WINGS 晉海 AT SEA II

SALES BROCHURE 售樓説明書





NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

<u>For all first-hand residential properties</u>

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

- interior and exterior fittings and finishes and appliances;

- the basis on which management fees are shared;

- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

– find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

– note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.

  – The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

    ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

    ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

    ➢ strike or lock-out of workmen;

    ➢ riots or civil commotion;

    ➢ force majeure or Act of God;

    ➢ fire or other accident beyond the vendor's control;

    ➢ war; or

    ➢ inclement weather.

  – The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

  – The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。

- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。

- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。

- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。

- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。

- 查閱同類物業最近的成交價格，以作比較。

- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及/ 或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。

- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前， 直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/ 每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積， 即使該些項目構成該物業的一部分的範圍。

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

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置； 以及

  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

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[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1 第1部第10(3)條，如有關發展項目的經批准的建築圖則， 提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

11.委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12.委聘律師

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

- 比較不同律師的收費。

<u>適用於一手未落成住宅物業</u>

13.預售樓花同意書

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

14.示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

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

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

<u>適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業</u>

15.預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

    ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內， 就賣方有能力有效地轉讓有關物業一事， 以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目

  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

    ➢ 工人罷工或封閉工地；

    ➢ 暴動或內亂；

    ➢ 不可抗力或天災；

    ➢ 火警或其他賣方所不能控制的意外；

    ➢ 戰爭；或

    ➢ 惡劣天氣。

  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

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

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

消費者委員會 網址：www.consumer.org.hk 電話：2929 2222 電郵：cc@consumer.org.hk 傳真：2856 3611
地產代理監管局 網址：www.eaa.org.hk 電話：2111 2777 電郵：enquiry@eaa.org.hk 傳真：2598 9596
香港地產建設商會 電話：2826 0111 傳真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2021年7月

INFORMATION ON THE PHASE 期數的資料

NAME OF THE PHASE OF THE DEVELOPMENT (THE "PHASE")*:
Phase IVB of LOHAS Park (Wings at Sea II#)
NAME OF THE STREET AT WHICH THE PHASE IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE PHASE :
1 Lohas Park Road
TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :
Tower 3 (3A & 3B) – 52 storeys
Tower 5 (5A & 5B) – 55 storeys
(Tower 4 is omitted)
Note:
- The above number of storeys include basement floors (B2/F and B1/F), podium floors (G/F and 1/F) and refuge floors
- The above number of storeys does not include transfer plate, R/F, Upper Roof and Top Roof
FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE PHASE :
Tower 3 (3A & 3B) – 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

Tower 5 (5A & 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 - 53/F and 55/F - 59/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER :
Tower 3 (3A & 3B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F
Tower 5 (5A & 5B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F
REFUGE FLOORS OF EACH MULTI-UNIT BUILDING:
Tower 3 (3A & 3B) – 29/F
Tower 5 (5A & 5B) – 29/F and 49/F

* The Phase, being Phase IVB of the Development, comprises Tower 3 (3A&3B), Tower 5 (5A&5B), and parts of the podium floors but excluding those parts of the "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development and consist of inter alia, staircases, access lifts and associated lift lobbies, lift shafts and lift pits situated in Tower 3 (3A&3B) and Tower 5 (5A&5B) of the Phase. In respect of the aforesaid parts of the Phase IV Residential Common Areas, please refer to the Part Plan for the Phase in Section "Layout Plan of the Development".
# Tower 3(3A&3B) and Tower 5(5A&5B) of and in Phase IVB of LOHAS Park are called "Wings at Sea II"

發展項目的期數(「期數」) *的名稱:
日出康城發展項目第 IVB 期(晉海 II#)
期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數:
康城路 1 號
每幢多單位建築物的樓層的總數:
第 3 座 (3A 及 3B) – 52 層
第 5 座 (5A 及 5B) – 55 層
(不設第 4 座)
備註:
- 上述樓層數目包括地庫樓層(地庫 2 樓、地庫 1 樓)、平台樓層(地下及 1 樓)及庇護層
- 上述樓層數目不包括轉換層、天台、上層天台及頂層天台
期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數:
第 3 座 (3A 及 3B) – 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
第 5 座 (5A 及 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 53 樓及 55 樓至 59 樓
每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數:
第 3 座 (3A 及 3B) – 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓及 54 樓
第 5 座 (5A 及 5B) – 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓及 54 樓
每幢多單位建築物內的庇護層:
第 3 座 (3A 及 3B) – 29 樓
第 5 座 (5A 及 5B) – 29 樓及 49 樓

* 期數，即發展項目第 IVB 期，包含第 3 座 (3A 及 3B)、第 5 座 (5A 及 5B)、及部分平台樓層，但不包括構成第 IV 期住宅公用地方(釋義以發展項目第 IVA 期的副公共契約及管理協議所訂為準)位於期數第 3 座 (3A 及 3B)及第 5 座 (5A 及 5B) 的樓梯、通道電梯同相關電梯大堂、電梯井及電梯槽等。有關上述部分第 IV 期住宅公用地方，請參閱 "發展項目的佈局圖" 一節中期數部分圖。

#日出康城的第 IVB 期中第 3 座(3A 及 3B)及第 5 座 (5A 及 5B)稱為「晉海 II」。

Vendor
MTR Corporation Limited (as "Owner")[1]
Globaluck Limited (as "Person so engaged")[2]

Holding company of the Vendor
Holding company of the Owner:
Not applicable

Holding companies of the Person so engaged :
Mount East Limited
Time Effort Limited
Sun Hung Kai Properties Limited

The authorized person for the Phase
Cheung Man Ching, Anthony

The firm or corporation of which an authorized person for the Phase is a proprietor, director or employee in his or her professional capacity
Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Phase
Yee Fai Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Deacons
Slaughter and May
Woo Kwan Lee & Lo
Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Not applicable

Any other person who has made a loan for the construction of the Phase
Sun Hung Kai Properties Holding Investment Limited

Notes:
[1] "Owner" means the legal or beneficial owner of the Phase.
[2] "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

賣方
香港鐵路有限公司(作為"擁有人")[1]
寶殷有限公司(作為"如此聘用的人")[2]

賣方的控權公司
擁有人的控權公司:
不適用

如此聘用的人的控權公司:
Mount East Limited
Time Effort Limited
新鴻基地產發展有限公司

期數的認可人士
張文政

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
呂元祥建築師事務所(香港)有限公司

期數的承建商
怡輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
的近律師行
司力達律師樓
胡關李羅律師行
孖士打律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為期數的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

備註:
[1] "擁有人"指期數的法律上的擁有人或實益擁有人。
[2] "如此聘用的人"指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

(a) The Vendor# or a building contractor for the Phase is an individual, and that Vendor# or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The Vendor# or a building contractor for the Phase is a partnership, and a partner of that Vendor# or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The Vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor# or contractor (or a holding company of that Vendor#) is an immediate family member of such an authorized person.	No
(d) The Vendor# or a building contractor for the Phase is an individual, and that Vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The Vendor# or a building contractor for the Phase is a partnership, and a partner of that Vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The Vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor# or contractor (or a holding company of that Vendor#) is an immediate family member of an associate of such an authorized person.	No
(g) The Vendor# or a building contractor for the Phase is an individual, and that Vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The Vendor# or a building contractor for the Phase is a partnership, and a partner of that Vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The Vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor# or contractor (or a holding company of that Vendor#) is an immediate family member of a proprietor of such a firm of solicitors.	A director of MTR Corporation Limited (as Owner) is an immediate family member of a proprietor of Messrs. Mayer Brown, a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.
(j) The Vendor#, a holding company of the Vendor#, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor#, holding company or contractor.	No
(k) The Vendor#, a holding company of the Vendor#, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor#, holding company or contractor.	No
(l) The Vendor# or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor# or contractor or of a holding company of that Vendor#.	No
(m) The Vendor# or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor# or contractor.	Not Applicable
(n) The Vendor#, a holding company of the Vendor#, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor#, holding company or contractor.	No
(o) The Vendor#, a holding company of the Vendor#, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor#, holding company or contractor.	No
(p) The Vendor# or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor# or contractor or of a holding company of that Vendor#.	No
(q) The Vendor# or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor# or contractor.	Not Applicable
(r) The Vendor# or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor# or contractor or of a holding company of that Vendor#.	No
(s) The Vendor# or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor# or of a holding company of that Vendor#.	The Building Contractor of the Phase, Yee Fai Construction Company Limited, is an associate corporation of the Vendor# (Person so engaged) and the holding companies of the Vendor# (Person so engaged).

A reference of the Vendor here is a reference to either MTR Corporation Limited (as 'Owner') or Globaluck Limited (as "Person so engaged").

(a) 賣方#或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方#或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	香港鐵路有限公司(作為擁有人)的一位董事，屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所孖士打律師行的經營人的家人。
(j) 賣方#、賣方#的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方#或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方#、承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(m) 賣方#或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員。	不適用
(n) 賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(q) 賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員。	不適用
(r) 賣方#或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	否
(s) 賣方#或該期數的承建商屬法團，而該承建商屬該賣方#或該賣方#的控權公司的有聯繫法團。	期數承建商怡輝建築工程有限公司屬賣方#(如此聘用的人)及賣方#(如此聘用的人)的控權公司的有聯繫法團。

在此提述賣方即提述香港鐵路有限公司(作為“擁有人”)或寶殷有限公司(作為“如此聘用的人”)。

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 3 (3A) 第3座 (3A)	2/F 2樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478
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	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 3 (3A) 第3座 (3A)	30/F 30樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
Tower 3 (3A) 第3座 (3A)	31/F - 33/F, 35/F - 43/F and 45 - 53/F 31樓至33樓、35樓至43樓及45樓至53樓	A	0.793
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.478
Tower 3 (3B) 第3座 (3B)		A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	0.999
		F	0.478

29/F is refuge floors and there is no residential property.
29樓為庇護層，不設住宅單位。

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

Tower **座數**	**Floor** **樓層**	**Flat** **單位**	**Total area of the non-structural prefabricated external walls of each residential property (sq.m.)** **每個住宅物業的非結構的預製外牆的總面積（平方米）**
Tower 3 (3A) 第3座 (3A)	55/F 55樓	A	-
		B	-
		C	-
		D	-
Tower 3 (3B) 第3座 (3B)		A	-
		B	-
		C	-
		D	-
Tower 3 (3A) 第3座 (3A)	56/F 56樓	A	-
		B	-
		C	-
		D	-
Tower 3 (3B) 第3座 (3B)		A	-
		B	-
		C	-
		D	-

29/F is refuge floor and there is no residential property.
29樓為庇護層，不設住宅單位。

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 5 (5A) 第5座 (5A)	2/F 2樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		F	0.418
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.479
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	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		F	0.418
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.479

Tower 座數	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 5 (5A) 第5座 (5A)	30/F 30樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
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 - 57/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57樓	A	0.793
		B	0.724
		C	1.235
		D	0.488
		E	1.004
		F	0.418
Tower 5 (5B) 第5座 (5B)		A	0.830
		B	0.724
		C	1.235
		D	0.480
		E	1.455
		F	0.479

29/F and 49/F are refuge floors and there are no residential property.
29樓及49樓為庇護層，不設住宅單位。

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

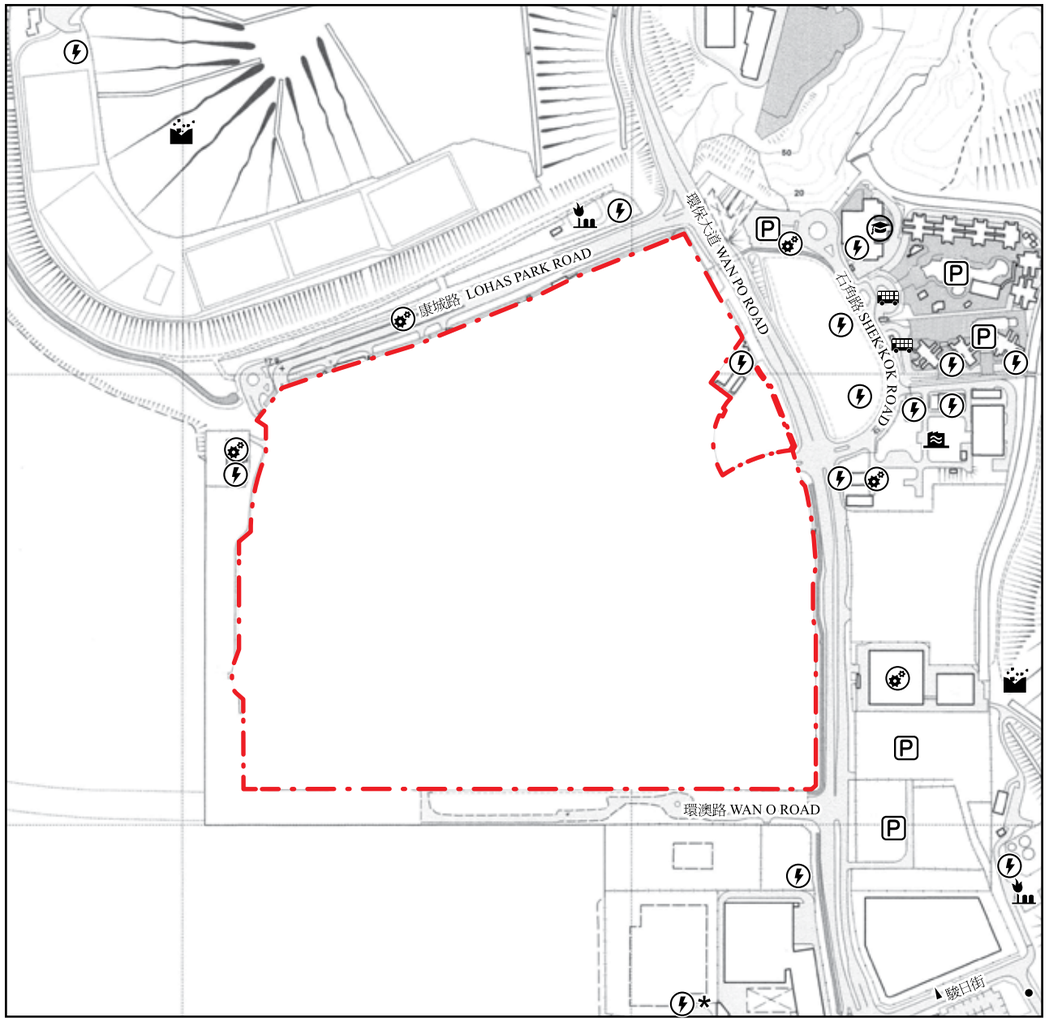
Tower 座數	**Floor** 樓層	**Flat** 單位	**Total area of the non-structural prefabricated external walls of each residential property (sq.m.)** **每個住宅物業的非結構的預製外牆的總面積（平方米）**
Tower 5 (5A) 第5座 (5A)	58/F 58樓	A	-
		B	-
		C	-
		D	-
Tower 5 (5B) 第5座 (5B)		A	-
		B	-
		C	-
		D	-
Tower 5 (5A) 第5座 (5A)	59/F 59樓	A	-
		B	-
		C	-
		D	-
Tower 5 (5B) 第5座 (5B)		A	-
		B	-
		C	-
		D	-

29/F and 49/F are refuge floors and there are no residential property.
29樓及49樓為庇護層，不設住宅單位。

Person appointed as the Manager of the Phase under the Deed of Mutual Covenant that has been executed:
MTR Corporation Limited

根據已簽立的公契，獲委任為期數的管理人的人：
香港鐵路有限公司

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



Location of the Development
發展項目的位置

metres 米 Scale 比例尺
0 50 100 150 200 250

N(北)

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

- ● 駿昇街 CHUN SING STREET
- ▲ 駿日街 CHUN YAT STREET
- * 駿昌街 CHUN CHEONG STREET

The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 12-SW-A dated 1st November 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考於2021年11月1日出版之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號12-SW-A編製，有需要處經修正處理。

NOTATION 圖例

- Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)
- Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)
- Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
- Public Utility Installation 公用事業設施裝置
- Sewage Treatment Works and Facilities 污水處理廠及設施
- Landfills (including Ex-landfills) 堆填區 (包括已停用的堆填區)
- Landfill Gas Flaring Plant 堆填區氣體燃燒廠
- School (including Kindergarten) 學校 (包括幼稚園)

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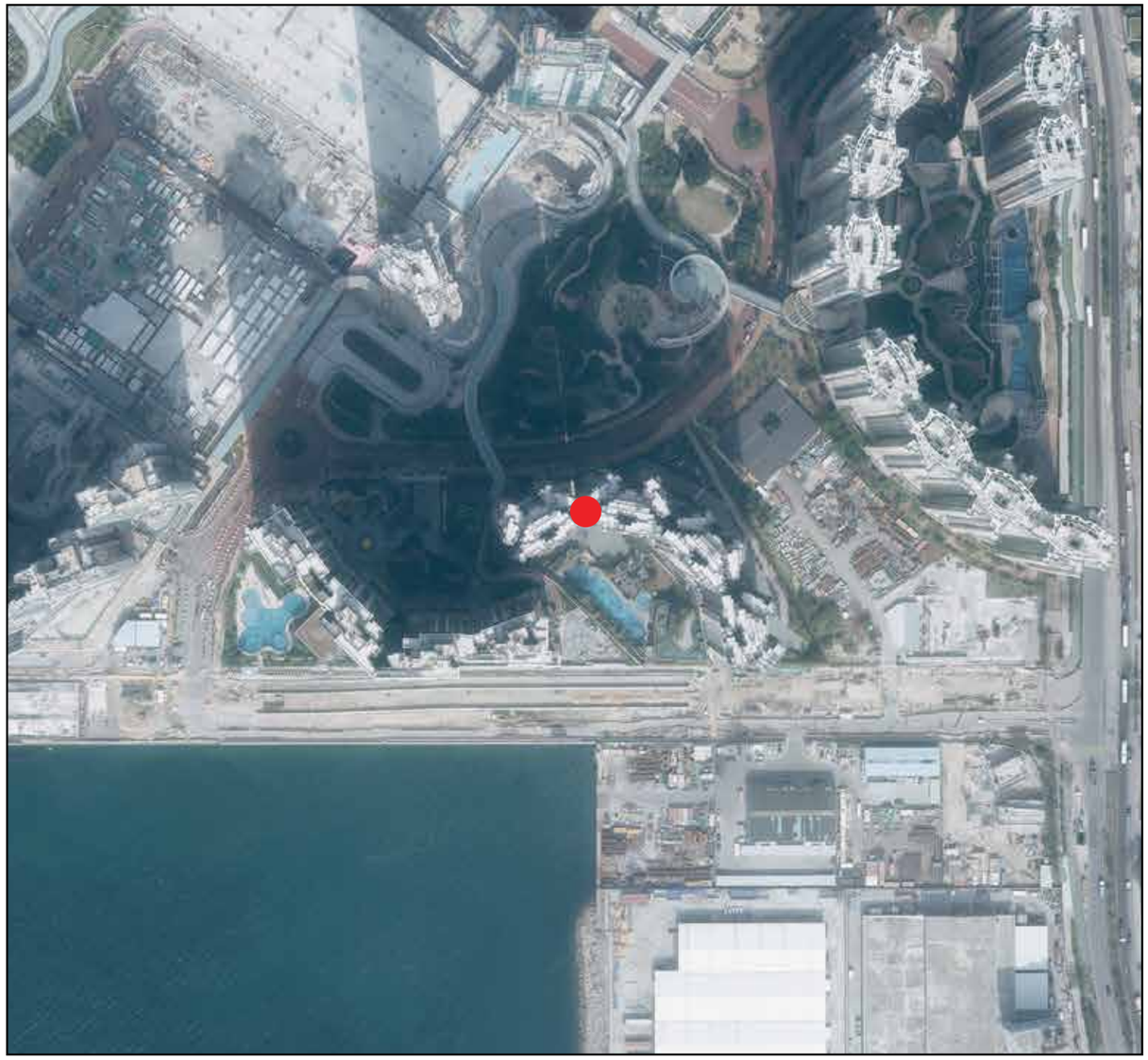
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號62/2020。

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

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

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E118307C, date of flight 6th January 2021.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E118307C，
飛行日期：2021年1月6日。

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

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

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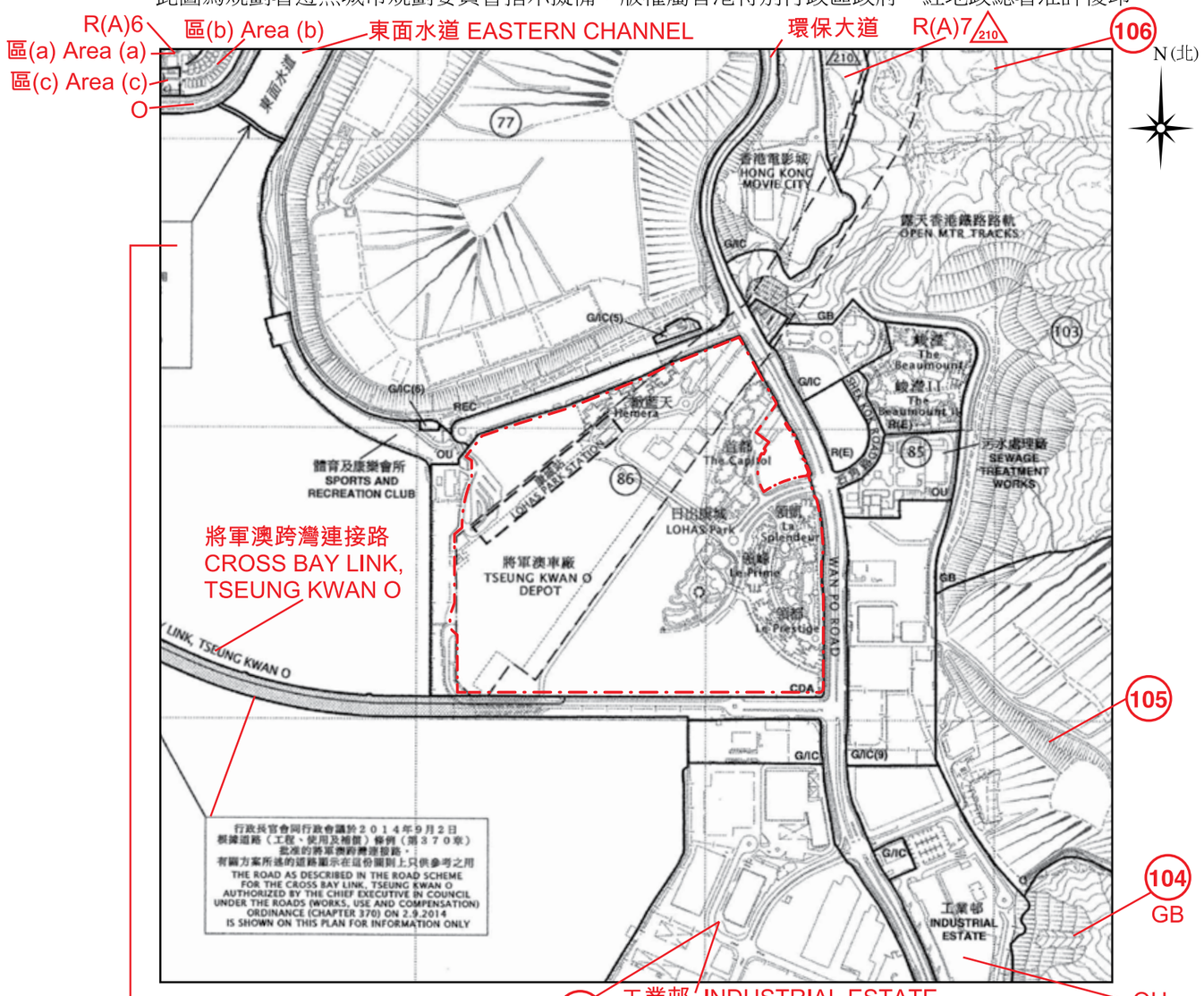
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

Extracted from Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28, gazetted on 18th June 2021, with adjustments where necessary as shown in red.
摘錄自2021年6月18日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/28，有需要處經修正處理， 以紅色顯示。
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Boundary of the Development
發展項目的邊界

Scale 比例尺
metres 米 0 100 200 300 400 500

行政長官會同行政會議於2015年7月21日根據道路（工程、使用及補償）條例（第370章）批准的將軍澳進一步發展的將軍澳第一期堆填區基礎設施工程 － 餘下工程，有關方案所述的行人天橋顯示在這份圖則上只供參考之用。
THE FOOTBRIDGE AS DESCRIBED IN THE ROAD SCHEME OF THE TSEUNG KWAN O FURTHER DEVELOPMENT INFRASTRUCTURE WORKS FOR THE TSEUNG KWAN O STAGE I LANDFILL SITE － REMAINING WORKS AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) ON 21.7.2015 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

AJ001

NOTATION 圖例

ZONES 地帶

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS 交通

RAILWAY AND STATION	車站 STATION	鐵路及車站
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

PLANNING AREA NUMBER	(1)	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	130	最高建築物高度（在主水平基準上若干米）

Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office of the Phase during opening hours.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the development is irregular.

