位插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for A/C Unit 冷氣機開關掣		2	1	1	1	2	1	1	1	2	1	1	1	2	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	4	4	3	3	4	3	3	3	4	4	3	3	4	3	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F				55/F				56/F				56/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	55樓				55樓				56樓				56樓			
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	3	1	1	2	3	1	1	1	3	1	1	1	3	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	2	2	1	2	2	1	1	2	2	2	1	2	2	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F				55/F				56/F				56/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	55樓				55樓				56樓				56樓			
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1		1	1	1		1	1	1		1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Telephone Outlet 電話插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Single Socket Outlet 單位插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1		1	1	1		1	1	1		1	1	1	
	Lighting Point 燈位		1	1	1		1	1	1		1	1	1		1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣		2	1	1		2	1			2	1	1		2	1		
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1		1	1			1	1	1		1	1		
	Telephone Outlet 電話插座		1	1	1		1	1			1	1	1		1	1		
	Single Socket Outlet 單位插座		-	1	1		-	1			-	1	1		-	1		
	Twin Socket Outlet 雙位插座		2	1	1		2	1			2	1	1		2	1		
	Switch for A/C Unit 冷氣機開關掣		1	1	1		1	1			1	1	1		1	1		
	Lighting Point 燈位		2	1	1		2	1			2	1	1		2	1		

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F 55樓				55/F 55樓				56/F 56樓				56/F 56樓			
	Exposed Type 外露型	Non-exposed Type 非外露型																
Kitchen & Open Kitchen 廚房及開放式廚房	Lighting Switch 燈掣		-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單位插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙位插座		2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		4	4	2	1	4	4	2	1	4	4	2	1	4	4	2	1
		Distribution Board 配電箱	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F 55樓				55/F 55樓				56/F 56樓				56/F 56樓			
	Exposed Type 外露型	Non-exposed Type 非外露型																
Kitchen & Open Kitchen 廚房及開放式廚房 廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	1	1	1	-	1	1	-	-	1	1	1	-	1	1	-	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Oven 嵌入式焗爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-under Wine Cooler 嵌入式酒櫃插座	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F				55/F				56/F				56/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	55樓				55樓				56樓				56樓			
Store Room (with WC.) 儲物室(連洗手間)	Lighting Switch 燈掣		1				1				1				1			
	Single Socket Outlet 單位插座		1				1				1				1			
	Switch (Exhaust Fan & Water Heater) 抽氣扇及熱水爐開關掣		1				1				1				1			
	Fused Spur unit 插座		1				1				1				1			
	Lighting Point 燈位		1				1				1				1			
	Distribution Board 配電箱		1				1				1				1			
Water Closet 洗手間	Lighting Point 燈位		1				1				1				1			
	Fuse Spur Unit for Exhaust Fan 抽氣扇插座		1				1				1				1			
		Connection Unit for 18kW Water Heater 18千瓦熱水爐插座	1				1				1				1			

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F				55/F				56/F				56/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	55樓				55樓				56樓				56樓			
Master Bathroom 主人浴室	Lighting Point 燈位		3	3			3	3			3	3			3	3		
		Single Socket Outlet 單位插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	-	1			-	1			-	1			-	1		
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	1	-			1	-			1	-			1	-		

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A)				Tower 3 (3B)				Tower 3 (3A)				Tower 3 (3B)			
			第3座(3A)				第3座(3B)				第3座(3A)				第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F				55/F				56/F				56/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	55樓				55樓				56樓				56樓			
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

			3				3				3				3			
Location 位置	Tower 座		Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)				Tower 3 (3A) 第3座(3A)				Tower 3 (3B) 第3座(3B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		55/F 55樓				55/F 55樓				56/F 56樓				56/F 56樓			
	Exposed Type 外露型	Non-exposed Type 非外露型																
Balcony 露台	Lighting Point 燈位			1	1	1		1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1			1	1			1	1	1		1	1	1	
Flat Roof 平台	Lighting Point 燈位		3	3	1		3	3	1		7	7	10		9	7	8	
	Waterproof Single Socket Outlet 防水單位插座		2	1	1		2	1	-		2	2	2		2	2	2	
	Switch for Jacuzzi 按摩池開關掣		-	-	-		-	-	-		1	-	-		1	-	-	
	Connection Unit for 24kW Water Heater 24千瓦熱水爐插座		-	-	-		-	-	-		1	-	-		1	-	-	
	Lighting Switch 燈掣		-	-	-		-	-	-		-	1	1		-	1	1	
Staircase 樓梯	Lighting Switch 燈掣										1				1			
	Lighting Point 燈位										3				3			