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於期數的售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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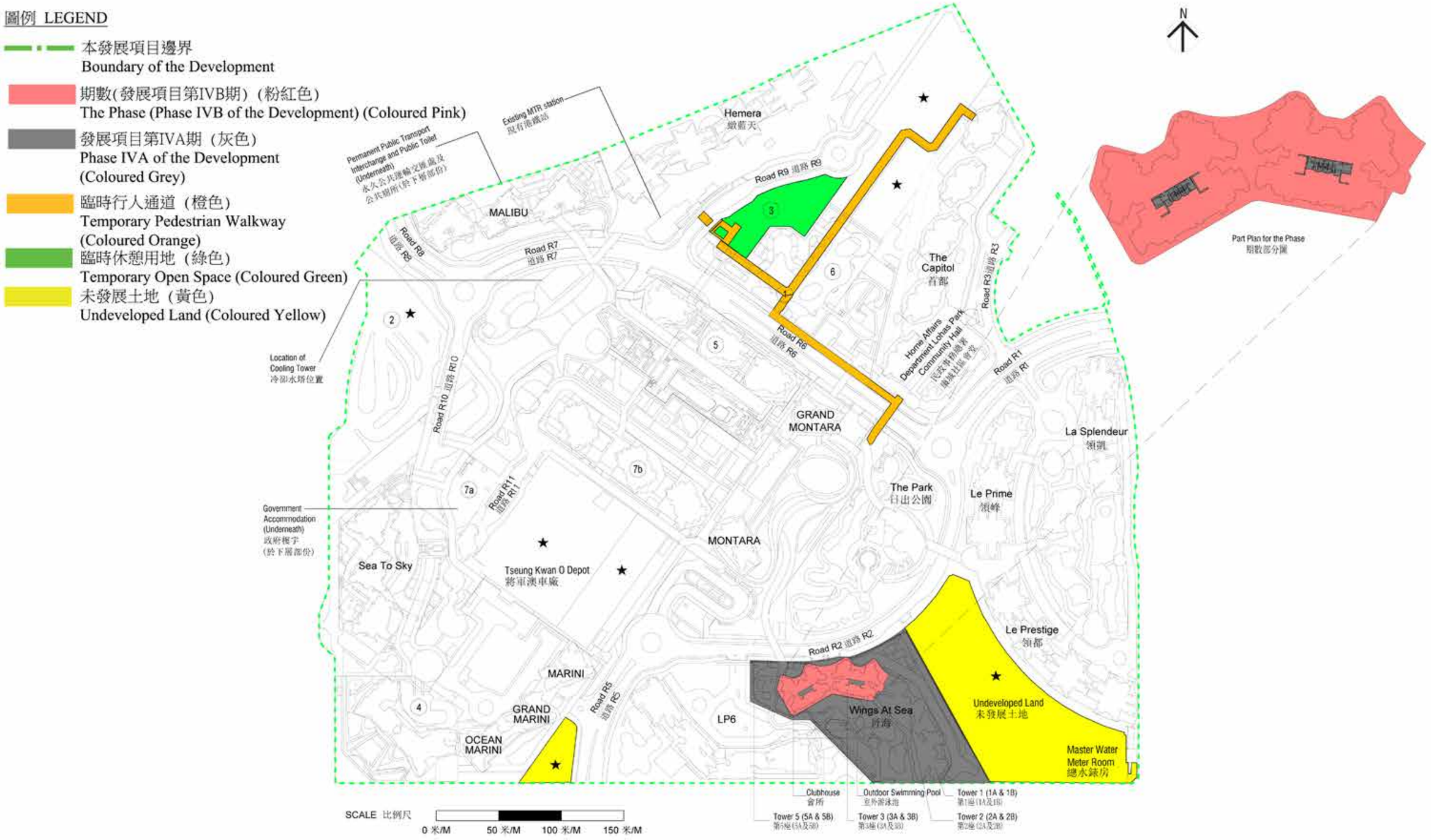
LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



Note 1: There may be future changes to the above buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
備註1: 發展項目內的建築物及設施將來可能會有所變化，並以有關政府部門的批核為準。
Note 2: Floodlights will be provided for lighting of the outdoor swimming pool located in Phase IVA of the Development in the evening.
備註2: 位於發展項目第IVA期之室外游泳池會裝設泛光燈以供室外游泳池的晚間照明。

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

1. Temporary Pedestrian Walkways (coloured orange on the plan) are existing facilities and their future uses are subject to change. The relevant facilities are also subject to removal.
臨時行人通道（圖中橙色部分）為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
2. The Temporary Structure will be removed.
臨時構築物將會被移除。
3. Temporary Open Space (coloured green on the plan) is an existing facility and its future use is subject to change. The relevant facilities are also subject to removal.
臨時休憩用地（圖中綠色部分）為現有設施，其未來用途或將有所改變。有關設施有可能被移除。
4. The estimated date of completion of Site I is 30 April 2022 as provided by the authorized person for the said development.
地盤I的發展項目的認可人士提供該項目的預計落成日期為2022年4月30日。
5. The estimated date of completion of Site C2 is 30 June 2025 as provided by the authorized person for the said development.
地盤C2的發展項目的認可人士提供該項目的預計落成日期為2025年6月30日。
6. The estimated date of completion of Site M (part) is 30 September 2022 as provided by the authorized person for the said development.
地盤M（部分）的發展項目的認可人士提供該項目的預計落成日期為2022年9月30日。

7a. The estimated date of completion of the Government Accommodation located in Site D is 30 June 2022 as provided by the authorized person of the said developments.
位於地盤D的政府樓宇的認可人士提供該等項目的預計落成日期為2022年6月30日。

7b. The estimated date of completion of Site D is 31 March 2026 as provided by the authorized person for the said development.
地盤D的發展項目的認可人士提供該項目的預計落成日期為2026年3月31日。

★ For Undeveloped Land (coloured yellow on the plan) and undeveloped sites, the intended uses include residential, open space and Government, Institution or Community uses.
未發展土地（圖中黃色部分）及未發展地盤之規劃用途將包括住宅、休憩用地及政府、機構或社區設施。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

A/C PLATFORM = AIR CONDITIONER PLATFORM = 冷氣機平台
A/C PLATFORM ABOVE = AIR CONDITIONER PLATFORM ABOVE = 上層冷氣機平台位置
A.F./ ARCH. FEATURE = ARCHITECTURAL FEATURE = 建築裝飾
ALUM. CLADDING = ALUMINIUM CLADDING = 鋁質飾板
BAL. = BALCONY = 露台
BAL. ABOVE = BALCONY ABOVE = 上層露台位置
BATH = BATHROOM = 浴室
BR.1 = BEDROOM 1 = 睡房1
BR.2 = BEDROOM 2 = 睡房2
CANOPY = 簷篷
CANOPY TOP OF BAL.= CANOPY TOP OF BALCONY = 露台簷篷頂部
CANOPY TOP OF U/P. = CANOPY TOP OF UTILITY PLATFORM = 工作平台簷篷頂部
C.F.R. = COMMON FLAT ROOF = 公用平台
DIN. = DINING ROOM = 飯廳
DN = DOWN = 落
DRENCHER TANK = 水簾水缸
DRENCHER PUMP ROOM = 水簾泵房
ELV. = EXTRA-LOW VOLTAGE = 特低壓電槽
EMR. = ELECTRIC METER ROOM = 電錶房
EMR. LAYOUT = ELECTRIC METER ROOM LAYOUT = 電錶房佈局
FLAT ROOF = 平台
F.LOB = FIREMAN LIFT LOBBY = 消防員升降機大堂
FLUSHING WATER PUMP ROOM = 沖廁水泵房
FLUSHING WATER TANK = 沖廁水水缸
FS PUMP ROOM = FIRE SERVICES PUMP ROOM = 消防泵房
FS WATER TANK = FIRE SERVICES WATER TANK = 消防水缸
GREEN ROOF = 綠化天台
H.R. = HOSE REEL = 消防喉轆
INACCESSIBLE COMMON ROOF = 無法進入的公用平台
JACUZZI = 按摩池
KIT. = KITCHEN = 廚房
LIGHT WELL = 採光天井
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LIFT SHAFT = 升降機槽
LIV. = LIVING ROOM = 客廳
MAINTENANCE ACCESS = 維修通道
MBR. = MASTER BEDROOM = 主人睡房
M. BATH = MASTER BATHROOM = 主人浴室
NOISE BARRIER = 隔音屏障
OPEN KIT. = OPEN KITCHEN = 開放式廚房
POTABLE WATER TANK = 食用水水缸
POTABLE WATER PUMP ROOM = 食用水水泵房
P.D. = PIPE DUCT = 管道槽
P.D.R. = PIPE DUCT ROOM = 管道房

Legend of Terms and Abbreviations used on Floor Plans:
樓面平面圖中所使用名詞及簡稱之圖例：

R.C. CANOPY = REINFORCED CONCRETE CANOPY	=	鋼筋混凝土簷篷	TOWER *	=	第*座
ROOF	=	天台	UP	=	上
R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM	=	垃圾及物料回收房	UP. = UTILITY PLATFORM	=	工作平台
			UP. ABOVE = UTILITY PLATFORM ABOVE	=	上層工作平台位置
SKYLIGHT	=	天窗	UTILITY RM. = UTILITY ROOM	=	雜物房
ST. = STORE = STORE ROOM	=	儲物室	WC. = WATER CLOSET	=	洗手間
			WMC = WATER METER CABINET	=	水錶櫃

Remarks:
1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Commons pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or flat roof and/or utility platform and/or air-conditioner platform and/or external wall of some units.
3. There are ceiling bulkheads or false ceiling at living room, dining room, bedrooms, W.C., store rooms, kitchen of some units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, jacuzzi, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. There are exposed pipes mounted at part of flat roof and roof of each tower in the Phase. Only part of the exposed pipes are covered by aluminium cladding.
7. For some residential units, the air conditioner platform(s) outside the residential unit will be placed with outdoor air conditioner unit(s) belonging to its unit and/or other units. The placement of these air-conditioner unit(s) may have heat and/or sounds.
8. Balconies and utility platforms are non-enclosed area.
9. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside window of residential properties and above flat roof/roof in such tower.
10. There are non-structural prefabricated external walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

備註：
1. 部份樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 部分單位客廳、飯廳、睡房、洗手間、雜物房、儲物室、廚房有裝飾橫樑或假天花，用以裝置冷氣系統及/或機電設備。
4. 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、按摩池、洗滌盆櫃等乃根據最新的經批准的建築圖則，只作一般性標誌。
6. 期數內的每座大樓的平台及天台上裝設有外露喉管，只有部份外露喉管被鋁質飾板所覆蓋。
7. 部份住宅單位外的冷氣機平台將會放置其單位及/或其他單位的一部或多部冷氣户外機。該等冷氣機的位置可能發出熱力及/或聲音。
8. 露台及工作平台為不可封閉的地方。
9. 在期數管理人員安排外牆之必要維修進行期間，吊船將在該等大樓的住宅物業之窗户及平台/天台上之空間運作。
10. 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

TOWER 3(3A & 3B)
第3座(3A及3B)

2/F FLOOR PLAN
2樓樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL003

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

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

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

Notes :

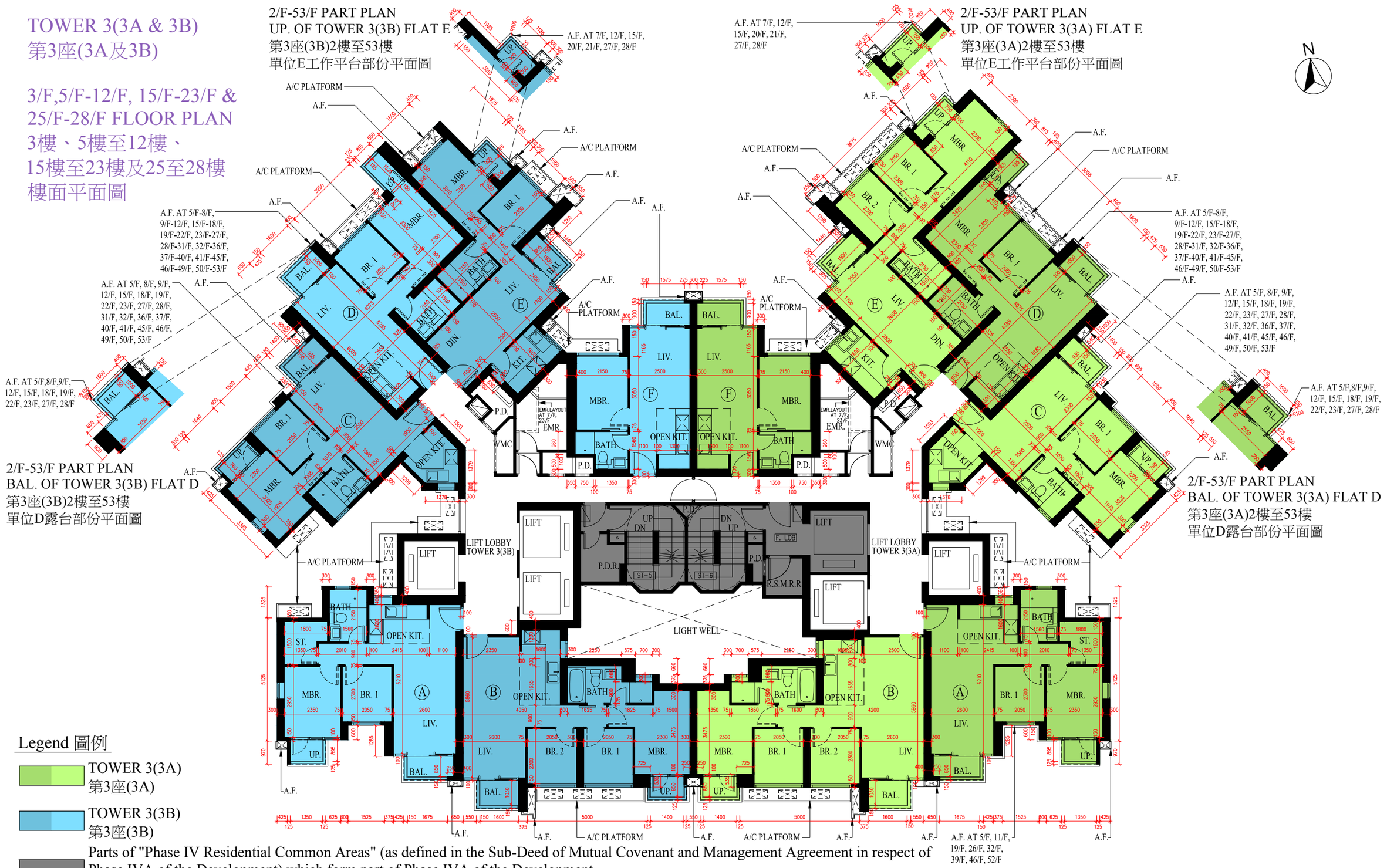
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

3/F,5/F-12/F, 15/F-23/F &
25/F-28/F FLOOR PLAN
3樓、5樓至12樓、
15樓至23樓及25至28樓
樓面平面圖



Legend 圖例

TOWER 3(3A)
第3座(3A)

TOWER 3(3B)
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL005

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150	3150		3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650	3150, 3250, 3450, 3500

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F 3樓, 5樓至12樓, 15樓至23樓及25樓至27樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	28/F 28樓	150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150	3150		3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650	3150, 3250, 3450, 3500

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

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

Notes :

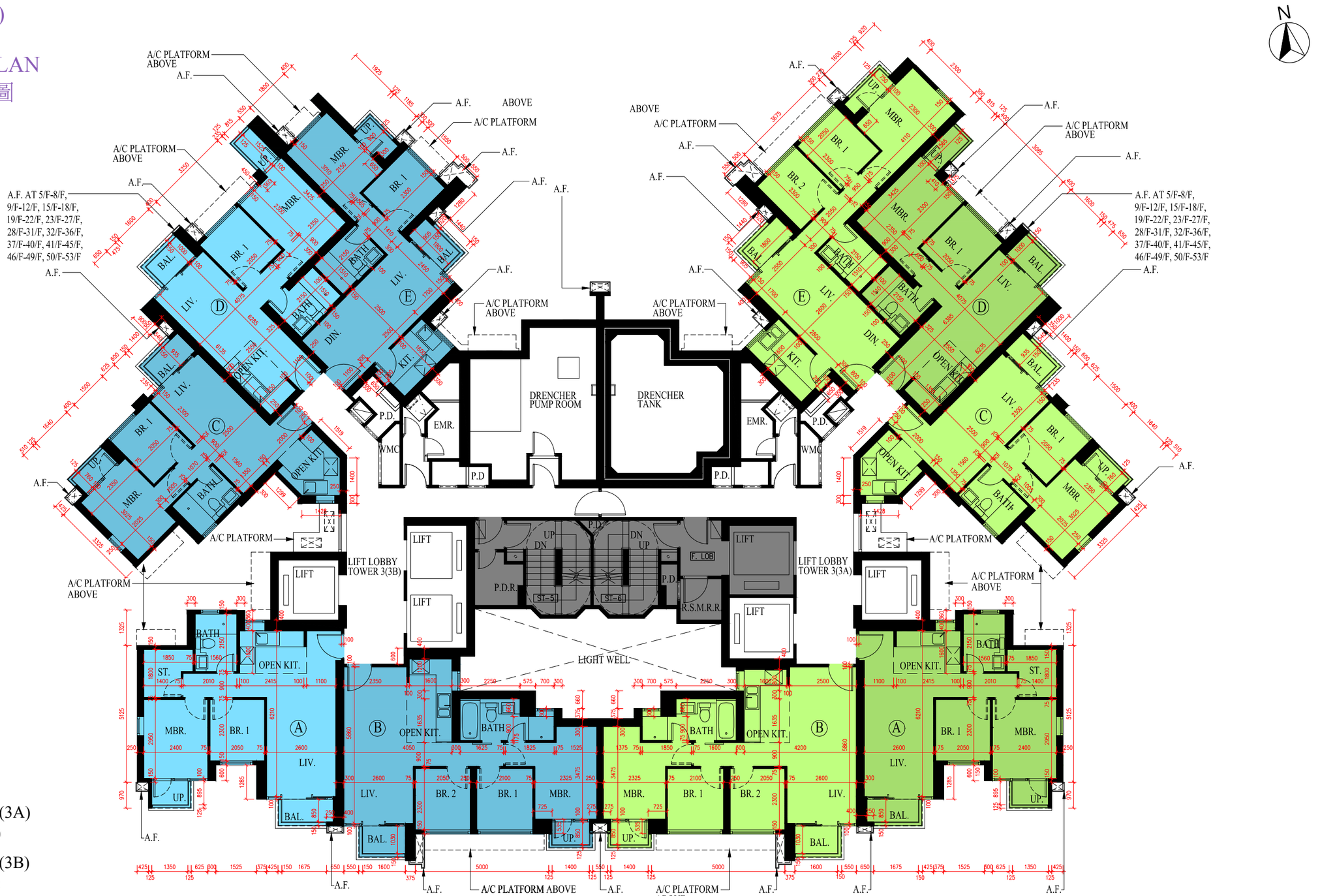
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

30/F FLOOR PLAN
30樓樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150

	Tower 座	Floor 樓層	Flats 單位				
			A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150

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

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

Notes :

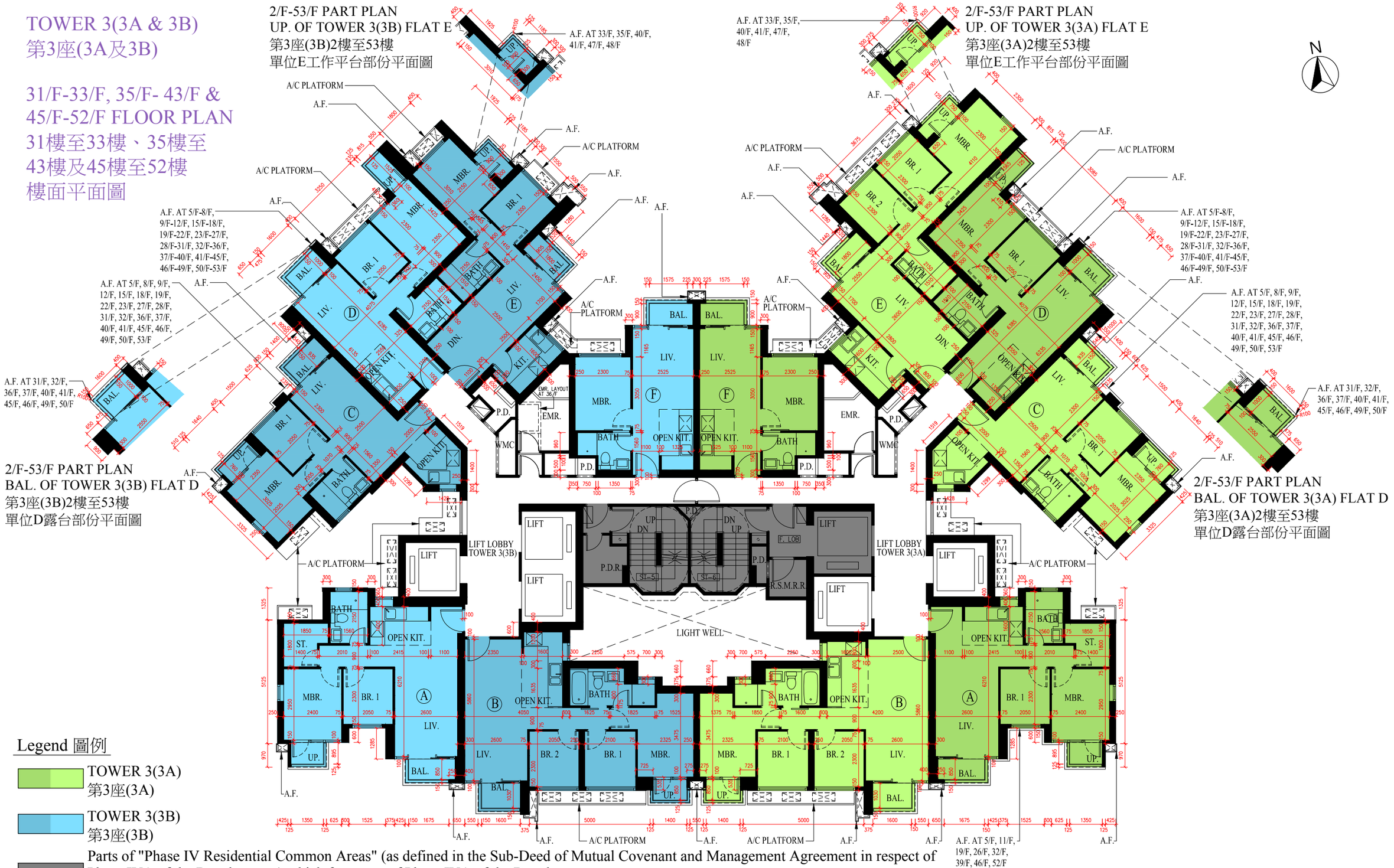
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

31/F-33/F, 35/F- 43/F &
45/F-52/F FLOOR PLAN
31樓至33樓、35樓至
43樓及45樓至52樓
樓面平面圖



Legend 圖例

TOWER 3(3A)
第3座(3A)

TOWER 3(3B)
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	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	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150	3150

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	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	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150	3150

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

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

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

53/F FLOOR PLAN
53樓樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	53/F 53樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3500, 3750, 3800, 3850, 3950	3150, 3200, 3500	3500

	Tower 座	Floor 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	53/F 53樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175, 300	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3500, 3750, 3800, 3850, 3950	3150, 3200, 3500	3500

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

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

Notes :

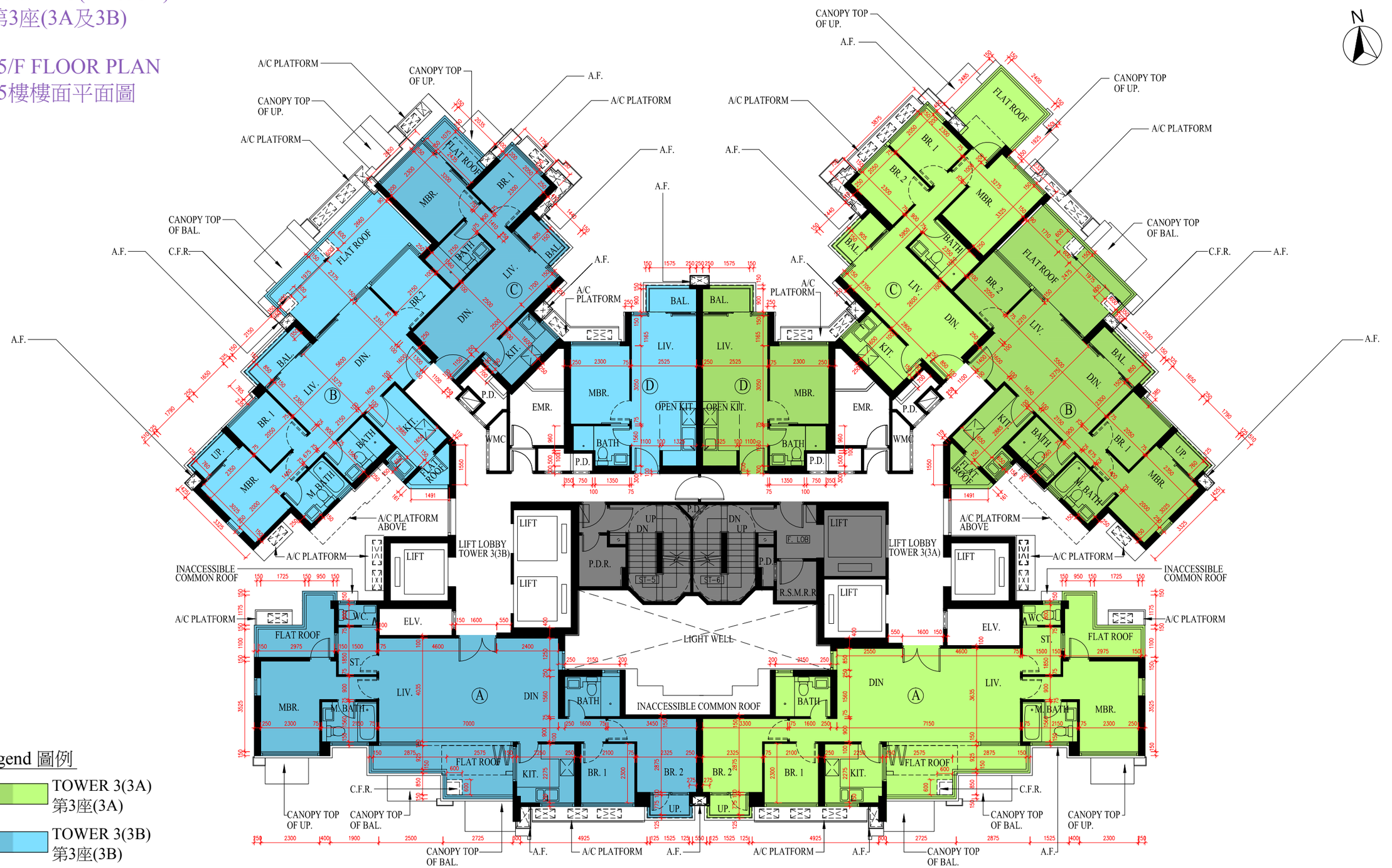
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

55/F FLOOR PLAN
55樓樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL013

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	55/F 55樓	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3450, 3500, 3550	3300, 3500, 3550, 3850	3500, 3600	3500

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	55/F 55樓	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3450, 3500, 3550	3300, 3500, 3550, 3850	3500, 3600	3500

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

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

Notes :

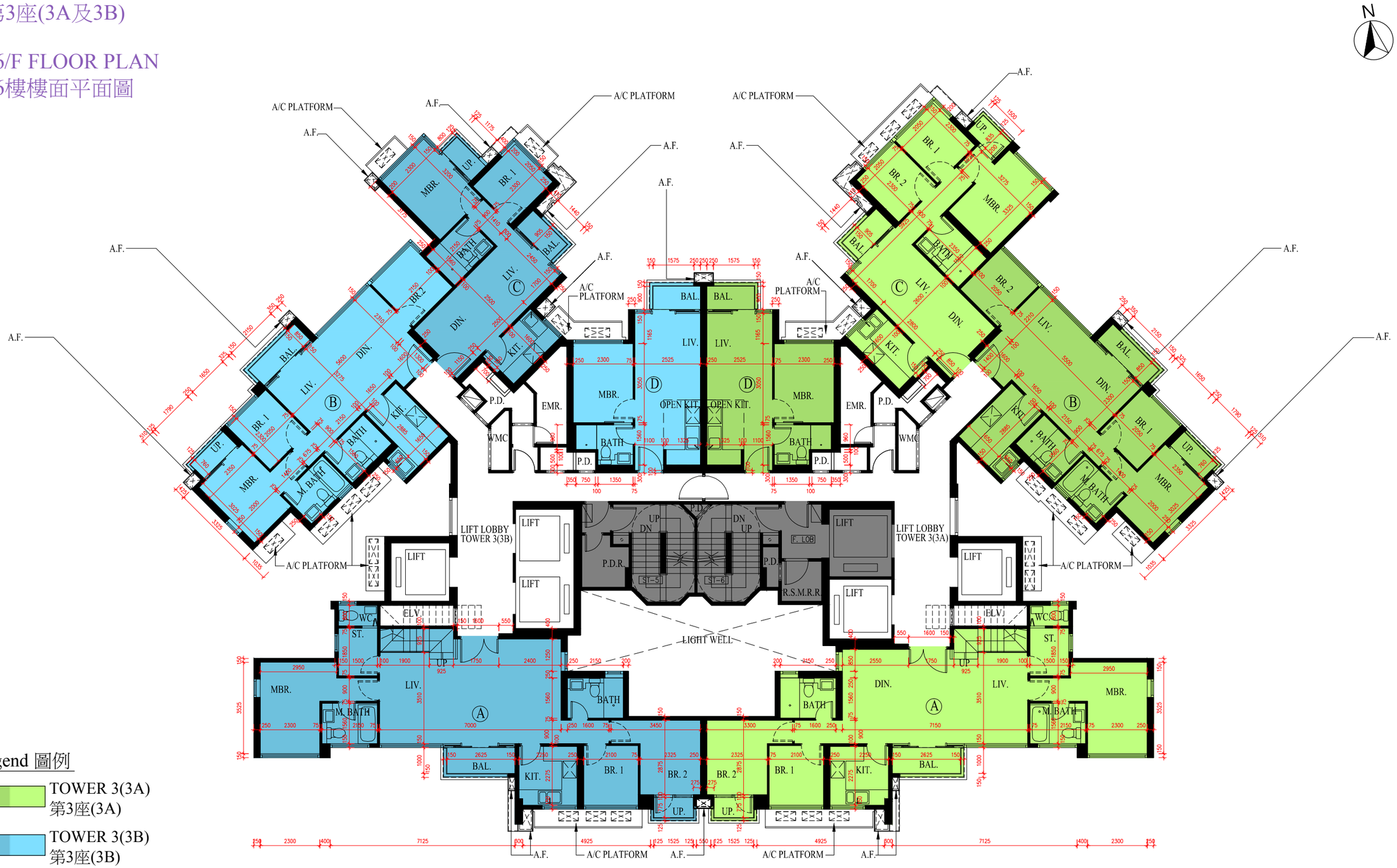
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

56/F FLOOR PLAN
56樓樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL015

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	56/F 56樓	175	175, 200	175	175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500, 3665, 3725, 3850	3500, 3600, 3725, 3665, 3800	3500, 3665, 3725, 3750, 3850, 3950	3500, 3600, 3725, 3800, 3850

	Tower 座	Floor 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	56/F 56樓	175	175, 200	175	175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500, 3665, 3725, 3850	3500, 3600, 3725, 3665, 3800	3500, 3665, 3725, 3750, 3850, 3950	3500, 3600, 3725, 3800, 3850

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

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

Notes :

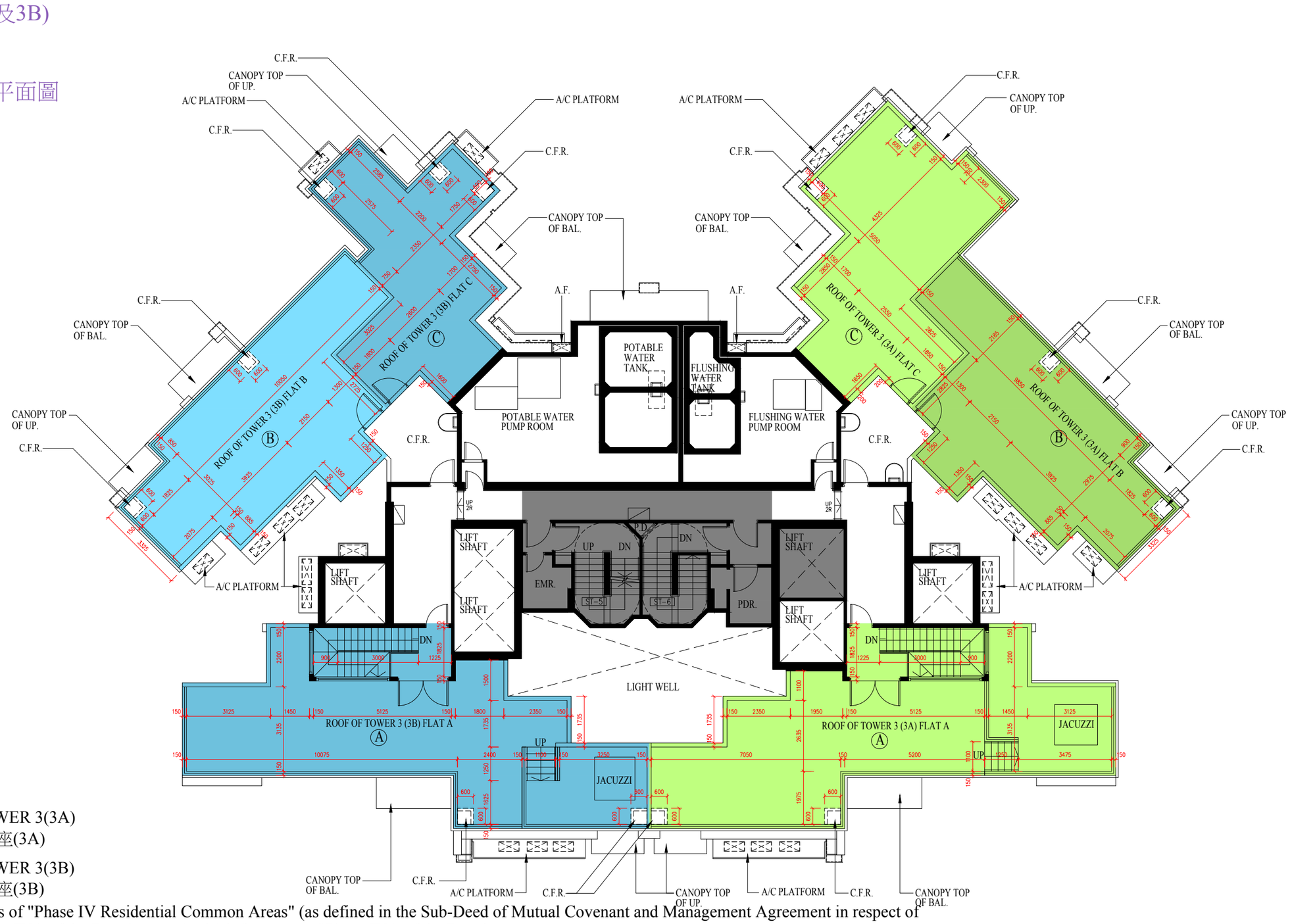
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

R/F PLAN
天台樓面平面圖



Legend 圖例

- TOWER 3(3A) 第3座(3A)
- TOWER 3(3B) 第3座(3B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	N/A 不適用	N/A 不適用

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	N/A 不適用	N/A 不適用

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

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

Notes :

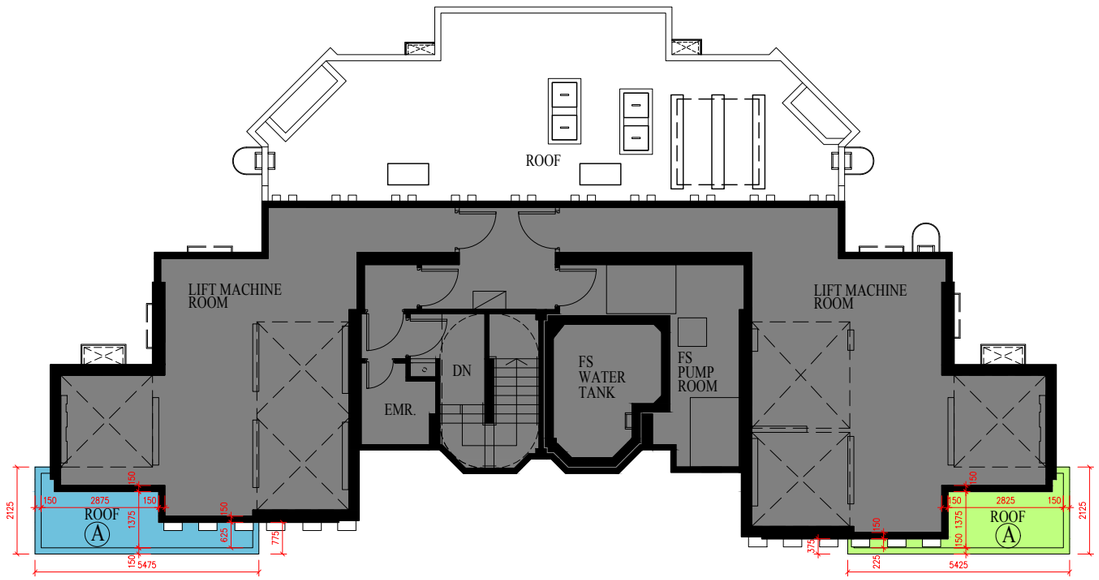
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 3(3A & 3B)
第3座(3A及3B)

UPPER ROOF FLOOR PLAN
上層天台樓面平面圖



Legend 圖例

TOWER 3(3A)
第3座(3A)

TOWER 3(3B)
第3座(3B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor 樓層**	**Flats 單位**	
			A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3A) 第3座 (3A)	Upper Roof 上層天台	N/A 不適用	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	

	Tower 座	**Floor 樓層**	**Flats 單位**	
			A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 3 (3B) 第3座 (3B)	Upper Roof 上層天台	N/A 不適用	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	

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

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

Notes :

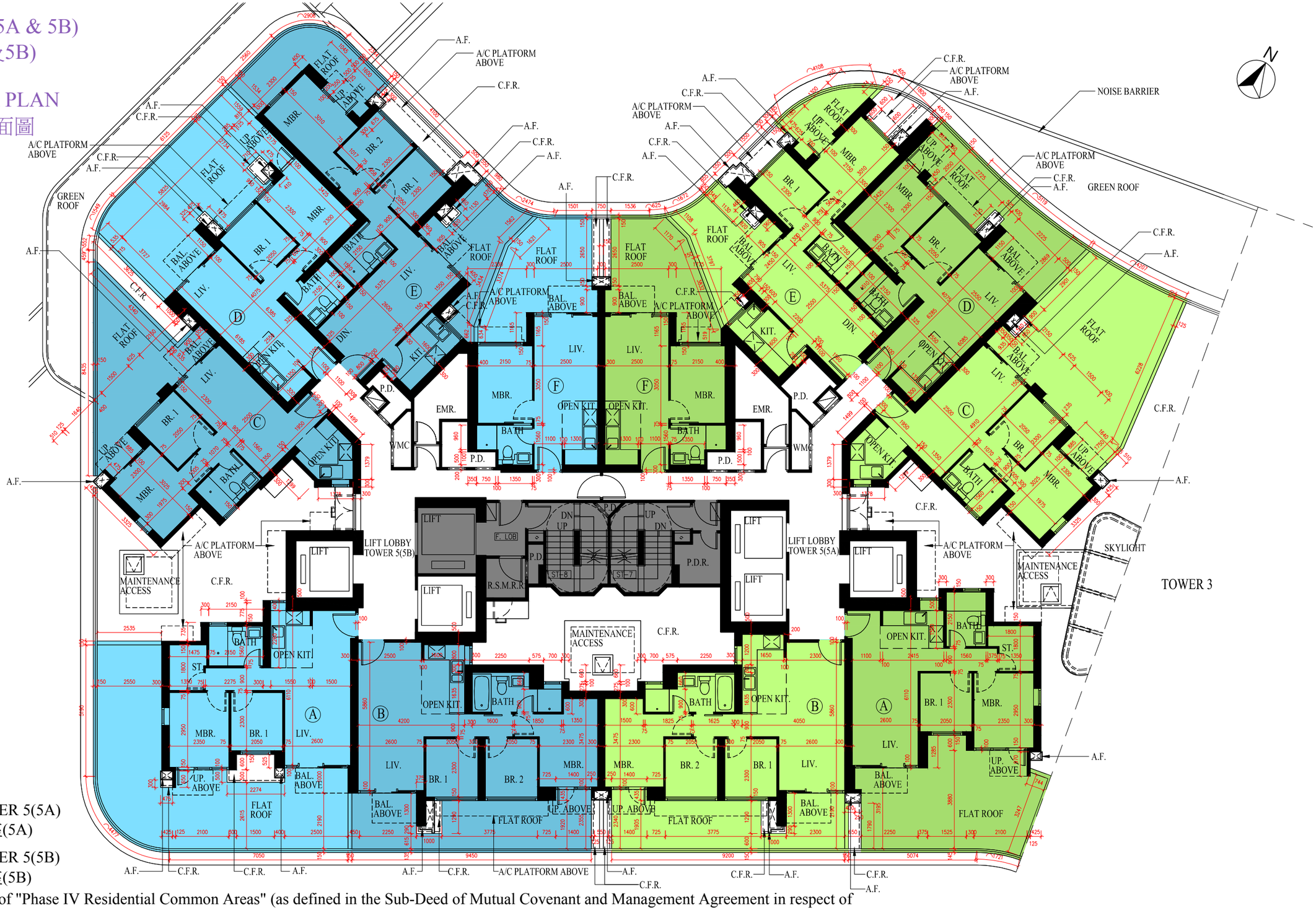
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

2/F FLOOR PLAN
2樓樓面平面圖



Legend 圖例

- TOWER 5(5A) 第5座(5A)
- TOWER 5(5B) 第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL021

	Tower 座	**Floor** 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

	Tower 座	**Floor** 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	2/F 2樓	150, 175	150, 175, 225	150, 175	150, 175	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150, 3200, 3250	3150, 3200, 3250	3150, 3200, 3250	2700, 3150, 3200, 3250	3150, 3200, 3250	3150, 3200

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

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

Notes :

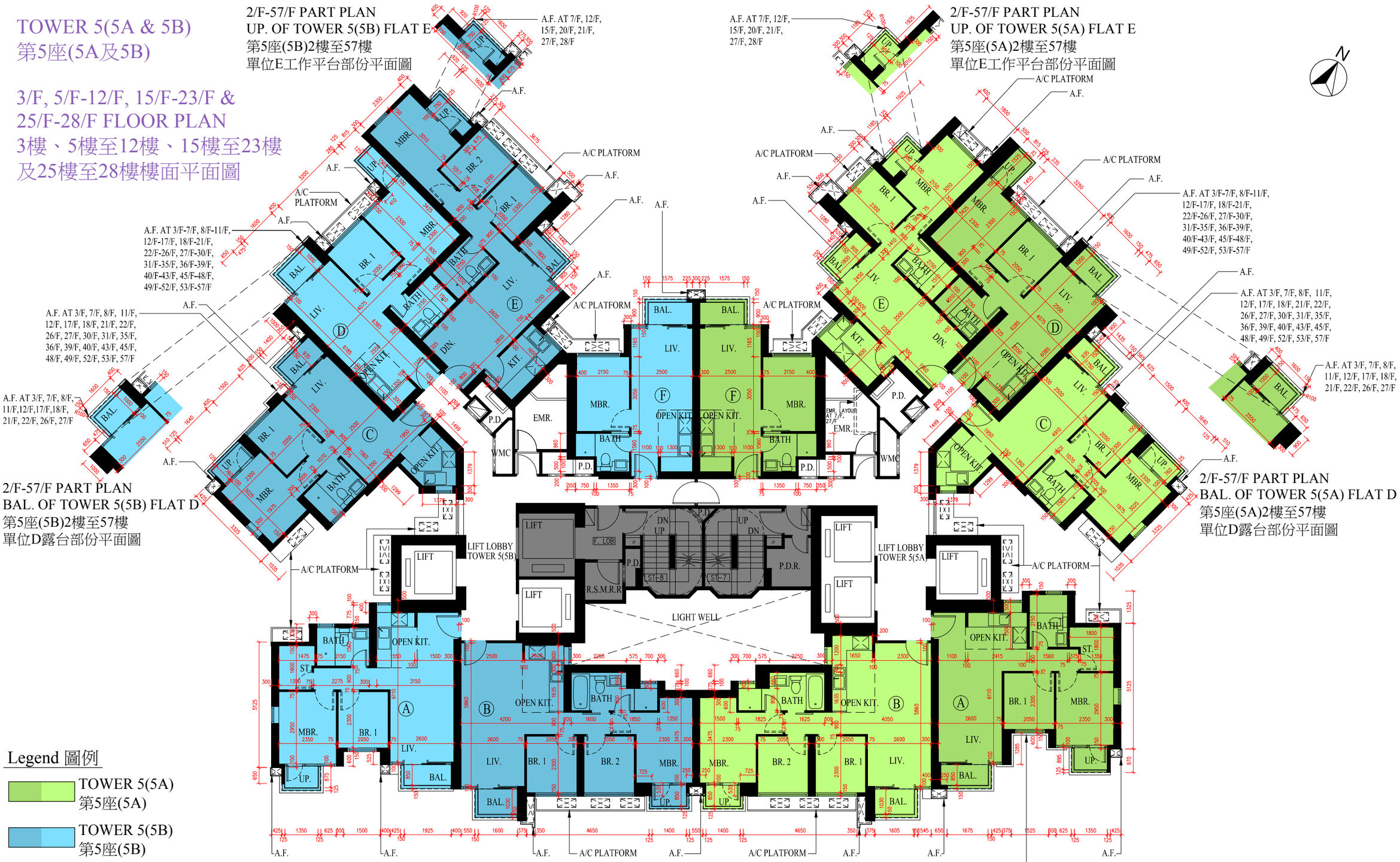
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