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	5	4	5	5	5	5	6	4	5	5	5	5	5	4	5	5	5	5	6	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	1	-	1	-	1	1	-	-	1	-	1	1	1	-	1	-	1	1	-	-
	Twin Socket Outlet 雙位插座		3	4	3	3	3	3	3	4	3	3	4	3	3	4	3	3	3	3	3	4	3	3	4	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	3	3	4	4	4	2	4	3	5	4	4	2	3	3	4	4	4	2	4	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	1	2	2	2	1	1	1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣			1						1			1			1						1			1	
	TV/FM Aerial Outlet 電視/電台天線插座			1						1			1			1						1			1	
	Telephone Outlet 電話插座			1						1			1			1						1			1	
	Single Socket Outlet 單位插座			1						1			1			1						1			1	
	Twin Socket Outlet 雙位插座			1						1			1			1						1			1	
	Switch for A/C Unit 冷氣機開關掣			1						1			1			1						1			1	
	Lighting Point 燈位			1						1			1			1						1			1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Kitchen & Open Kitchen 廚房及開放式廚房 廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	2	1	1	1	2	1	2	1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F 2樓						2/F 2樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、15樓至23樓及25樓至28樓					
	Exposed Type 外露型	Non-exposed Type 非外露型																								
Kitchen & Open Kitchen 廚房及開放式廚房 廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	-	-	-	1	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Store Room 儲物室	Lighting Switch 燈掣		1						1						1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1						1						1						1					
	Telephone Outlet 電話插座		1						1						1						1					
	Single Socket Outlet 單位插座		1						1						1						1					
	Twin Socket Outlet 雙位插座		1						1						1						1					
	Switch for A/C Unit 冷氣機開關掣		1						1						1						1					
	Lighting Point 燈位		1						1						1						1					
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	-	1	-	1	-	-	-	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)						Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		2/F						2/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F						3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	2樓						2樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓						3樓、5樓至12樓、15樓至23樓及25樓至28樓					
Balcony 露台	Lighting Point 燈位														1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位														1	1	1	1	1		1	1	1	1	1	
Flat Roof 平台	Lighting Point 燈位		5	3	6	3	5	4	6	3	4	4	6	4												
	Waterproof Single Socket Outlet 防水單位插座		1	1	1	1	2	1	1	1	1	1	2	1												

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	5	5	5	5	5	6	5	5	5	5	5	4	5	5	5	5	6	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	1	1	-	1	1	-	1	-	1	1	1	-	1	-	1	1	-	-
	Twin Socket Outlet 雙位插座		3	4	3	3	3	3	4	3	3	4	3	4	3	3	3	3	3	4	3	3	4	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	3	4	4	4	2	4	5	4	4	2	3	3	4	4	4	2	4	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	2	2	2	1	1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	2	2	2	2	1	2	2	2	2	1	1	2	2	2	2	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Bedroom 2 睡房2	Lighting Switch 燈掣			1					1			1		1						1			1	
	TV/FM Aerial Outlet 電視/電台天線插座			1					1			1		1						1			1	
	Telephone Outlet 電話插座			1					1			1		1						1			1	
	Single Socket Outlet 單位插座			1					1			1		1						1			1	
	Twin Socket Outlet 雙位插座			1					1			1		1						1			1	
	Switch for A/C Unit 冷氣機開關掣			1					1			1		1						1			1	
	Lighting Point 燈位			1					1			1		1						1			1	

Note:
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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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Kitchen & Open Kitchen 廚房及開放式廚房 廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	1	1	1	2	1	1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	2	2	2	2	1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	-	1	1	1	-	1	-

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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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Kitchen & Open Kitchen 廚房及開放式廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	-	-	1	-	-	1	-	1	-	-	-	-	-	1	-	-	1	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Store Room 儲物室	Lighting Switch 燈掣		1					1					1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1					1					1						1					
	Telephone Outlet 電話插座		1					1					1						1					
	Single Socket Outlet 單位插座		1					1					1						1					
	Twin Socket Outlet 雙位插座		1					1					1						1					
	Switch for A/C Unit 冷氣機開關掣		1					1					1						1					
	Lighting Point 燈位		1					1					1						1					
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	4	3	3	3	3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	1	-	1	-	-	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	-	1	-	1	1	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)					Tower 5 (5B) 第5座(5B)					Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		30/F					30/F					31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F						31/F - 33/F, 35/F - 43/F, 45/F - 48/F, 50/F - 53/F and 55/F - 56/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	30樓					30樓					31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓						31樓至33樓、35樓至43樓、45樓至48樓、50樓至53樓及55樓至56樓					
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	5	5	5	5	4	5	5	5	5	6	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	-	1	1	1	-	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	-	1	1	1	-	1	-	1	1	-	-
	Twin Socket Outlet 雙位插座		3	4	3	3	3	3	3	4	3	3	4	3
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	4	4	2	3	3	4	4	4	2	4	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	2	2	2	1	1	1	2	2	2	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1		1	1	1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1		1	1	1	1	1	
	Telephone Outlet 電話插座		1	1	1	1	1		1	1	1	1	1	
	Single Socket Outlet 單位插座		1	1	1	1	1		1	1	1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1	1	1		1	1	1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1		1	1	1	1	1	
	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Bedroom 2 睡房2	Lighting Switch 燈掣			1						1			1	
	TV/FM Aerial Outlet 電視/電台天線插座			1						1			1	
	Telephone Outlet 電話插座			1						1			1	
	Single Socket Outlet 單位插座			1						1			1	
	Twin Socket Outlet 雙位插座			1						1			1	
	Switch for A/C Unit 冷氣機開關掣			1						1			1	
	Lighting Point 燈位			1						1			1	