3/F, 5/F-12/F, 15/F-23/F &
25/F-28/F FLOOR PLAN
3樓、5樓至12樓、15樓至23樓
及25樓至28樓樓面平面圖



2/F-57/F PART PLAN
BAL. OF TOWER 5(5B) FLAT D
第5座(5B)2樓至57樓
單位D露台部份平面圖

2/F-57/F PART PLAN
BAL. OF TOWER 5(5A) FLAT D
第5座(5A)2樓至57樓
單位D露台部份平面圖

Legend 圖例

TOWER 5(5A)
第5座(5A)

TOWER 5(5B)
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	150, 175	150, 175, 225	150, 175	150, 175	150	150		150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5A)	3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	3150	3150	3150	3150	3150	3150	28/F 28樓	3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650	3150, 3250, 3450, 3500

	Tower 座	Floor 樓層	Flats 單位						Floor 樓層	Flats 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	150, 175	150, 175, 225	150, 175	150, 175	150	150		150, 175	150, 175, 225	150, 175	150, 175, 200	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5B)	3樓, 5樓至12樓, 15樓至23樓及 25樓至27樓	3150	3150	3150	3150	3150	3150	28/F 28樓	3150, 3400, 3450	3150, 3450	3150, 3450	3150, 3200, 3450, 3500, 3550, 3600	3150, 3200, 3400, 3450, 3550, 3650	3150, 3250, 3450, 3500

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

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

Notes :

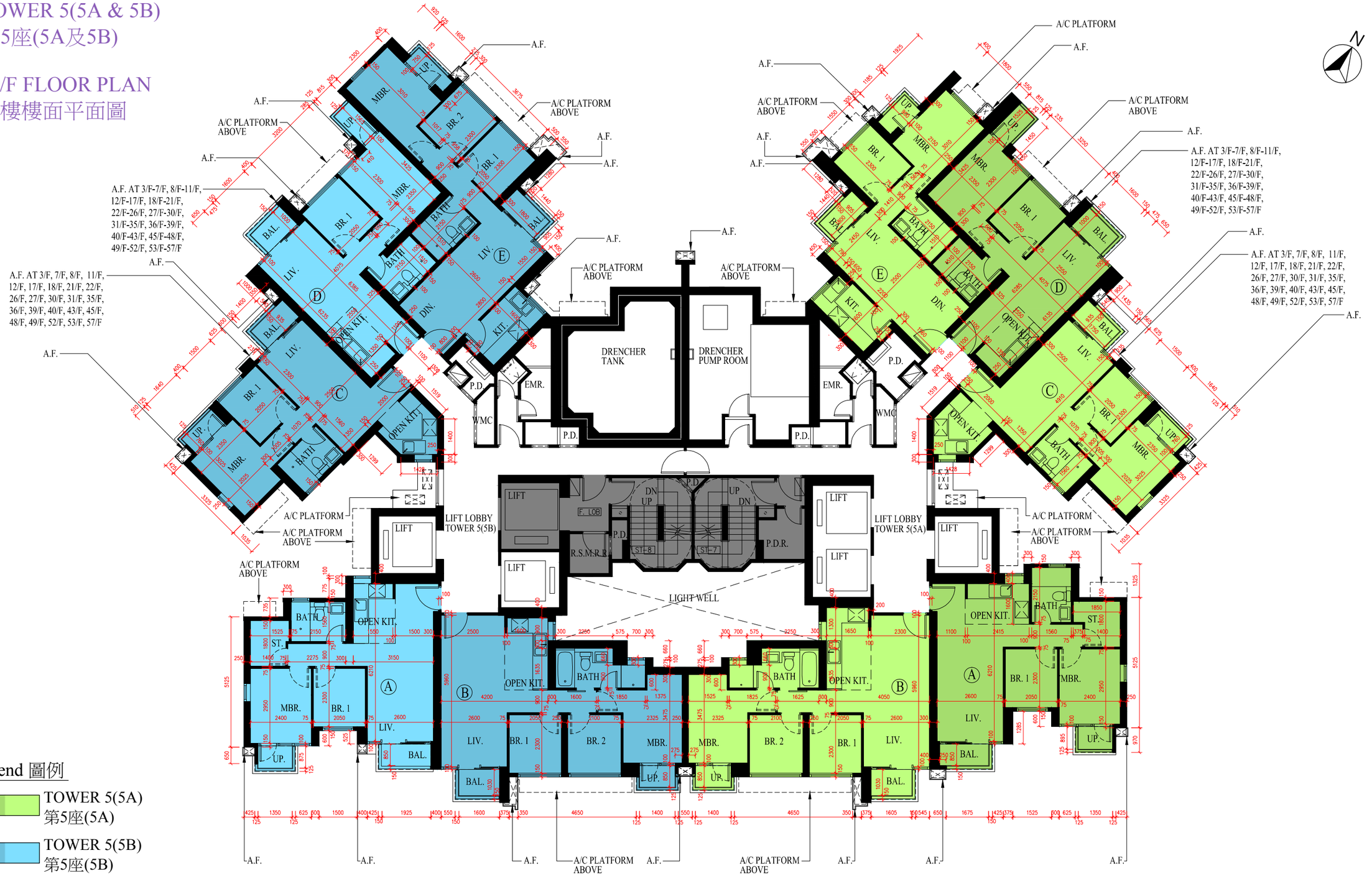
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

30/F FLOOR PLAN
30樓樓面平面圖



Legend 圖例

- TOWER 5(5A) 第5座(5A)
- TOWER 5(5B) 第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

AL025

	Tower 座	**Floor** 樓層	Flats 單位				
			A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150

	Tower 座	**Floor** 樓層	Flats 單位				
			A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	30/F 30樓	150, 175	150, 175, 225	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3150	3150	3150	3150	3150

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

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

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

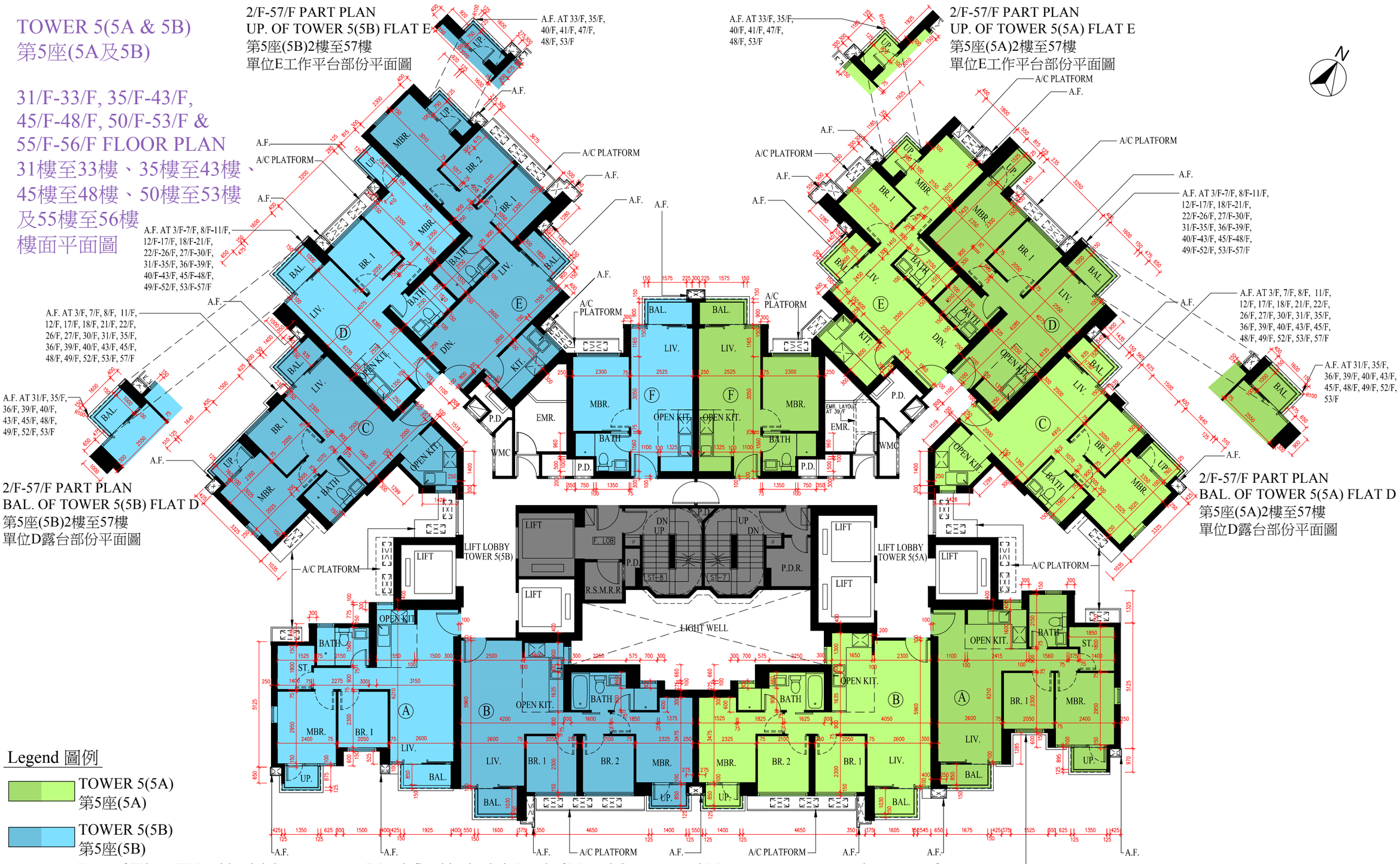
31/F-33/F, 35/F-43/F,
45/F-48/F, 50/F-53/F &
55/F-56/F FLOOR PLAN
31樓至33樓、35樓至43樓、
45樓至48樓、50樓至53樓
及55樓至56樓
樓面平面圖

2/F-57/F PART PLAN
UP. OF TOWER 5(5B) FLAT E
第5座(5B)2樓至57樓
單位E工作平台部份平面圖

2/F-57/F PART PLAN
BAL. OF TOWER 5(5B) FLAT D
第5座(5B)2樓至57樓
單位D露台部份平面圖

2/F-57/F PART PLAN
UP. OF TOWER 5(5A) FLAT E
第5座(5A)2樓至57樓
單位E工作平台部份平面圖

2/F-57/F PART PLAN
BAL. OF TOWER 5(5A) FLAT D
第5座(5A)2樓至57樓
單位D露台部份平面圖



Legend 圖例

- TOWER 5(5A) 第5座(5A)
- TOWER 5(5B) 第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

	Tower 座	**Floor** 樓層	**Flats** 單位						**Floor** 樓層	**Flats** 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A)	31/F - 33/F, 35/F - 43/F, 45/F - 47/F, 50/F - 53/F and 55/F - 56/F 31樓至33樓, 35樓至43樓, 45樓至47樓, 50樓至53樓及55樓至56樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	48/F 48樓	150, 175	150, 175	150, 175	150, 175	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5A)		3150	3150	3150	3150	3150	3150		3150, 3400, 3500	3150, 3450	3150, 3450	3150, 3400, 3500, 3600	3150, 3400, 3500, 3600	3150, 3250, 3450, 3500

	Tower 座	**Floor** 樓層	**Flats** 單位						**Floor** 樓層	**Flats** 單位					
			A	B	C	D	E	F		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B)	31/F - 33/F, 35/F - 43/F, 45/F - 47/F, 50/F - 53/F and 55/F - 56/F 31樓至33樓, 35樓至43樓, 45樓至47樓, 50樓至53樓及55樓至56樓	150, 175	150, 175, 225	150, 175	150, 175	150	150	48/F 48樓	150, 175	150, 175	150, 175	150, 175	150, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5B)		3150	3150	3150	3150	3150	3150		3150, 3400, 3450	3150, 3450	3150, 3450	3150, 3400, 3500, 3600	3150, 3400, 3500, 3600	3150, 3250, 3450, 3500

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

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

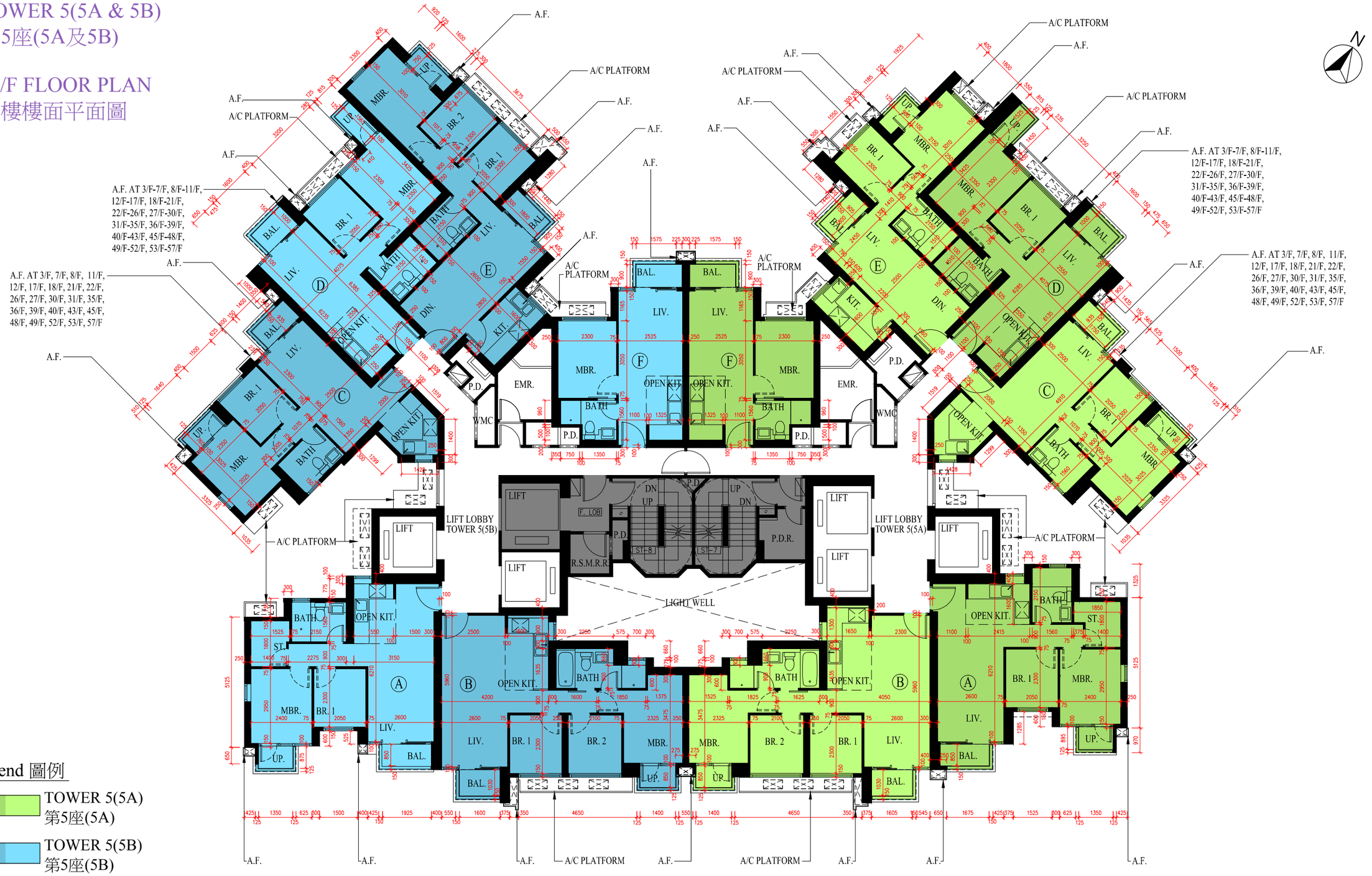
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

57/F FLOOR PLAN
57樓樓面平面圖



Legend 圖例

- TOWER 5(5A) 第5座(5A)
- TOWER 5(5B) 第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協議所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor** 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	57/F 57樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175, 300	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3050, 3150, 3200, 3300, 3400, 3500, 3550	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3450, 3500	3450, 3500	3500

	Tower 座	**Floor** 樓層	Flats 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	57/F 57樓	175	150, 175	150, 175, 200, 250	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3050, 3150, 3200, 3500	3200, 3450, 3500, 3800	3150, 3200, 3400, 3500, 3800	3150, 3200, 3450, 3500	3450, 3500	3500

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

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

Notes :

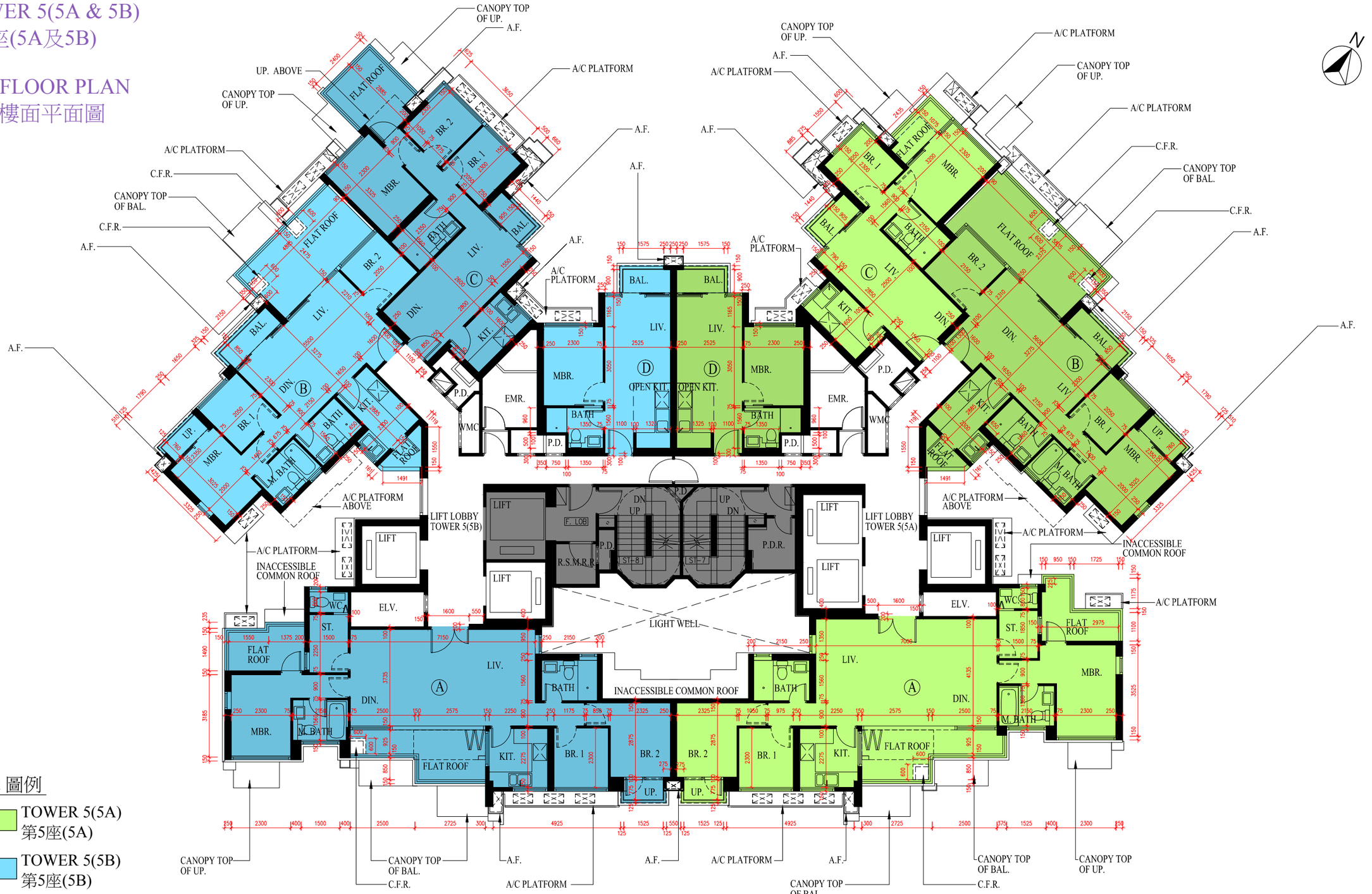
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

58/F FLOOR PLAN
58樓樓面平面圖



Legend 圖例

- TOWER 5(5A) 第5座(5A)
- TOWER 5(5B) 第5座(5B)
- Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
  構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺 0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor** 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	58/F 58樓	150, 175	150, 200	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3450, 3500, 3550	3300, 3500	3500, 3600	3500

	Tower 座	**Floor** 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	58/F 58樓	150, 175	150, 200	150	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3450, 3500	3300, 3500	3500, 3600	3500

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

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

Notes :

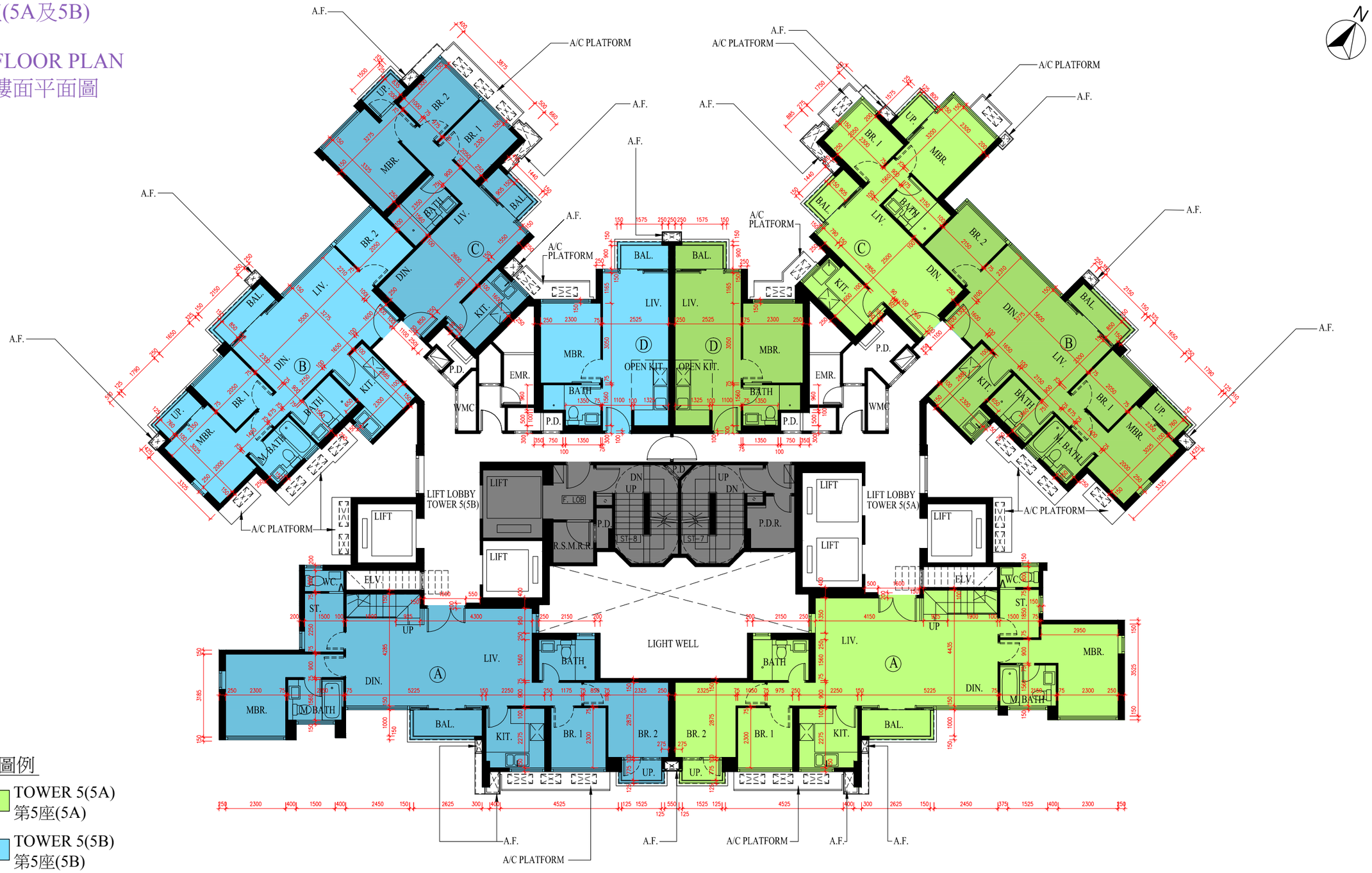
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

59/F FLOOR PLAN
59樓樓面平面圖



Legend 圖例

TOWER 5(5A)
第5座(5A)

TOWER 5(5B)
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor** 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	59/F 59樓	175	175, 200	175	175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500, 3665, 3725, 3800, 3850	3500, 3600, 3665, 3725, 3800	3500, 3665, 3725, 3750, 3800, 3850, 3950	3500, 3600, 3725, 3800, 3850

	Tower 座	**Floor** 樓層	Flats 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	59/F 59樓	175	175, 200	175	175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500, 3665, 3725, 3800, 3850	3500, 3600, 3665, 3725, 3800	3500, 3665, 3725, 3750, 3800, 3850, 3950	3500, 3600, 3725, 3800, 3850

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

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

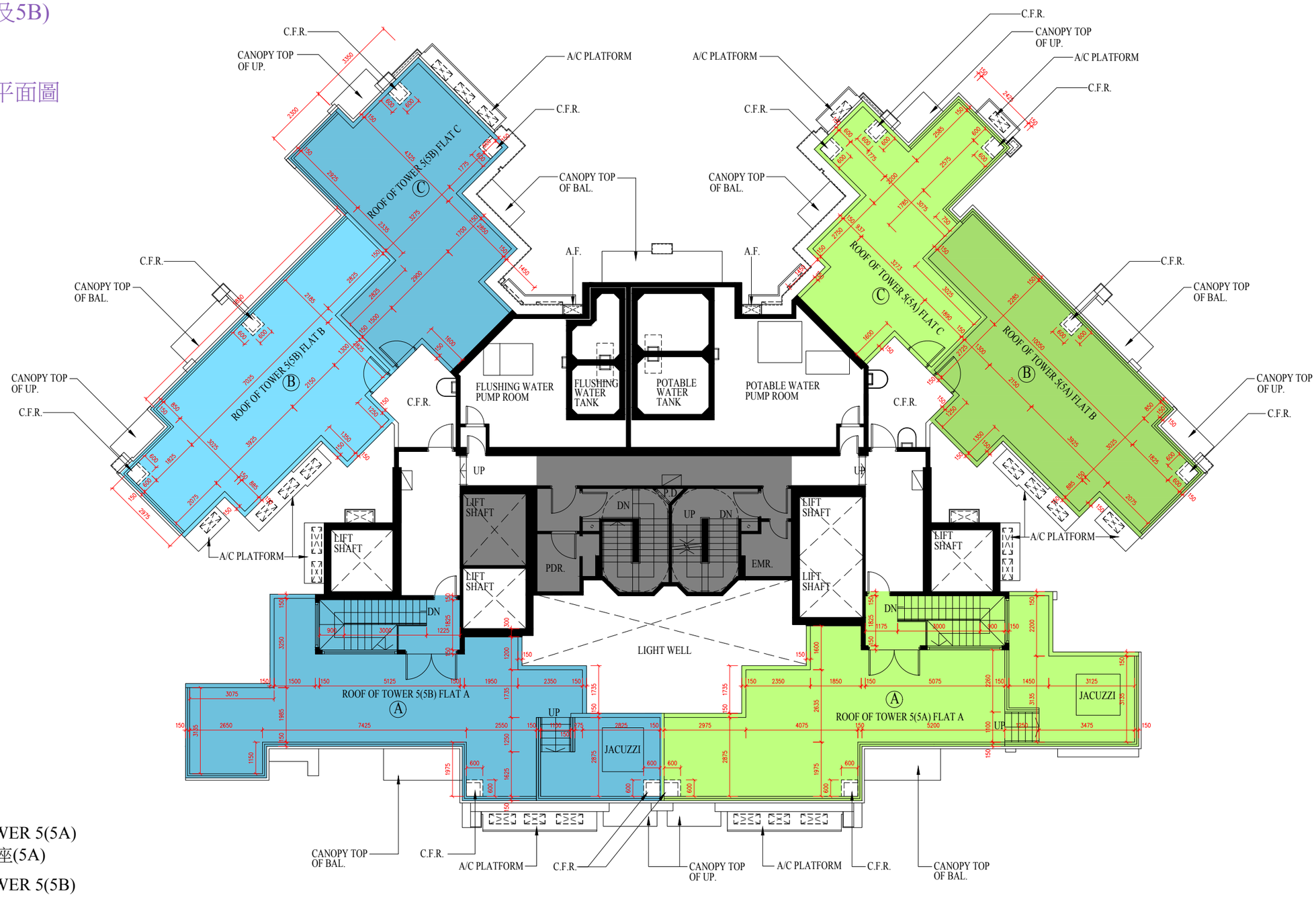
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

R/F PLAN
天台樓面平面圖



Legend 圖例

TOWER 5(5A)
第5座(5A)

TOWER 5(5B)
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor** 樓層	Flats 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A) 第5座 (5A)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	N/A 不適用	N/A 不適用

	Tower 座	**Floor** 樓層	Flats 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B) 第5座 (5B)	R/F 天台	N/A 不適用	N/A 不適用	N/A 不適用
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			N/A 不適用	N/A 不適用	N/A 不適用

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

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

Notes :

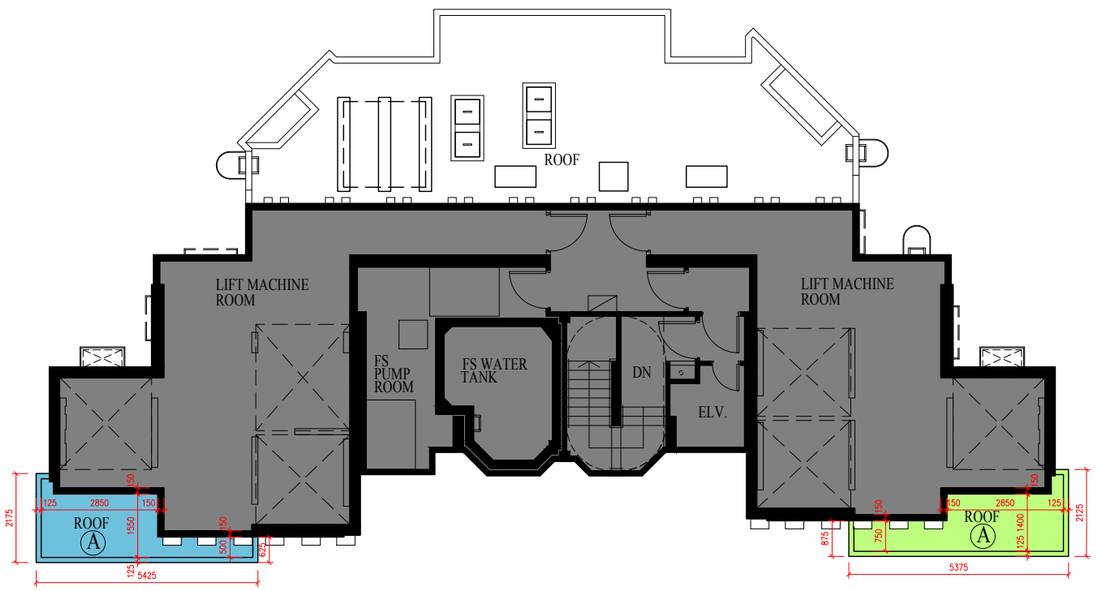
1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

TOWER 5(5A & 5B)
第5座(5A及5B)

UPPER ROOF FLOOR PLAN
上層天台樓面平面圖



Legend 圖例

TOWER 5(5A)
第5座(5A)

TOWER 5(5B)
第5座(5B)

Parts of "Phase IV Residential Common Areas" (as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of Phase IVA of the Development) which form part of Phase IVA of the Development
構成發展項目第IVA期的一部份之「第IV期住宅公用地方」(釋義以發展項目第IVA期的副公共契約及管理協義所訂為準)的部份

SCALE 比例尺
0 米/M 2 米/M 5 米/M 7.5 米/M

	Tower 座	**Floor** 樓層	**Flats 單位**	
			A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5A)	Upper Roof 上層天台	N/A 不適用	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5A)		N/A 不適用	

	Tower 座	**Floor** 樓層	**Flats 單位**	
			A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 5 (5B)	Upper Roof 上層天台	N/A 不適用	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	第5座 (5B)		N/A 不適用	

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

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

Notes :

1. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	2/F 2樓	A		46.675	(502)	-	-	-	22.875 (246)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		B		54.314	(585)	-	-	-	15.895 (171)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		C		42.083	(453)	-	-	-	35.588 (383)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		D		40.445	(435)	-	-	-	29.501 (318)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		E		51.901	(559)	-	-	-	21.589 (232)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		F		29.837	(321)	-	-	-	14.480 (156)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A		50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		57.892	(623)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.595	(491)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		43.981	(473)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.497	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										
		F		31.851	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	30/F 30樓	A		50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		57.892	(623)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.566	(490)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.041	(474)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.465	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	57.892 2.065 1.513	(623) (22) (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 2.009 1.503	(490) (22) (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 2.013 1.523	(474) (22) (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 2.003 1.593	(597) (22) (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.851 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	53/F 53樓	A		50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		57.892	(623)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.768	(493)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.041	(474)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.465	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										
		F		31.851	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3A) 第3座 (3A)	55/F 55樓	A		79.513	(856)	-	-	-	10.157	-	-	-	-	-	-
			露台 Balcony :	-	-				(109)						
			工作平台 Utility Platform :	1.500	(16)										
		B		60.656	(653)	-	-	-	11.668	-	-	-	-	-	-
			露台 Balcony :	2.562	(28)				(126)						
			工作平台 Utility Platform :	1.635	(18)										
		C		53.671	(578)	-	-	-	5.619	-	-	-	-	-	-
			露台 Balcony :	2.049	(22)				(60)						
			工作平台 Utility Platform :	-	-										
		D		31.790	(342)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.036	(22)										
			工作平台 Utility Platform :	-	-										
Tower 3 (3A) 第3座 (3A)	56/F 56樓	A		85.084	(916)	-	-	-	-	-	-	65.581	9.353	-	-
			露台 Balcony :	3.150	(34)							(706)	(101)		
			工作平台 Utility Platform :	1.500	(16)										
		B		60.656	(653)	-	-	-	-	-	-	48.086	-	-	-
			露台 Balcony :	2.562	(28)							(518)			
			工作平台 Utility Platform :	1.635	(18)										
		C		55.181	(594)	-	-	-	-	-	-	44.387	-	-	-
			露台 Balcony :	2.049	(22)							(478)			
			工作平台 Utility Platform :	1.510	(16)										
		D		31.790	(342)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.036	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	2/F 2樓	A		46.675	(502)	-	-	-	24.520 (264)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		B		54.818	(590)	-	-	-	15.988 (172)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		C		42.083	(453)	-	-	-	32.621 (351)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		D		40.739	(439)	-	-	-	14.787 (159)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		E		42.902	(462)	-	-	-	14.515 (156)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										
		F		29.837	(321)	-	-	-	14.480 (156)	-	-	-	-	-	-
			露台 Balcony :	-	-										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A	露台 Balcony :	50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B	露台 Balcony :	58.396	(629)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C	露台 Balcony :	45.595	(491)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D	露台 Balcony :	44.278	(477)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.526	(16)										
		E	露台 Balcony :	46.408	(500)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		F	露台 Balcony :	31.851	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	30/F 30樓	A		50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		58.396	(629)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.566	(490)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.342	(477)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.526	(16)										
		E		46.371	(499)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.503	(16)										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A	露台 Balcony :	50.218 2.038	(541) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.505	(16)										
		B	露台 Balcony :	58.396 2.065	(629) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.513	(16)										
		C	露台 Balcony :	45.566 2.009	(490) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.503	(16)										
		D	露台 Balcony :	44.342 2.013	(477) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.526	(16)										
		E	露台 Balcony :	46.371 2.003	(499) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.503	(16)										
		F	露台 Balcony :	31.851 2.014	(343) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

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2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	53/F 53樓	A		50.218	(541)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		58.396	(629)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.768	(493)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.342	(477)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.526	(16)										
		E		46.371	(499)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		F		31.851	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 (3B) 第3座 (3B)	55/F 55樓	A	露台 Balcony :	81.955	(882)	-	-	-	10.157	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-				(109)						
				1.500	(16)										
		B	露台 Balcony :	61.439	(661)	-	-	-	13.602	-	-	-	-	-	-
			工作平台 Utility Platform :	2.562	(28)				(146)						
				1.635	(18)										
		C	露台 Balcony :	43.798	(471)	-	-	-	2.024	-	-	-	-	-	-
			工作平台 Utility Platform :	2.049	(22)				(22)						
				-	-										
		D	露台 Balcony :	31.790	(342)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	2.036	(22)										
				-	-										
Tower 3 (3B) 第3座 (3B)	56/F 56樓	A	露台 Balcony :	86.336	(929)	-	-	-	-	-	-	66.843	9.353	-	-
			工作平台 Utility Platform :	3.150	(34)							(719)	(101)		
				1.500	(16)										
		B	露台 Balcony :	61.439	(661)	-	-	-	-	-	-	48.889	-	-	-
			工作平台 Utility Platform :	2.562	(28)							(526)			
				1.635	(18)										
		C	露台 Balcony :	45.321	(488)	-	-	-	-	-	-	34.969	-	-	-
			工作平台 Utility Platform :	2.049	(22)							(376)			
				1.523	(16)										
		D	露台 Balcony :	31.790	(342)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	2.036	(22)										
				-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位			Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	2/F 2樓	A	46.675 露台 Balcony : - 工作平台 Utility Platform : -	(502) - -	-	-	-	24.520 (264)	-	-	-	-	-	-
		B	55.063 露台 Balcony : - 工作平台 Utility Platform : -	(593) - -	-	-	-	15.902 (171)	-	-	-	-	-	-
		C	42.083 露台 Balcony : - 工作平台 Utility Platform : -	(453) - -	-	-	-	32.517 (350)	-	-	-	-	-	-
		D	40.739 露台 Balcony : - 工作平台 Utility Platform : -	(439) - -	-	-	-	14.633 (158)	-	-	-	-	-	-
		E	43.336 露台 Balcony : - 工作平台 Utility Platform : -	(466) - -	-	-	-	13.937 (150)	-	-	-	-	-	-
		F	29.885 露台 Balcony : - 工作平台 Utility Platform : -	(322) - -	-	-	-	13.754 (148)	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A	露台 Balcony : 工作平台 Utility Platform :	50.218 2.038 1.505	(541) (22) (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.647 2.071 1.513	(631) (22) (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.595 2.009 1.503	(491) (22) (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.278 2.013 1.526	(477) (22) (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	46.842 2.003 1.503	(504) (22) (16)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.899 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	30/F 30樓	A		50.203	(540)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		58.882	(634)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.071	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.566	(490)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.342	(477)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.526	(16)										
		E		46.805	(504)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.503	(16)										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	**Floor** 樓層	**Unit** 單位				**Air-conditioning plant room** 空調機房	**Bay window** 窗台	**Cockloft** 閣樓	**Flat roof** 平台	**Garden** 花園	**Parking Space** 停車位	**Roof** 天台	**Stairhood** 梯屋	**Terrace** 前庭	**Yard** 庭院
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	A	露台 Balcony :	50.203 2.038	(540) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.505	(16)										
		B	露台 Balcony :	58.882 2.071	(634) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.513	(16)										
		C	露台 Balcony :	45.566 2.009	(490) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.503	(16)										
		D	露台 Balcony :	44.342 2.013	(477) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.526	(16)										
		E	露台 Balcony :	46.805 2.003	(504) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	1.503	(16)										
		F	露台 Balcony :	31.899 2.014	(343) (22)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

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2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	57/F 57樓	A		50.203	(540)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.038	(22)										
			工作平台 Utility Platform :	1.505	(16)										
		B		58.882	(634)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.071	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.767	(493)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.342	(477)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.526	(16)										
		E		46.805	(504)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		F		31.899	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5A) 第5座 (5A)	58/F 58樓	A		82.687	(890)	-	-	-	10.111	-	-	-	-	-	-
			露台 Balcony :	-	-				(109)						
			工作平台 Utility Platform :	1.500	(16)										
		B		61.439	(661)	-	-	-	13.602	-	-	-	-	-	-
			露台 Balcony :	2.562	(28)				(146)						
			工作平台 Utility Platform :	1.635	(18)										
		C		44.393	(478)	-	-	-	2.024	-	-	-	-	-	-
			露台 Balcony :	2.049	(22)				(22)						
			工作平台 Utility Platform :	-	-										
		D		31.937	(344)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.036	(22)										
			工作平台 Utility Platform :	-	-										
Tower 5 (5A) 第5座 (5A)	59/F 59樓	A		86.771	(934)	-	-	-	-	-	-	67.371	9.262	-	-
			露台 Balcony :	3.150	(34)							(725)	(100)		
			工作平台 Utility Platform :	1.500	(16)										
		B		61.439	(661)	-	-	-	-	-	-	48.889	-	-	-
			露台 Balcony :	2.562	(28)							(526)			
			工作平台 Utility Platform :	1.635	(18)										
		C		45.916	(494)	-	-	-	-	-	-	36.039	-	-	-
			露台 Balcony :	2.049	(22)							(388)			
			工作平台 Utility Platform :	1.523	(16)										
		D		31.937	(344)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.036	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	2/F 2樓	A	露台 Balcony :	45.859 -	(494) -	-	-	-	37.833 (407)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										
		B	露台 Balcony :	54.539 -	(587) -	-	-	-	16.538 (178)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										
		C	露台 Balcony :	42.083 -	(453) -	-	-	-	15.736 (169)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										
		D	露台 Balcony :	40.445 -	(435) -	-	-	-	26.509 (285)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										
		E	露台 Balcony :	51.901 -	(559) -	-	-	-	19.705 (212)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										
		F	露台 Balcony :	29.818 -	(321) -	-	-	-	14.482 (156)	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A		49.447	(532)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.075	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		B		58.117	(626)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.595	(491)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		43.981	(473)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.497	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										
		F		31.832	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	30/F 30樓	A		49.422	(532)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.075	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		B		58.357	(628)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.566	(490)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.041	(474)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.465	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
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	A	露台 Balcony : 工作平台 Utility Platform :	49.422 2.075 1.513	(532) (22) (16)	-	-	-	-	-	-	-	-	-	-
		B	露台 Balcony : 工作平台 Utility Platform :	58.357 2.065 1.513	(628) (22) (16)	-	-	-	-	-	-	-	-	-	-
		C	露台 Balcony : 工作平台 Utility Platform :	45.566 2.009 1.503	(490) (22) (16)	-	-	-	-	-	-	-	-	-	-
		D	露台 Balcony : 工作平台 Utility Platform :	44.041 2.013 1.523	(474) (22) (16)	-	-	-	-	-	-	-	-	-	-
		E	露台 Balcony : 工作平台 Utility Platform :	55.465 2.003 1.593	(597) (22) (17)	-	-	-	-	-	-	-	-	-	-
		F	露台 Balcony : 工作平台 Utility Platform :	31.852 2.014 -	(343) (22) -	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
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註Note: 1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	57/F 57樓	A		49.422	(532)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.075	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		B		58.357	(628)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.065	(22)										
			工作平台 Utility Platform :	1.513	(16)										
		C		45.768	(493)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.009	(22)										
			工作平台 Utility Platform :	1.503	(16)										
		D		44.041	(474)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.013	(22)										
			工作平台 Utility Platform :	1.523	(16)										
		E		55.465	(597)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.003	(22)										
			工作平台 Utility Platform :	1.593	(17)										
		F		31.852	(343)	-	-	-	-	-	-	-	-	-	-
			露台 Balcony :	2.014	(22)										
			工作平台 Utility Platform :	-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

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註Note:

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1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) 實用面積 (包括露台, 工作平台及陽台 (如有))	平方米 sq.m.	(平方呎) (sq.ft.)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位				Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 (5B) 第5座 (5B)	58/F 58樓	A	露台 Balcony :	80.096	(862)	-	-	-	10.128	-	-	-	-	-	-
			工作平台 Utility Platform :	-	-				(109)						
				1.500	(16)										
		B	露台 Balcony :	60.656	(653)	-	-	-	11.668	-	-	-	-	-	-
			工作平台 Utility Platform :	2.562	(28)				(126)						
				1.635	(18)										
		C	露台 Balcony :	53.671	(578)	-	-	-	5.619	-	-	-	-	-	-
			工作平台 Utility Platform :	2.049	(22)				(60)						
				-	-										
		D	露台 Balcony :	31.790	(342)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	2.036	(22)										
				-	-										
Tower 5 (5B) 第5座 (5B)	59/F 59樓	A	露台 Balcony :	85.072	(916)	-	-	-	-	-	-	65.406	9.353	-	-
			工作平台 Utility Platform :	3.150	(34)							(704)	(101)		
				1.500	(16)										
		B	露台 Balcony :	60.656	(653)	-	-	-	-	-	-	48.086	-	-	-
			工作平台 Utility Platform :	2.562	(28)							(518)			
				1.635	(18)										
		C	露台 Balcony :	55.181	(594)	-	-	-	-	-	-	45.043	-	-	-
			工作平台 Utility Platform :	2.049	(22)							(485)			
				1.510	(16)										
		D	露台 Balcony :	31.790	(342)	-	-	-	-	-	-	-	-	-	-
			工作平台 Utility Platform :	2.036	(22)										
				-	-										

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer square feet;
1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無陽台。 There is no verandah in the residential properties in the Phase.

FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

Not applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要

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

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

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

1. 在簽署臨時買賣合約(該"臨時合約")時須支付款額為5%的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. Summary of the provisions of the Principal Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No.09062303030203 ("the PDMC") and the Sub-Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. 19111301040026("the SDMC") and the Sub-Sub-Deed of Mutual Covenant registered in the Land Registry by Memorial No.20011002390021 ("the SSDMC") that deal with the common parts of the Phase

1. **"Common Areas"** means (i) the Non-Station Development Common Areas, (ii) the Phase I Extra-Phase Common Areas (as defined in the PDMC), (iii) the Residential Development Common Areas and (iv) those parts of Non-Station Development (as defined in the PDMC) as are designated common areas for the sole benefit of the Owners (as defined in the PDMC) of a particular Phase (as defined in the PDMC) or a group of Owners of a particular Phase in and more particularly identified on plans to be annexed to any Sub-Deed of Mutual Covenant (as defined in the PDMC) or Sub-Sub-Deed of Mutual Covenant (as defined in the PDMC) or Deed Poll (as defined in the PDMC) to be executed pursuant to the PDMC including, but not limited to, communal sky gardens, communal podium gardens, mail delivery rooms with mail boxes (if any) which are green and innovative features exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands pursuant to the Joint Practice Notes Nos.1 and 2 issued by the Buildings Department, the Lands Department and the Planning Department but excluding those parts of the Residential Development (as defined in the PDMC), the Commercial Development (as defined in the PDMC), the Car Park (as defined in the PDMC) or the Kindergartens (as defined in the PDMC) which belong to the Owner of any particular Unit (as defined in the PDMC).

2. **"Common Services and Facilities"** means (i) the Non-Station Development Common Services and Facilities, (ii) the Phase I Extra-Phase Common Services and Facilities (as defined in the PDMC), (iii) the Residential Development Common Services and Facilities and (iv) those services and facilities of the Non-Station Development as are designated common services and facilities for the sole benefit of the Owners of a particular Phase or a group of Owners of a particular Phase in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC excluding those services and facilities which belong to the Owner of any particular Unit.

3. **"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 (as defined in the PDMC); 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 (as defined in the PDMC) or the Owners Corporation (as defined in the PDMC) 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 the PDMC.

4. **"Non-Station Development Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under the Development (as defined in the PDMC) and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, sewers, gutters, drains, watercourses, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; air-conditioners and fans; recycled grey water system; aerial broadcast distribution or telecommunication network facilities and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Non-Station Development as part of the amenities thereof and not for the sole benefit of any Owner or Owners of a particular Phase (but excluding the Residential Development Common Services and Facilities and those services and facilities forming parts of the Common Services and Facilities of a particular Phase 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).

5. **"Residential Development Common Areas"** means those parts of the Non-Station Development intended for the common use and benefit of all the Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners in a Phase, including but not limited to the Central Park (as defined in the PDMC), the activity green as identified on the approved landscape master plans and other areas to be designated as common areas of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR (as defined in the PDMC) at any time after the date of the PDMC in and 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 pursuant to the PDMC.

6. **"Residential Development Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Non-Station Development and which serve the Residential Development as a whole and not for the sole benefit of any Owner or group of Owners in a Phase and any other services and facilities to be designated as common services and facilities of or for the common use and benefit by the Owners of the Residential Development as a whole by MTR at any time after the date of the PDMC in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC.

7. **"Common EV Facilities"** means all such facilities installed or to be installed within the Phase IV Car Park Common Areas for the common use and benefit of the Owners of the Phase IV Car Parking Spaces (as defined in the SDMC) for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at any of the Phase IV Car Parking Spaces; such facilities shall not serve any of the Phase IV Car Parking Spaces exclusively or belong to any of the Owners of the Phase IV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

8. **"Non-Station Development Common Areas within Phase IV"** means those parts of the Non-Station Development Common Areas situated within Phase IV (as defined in the SDMC) which are intended for use by Owners of the Non-Station Development (as defined in the PDMC) and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to the box culvert running within Phase IV and Non-Station Development Common Areas within Phase IV for identification purpose only are shown on the plans annexed to the SDMC and thereon coloured Orange.

9. **"Non-Station Development Common Services and Facilities within Phase IV"** means those services and facilities forming parts of the Non-Station Development Common Services and Facilities in, on or under Phase IV and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, fire services, plumbing and drainage water pipes, electrical cables, security system and other ancillary facilities installed in the Non-Station Development Common Areas within Phase IV.

10. **"Phase IV Car Park Common Areas"** means the whole of the Phase IV Car Park (as defined in the SDMC) (except those Phase IV Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Car Park including, but not limited to, the Visitors' Car Parking Spaces, parking space for disabled persons designated as Visitors' Car Parking Spaces, entrances, ramps, driveways, parapet walls, screen walls of Phase IV Car Park Common Areas, plant rooms, fan rooms, E.M.R. rooms and Phase IV Car Park Common Areas for identification purpose only are shown on the plans annexed to the SDMC and thereon coloured Green.

11. **"Phase IV Car Park Common Services and Facilities"** means those services and facilities in on or under Phase IV and which serve the Phase IV Car Park as a whole including, but not limited to, the Common EV Facilities, the EV Facilities for Visitors' Car Parking Spaces, plant and machinery, electrical installations fittings and equipment, barriers, collection booths and water supply apparatus but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Residential Common Services and Facilities.

12. **"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 (as defined in the SDMC) 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 to the SDMC and thereon coloured Yellow, Yellow Dashed Black and Yellow Stippled Black.

13. **"Phase IV Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under Phase IV and which serve more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, associated facilities for provision of electricity services to Phase IV, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts and escalators; air conditioners and fans; architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase IV as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase IV only.

14. **"Phase IV Recreational Areas and Facilities"** means the covered landscape and play areas, the swimming pool, the swimming pool filtration room for recreational facilities, the club house and facilities, the gardens and grounds within Phase IV and any other recreational facilities erected within Phase IV pursuant to the provisions of Special Condition (52)(a)(i) and (iii) of the Government Grant (as defined in the PDMC) which now are or may at any time during the Term (as defined in the PDMC) be provided only for the benefit of the residents and occupiers of the Phase IV Residential Development (as defined in the SDMC) and their bona fide visitors all of which shall form part of the Private Recreational Facilities (as defined in the PDMC) and the Local Open Space (as defined in the PDMC) (as the case may be) under the PDMC.

15. **"Phase IV Residential Common Areas"** means those parts of the Phase IV Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, entrances, lobbies, lift lobbies, common flat roofs, staircases, landings, planters, view decks, corridors and passages, ramps, loading and unloading bays required to be provided pursuant to Special Condition (16)(b)(i)(xiv)(VI) of the Government Grant, lift shafts, transfer plates, refuge floors, fireman's lift lobbies, sprinkler & drencher control valve room, switch rooms, transformer rooms, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, T.B.E. rooms, E.M.R., E.L.V rooms, W.M.C., filtration plant rooms, emergency generator rooms, fuel tank rooms, plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium cladding, lift pit, fence walls, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, green roofs, inaccessible flat roofs, indoor sitting area, outdoor sitting area, covered landscaped areas, landscape podium, refuse storage and material recovery chambers and refuse collection vehicle parking spaces, office accommodation and any other space for watchmen and caretakers, all external walls of 1st Floor and above of the buildings erected within Phase IV (including any prefabricated external walls), the greenery areas located at Ground Floor, First Floor and Second Floor, the Phase IV Recreational Areas and Facilities, the pedal-cycle parking spaces in the Phase IV Car Park and all other common parts within the Phase IV Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development. The Phase IV Residential Common Areas within Phase IVA (as defined in the SDMC) are for identification purpose only as shown on the plans annexed to the SDMC and thereon coloured Indigo, Indigo Dashed Black, Indigo Stippled Black, Indigo Crossed Black and Indigo Zigzag-Hatched Black and the Phase IV Residential Common Areas within Phase IVB (as defined in the SDMC) shall be identified on plans to be annexed to the SSDMC.

16. **"Phase IV Residential Common Services and Facilities"** means those services and facilities in on or under Phase IV of the Non-Station Development and which serve more than one Phase IV Residential Unit (as defined in the SDMC) including but not limited to, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations, associated facilities for provision of electricity services to Phase IV Residential Development, fittings, equipment and apparatus and lifts but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Car Park Common Services and Facilities.

17. **"Phase IV Residential Common Areas within Phase IVB"** means those parts of Phase IVB intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, lift lobbies, common flat roofs, staircases, landings, corridors and passages, lift shafts, lift pits, refuge floors, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, E.M.R., E.L.V rooms, W.M.C., plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium claddings, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, all external walls of Tower 3 (3A & 3B) and Tower 5 (5A & 5B) (including any prefabricated external walls), and all other common parts within Phase IVB for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development. The Phase IV Residential Common Areas within Phase IVB shall form parts of the Phase IV Residential Common Areas as defined in the SDMC and are for identification purpose only as shown on the plans annexed to the SSDMC and thereon coloured Indigo, Indigo Crossed Black and Indigo Zigzag-Hatched Black.

18. **"Phase IV Residential Common Services and Facilities within Phase IVB"** means those services and facilities in Phase IVB and which serve more than one Phase IV Residential Unit including but not limited to, lifts, air-conditioning system, lighting, emergency lighting system at escape staircases, ducting, drains, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations and associated facilities for provision of electricity services to Phase IV Residential Development, fire protection and fire fighting systems, security systems, equipment and apparatus and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in Phase IVB for the benefit of the Phase IV Residential Development but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV and the Phase IV Common Services and Facilities; for the avoidance of doubt, the Phase IV Residential Common Services and Facilities within Phase IVB shall form parts of the Phase IV Residential Common Services and Facilities as defined in the SDMC.

19. Subject to the Building Management Ordinance and the provisions of the PDMC, the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager (as defined in the PDMC). The Manager shall have the powers and duties to maintain and keep in good repair and condition the Common Areas and the Common Services and Facilities.

20. Rights Easements and Privileges applicable to Owners of the Development:

    a. Full right and liberty for the Owner of the Non-Station Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use such part(s) of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

    b. Full right and liberty for the Owner for the time being, his agents and licensees (in common with all other persons having the like right) of a Unit in the Development to use for the purpose of recreation only and subject to the rules regulations and fees prescribed for their use by the Manager, the Private Recreational Facilities intended for use by that Owner as specified in the PDMC and any Sub-Deed of Mutual Covenant and Sub-Sub-Deed of Mutual Covenant but not any other of the Private Recreational Facilities intended for use by Owners of the other parts of the Development PROVIDED that in exercising such right no Owner shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.

21. Rights, Easements and Privileges applicable to all Owners of the Residential Development:

    Full right and liberty (Subject Always to the rights of the Manager, FSI (as defined in the PDMC) and MTR) for the Owner of a Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and use the Residential Development Common Areas and the Residential Development Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

22. Rights, Easements and Privileges applicable to Owners of Phase IV:

    a. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants:

        i. of a Phase IV Residential Unit to go, pass and repass over and along and upon the Phase IV Common Areas and the Phase IV Residential Common Areas in common with all others having the like right;

        ii. of a Phase IV Car Parking Space to go, pass and repass over and along and upon the Phase IV Common Areas and the Phase IV Car Park Common Areas in common with all others having the like right;

        for all purposes connected with the proper use and enjoyment of his Unit.

    b. Full right and liberty for the Owner for the time being of a Phase IV Residential Unit, his servants, agents, licensees, tenants and lawful occupants to go, pass and repass over and along and upon the Phase IV Car Park Common Areas and to use the Phase IV Car Park Common Services and Facilities in common with all others having the like right for the purposes of access and egress to and from and use of the Visitors' Car Parking spaces in the Phase IV Car Park.

23. Exceptions and Reservations to which each Share (as defined in the PDMC) is subject:

    a. Rights of Manager

        (i) Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land (as defined in the PDMC) and the Development including each Unit other than the Station Complex (as defined in the PDMC) except with the prior consent in writing of MTR and the Government Accommodation (as defined in the PDMC) except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation for the purposes of inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Non-Station Development, the Common Areas and Common Services and Facilities or any part of parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the PDMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby Provided That in case of the Manager exercising its right of entry into the Government Accommodation pursuant to this Clause, such entry shall be for the purposes of maintenance and repair only and the Manager shall be liable for all costs and expenses incurred for any damage caused to the Government Accommodation.

        (ii) The right for the Manager to authorise by way of licence, subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and the prior written consent of the Director of Lands the use of external walls forming part of the common areas of the relevant Phase (other than the external walls of the Government Accommodation) for advertising purposes and to permit the installation or erection of posters or other advertising signs or structures (whether illuminated or not) with the right to remove, repair, maintain, service or replace the same and to obtain electricity from the building or structure (other than the Government Accommodation) nearest in proximity to such advertising posters signs and other structures Provided That the proper use and enjoyment of the Government Accommodation and the ingress to or egress from the Government Accommodation shall not be affected or interrupted.

        (iii) The right for the Manager to authorise by way of licence, subject to the prior approval of the relevant Owners Sub-Committee (as defined in the PDMC) of the part of the Non-Station Development affected such part of the transfer plate of any residential tower forming part of the Common Areas suitable for the purposes of a patio to the Owner of the Unit of the Residential Development adjacent thereto on terms and conditions as it deems fit.

(iv) The right for the Manager, its servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such flat roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the flat roof or to which access is gained via the flat roof and, on a temporary basis, to erect, place or store on any flat roof any scaffolding or other plant, equipment or materials necessary for the purpose of any works for so long as such works are being carried on.

b. Rights of MTR

(i) In accordance with the terms of the Government Grant or upon request by the Director of Lands, to assign the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares (as defined in the PDMC) relating thereto to the Manager, without consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the PDMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) to the new manager or Owners Corporation (as appropriate) upon the same trusts;

(ii) to designate any part of the Reserved Areas (as defined in the PDMC) to be Common Areas or Common Services and Facilities subject to the prior approval by a resolution of the Owners of the Non-Station Development at a meeting of the Owners of the Non-Station Development convened under the PDMC or a resolution of the Owners of the relevant Phase at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) Provided That the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Further That any additional Common Areas or additional Common Services and Facilities so designated shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(iii) Subject only to the provisions of Special Condition (58) of the Government Grant and obtaining the prior written consent of the Director of Lands to allocate Shares to each Phase and the Station Complex of the Development and to each Unit in and the Common Areas of that Phase and to allocate Management Units (as defined in the PDMC) to each Unit in that Phase; if on the issue of an Occupation Permit (as defined in the PDMC) for the final Phase of the Non-Station Development the Shares to be allocated to the Units in the final Phase based on the amount of the Gross Floor Area (as defined in the PDMC) of the Units in that Phase are less than the unallocated Shares at that time available the remainder of the Shares following such allocation shall be allocated by MTR to the Common Areas and to be held in trust by MTR on behalf of all Owners or assigned together with all Shares previously allocated to Common Areas to the Manager in accordance with the provisions of Paragraph 3(b) of Part II of the Second Schedule to the PDMC;

(iv) Subject only to obtaining the prior written consent of the Director of Lands to allocate and re-allocate Shares to any particular part of the Development following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Service and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided That the allocation or re-allocation of Shares shall not affect the proportion of Shares and Management Units allocated to the Government Accommodation;

(v) After completion of the final Phase of the Non-Station Development, to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities Provided Always that the physical use and enjoyment of the Units by the Owners shall not be materially and adversely affected and the use and enjoyment of the Government Accommodation shall not be adversely affected and no such amendment, variation, alteration, addition, modification or substitution shall give to the Owners or other person having an interest in the Development or any part thereof any right of action against MTR Provided That the Common Areas and Common Services and Facilities shall not be reduced and Provided Further That notwithstanding anything contained in the foregoing, if there is any conversion of any of the Common Areas to MTR's own use for its own benefit, such conversion shall be subject to the approval of the Development Owners Committee (if any) or the relevant Owners Sub-Committee (if any) (as the case may be) and any payment paid by MTR for the approval shall be credited to the relevant Special Fund (as defined in the PDMC) and if there is any conversion or designation of any of MTR's own areas in the Land as Common Areas, such conversion or designation shall be subject to the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) and Provided Further That any additional Common Areas or additional Common Services and Facilities shall not be re-converted or re-designated to MTR's own use or benefit and MTR shall prepare or cause to be prepared a set of plans showing such additional Common Areas which shall be kept at the management office of the Non-Station Development and made available for inspection by the Owners free of costs and charges during normal office hours;

(vi) To construct maintain lay alter remove re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the Government Accommodation) and adjoining land to supply utilities services and recreational facilities to the Land and the Development and/or to any other adjoining adjacent or neighbouring lands and to grant the right so to do any of the aforesaid to any person on such terms and conditions as MTR may deem fit Provided that if the said drains, pipes, cables, sewers, installations, fittings, chambers and structures form parts of the Common Areas or the Common Services and Facilities, any consideration received for supplying of the said utilities, services and recreational facilities to the adjoining adjacent or neighbouring lands shall after deduction by MTR of the costs of the relevant works incurred by MTR be credited to the relevant Special Fund;

(vii) Subject to the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) to grant any rights, rights of way or 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, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Non-Station Development Common Areas and the Non-Station Development Common Services and Facilities or the Residential Development Common Areas and the Residential Development Common Services and Facilities or any Common Areas and Common Services and Facilities of a Phase or the Private Recreational Facilities or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as MTR shall deem fit Provided that the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Always that any money received from the grant of any such rights shall form part of the Special Funds.

24. MTR shall upon execution of the SDMC assign the whole of the Shares in the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV together with the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas free of costs or consideration to his successor as manager on termination of his appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

25. MTR shall upon execution of the SSDMC assign the whole of the Shares in the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB together with the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas free of costs or consideration to his successor as manager on termination of his appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

26. (a) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules (as defined in the PDMC) and Fitting Out Rules (as defined in the PDMC) regulating the use, occupation, maintenance and environmental control of the Non-Station Development as a whole and the Outside Area (as defined in the PDMC) and of the Common Areas (including the Private Recreational Facilities) and the Common Services and Facilities as a whole and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(b) For the benefit of the Owners and the occupiers for the time being of the Units there shall be Building Rules and Fitting Out Rules regulating the use, occupation, maintenance and environmental control of the Non-Station Development Common Areas (including the Private Recreational Facilities) and the Non-Station Development Common Services and Facilities serving some but not all the Phases of the Non-Station Development and the conduct of persons occupying, visiting or using the same and such Building Rules and Fitting Out Rules shall be binding on the Owners of the relevant Phases and their tenants, licensees, servants and agents (other than the Owner of the Government Accommodation).

(c) The Manager shall have power from time to time to make, revoke and amend the Phase IV House Rules (as defined in the SDMC) regulating the use, occupation, maintenance and environmental control of Phase IV and the conduct of persons occupying, visiting or using the same and the Phase IV House Rules shall not be inconsistent with or contravene the provisions of the PDMC, the SDMC, the SSDMC, the Building Management Ordinance or the Government Grant Provided That if the Phase IV Owners Sub-Committee is in existence, the Phase IV House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase IV Owners Sub-Committee.

(d) The Phase IV House Rules set out in the Fourth Schedule to the SDMC shall be deemed to have come into force on the date of the SDMC in respect of Phase IV and shall remain in force until revoked or amended as thereinafter provided.

27. Subject to the rights reserved to MTR in Part II of the Second Schedule to the PDMC and the rights granted to the Owner of the Government Accommodation in Clause 2 of Part I of the Second Schedule to the PDMC an Owner shall not without the previous written consent of the Manager which may be granted, withheld or granted subject to conditions at its absolute discretion to:

(a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Non-Station Development, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;

(b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;

(c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;

(d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner hereby agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;

(e) in no event shall dogs be permitted in lifts or in any part of the Non-Station Development intended for common use unless carried or on leash and wearing mouth strap.

28. (a) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner may convert any of the Common Areas to his own use or for his own benefit unless the approval of the Development Owners Committee or the relevant Owners Sub-Committee (as the case may be) has been obtained.

(b) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner (except MTR as the Owner of the uncompleted portion of the Non-Station Development shall have the right to designate part or parts of the uncompleted portion of the Non-Station Development to be Common Areas in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC) may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Non-Station Development convened under the PDMC or at a meeting of the Owners of the relevant Phase convened under the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner nor the Manager will have the right to re-convert or re-designate the Common Areas to his or its own use or benefit.

29. The Manager shall keep at the management office of the Non-Station Development and make available for inspection by the Owners free of costs and charges during normal office hours a copy of the Common Areas plans attached to any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or, where applicable, Deed Poll, relating to any Phase upon execution of the relevant Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (as the case may be) and from time to time record plans showing those Non-Station Development Common Areas outside the boundary of any Phase formed before completion of the construction of the final Phase of the Non-Station Development and a copy of the Common Areas plans showing all the Non-Station Development Common Areas outside the boundary of any Phase upon execution of the Sub-Deed of Mutual Covenant for the final Phase of the Non-Station Development Provided that the Manager shall provide free of cost to the Owner of the Government Accommodation a copy of the said plans and any amendments thereto from time to time. The said copies of plans shall be certified as to its accuracy by or on behalf of the Authorized Person for the Non-Station Development.

B. The number of undivided shares assigned to each residential property in the Phase

TOWER 3 (3A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	
29/F REFUGE FLOOR						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312

TOWER 3 (3B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F REFUGE FLOOR						

TOWER 3 (3B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312

TOWER 5 (5A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F REFUGE FLOOR						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	
29/F REFUGE FLOOR						

TOWER 5 (5A)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

TOWER 5 (5B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F REFUGE FLOOR						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	
29/F REFUGE FLOOR						

TOWER 5 (5B)	FLAT/ NUMBER OF UNDIVIDED SHARES					
	A	B	C	D	E	F
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

C. The term of years for which the manager of the Phase is appointed

MTR Corporation Limited has been appointed 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 for an initial period commencing on the date of the PDMC and expiring two years after the date of the Sub-Deed of Mutual Covenant or Deed Poll in respect of the final Phase of the Non-Station Development or on the expiration of the building covenant period under the Government Grant whichever is the earlier.

D. The basis on which the management expenses are shared among the owners of the residential properties in the Phase

1. The Owners (save and except the Owner of the Government Accommodation who shall contribute towards the Management Charges (as defined in the PDMC) in accordance with Clause 9(b) of Section E of the PDMC and MTR as the Owner of the Station Complex and the Reserved Areas (if any) who shall only be liable to pay contribution pursuant to Clauses 8(c), 8(d) and 8(e) of Section E of the PDMC) shall contribute towards the Management Charges in the following manner :-

   (a) all Owners of Units in the Non-Station Development (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the Non-Station Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Non-Station Development (save and except the Government Accommodation);

   (b) the Owners of the Units in the Residential Development shall contribute to the expenses of the Residential Development Common Areas and Facilities Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bear to the total Management Units allocated to the Residential Development; and

   (c) the Owners of the Units in each Phase (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the relevant Phase Management Sub-Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to that Phase (save and except the Government Accommodation) Provided That where the Manager prepares sub-budgets for a Phase or any part of it, only the expenses which are attributable to the Phase as a whole shall be apportioned in the manner described above and the expenses of any sub-sub-budget shall be paid by the Owners of Units covered by such a sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to all Units covered by such a sub-sub-budget.

2. Under Clause 8(b) of Section E of the PDMC, the Owners (excluding the Owner of the Government Accommodation) of any Phase(s) in respect of which the Station Complex supports, shall contribute to the costs and expenses of any structural repair and maintenance in connection with the slabs between the Station Complex and any part of such Phase(s), and any structural elements and/or facilities of the Station Complex supporting or serving the Station Complex and any such Phase(s). The Owners of any such Phase(s) (save and except the Owner of the Government Accommodation) and the Owner of the Station Complex shall contribute to the said costs and expenses in the following percentage :-

   (a) Owner of the Station Complex : 51%

   (b) Owners of such Phase(s) (save and except the Owner of the Government Accommodation) in respect of which the Station Complex supports : 49%

3. Under Clause 8(c) of Section E of the PDMC, 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:

   (a) 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;

   (b) the Public Open Space;

   (c) 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:

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

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

      (iii) 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.

4. Under Clause 8(d) of Section E of the PDMC, MTR as Owner of the Station Complex and the Reserved Areas (if any) shall contribute a proportion of the cost of submitting the proposals for dealing with potential landfill gas and leachate migration and the implementation of the approved proposals pursuant to Special Condition (90) of the Government Grant.