Note:
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Kitchen & Open Kitchen 廚房及開放式廚房	Single Socket Outlet 單位插座		-	-	1	-	-	-	-	-	1	-	-	-
	Twin Socket Outlet 雙位插座		1	1	1	2	1	2	1	1	1	2	1	2
	Lighting Point 燈位		1	2	2	2	2	1	1	2	2	2	2	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	-	1	1	1	-	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Kitchen & Open Kitchen 廚房及開放式廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	-	1	-	-	-	-	-	1	-	-	1	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Store Room 儲物室	Lighting Switch 燈掣		1						1					
	TV/FM Aerial Outlet 電視/電台天線插座		1						1					
	Telephone Outlet 電話插座		1						1					
	Single Socket Outlet 單位插座		1						1					
	Twin Socket Outlet 雙位插座		1						1					
	Switch for A/C Unit 冷氣機開關掣		1						1					
	Lighting Point 燈位		1						1					
Bathroom 浴室	Lighting Point 燈位		3	4	3	3	3	3	3	4	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	1	-	1	-	-	-	1	-	1	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	-	1	-	1	1	1	-	1	-	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)						Tower 5 (5B) 第5座(5B)					
	Flats 單位		A	B	C	D	E	F	A	B	C	D	E	F
	Floor 樓層		57/F						57/F					
	Exposed Type 外露型	Non-exposed Type 非外露型	57樓						57樓					
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1		1	1	1	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Living Room/ Dining Room (if any) 客廳/ 飯廳 (如有)	Lighting Switch 燈掣		5	6	5	4	5	6	6	4	6	5	5	4	6	5	6	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Switch for Water Heater 熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch (Exhaust Fan & Water Heater) 抽氣扇及熱水爐開關掣		1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
	TV/FM Aerial Outlet 電視/電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Single Socket Outlet 單位插座		1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Twin Socket Outlet 雙位插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for A/C Unit 冷氣機開關掣		2	1	1	1	2	2	1	1	2	1	1	1	2	2	1	1
	Video Door Phone 門口視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	4	3	3	3	4	4	3	3	4	3	3	3	4	4	3
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	3	1	1	2	3	1	1	1	3	1	1	1	3	1	1
	Switch (Thermo Ventilator & Water Heater) 換氣暖風機及熱水爐開關掣		1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for A/C Unit 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	2	1	1	2	2	2	1	2	2	1	1	2	2	2	1

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1		1	1	1		1	1	1		1	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Telephone Outlet 電話插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Single Socket Outlet 單位插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Twin Socket Outlet 雙位插座		1	1	1		1	1	1		1	1	1		1	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1	1		1	1	1		1	1	1		1	1	1	
	Lighting Point 燈位		1	1	1		1	1	1		1	1	1		1	1	1	
Bedroom 2 睡房2	Lighting Switch 燈掣		2	1			2	1	1		2	1			2	1	1	
	TV/FM Aerial Outlet 電視/電台天線插座		1	1			1	1	1		1	1			1	1	1	
	Telephone Outlet 電話插座		1	1			1	1	1		1	1			1	1	1	
	Single Socket Outlet 單位插座		-	1			-	1	1		-	1			-	1	1	
	Twin Socket Outlet 雙位插座		2	1			2	1	1		2	1			2	1	1	
	Switch for A/C Unit 冷氣機開關掣		1	1			1	1	1		1	1			1	1	1	
	Lighting Point 燈位		2	1			2	1	1		2	1			2	1	1	

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Kitchen & Open Kitchen 廚房及開放式廚房 廚房	Lighting Switch 燈掣		-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet 單位插座		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙位插座		2	1	1	2	2	1	1	2	2	1	1	2	2	1	1	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		4	4	2	1	4	4	2	1	4	4	2	1	4	4	2	1
		Distribution Board 配電箱	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drain Point for Washer Dryer 來去水供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-in Microwave Oven 嵌入式微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Kitchen & Open Kitchen 廚房及開放式廚房 廚房		Fuse Spur Unit for Kitchen Cabinet Light 廚櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Built-in Induction Hob 嵌入式電磁煮食爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Built-in Gas Hob 嵌入式氣體煮食爐插座	1	1	-	-	1	1	1	-	1	1	-	-	1	1	1	-
		Connection Unit for 6kW Water Heater 6千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Telescopic Hood 拉趟式抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Built-under Wine Cooler 嵌入式酒櫃插座	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-

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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Store Room (with WC.) 儲物室(連洗手間)	Lighting Switch 燈掣		1				1				1				1			
	Single Socket Outlet 單位插座		1				1				1				1			
	Switch (Exhaust Fan & Water Heater) 抽氣扇及熱水爐開關掣		1				1				1				1			
	Fused Spur unit 插座		1				1				1				1			
	Lighting Point 燈位		1				1				1				1			
	Distribution Board 配電箱		1				1				1				1			
Water Closet 洗手間	Lighting Point 燈位		1				1				1				1			
	Fuse Spur Unit for Exhaust Fan 抽氣扇插座		1				1				1				1			
		Connection Unit for 18kW Water Heater 18千瓦熱水爐插座	1				1				1				1			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

The Symbol "-" as shown in the above table denotes "Not provided".
備註： 上表內之"-"符號代表 "沒有提供。

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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Master Bathroom 主人浴室	Lighting Point 燈位		3	3			3	3			3	3			3	3		
		Single Socket Outlet 單位插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	1	1			1	1			1	1			1	1		
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	-	1			-	1			-	1			-	1		
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	1	-			1	-			1	-			1	-		

Note:
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備註:
上表內之灰色方格代表"不適用"。

The Symbol "-" as shown in the above table denotes "Not provided".
備註: 上表內之"-"符號代表 "沒有提供。

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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 抽氣扇插座	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-
		Fuse Spur Unit for Mirror Cabinet Light 鏡櫃燈插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Thermo Ventilator 換氣暖風機插座	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1
		Fuse Spur Unit for Gas Water Heater 煤氣熱水爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Connection Unit for 24kW Water Heater 24千瓦熱水爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
備註：
上表內之灰色方格代表"不適用"。