5. 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 Section E of the PDMC 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.

E. The basis on which the management fee deposit is fixed

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

F. Summary of the provisions of the PDMC and the SDMC that deal with the area (if any) in the Phase retained by the owner for that owner's own use

There is no area in the Phase retained by the owner for that owner's own use.

(A) 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」)和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」)與於土地註冊處註冊為「註冊摘要」第20011002390021號之分副公共契約(「分副公契」)關乎「期數」的公用部分之條文摘要。

1. **「公用地方」**指(i)「非車站發展項目公用地方」；(ii)「第一期額外期公用地方」(釋義以「主公契」所訂為準)；(iii)「住宅發展項目公用地方」；及(iv)劃為供個別「發展期」(釋義以「主公契」所訂為準)所有「業主」(釋義以「主公契」所訂為準)或個別一組「業主」專享之公用地方並於任何「副公契」(釋義以「主公契」所訂為準)、「分副公契」(釋義以「主公契」所訂為準)或將根據「主公契」訂立的「分割契約」(釋義以「主公契」所訂為準)所夾附圖則註明的「非車站發展項目」(釋義以「主公契」所訂為準)部分，其中包括但不限於公眾空中花園、公眾平台花園、郵遞室及信箱(如有者)，即建築事務監督及地政總署署長根據屋宇署、地政總署和規劃署所發出《聯合作業備考》1號及2號而豁免計入樓面總面積或上蓋面積或兩者的環保及創新設施，但不包括屬於任何個別「單位」(釋義以「主公契」所訂為準)「業主」所有的「住宅發展項目」(釋義以「主公契」所訂為準)、「商業發展項目」(釋義以「主公契」所訂為準)、「停車場」(釋義以「主公契」所訂為準)或「幼稚園」(釋義以「主公契」所訂為準)部分。

2. **「公用服務與設施」**指(i)「非車站發展項目公用服務與設施」；(ii)「第一期額外期公用服務與設施」(釋義以「主公契」所訂為準)；(iii)「住宅發展項目公用服務與設施」；及(iv)任何「副公契」、「分副公契」或將根據「主公契」訂立的「分割契約」訂明供個別「發展期」所有或個別一組「業主」專享之「非車站發展項目」公用服務與設施，但不包括屬於任何個別「單位」「業主」所有的服務與設施。

3. **「非車站發展項目公用地方」**指擬供「非車站發展項目」全體「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、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，以及建於「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」(釋義以「主公契」所訂為準)；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」(釋義以「主公契」所訂為準)、「業主立案法團」(釋義以「主公契」所訂為準)、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地方，以及在安裝或使用天線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「主公契」L節第7條備存在「非車站發展項目」管理處的記錄圖註明。

4. **「非車站發展項目公用服務與設施」**指現已或將會在「發展項目」(釋義以「主公契」所訂為準)內、上或下建造的服務與設施，供「非車站發展項目」整體使用而非個別「發展期」任何「業主」專享，其中包括但不限於污水渠、溝渠、排水渠、水道、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、配件、設備與器具；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯；空調及風機；回收洗盥污水系統；天線廣播分導或電訊網絡設施，以及安裝於「非車站發展項目」內或專為該處使用或設置作生活便利設施而非個別「發展期」任何「業主」專享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施(但不包括「住宅發展項目公用服務與設施」和附屬於個別「發展期」「公用服務與設施」而現已或將會在專為有關「發展期」訂立之「副公契」、「分副公契」或「分割契約」劃定的服務與設施)。

5. **「住宅發展項目公用地方」**指擬供「住宅發展項目」全體「業主」公用與共享而非個別「發展期」任何一名或一組「業主」專享的「非車站發展項目」部分，其中包括但不限於「中央公園」(釋義以「主公契」所訂為準)、經核准園景美化總綱圖則所示的草地球場，以及「港鐵」(釋義以「主公契」所訂為準)於主公契之日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用地方，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」所夾附圖則顯示。

6. **「住宅發展項目公用服務與設施」**指現已或將會在「非車站發展項目」內、上或下建造或安裝的服務與設施，供「住宅發展項目」整體使用而非個別「發展期」任何一名或一組「業主」專享，「港鐵」於主公契之日期後隨時指定供「住宅發展項目」全體「業主」公用與共享的其他公用服務與設施，將會在根據「主公契」訂立之任何「副公契」、「分副公契」或「分割契約」註明。

7. **「電動車公用設施」**指現已或將會在「第IV期停車場公用地方」內安裝供「第IV期停車位」(釋義以「副公契」所訂為準)「業主」公用與共享，以作為根據香港特別行政區法例第374章《道路交通條例》持牌而停泊於任何「第IV期停車位」之電動車或電動電單車充電用途或作有關用途的設施；該等設施並非專為任何個別「第IV期停車位」服務或屬於任何「第IV期停車位」「業主」，並應包括但不限於電線、電纜、管槽、線槽、設備、器具及其他電力或與此用途有關的其他裝置。

8. **「第IV期內非車站發展項目公用地方」**指位於「第IV期」(釋義以「副公契」所訂為準)擬供「非車站發展項目」(釋義以「主公契」所訂為準)「業主」使用而非個別「發展期」任何「業主」專享的「非車站發展項目公用地方」部分，其中包括但不限於「第IV期」內箱形排水管道，「第IV期非車站發展項目公用地方」在「副公契」所夾附圖則以橙色顯示，僅供識別用途。

9. **「第IV期內非車站發展項目公用服務與設施」**指位於「第IV期」內、上或下附屬於「非車站發展項目公用服務與設施」一部分的服務與設施，供「非車站發展項目」使用而非個別「發展期」任何「業主」專享，其中包括但不限於消防裝置、渠務及排水管、電纜、保安系統及其他在「第IV期」內「非車站發展項目公用地方」安裝的附屬設施。

10. **「第IV期停車場公用地方」**指「第IV期停車場」(釋義以「副公契」所訂為準)整體 (除了「第IV期停車位」和經建築事務監督批核停車場平面佈置圖所示及劃定的單車位)，擬供「第IV期停車場」各「業主」、佔用人及受許可人公用與共享，其中包括但不限於「訪客停車位」、為傷殘人士而設並指定為「訪客停車位」的停車位、入口、斜路、行車道、護欄牆、「第IV期停車場公用地方」的幕牆、機房、風機房、電錶房，「第IV期停車場公用地方」在副公契所夾附圖則以綠色顯示，僅供識別用途。

11. **「第IV期停車場公用服務與設施」**指「第IV期」內、上或下供「第IV期停車場」整體使用的服務與設施，其中包括但不限於「電動車公用設施」、「訪客停車位」之「電動車設施」、機器與機械、電力裝置配件與設備、電動閘、收費亭及供水器具，但不包括任何屬於「第IV期」內「非車站發展項目公用服務與設施」、「第IV期公用服務與設施」及「第IV期住宅公用服務與設施」的服務與設施。

12. **「第IV期公用地方」**指擬供「第IV期」多個組成部分各「業主」共用而非僅單一組成部分「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」(釋義以「副公契」所訂為準)，其中包括但不限於「第IV期」的「有蓋行人道」、「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、主要錶房、煤氣錶房、防煙大堂、鄰舍電訊及廣播器材室、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」個別組成部分「業主」專用之所有其他公眾地方。「第IV期公用地方」在「副公契」所夾附圖則以黃色、黃色間黑橫綫範圍及黃色加黑點範圍顯示，僅供識別用途。

13. **「第IV期公用服務與設施」**指現已或將會在「第IV期」內、上或下建造擬供「第IV期」多個組成部分共用的服務與設施，即「第IV期停車場」及「第IV期住宅發展項目」，其中包括但不限於位於污水管、溝渠、排水渠、水道、水景特色、井、水管及管槽；泵、水箱及衛生配件；電線、電纜、電力裝置、為「第IV期」提供電力服務的相關設施、配件、設備與器具；公共天線、衛星碟形天線及有線電視接收、分導和相關設備；防火及滅火系統、設備與器具；保安系統、設備與器具；垃圾處置設備；電梯及自動扶梯；空調及風機、建築特色；以及安裝於「第IV期」內或專為該處而使用或設置供「第IV期」用作生活便利設施而非「第IV期」任何單一組成部分專享的任何其他裝置、系統、機器、設備、器具、配件、服務及設施。

14. **「第IV期康樂地方與設施」**指依照「批地文件」(釋義以「主公契」所訂為準) 第(52)(a)(i)及(iii)條批地特別條款之規定，在「批租年期」(釋義以「主公契」所訂為準)內現時或可能在任何時間專為「第IV期住宅發展項目」(釋義以「副公契」所訂為準)住戶及佔用人及彼等的真正訪客而設的有蓋園景區及遊樂場、游泳池、供康樂設施使用的游泳池濾水器機房、會所及設施、「第IV期」花園及地面，以及建於「第IV期」內的任何其他康樂設施並根據「主公契」構成「私家康樂設施」(釋義以「主公契」所訂為準)及「鄰舍休憩用地」(釋義以「主公契」所訂為準) (視乎情況而定)的一部分。

15. **「第IV期住宅公用地方」**指擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享的「第IV期」部分，其中包括但不限於入口、大堂、電梯大堂、公用平台、樓梯、樓梯平台、花槽、觀賞台、走廊及通道、斜路、依照「批地文件」第(16)(b)(i)(xiv)(VI)條批地特別條款所指定提供的車輛客貨上落車位、升降機井道、轉換層、庇護層、消防員升降機大堂、消防花灑及水簾控制閥室、電掣房、變壓器房、泵房、水缸、冷氣機平台、鋁質格柵、風機房、電訊及廣播器材室、電錶房、特低壓電槽房、水錶櫃、濾水裝置機房、緊急發電機房、燃料缸房、機器及設備室、水管槽、水管槽房、建築裝飾、鋁質飾板、電梯槽、圍牆、護欄牆、露台及工作平台之簷蓬頂、天窗、維修通道、升降機機房、屋頂、天台、環保天台、不可通行的平台、室內休憩場地、室外休憩場地、有蓋園景美化地方、園景美化平台、垃圾儲存及物料回收室及垃圾車車位、寫字樓大廈及供看更和管理員使用的任何地方、建於「第IV期」內各建築物1樓及以上外牆(包括任何預製外牆)、位於地下、1樓及2樓的綠化地方、「第IV期康樂地方與設施」、「第IV期停車場」內各單車位，以及供「第IV期住宅發展項目」「業主」、佔用人及受許可人公用與共享之所有其他公用部分。位於「第IVA期」(釋義以「副公契」所訂為準)的「第IV期住宅公用地方」在「副公契」所夾附圖則以靛色、靛色間黑橫綫範圍、靛色加黑點範圍、靛色間黑十字綫範圍以及靛色間黑「Z字形」綫範圍顯示，僅供識別用途，位於「第IVB期」(釋義以「副公契」所訂為準)的「第IV期住宅公用地方」則在「分副公契」所夾附圖則顯示。

16. **「第IV期住宅公用服務與設施」**指「第IV期」內、上或下供多個「第IV期」「住宅單位」(釋義以「副公契」所訂為準)共用的服務與設施，其中包括但不限於逃生樓梯緊急照明系統、管槽、水管、電纜、電線、氣冷式冷凍機、水泵、吊船、機器及機械、電力裝置、提供電力服務予「第IV期住宅發展項目」的相關設施、配件、設備、器具及電梯，但不包括任何屬於「第IV期」內「非車站發展項目公用服務與設施」、「第IV期公用服務與設施」及「第IV期停車場公用服務與設施」的服務與設施。

17. **「位於第IVB期的第IV期住宅公用地方」**指擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享的「第IVB期」部分，其中包括但不限於電梯大堂、公用平台、樓梯、樓梯平台、走廊及通道、升降機井道、電梯槽、庇護層、泵房、水缸、冷氣機平台、鋁質格柵、風機房、電錶房、特低壓電槽房、水錶櫃、機器及設備室、水管槽、水管槽房、建築裝飾、鋁質飾板、護欄牆、露台及工作平台之簷蓬頂、天窗、維修通道、升降機機房、屋頂、天台、第3座(3A及3B)及第5座(5A及5B)的所有外牆（包括任何預製外牆）以及「第IVB期」內擬供「第IV期住宅發展項目」各「業主」、佔用人及受許可人公用與共享之所有其他公用部分。「位於第IVB期的第IV期住宅公用地方」應構成「第IV期住宅公用地方」(釋義以「副公契」所訂為準)的一部分，並在「分副公契」所夾附圖則以靛色、靛色間黑十字綫範圍以及靛色間黑「Z字形」綫範圍顯示，僅供識別用途。

18. **「位於第IVB期的第IV期住宅公用服務與設施」**指「第IVB期」內供多個「第IV期」「住宅單位」共用的服務與設施，其中包括但不限於電梯、冷氣機系統、照明、逃生樓梯緊急照明系統、管槽、排水渠、水管、電纜、電線、氣冷式冷凍機、水泵、吊船、機器及機械、電力裝置及提供電力服務予「第IV期住宅發展項目」的相關設施、防火及滅火系統、保安系統、設備與器具以及於「第IVB期」內安裝或使用以供「第IV期住宅發展項目」享用的任何其他裝置、系統、機器、設備、器具、配件、服務及設施，但不包括任何屬於「第IV期內非車站發展項目公用服務與設施」及「第IV期公用服務與設施」；為免生疑，「位於第IVB期的第IV期住宅公用服務與設施」應構成「第IV期住宅公用服務與設施」(釋義以「副公契」所訂為準)的一部分。

19. 遵從《建築物管理條例》及「主公契」之條款規定，「公用地方」及「公用服務與設施」將由「經理人」(釋義以「主公契」所訂為準)以專有權控制。「經理人」具有權力及職責維修和保養「公用地方」及「公用服務與設施」，以保持其維修充足及狀態良好。

20. <u>適用於「發展項目」「業主」的權利、地役權及特權：</u>

    a. 「非車站發展項目」現任「業主」、其傭僕、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)擁有全權及自由權通行、進出、往返及使用「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。

    b. 每名「發展項目」「單位」現任「業主」、其代理及受許可人(與所有其他具有同等權利之人等共享)擁有全權及自由權使用「主公契」和任何「副公契」及「分副公契」訂明擬供該名「業主」使用的「私家康樂設施」，以純粹作康樂用途，但必須遵守「經理人」制訂的規則、規例及繳付指定收費，惟不可使用擬供「發展項目」其他部分「業主」使用的任何其他「私家康樂設施」。「業主」行使本項權利時，概不可損害或干預又或允許、容忍他人損害或干預在該處提供的一般生活便利設施、機器、設備或服務。

21. <u>適用於所有「住宅發展項目」「業主」的權利、地役權及特權：</u>

    每名「住宅發展項目」「單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人(遵從「經理人」、「財政司司長法團」(釋義以「主公契」所訂為準)及「港鐵」享有之權利)(與所有其他具有同等權利之人等共享)擁有全權及自由權通行、進出、往返及使用「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」，以作完善使用及享用其「單位」之所有用途。

22. <u>適用於「第IV期」「業主」的權利、地役權及特權：</u>

    a. 每名現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人可如下享有全權及自由權：

        i. 就「第IV期住宅單位」，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期公用地方」及「第IV期住宅公用地方」；

        ii. 就「第IV期停車位」，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期公用地方」及「第IV期停車場公用地方」；

        以作完善使用及享用其「單位」之所有用途。

    b. 每名「第IV期住宅單位」現任「業主」、其傭僕、代理、受許可人、租客及合法佔用人享有全權及自由權，與所有其他具有同等權利之人等共同通行、進出及往返「第IV期停車場公用地方」及使用「第IV期停車場公用服務與設施」，以作出入和使用位於「第IV期停車場」之訪客車位之用途。

23. 每份「份數」(釋義以「主公契」所訂為準)均須遵從以下保留原權益及保留新權益：

(a) 「經理人」之權利

(i) 「經理人」擁有全權及特權在事前發出合理通知書(緊急情況除外)後，於所有合理時間單獨或聯同測量師、工人及其他人等進入「該土地」(釋義以「主公契」所訂為準)及「發展項目」任何部分，包括任何「單位」(但不包括「車站綜合大樓」(釋義以「主公契」所訂為準)，除非事前經「港鐵」書面同意則例外，亦不包括「政府樓宇」(釋義以「主公契」所訂為準)，除非事前經「政府樓宇」「業主」批准則例外(緊急情況除外))，以便檢查、重建、修理、更新、更換、翻新、維修、清潔、髹漆粉飾或裝修「非車站發展項目」、「公用地方」、「公用服務與設施」或該處任何部分之結構，或「業主」失責不修理及維修之任何「單位」，又或消減任何確實或可能影響「公用地方」、「公用服務與設施」或其他「業主」的危害或滋擾，又或行使或執行「主公契」條款賦予「經理人」的任何權力與職責。惟「經理人」必須盡量避免造成滋擾，如導致任何損害則妥善修葺。「經理人」根據本條行使權利進入「政府樓宇」，只限於執行維修和修理工程，如對「政府樓宇」造成任何損害，必須承擔所有相關費用與開支。

(ii) 「經理人」有權透過許可，在事前經由「非車站發展項目」「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決通過或經由相關「發展期」「業主」於根據相關「副公契」召開的相關「發展期」「業主」會議議決通過(視乎情況而定)，並在事前獲地政總署署長書面同意後，授權使用附屬於相關「發展期」公用地方的外牆(「政府樓宇」之外牆除外)作廣告用途，以及允許安裝或搭建海報或其他廣告牌或構築物(不論有照明與否)，並且有權拆除、修理、維修、保養或更換此等物件，以及從最就近的建築物或構築物 (「政府樓宇」除外)取電驅動此等廣告海報、招牌或其他構築物，惟概不可影響或阻礙任何人士使用或享用及進出「政府樓宇」。

(iii) 「經理人」有權透過許可，在事前獲受影響「非車站發展項目」部分的相關「業主小組委員會」(釋義以「主公契」所訂為準)批准後，按其視為恰當的條款與條件，授權將任何屬於「公用地方」的住宅大廈轉換層用作毗連該處「住宅發展項目」「單位」「業主」的庭院。

(iv) 「經理人」、其傭僕、代理、承辦商及正式授權人等，有權在事前發出合理通知(緊急情況除外)後，通行及進入任何平台並按需要在該處逗留一段合理時間，以便檢查、重建、修理、更新、維修、清潔、髹漆粉飾或裝修平台內或上必須經由平台出入的「公用地方」及「公用服務與設施」所有或任何部分，並可於整個施工期間在平台暫時搭建、放置或存放任何棚架或其他必要機器、設備或物料，以便進行工程。

(b) 「港鐵」之權利

(i) 遵照「批地文件」之條款規定或應地政總署署長要求，以「業主」之整體利益為本，將「公用地方」及「公用服務與設施」或其任何部分連同相關的「份數」(釋義以「主公契」所訂為準)無償地轉讓予「經理人」。此等地方與設施轉讓後，即由「經理人」以信託形式代表全體「業主」持管。如「經理人」辭職、清盤或遭革除而另行按照「主公契」H節第2條規定委任新經理人，又或根據《建築物管理條例》成立之「發展項目」「業主立案法團」要求，則離任「經理人」或其清盤人必須將此等「公用地方」及「公用服務與設施」連同相關「份數」(如有者)轉讓予新經理人或「業主立案法團」(視乎情況適當)，以便其以上述的信託方式持管；

(ii) 如事前經由「非車站發展項目」「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決批准或經由相關「發展期」「業主」於根據相關「副公契」召開的相關「發展期」「業主」會議議決批准(視乎情況而定)，將「專用地方」(釋義以「主公契」所訂為準)任何部分劃為「公用地方」或「公用服務與設施」，惟不可影響任何人士完善使用及享用「政府樓宇」。此外，任何如上劃定的附加「公用地方」或「公用服務與設施」不可重新改為或劃為「港鐵」自用或自享。「港鐵」應編製或達致編製一套圖則，顯示此等附加「公用地方」，備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；

(iii) 只須遵從「批地文件」第(58)條批地特別條款之規定，在事前獲地政總署署長書面同意後，分配「份數」予「發展項目」每個「發展期」及「車站綜合大樓」和每個「發展期」每個「單位」及「公用地方」，同時分配「管理份數」(釋義以「主公契」所訂為準)予該「發展期」每個「單位」。如「非車站發展項目」最後「發展期」獲發「佔用許可證」(釋義以「主公契」所訂為準)時，應根據該「發展期」各「單位」的「樓面總面積」(釋義以「主公契」所訂為準)分配予各「單位」的「份數」少於當時尚未分配的可用「份數」總額，則「港鐵」應將分配後剩餘的「份數」分配予「公用地方」，並由「港鐵」以信託方式代表全體「業主」持管，又或依照「主公契」第二附錄第II部分第3(b)段規定，連同所有之前已分配予「公用地方」的所有「份數」轉讓予「經理人」；

(iv) 只須在事前獲地政總署署長書面同意，即可在「發展項目」個別部分獲發「佔用許可證」後分配及再分配「份數」予該部分和每個「單位」以及「公用地方」及「公用服務與設施」，並且因應樓面總面積變更所需而分配及再分配「管理份數」予該處每個「單位」，惟分配或再分配「份數」概不可影響「政府樓宇」之「份數」及「管理份數」比例；

(v) 於「非車站發展項目」最後「發展期」落成後修改、更改、改動、加建、改造或取代「公用地方」及「公用服務與設施」的任何部分，惟此舉不可嚴重影響及妨礙「業主」實際使用和享用其「單位」，亦不可妨礙任何人士使用或享用「政府樓宇」。「業主」或擁有「發展項目」或其任何部分權益的其他人士概無權基於此等修改、更改、改動、加建、改造或取代工程向「港鐵」興訟，惟「公用地方」及「公用服務與設施」亦不可減少。此外，儘管前文有任何規定，倘「港鐵」將任何「公用地方」改為自用專享，必須經由「發展項目業主委員會」(如有者)或相關之「業主小組委員會」(如有者)(視乎情況而定)批准，「港鐵」就批准支付的任何款項一律撥入相關的「特別基金」(釋義以「主公契」所訂為準)。如「港鐵」將其擁有的任何「該土地」地方改為或劃作「公用地方」，必須經由「業主」於根據「主公契」召開的「非車站發展項目」「業主」會議議決通過或經由相關「發展期」「業主」於根據相關「副公契」召開的會議議決通過(視乎情況而定)。再者，任何附加「公用地方」或附加「公用服務與設施」均不可重新改為或劃為「港鐵」自用或專享。「港鐵」應編製或達致編製一套圖則顯示此等附加「公用地方」，並備存於「非車站發展項目」管理處，以供「業主」免費在正常辦公時間查閱；

(vi) 建造、維修、鋪設、更改、拆除、改道分流和更新位於「該土地」及「發展項目」內(專為「政府樓宇」而設的服務與設施除外)，或部分跨越「該土地」及「發展項目」(專為「政府樓宇」而設的服務與設施除外)和任何毗連土地而專為「該土地」及「發展項目」及/或其他毗連、毗鄰或鄰近土地供應公用服務與康樂設施所裝設的排水渠、水管、電纜、污水管及其他裝置、配件、廂室及其他構築物，以及向任何人士授予前述的許可權，條款與條件按「港鐵」視作恰當為準。如上述排水渠、水管、電纜、污水管、裝置、配件、廂室及其他構築物屬於「公用地方」或「公用服務與設施」一部分，因向毗連、毗鄰或鄰近土地供應公用設施、服務及康樂設施所收取的代價扣除「港鐵」因此招致的相關工程費用後，一律撥入相關的「特別基金」；