The Symbol "-" as shown in the above table denotes "Not provided".
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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 AND ELECTRICAL PROVISIONS FOR RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Location 位置	Tower 座		Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)				Tower 5 (5A) 第5座(5A)				Tower 5 (5B) 第5座(5B)			
	Flats 單位		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	Floor 樓層		58/F				58/F				59/F				59/F			
	Exposed Type 外露型	Non-exposed Type 非外露型	58樓				58樓				59樓				59樓			
Balcony 露台	Lighting Point 燈位			1	1	1		1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1			1	1			1	1	1		1	1	1	
Flat Roof 平台	Lighting Point 燈位		3	3	1		3	3	1									
	Waterproof Single Socket Outlet 防水單位插座		2	1	-	-	2	1	1									
	Switch for Jacuzzi 按摩池開關掣		-	-	-	-	-	-	-									
	Connection Unit for 24kW Water Heater 24千瓦熱水爐插座		-	-	-	-	-	-	-									
	Lighting Switch 燈掣		-	-	-	-	-	-	-									
Roof 天台	Lighting Point 燈位										7	7	8		10	7	8	
	Waterproof Single Socket Outlet 防水單位插座										2	2	2		2	2	2	
	Switch for Jacuzzi 按摩池開關掣										1				1			
	Connection Unit for 24kW Water Heater 24千瓦熱水爐插座										1				1			
	Lighting Switch 燈掣										-	1	1		-	1	1	
Staircase 樓梯	Lighting Switch 燈掣										1				1			
	Lighting Point 燈位										3				3			

Note:
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備註:
上表內之灰色方格代表"不適用"。

The Symbol "-" as shown in the above table denotes "Not provided".
備註: 上表內之"-"符號代表 "沒有提供。

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 The CLP Power Hong Kong Ltd.
Towngas is supplied by The Hong Kong and China Gas Co., Ltd.

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 Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

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.

Remarks:
On that delivery, the purchaser is liable to reimburse the Manager of the Phase for the deposits for communal water, electricity and gas and pay to the Manager of the Phase a debris removal fee, or where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.

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、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須向期數的管理人補還公用水、電力及氣體的按金及支付清理廢料的費用，或如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within six (6) months after the date of completion of the sale and purchase of the residential property, remedy any defects in that residential property or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

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

MAINTENANCE OF SLOPES 斜坡維修

1. The Land Grant requires the owners of the residential properties in the Phase to maintain the slope at their own costs.

2. Special Condition No.(68)(a) of the Land Grant stipulates that "Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purposes, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby 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."

3. Each of the owners is obliged to contribute towards the costs of the maintenance work. Clause 16 of Section E of the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") stipulates that "(a) The Owners shall at their own expense, maintain, repair and carry out such works as are necessary in relation to any slopes, retaining walls, supports, foundations, drainage works or other structures within or outside the Land (collectively "slope structures"), including but not limited to those slope structures more particularly identified on the Slope Plan I and Slope Plan II annexed to this Deed and those slope structures to be more particularly identified on the slope plans to be annexed to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, for the purpose of complying with the provisions of the Government Grant and "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office of the Civil Engineering and Development Department (as amended or substituted from time to time) and the maintenance manual for the slope structures ("slope maintenance manual") prepared in accordance with Geoguide 5 Provided that if any of the slope structures is situated within or abutting on a Phase or Phases or the Station Complex, only the Owners of Units in that Phase or the relevant Phases or the Owner of the Station Complex (as the case may be) shall at their own expense be responsible for maintaining, repairing and carrying out works in respect of such slope structures in accordance with this Clause. Notwithstanding the proviso above, the cost of maintaining, repairing and carrying out works in respect of the slope structures within the Green Hatched Black Area as defined in Special Condition (8)(b)(iii) of the Government Grant and more particularly identified on Slope Plan II annexed to this Deed shall be borne by and apportioned between MTR as Owner of the Station Complex and the Owners of the part(s) of the Non-Station Development which has/have been completed for the time being pursuant to Clause 8(e) of this Section but subject to Clause 9 of this Section. (b) The Owner of the Station Complex shall at its own expense be solely responsible for maintaining, repairing and carrying out works in respect of the slope structures within or abutting on the Station Complex and more particularly identified on Slope Plan I annexed to this Deed."

4. Under the PDMC, the manager of the Development has the owners' authority to carry out the maintenance work. Clause 1(b)(xv) of Section I of the Principal Deed of Mutual Covenant stipulates that the Manager shall have the powers and duties "To engage suitable qualified personnel to inspect maintain and repair the slope structures which are required to be maintained by the Owners of the Land pursuant to the provisions of the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" published by the Geotechnical Engineering Office of the Civil Engineering and Development Department as amended or replaced from time to time, the slope maintenance manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the slope structures Provided that the aforesaid right of the Manager may also be exercised by the Owners Corporation Provided further that the Manager shall not be personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners of the Land or the relevant Phase(s) or the Station Complex (as the case may be) if having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all the relevant Owners."

5. The slope structures within or outside the land on which the Phase is situated, including those delineated in Slope Plan I and Slope Plan II annexed to the PDMC referred to in paragraph 3 above, are for identification purpose only shown in the plan below of this section.

MAINTENANCE OF SLOPES 斜坡維修

1. 批地文件規定，期數中的住宅物業的擁有人須自費維修斜坡。

2. 批地文件的第(68)(a)條批地特別條款規定“如該地段或任何「政府」官地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「承批人」執行的其他工程，不論事前是否獲「署長」書面同意，「承批人」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。”

3. 每名擁有人均須分擔維修工程的費用。2009年6月16日於土地註冊處註冊為「註冊摘要」第09062303030203號之主公共契約及管理協議（「主公契」）第E節第16條規定“(a)業主必須自費保養、維修及進行與該土地以內或以外的任何斜坡、護土牆、承托物、地基、排水工程或其他構築物(統稱“斜坡構築物”)相關的必要的工程，包括但不限於該等特別顯示於附加在本公契的斜坡圖則I及斜坡圖則II內的斜坡構築物及該等特別顯示於附加在任何副公契或副副公契的斜坡圖則內的斜坡構築物，以遵守批地文件的條文及符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南(包括不時的修訂及替代)及按照岩土指南第五冊編製的斜坡維修手冊(“斜坡維修手冊”)。如任何斜坡構築物是位於或鄰接任何一期期數或多期期數或車站綜合樓，只有該一期或多期期數或車站綜合樓的業主須自費負責保養、維修及進行根據本條文所需的工程。儘管上文所述，用於保養、維修及進行於綠色間黑斜線範圍(釋義以批地文件第(8)(b)(iii)條批地特別條款為準，並特別顯示於本公契的斜坡圖則II)內的斜坡構築物的工程費用，將由作為車站綜合樓業主的香港鐵路有限公司及完成的非車站發展項目的業主根據本節第8(e)條(但限制於本節第9條)承擔及分攤。(b)車站綜合樓業主必須自費及獨自負責保養、維修及進行於車站綜合樓或鄰接車站綜合樓並特別顯示於本公契附加的斜坡圖則I內的斜坡構築物的工程。”

4. 根據主公契，發展項目的管理人獲擁有人授權進行維修工程。主公契第I節第1(b)(xv)條規定，管理人有權力及責任“聘請適當及合資格人員檢查、保養及維修根據批地文件要求該土地業主需要負責保養的斜坡構築物，以符合由土木工程署的土力工程處出具的岩土指南第五冊—斜坡維修指南(包括不時的修訂及替代)，斜坡維修手冊及由相關政府部門不時出具的有關斜坡構築物的所有指南。上述管理人的權利可以由業主立案法團行使。再者，如果管理人在盡了合理的努力後仍未能向所有有關業主收取所須工程的相關費用，管理人無須就任何為符合批地文件要求而進行之事宜負上個人責任，相關責任仍由該土地或有關期數或車站綜合樓的業主負責(視乎情況而定)。”

5. 在期數所位於的土地之內或之外的斜坡構築物，包括在上文第3段所述的在附加於主公契的斜坡圖則 I及斜坡圖則 II顯示的斜坡構築物，均顯示於本節下文的圖則，僅供識別用途。

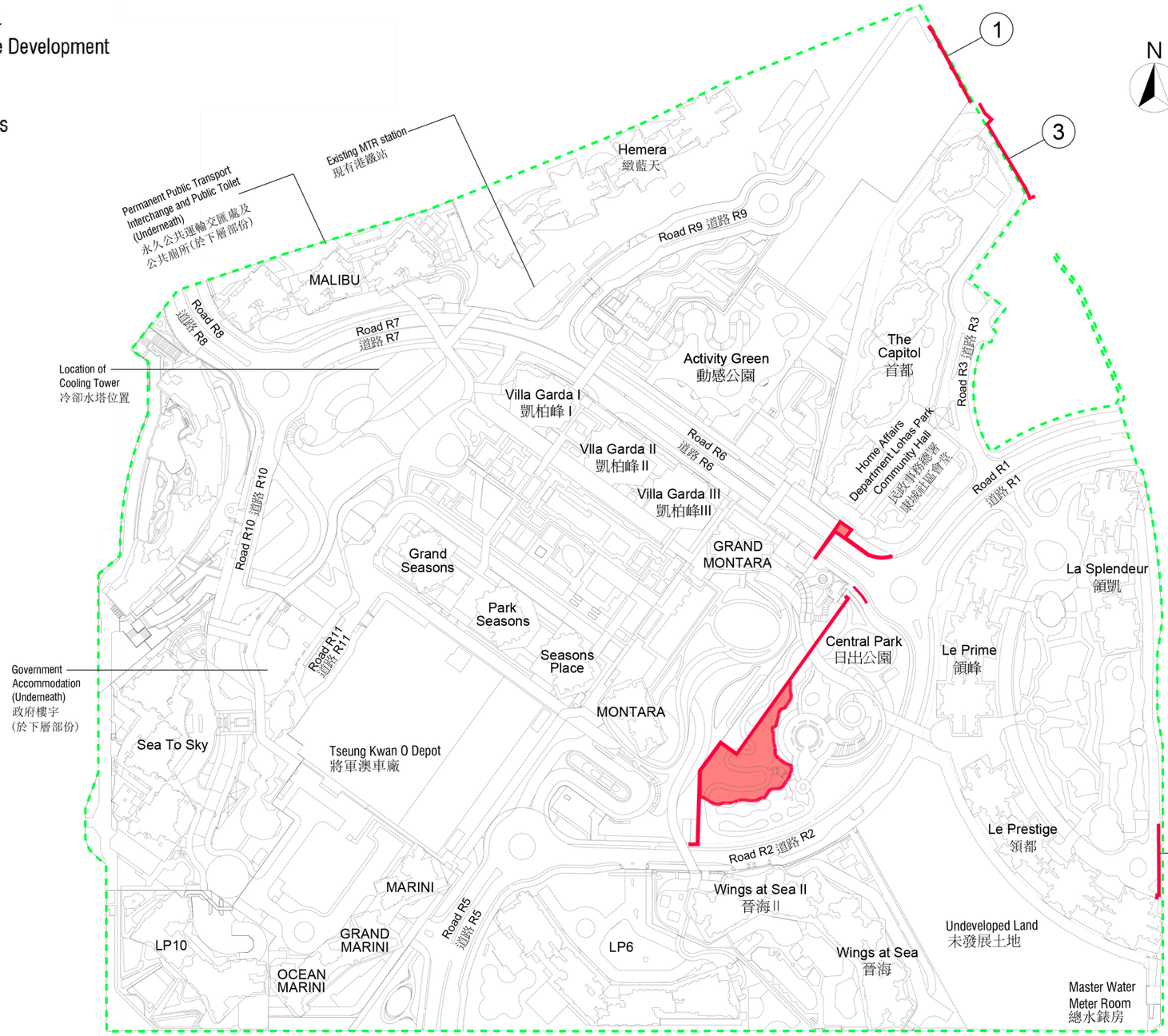
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圖例 Legend

本發展項目邊界
Boundary of the Development

斜坡結構
Slope Structures



Remarks :

1. Under the PDMC, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owner of Site M.
2. Under the PDMC and the Sub-Deed of Mutual Covenant and Management Agreement of Site AB, the costs of the maintenance work for the slope structures as shown in the Plan shall be borne by the owners of Site AB.
3. The slope structures delineated in Slope Plan II annexed to the PDMC referred to in paragraph 3 above (as shown in the plan) have been re-delivered to The Government of HKSAR. The Highways Department shall be responsible for the maintenance work of the same.

註 :

1. 根據主公契規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤M業主承擔。
2. 根據主公契及地盤AB的副公共契約及管理協議規定，在圖則中所顯示的斜坡構築物的維修工程費用由地盤AB的業主承擔。
3. 在上文第 3段所述的在附加於主公契的斜坡圖則 II 顯示的斜坡構築物 (在圖則中顯示) 已交還予香港特別行政區政府，該斜坡構築物的維修工程由路政署負責。

MODIFICATION 修訂

There is no on-going application to the Government for modification of the Land Grant.

現時沒有向政府提出申請修訂「批地文件」。

WEBSITE ADDRESS FOR THE PHASE 期數互聯網網站的網址

The website address designated by the Vendor for the Phase:

www.wingsatsea2.com.hk

賣方就期數指定的互聯網網站的網址：

www.wingsatsea2.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 authorised 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 Phase.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1(#)	Carpark and loading / unloading area excluding public transport terminus	N/A
2	**Plant rooms and similar services**	
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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	N/A
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.	2338.299
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	1171.203
4	Wider common corridor and lift lobby	421.280
5	Communal sky garden	N/A
6	Acoustic fin	N/A
7	Wing wall, wind catcher and funnel	N/A
8	Non-structural prefabricated external wall	909.539
9	Utility platform	726.448
10	Noise barrier	N/A

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爲基礎。直至最終修訂圖則於發出期數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。

		面積（平方米）
根據《建築物(規劃)條例》第23(3)(b) 條不計算的總樓面面積		
1(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、爲流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	不適用
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	2338.299
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	1171.203
4	加闊的公用走廊及升降機大堂	421.28
5	公用空中花園	不適用
6	隔聲鰭	不適用
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	909.539
9	工作平台	726.448
10	隔音屏障	不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料

		Area (m²)
	Amenity Features	
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	N/A
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	N/A
13	Covered landscaped and play area	N/A
14	Horizontal screen/ covered walkways and trellis	N/A
15	Larger lift shaft	1580.214
16	Chimney shaft	N/A
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	782.409
19	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21	Void in duplex domestic flat and house	N/A
22	Sunshade and reflector	N/A
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	N/A
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	N/A
	Other Exempted Items	
25(#)	Refuge floor including refuge floor cum sky garden	1698.737
26	Covered area under large projecting/ overhanging feature	N/A
27	Public transport terminus	N/A
28(#)	Party structure and common staircase	N/A
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	129.996
30	Public passage	N/A
31	Covered set back area	N/A
	Bonus GFA	
32	Bonus GFA	N/A
	Additional Green Features under Joint Practice Note (No.8)	
33	Buildings adopting Modular Integrated Construction	N/A

		面積（平方米）
	適意設施	
11	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衞室和廁所，以及業主立案法團辦事處	不適用
12	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	不適用
13	有蓋園景區及遊樂場地	不適用
14	橫向屏障 / 有蓋人行道及花棚	不適用
15	擴大升降機槽	1580.214
16	煙囪管道	不適用
17	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	不適用
18(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	782.409
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23(#)	伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
	其他項目	
25(#)	庇護層，包括庇護層兼空中花園	1698.737
26	大型伸出／外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28(#)	共用構築物及公用樓梯	不適用
29(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	129.996
30	公眾通道	不適用
31	有蓋的後移部分	不適用
	額外總樓面面積	
32	額外總樓面面積	不適用
	根據聯合作業備考(第8號)提供的額外環保設施	
33	採用「組裝合成」建築法的樓宇	不適用

Note:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the 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。

Estimated Energy Performance or Consumption for the Common Parts of the Phase
期數的公用部分的預計能量表現或消耗
Latest information on the estimated energy performance or consumption for the common parts of the phase as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料:

Part I **第 I 部份**	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. T5 fluorescent lamps for general lighting. T5 光管作一般照明。 2. Metering provision for energy consumption check. 計量儀器以檢測能源耗用量。 3. Two speed control for carpark ventilation fan integrated with air pollution monitoring system. 停車場通風系統連同空氣污染監測系統以二級速度控制及操作。

Part II: The predicted annual energy use of proposed building/ part of building(Note 1)
第II部分: 擬興建樓宇 / 部分樓宇預計每年能源消耗量(註腳 1):-

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building(Note 2) 基線樓宇每年能源消耗量(註腳 2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2/ annum 電力 千瓦小時/平方米/年	Town Gas/ LPG unit/ m^2/ annum 煤氣 / 石油氣 用量單位/平方米/年	Electricity kWh/ m^2/ annum 電力 千瓦小時/平方米/年	Town Gas/ LPG unit/ m^2/ annum 煤氣 / 石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳 3)的部份	15,774	159.7	N/A	117.8	N/A

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分: 以下裝置乃按機電工程署公布的相關實務守則設計:-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		

Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
   (b)"internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳:

1. 一般而言，一棟樓宇的預計"每年能源消耗量" 愈低，其節約能源的效益愈高。如一棟樓宇預計的 "每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   ⒜ "每年能源消耗量"與新建樓宇 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及

   ⒝ 樓宇、空間或單位的"內部樓面面積"，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇 BEAM Plus 標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Environment Assessment of the Building
建築物的環境評估





DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期

Date of printing of Sales Brochure: 14th October 2017

售樓説明書印製日期：2017年10月14日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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。

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
27th December 2017 2017年12月27日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001, AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	AQ027, AQ028	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR033, AR034, AR057, AR058	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AX024 – AX047	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
21st March 2018 2018年3月21日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AK001, AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AL003, AL005, AL007, AL009, AL011, AL013, AL015, AL017, AL019, AL021, AL023, AL025, AL027, AL029, AL031, AL033, AL035, AL037	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AR008 – AR031, AR037 – AR055, AR062, AR063	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR064 – AR067	Additional pages for updated Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	AU001 – AU004	Elevation Plan are updated. 更新立面圖。
	BC001, BC002	Maintenance of Slopes are updated. 更新斜坡維修。
	BC001A , BC001B	Additional page for updated Maintenance of Slopes. 附加頁供已更新的斜坡維修。
	BG001, BG002	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15th June 2018 2018年6月15日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001	Layout Plan of the Development is updated. 發展項目的布局圖已更新。
	AL001, AL003, AL005, AL007, AL009, AL021, AL025	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AR057, AR059 - AR066	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AT001 - AT003	Cross-Section Plan of Building in the Phase are updated. 更新期數中的建築物的橫截面圖。
	AU001 - AU004	Elevation Plan are updated. 更新立面圖。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
13th September 2018 2018年9月13日	AD001	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001	Layout Plan of the Development is updated. 發展項目的布局圖已更新。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10th December 2018 2018年12月10日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	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。
	AK001, AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AL003, AL005, AL007, AL009, AL011, AL013, AL015, AL017, AL019, AL021, AL023, AL025, AL027, AL029, AL031, AL033, AL035, AL037	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AR62, AR063	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AU001 – AU004	Elevation Plan are updated. 更新立面圖。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
1st February 2019 2019年2月1日	AF001 – AF004	Information on design of the Phase are updated. 更新期數的設計的資料。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AL003, AL005, AL007, AL009, AL011, AL013, AL015 AL021, AL023, AL025, AL027, AL029, AL031, AL033	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AR057, AR062, AR063	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AX009, AX021 – AX023	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
29th April 2019 2019年4月29日	AH001	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AK001	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AQ001 – AQ037	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR001, AR005, AR006, AR014, AR030, AR032, AR035, AR036, AR042, AR054, AR062	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。
26th July 2019 2019年7月26日	AI001	Aerial photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	AQ001, AQ002, AQ004, AQ005 – AQ037	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR009, AR014, AR019, AR023, AR025, AR030, AR038, AR042, AR046, AR049, AR051, AR054	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR068 – AR070	Additional pages for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	AR071	Blank page. 空白頁。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
18th October 2019 2019年10月18日	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	AR009, AR014, AR019, AR023, AR025, AR030, AR038, AR042, AR046, AR049, AR051, AR054, AR071	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR072 – AR075	Additional pages for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
16th January 2020 2020年1月16日	AC001	Information on the Phase is updated. 更新期數的資料。
	AG001	Information on Property Management is updated. 更新物業管理的資料。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	AL004, AL006, AL008, AL010, AL012, AL014, AL016, AL018, AL020, AL022, AL024, AL026, AL028, AL030, AL032, AL034, AL036, AL038	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AP 001, AP 011, AP 019	Summary of Deed of Mutual Covenant are updated. 更新公契的摘要。
	AR057, AR064 – AR066	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AW001	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BJ001, BJ002	Information Required by the Director of Lands to be set out in the Sales Brochure as a condition for giving The Presale Consent are deleted. 取消地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料。

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
8th April 2020 2020年4月8日	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
7th July 2020 2020年7月7日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	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。
	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	AQ001, AQ004 – AQ021, AQ024 – AQ037	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR007, AR009, AR014, AR019, AR020, AR023, AR025, AR030, AR031, AR036, AR038, AR042, AR046, AR047, AR049, AR051, AR054, AR055	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR076	Additional page for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	AR077	Blank page. 空白頁。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。
29th September 2020 2020年9月29日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A	Additional page for updated Aerial Photograph of the Phase. 附加頁供已更新的期數的鳥瞰照片。
	AI001B	Blank page. 空白頁。
	AK001 – AK002	Layout Plan of the Development are updated. 發展項目的布局圖已更新。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
24th December 2020 2020年12月24日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001 – AI001A	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AQ001 – AQ002, AQ004, AQ007 – AQ008, AQ013, AQ015, AQ021 – AQ037	Summary of Land Grant are updated. 更新批地文件的摘要。
	AQ038	Additional page for updated Information on Summary of Land Grant. 附加頁供已更新的批地文件的摘要。
	AQ039	Blank page. 空白頁。
	AR008, AR032 – AR056	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。
18th March 2021 2021年3月18日	AE001 – AE002	Relationship between parties involved in the Phase are updated. 有參與期數的各方的關係已更新。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AQ001, AQ021, AQ022, AQ038	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR009, AR014, AR019, AR023, AR025, AR030, AR032, AR038, AR042, AR046, AR049, AR051, AR055, AR056, AR076, AR077	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
10th June 2021 2021年6月10日	AE001 – AE002	Relationship between parties involved in the Phase are updated. 有參與期數的各方的關係已更新。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR057, AR068, AR069, AR070, AR071, AR072, AR073, AR074, AR075, AR076	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
7th September 2021 2021年9月7日	AB001 – AB007	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A	Blank page. 空白頁。
	AJ001	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。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR057, AR069, AR070, AR076	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
3rd December 2021 2021年12月3日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AQ020, AQ021, AQ038	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR032, AR056, AR057	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
24th February 2022 2022年2月24日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR077	Information on Public Facilities and Public Open Spaces is updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
19th May 2022 2022年5月19日	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BD001	Modification is updated. 更新修訂。
10th August 2022 2022年8月10日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001, AI001A	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR009, AR014, AR019, AR023, AR025, AR030, AR038, AR042, AR046, AR049, AR051, AR055, AR057	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR078, AR079, AR080	Additional pages for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	AR081	Blank page. 空白頁。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
3rd November 2022 2022年11月3日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001, AI001A	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AR059 – AR078	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR079	This page is replaced by a blank page. 此頁已換上空白頁。
	AR080, AR081	These pages are deleted. 此等頁數已刪除。
	BD001	Modification is updated. 更新修訂。
12th January 2023 2023年1月12日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK002	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	BD001	Modification is updated. 更新修訂。
30th March 2023 2023年3月30日	AB004, AB007	Notes to Purchasers of First-hand Residential Properties are updated. 更新一手住宅物業買家須知。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A, AI001B	These pages are deleted. 此等頁數已刪除。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AQ001 – AQ003, AQ008, AQ009, AQ011, AQ012, AQ021 – AQ039	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR003, AR006, AR031, AR032, AR034, AR036, AR055 – AR057, AR076, AR077	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BD001	Modification is updated. 更新修訂。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
21st June 2023 2023年6月21日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A	Additional page for updated Aerial Photograph of the Phase. 附加頁供已更新的期數的鳥瞰照片。
	AI001B	Blank page. 空白頁。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
14th September 2023 2023年9月14日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A	Blank page. 空白頁。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR007, AR020, AR031, AR037, AR047, AR056, AR079	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
2nd November 2023 2023年11月2日	AK001	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AQ021 – AQ022, AQ039	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR031 – AR032, AR056	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BG001 – BG004	Information in Application for Concession on Gross Floor Area of Building are 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	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
26th January 2024 2024年1月26日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001, AI001A	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AJ001	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。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AQ021 – AQ022, AQ039	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR031 – AR032, AR055 – AR056	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
18th April 2024 2024年4月18日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR009, AR014, AR019, AR023, AR025, AR030, AR038, AR042, AR046, AR049, AR051, AR055, AR057, AR058	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR080	Additional page for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	AR081	Blank page. 空白頁。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
16th July 2024 2024年7月16日	AE001 – AE002	Relationship between parties involved in the Phase are updated. 更新有參與期數的各方的關係。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001, AI001A	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR009, AR014, AR019, AR023, AR025, AR030, AR038, AR042, AR046, AR049, AR051, AR055, AR057, AR068, AR074, AR078, AR081	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AR082, AR083	Additional pages for updated Information on Public Facilities and Public Open Spaces. 附加頁供已更新的公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
9th October 2024 2024年10月9日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ001	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。
	AK002	Layout Plan of the Development is updated. 更新發展項目的布局圖。

EXAMINATION RECORD 檢視記錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
7th January 2025 2025年1月7日	AD001	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI001A – AI001B	These pages are deleted. 此等頁數已刪除。
	AI002 – AI004	Additional pages for updated Aerial Photograph of the Phase. 附加頁供已更新的期數的鳥瞰照片。
	AI005	Blank page. 空白頁。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
	BG001, BG002	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
27th March 2025 2025年3月27日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001 – AI002	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AI003	Blank page. 空白頁。
	AI004 – AI005	These pages are deleted. 此等頁數已刪除。
	AJ001	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。
	AK002	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AQ021, AQ022, AQ039	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR031, AR032, AR056	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
19th June 2025 2025年6月19日	AH001	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	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
4th September 2025 2025年9月4日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI002	Blank page. 空白頁。
	AK002	Layout Plan of the Development is updated. 更新發展項目的布局圖。
27th November 2025 2025年11月27日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001 – AI002	Aerial Photograph of the Phase are updated. 更新期數的鳥瞰照片。
	AJ001	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。
	AK001 – AK002	Layout Plan of the Development are updated. 更新發展項目的布局圖。
	AR057, AR058, AR080	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	BC002	Maintenance of Slopes is updated. 更新斜坡維修。
12th February 2026 2026年2月12日	AH001	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AQ019 – AQ022, AQ039	Summary of Land Grant are updated. 更新批地文件的摘要。
	AR029 – AR032, AR055 – AR056	Information on Public Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。