(vii) 如獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定)批准，有權向任何毗連或毗鄰土地授予「非車站發展項目公用地方」及「非車站發展項目公用服務與設施」或「住宅發展項目公用地方」及「住宅發展項目公用服務與設施」、個別「發展期」的「公用地方」及「公用服務與設施」或「私家康樂設施」之權利、通行權、地役權或準地役權(包括但不限於道路、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、康樂地方與設施、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、食水及電力儲存、變壓及供應系統之使用權)，或透過許可方式以「港鐵」視為恰當的條款與條件向其視為恰當的人等授予同類權利，然而此舉概不可妨礙任何人士完善使用及享用「政府樓宇」。任何由該等所授予權利而獲取的款項一律撥入「特別基金」。

24. 「副公契」訂立後，「港鐵」應將「第IV期公用地方」及「第IV期公用服務與設施」、「第IV期停車場公用地方」及「第IV期停車場公用服務與設施」、位於「第IVA期」的「第IV期住宅公用地方」及位於「第IVA期」的「第IV期住宅公用服務與設施」以及於「第IV期」的「非車站發展項目公用地方」及於「第IV期」的「非車站發展項目公用服務與設施」的整體「份數」，連同「第IV期公用地方」及「第IV期公用服務與設施」、「第IV期停車場公用地方」及「第IV期停車場公用服務與設施」、位於「第IVA期」的「第IV期住宅公用地方」及位於「第IVA期」的「第IV期住宅公用服務與設施」以及位於「第IV期」的「非車站發展項目公用地方」及於「第IV期」的非車站發展項目公用服務與設施」，免費或無償地轉讓予「經理人」，由「經理人」作為受托人代表全體「業主」持有，而且「經理人」必須把上述「份數」連同上述地方免費或無償地轉讓予繼任「經理人」（當「經理人」的委任終止時）或「業主立案法團」（當「業主立案法團」於任何時候要求時）。

25. 「分副公契」訂立後，「港鐵」應將「位於第IVB期的第IV期住宅公用地方」及「位於第IVB的第IV期住宅公用服務與設施」的整體「份數」，連同「位於第IVB期的第IV期住宅公用地方」及「位於第IVB的第IV期住宅公用服務與設施」，免費或無償地轉讓予「經理人」，由「經理人」作為受托人代表全體「業主」持有，而且「經理人」必須把上述「份數」連同上述地方免費或無償地轉讓予繼任「經理人」（當「經理人」的委任終止時）或「業主立案法團」（當「業主立案法團」於任何時候要求時）。

26. (a) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目」將制訂「大廈規則」(釋義以「主公契」所訂為準)和「裝修規則」(釋義以「主公契」所訂為準)，以管制「非車站發展項目」整體及「戶外地方」(釋義以「主公契」所訂為準)、「公用地方」(包括「私家康樂設施」) 及「公用服務與設施」整體之使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。「大廈規則」及「裝修規則」將對「業主」及彼等之租客、受許可人、傭僕和代理約束(「政府樓宇」「業主」除外)。

(b) 茲以各「單位」現任「業主」及佔用人之利益為本，「非車站發展項目公用地方」將制訂「大廈規則」及「裝修規則」，以管制只供「非車站發展項目」部分而非所有「發展期」使用之「非車站發展項目公用地方」(包括「私家康樂設施」)及「非車站發展項目公用服務與設施」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守。此等「大廈規則」及「裝修規則」將對相關「發展期」「業主」及彼等之租客、受許可人、傭僕和代理約束(「政府樓宇」「業主」除外)。

(c) 「經理人」有權不時制訂、撤銷及修訂「第IV期屋苑規則」(釋義以「副公契」所訂為準)，以管制「第IV期」的使用、佔用、維修和環境控制事宜，以及佔用、到訪或使用該處各人等的行為操守，惟「第IV期屋苑規則」概不可牴觸或違反「主公契」、「副公契」、「分副公契」、《建築物管理條例》或「批地文件」之條款。倘已成立「第IV期業主小組委員會」，「經理人」制訂、撤銷和修訂「第IV期屋苑規則」，事前必須徵取「第IV期業主小組委員會」的批准。

(d) 「副公契」第四附錄所訂的「第IV期屋苑規則」將被視為已於「第IV期」「副公契」訂立日生效，並一直維持有效，直至依照下文規定撤銷或修訂為止。

27. 遵從「主公契」第二附錄第II部分訂明「港鐵」享有的保留權利，以及「主公契」第二附錄第I部分第2條授予「政府樓宇」「業主」之權利，「業主」如非事前獲「經理人」書面同意，概不可作出任何下列行動，而「經理人」可全權酌情給予或拒絕同意又或附加任何條件：

(a) 在任何建於「非車站發展項目」或「公用地方」上或內屬於任何建築物、車庫或其他構築物的天台、平台或其任何部分搭建、建造或允許或容忍他人搭建、建造任何性質的臨時或永久性構築物；

(b) 損害、損壞或塗污或允許或容忍他人損害、損壞、塗污「公用地方」任何部分之結構、外牆結構或裝飾特色，包括「該土地」及「發展項目」內或周圍任何樹木、植物或灌叢；

(c) 損害、干預或允許或容忍他人損害、干預「公用服務與設施」；

(d) 在任何「公用地方」放置任何箱、垃圾桶、包裝物品、垃圾、物品或其他妨礙物以致造成阻礙或阻塞或允許或容忍他人造成阻礙或阻塞，「經理人」有權毋須通知清理並以其視為恰當的方式處置上述物件，費用由「業主」支付。「經理人」概毋須就此向「業主」或任何其他人士承擔責任，而每名「業主」現同意向「經理人」賠償所有由此招致的損失、索償、損害或開支並確保其免責；

(e) 於任何情況下，犬隻亦必須由人手抱或配戴狗帶及口罩，否則不可進入「非車站發展項目」的電梯或其他擬作公用的部分。

28. (a) 遵從「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，如非事前獲「發展項目業主委員會」或相關「業主小組委員會」(視乎情況而定)批准，「業主」不可將任何「公用地方」改為其專用或專享。

(b) 遵從「主公契」第二附錄第II部分第3條訂明「港鐵」享有之保留權利，任何「業主」(作為尚未落成之「非車站發展項目」部分「業主」的「港鐵」除外，「港鐵」有權於任何根據「主公契」訂立之「副公契」、「分副公契」或「分割契約」將尚未落成之「非車站發展項目」部分劃為「公用地方」)如非事前經由「非車站發展項目」「業主」於根據「主公契」召開的會議議決批准，或經由相關「發展期」「業主」於根據相關「副公契」召開的會議議決批准(視乎情況而定)，一律不可將其擁有的地方改為或劃為「公用地方」。任何「業主」或「經理人」均無權將「公用地方」重新改為或劃作其專用或專享。

29. 「經理人」應在個別「發展期」的「副公契」、「分副公契」或(如適用者)「分割契約」訂立後，在「非車站發展項目」管理處備存相關「副公契」、「分副公契」或「分割契約」(如適用者)所夾附「公用地方」的圖則，以供「業主」免費於正常辦公時間查閱，並且不時備存記錄圖則，以顯示於「非車站發展項目」最後「發展期」建成之前任何已開拓「發展期」邊界外的「非車站發展項目公用地方」，以及在「非車站發展項目」最後「發展期」的「副公契」訂立後備存一套「公用地方」的圖則，顯示任何「發展期」邊界外的所有「非車站發展項目公用地方」。「經理人」應免費向「政府樓宇」「業主」提供上述圖則及不時生效的相關修訂本。上述圖則必須由「非車站發展項目」的「認可人士」或其代表核證準確。

(B) 分配予「期數」每個住宅物業的不分割份數數額如下：

第3座 (3A)	單位/不分割份數數額					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308

第3座 (3A)	單位/不分割份數數額					
	A	B	C	D	E	F
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	
29/F庇護層						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312

第3座 (3B)	單位/不分割份數數額					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F庇護層						

第3座 (3B)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312

第5座 (5A)	單位/不分割份數數額					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F庇護層						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	
29/F庇護層						

第5座 (5A)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

第5座 (5B)	單位/不分割份數數額					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F庇護層						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	
29/F庇護層						

第5座 (5B)	單位/不分割份數數額					
	A	B	C	D	E	F
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

(C) 「期數」經理人的委任年期

香港鐵路有限公司已獲委任為「發展項目」之經理人，以管理「非車站發展項目」及「戶外地方」整體和提供服務，首屆任期由「主公契」生效日開始，至「非車站發展項目」最後「發展期」的「副公契」或「分割契約」訂立日後兩年或「批地文件」所訂之建築規約期屆滿後(二者取其較早)終止。

(D) 「期數」內各住宅物業的擁有人分擔管理開支的基準

1. 每名「業主」(「政府樓宇」「業主」除外，其須依照「主公契」E節第9(b)條規定攤付「管理費」(釋義以「主公契」所訂為準)；作為「車站綜合大樓」及「專用地方」(如有者)「業主」之「港鐵」除外，其須依照「主公契」E節第8(c)、8(d)及8(e)條規定攤付費用)應以下列方式攤付「管理費」：

   (a) 所有「非車站發展項目」「單位」「業主」(「政府樓宇」「業主」除外)應按其「單位」之「管理份數」佔「非車站發展項目」(「政府樓宇」除外)所有「管理份數」之比例攤付「非車站發展項目公用地方與設施管理副預算案」開支；

   (b) 「住宅發展項目」「單位」「業主」應按其「單位」之「管理份數」佔「住宅發展項目」所有「管理份數」之比例攤付「住宅發展項目公用地方與設施管理副預算案」開支；

   (c) 每個「發展期」的「單位」「業主」(「政府樓宇」「業主」除外)應按其「單位」之「管理份數」佔該「發展期」(「政府樓宇」除外)所有「管理份數」的比例攤付相關「發展期管理副預算案」開支。「經理人」編製個別「發展期」或其任何部分之副預算案時，只有歸屬該「發展期」整體的開支可如上分攤。任何分副預算案的開支，將由該分副預算案相關「單位」的「業主」按其「單位」之「管理份數」佔分副預算案相關「單位」所有「管理份數」之比例攤付。

2. 根據「主公契」E節第8(b)條規定，任何由「車站綜合大樓」支撐的「發展期」之「業主」(不包括「政府樓宇」「業主」)均須分擔有關「車站綜合大樓」與此等「發展期」的任何部分之間各屏板，以及支撐或服務「車站綜合大樓」及任何此等「發展期」的任何結構項件及/或設施的任何結構性修理及維修費用與開支。任何此等「發展期」的「業主」(「政府樓宇」「業主」除外)與「車站綜合大樓」「業主」應按下列比例分擔上述費用與開支：

   (a) 「車站綜合大樓」「業主」：51%；

   (b) 由「車站綜合大樓」支撐之「發展期」的「業主」(「政府樓宇」「業主」除外)：49%。

3. 根據「主公契」E節第8(c)條規定，「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保養、管理、修理及維修費用和保險保費：

   (a) 「批地文件」第(7)、(8)、(99)及(100)條批地特別條款根據「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」；

   (b) 「公眾休憩用地」；

   (c) 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」(「批地文件」第(54)(a)條批地特別條款所載)、「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」(「批地文件」第(60)(g)條批地特別條款所載)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，此部分並:

      (i) 不納入任何「發展期」邊界範圍內；

      (ii) 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

      (iii) 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」。

4. 根據「主公契」E節第8(d)條規定，「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」，必須按比例分擔遵照「批地文件」第(90)條批地特別條款規定提交潛在堆填氣體及滲漏污水遷流處理建議書和推行經核准建議的費用。

5. 「港鐵」作為「車站綜合大樓」及「專用地方」(如有者)的「業主」應根據「主公契」E節第8(c)及(8)(d)條分擔保養、管理、修理、維修費用和保險保費，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小於5.1%。於本款而言，「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「非車站發展項目所有現已落成部分建築樓面總面積」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。

(E) 釐定管理費按金的基準

管理費按金的金額為三(3)個月「管理開支」。

(F) 關乎業主於「期數」內留自用地方(如有者)的「主公契」及「副公契」條款摘要

業主並無於「發展期」保留任何地方自用。

1. The Phase is situated on Site O of The Remaining Portion of Tseung Kwan O Town Lot No.70.

2. The Remaining Portion of Tseung Kwan O Town Lot No.70 is held from the Government under New Grant No.9689 dated 16th May 2002 as varied or modified by Modification Letters dated 19th April 2005, 13th April 2006, 19th March 2008, 11th May 2009, 11th September 2012, 1st August 2014, 5th January 2015, 24th April 2015, 30th July 2015, 11th November 2015, 15th February 2016, 20th May 2016, 5th October 2016, 16th January 2017, 26th January 2017, 11th April 2019, 28th June 2019, 30th March 2020, 8th December 2020 and 4th February 2021 and registered in the Land Registry by Memorial Nos.05042602320188, 06042800110014, 08032801320019, 09051501940319, 12091403070069, 14081201890016, 15010900340012, 15042901080159, 15080701750014, 15111800950014, 16021701150013, 16052501410014, 16101102220023, 17012300360016, 17021301120016, 19041700760014, 19071101700014, 20041700430016, 20121600210025 and 21021700940031 respectively ("**the Land Grant**") for a term of 50 years from 16th May 2002 and expiring on 15th May 2052.

3. **User**

Special Condition No.(15)

(a) Subject to these Conditions (as defined in General Condition No.13) and in particular subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than non-industrial (excluding hotel, petrol filling station and godown) purposes;

(b) Site M (as defined in Special Condition No.(12)) or any part thereof or any building or part of any building erected or to be erected thereon shall not, except with the prior written approval of the Director and in conformity with Special Conditions Nos.(31)(a)(i) and (31)(a)(ii) hereof, be used for any purpose other than a Mass Transit Railway Depot and a Mass Transit Railway Station (as defined respectively in Special Conditions Nos.(31)(a)(i) and (31)(a)(ii)); and

(c) Without prejudice to the generality of sub-clause (a) of this Special Condition and Special Condition No.(17) hereof, the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than for which it is designed, constructed and intended in accordance with these Conditions, the Approved Landscaping Proposals (as defined in Special Condition No.(7)(d)) and the Approved Building Plans (as defined in Special Condition No.(13)(b)).

4. **Indemnity by Grantee**

General Condition No.4

By signing the Memorandum of Agreement for Lease, the Grantee (as defined in General Condition No.13) hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses and claims whatsoever arising from any damage caused to adjacent or adjoining land where such damage has, in the opinion of the Director of Lands ("**the Director**") (whose opinion shall be final and binding upon the Grantee), arisen out of any development or redevelopment affecting the lot or part thereof or out of any other works which the Grantee is required to undertake in compliance with these Conditions.

5. **Maintenance**

General Condition No.7

(a) The Grantee shall throughout the term hereby agreed to be granted, having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:

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

(ii) maintain all buildings erected or which may hereafter be erected in accordance with the plans approved by the Building Authority and these Conditions or any subsequent legal variation of them, in good and substantial repair and condition and in such repair and condition deliver up the buildings at the expiry of sooner determination of the term hereby agreed to be granted.

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

6. **Private streets, roads and lanes**

General Condition No.9

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area of the lot hereby agreed to be granted as may be determined by him and in either case shall be surrendered to the Government free of costs and expenses, if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, drainage (both foul and storm water sewers), channeling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area of the lot hereby agreed to be leased, they shall be lighted, surfaced, kerbed, drained, channeled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting in the public interest as required. The Grantee shall bear the capital cost of installation of road lighting as certified by the Director and allow free ingress and egress to and from the area of the lot hereby agreed to be granted to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

7. **Landscaping**

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 (as defined in Special Condition No.(7)(a)) 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;

(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.(102)

(b) (ii) Not less than 30% of the area of Site C1 and not less than 20% each of the respective areas of Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be planted with trees, shrubs or other plants;

(iii) Not less than 50% of the 30% in respect of Site C1 and not less than 50% of the 20% in respect of each of Site C2, Site G, Site H, Site I, Site J, Site N and Site O referred to in sub-clause (b)(ii) of this Special Condition (the relevant area of the respective Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall hereinafter be referred to as "**The Respective Greenery Area**") shall be provided at such location or level as may be determined by the Director of Planning at his sole discretion so that the Respective Greenery Area of each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O shall be visible to pedestrians or accessible by any person or persons entering each of Site C1, Site C2, Site G, Site H, Site I, Site J, Site N and Site O;

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

(c) The Grantee shall at his own expense landscape Site C1, Site C2, Site G, Site H, Site I. Site J, Site N and Site O in accordance with their respective approved landscape master plans in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plans shall be made without the prior written consent of the Director.

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

Special Condition No.(103)

No tree growing on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate..

8. **Yellow Area**

Special Condition No.(7)

(f) The Grantee shall:

(i) 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 (1) 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 area shown coloured yellow on Plan I annexed to the Land Grant ("**the Yellow Area**"); and

(ii) 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.

(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.

(i) (I) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes; and

(II) The Grantee shall not without the prior written consent of the Director of Civil Engineering and Development carry out any alteration works to the seawall erected or constructed adjoining the Yellow Area.

(l) The Grantee shall upon demand in writing of the Director while the Grantee is in possession of the Yellow Area or any part thereof permit the Government, the Director of Civil Engineering and Development, his officers, contractors, agents and any person authorized by him the right of full and free ingress and egress at any time with or without motor vehicles, tools, equipment, plant, materials and machinery to and from the portion of the Yellow Area within the limit of works areas delineated on Plan No.209506/GZ/203 gazetted on the 10th day of May, 2013 and the 16th day of May, 2013 or any part or parts thereof (hereinafter referred to as **"the Portion of the Yellow Area"**) for the purposes of construction of the proposed Cross Bay Link, whether within the Portion of the Yellow Area or otherwise, at such location or locations and level or levels as may be determined by the Director at his absolute discretion (hereinafter referred to as **"the Right of Access to the Portion of the Yellow Area"**) until such date to be determined by the Director as specified in a written notice of termination or cessation of the Right of Access to the Portion of the Yellow Area to be issued to the Grantee by the Director. The Grantee shall co-operate fully with the Government and the Director of Civil Engineering and Development on all matters relating to the aforesaid construction works. The decisions of the Director as to the area, location and level of the Portion of the Yellow Area and the limit of works area shall be final, conclusive and binding on the Grantee.

(m) The Government and the Director of Civil Engineering and Development and his officers, contractors, agents and any person authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, Director of Civil Engineering and Development and his officers, contractors, agents and any person duly authorized under sub-clause (l) of this Special Condition and no claim shall be made against it or them in respect of any loss, damage, nuisance or disturbance.

(n) The Grantee shall at all reasonable times while he is in possession of the Yellow Area permit the Government, its officers, contractors, agents and any person authorized by it the right of full and free ingress, egress and regress with or without motor vehicles, tools, equipment, plant, materials and machinery to, from and through the Yellow Area for the purpose of carrying out inspection, supervision, repair, alteration, reinstatement, making good, maintenance, upgrading or improvement works of or in connection with the Cross Bay Link, any public road or any other works which the Director may at his absolute discretion consider necessary within the Yellow Area. The Government, its officers, contractors, agents and any person authorized by it 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 it or them of the right conferred under this sub-clause (n), and no claim whatsoever shall be made against it or them by the Grantee in respect of any loss, damage, nuisance or disturbance.

9. **Green Area, Green Stippled Black Area, Green Hatched Black Stippled Black Area, Green Hatched Black Area, Green Cross-hatched Black Area**

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 "**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 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, 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; and

(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)

(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 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.

Special Condition No.(10)

(a) The Grantee shall not without the prior written consent of the Director use 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 the purpose of storage or for the erection of any temporary structure.

10. **Building Covenant**

Special Condition No.(14)

(a) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2027;

(b) Notwithstanding sub-clause (a) of this Special Condition and subject to Special Conditions Nos.(16)(a)(vi) and (16)(b) hereof:

(i) the building or buildings or part or parts thereof erected or to be erected in respect of Site AB shall be completed and made fit for occupation on or before the 31st day of December 2013 or 96 calendar months from the Due Date for Site AB or such other date to be determined by the Director at his absolute discretion (the determination of the Director shall be final and binding on the Grantee) on or before the Due Date for Site AB, whichever is the later;

(ii) the building or buildings erected or to be erected in respect of Site C1 shall be completed and made fit for occupation on or before the 30th day of September 2022;

(iii) the building or buildings erected or to be erected in respect of Site C2 shall be completed and made fit for occupation on or before the 31st day of December 2025;

(iv) the building or buildings erected or to be erected in respect of Site D shall be completed and made fit for occupation on or before the 30th day of September 2026;

(v) the building or buildings erected or to be erected in respect of Site E shall be completed and made fit for occupation on or before the 30th day of September 2014;

(vi) the building or buildings erected or to be erected in respect of Site F shall be completed and made fit for occupation on or before the 30th day of June 2011;

(vii) the building or buildings erected or to be erected in respect of Site G shall be completed and made fit for occupation on or before the 30th day of June 2021;

(viii) the building or buildings erected or to be erected in respect of Site H shall be completed and made fit for occupation on or before the 31st day of December 2021;

(ix) the building or buildings erected or to be erected in respect of Site I shall be completed and made fit for occupation on or before the 31st day of December 2022;

(x) the building or buildings erected or to be erected in respect of Site J shall be completed and made fit for occupation on or before the 30th day of September 2022;

(xi) the building or buildings or part or parts thereof erected or to be erected in respect of Site KL shall be completed and made fit for occupation on or before the 30th day of June 2027;

(xiii) the building or buildings erected or to be erected in respect of Site N shall be completed and made fit for occupation on or before the 30th day of September 2021; and

(xiv) the building or buildings erected or to be erected in respect of Site O shall be completed and made fit for occupation on or before the 31st day of March, 2021.

11. **Development Conditions**

Special Condition No.(16)

Subject to these Conditions upon development or re-development (which terms refer solely to the redevelopment contemplated in General Condition No.7) of the lot or any part thereof:

(a) The Grantee shall and shall only erect, construct, provide and maintain upon the lot:

(i) the Mass Transit Railway Complex referred to in Special Condition No.(31) hereof;

(ii) the Government Accommodation referred to in Special Condition No.(17) hereof;

(iii) an elevated building platform which shall form the structural roof of the Mass Transit Railway Depot (hereinafter referred to as "**the Depot Roof**") not exceeding a height of 18.5 metres above the Hong Kong Principal Datum or such other height or heights as may be approved by the Director in accordance with the dimensions, levels, location and position thereof shown on the Approved Building Plans. The design, specifications and construction (including the materials to be used) of the Depot Roof and all structures ancillary or appertaining or forming part thereof shall be subject to the approval in writing of the Director and the construction thereof shall not commence until the written approval of the Director is given;

(iv) the Kindergartens referred to in Special Condition No.(50)(a) hereof and the Kindergartens/Kindergarten Cum Child Care Centres referred to in Special Condition No.(50)(b) hereof respectively;

(vi) (I) accommodation and facilities for residential purposes (hereinafter collectively referred to as "**the Residential Accommodation**") comprising not less than 20,000 flats and nor more than 25,700 flats with a total gross floor area of not less than 1,397,500 square metres and not more than 1,612,800 square metres; and

(II) accommodation and facilities for commercial purposes (hereinafter referred to as "**the Commercial Accommodation**") with a total gross floor area of not less than 30,000 square metres and not more than 50,000 square metres;

(b) (i) Notwithstanding sub-clause (a)(vi) of this Special Condition, the Grantee shall and shall only erect, construct, provide and maintain upon the lot:

(i) in respect of Site AB :

(I) the Residential Accommodation with a minimum of 2,474 flats and a maximum of 4,272 flats and with a total gross floor area of not less than 185,818 square metres and not more than 309,696 square metres;

(II) a total of 855 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 50 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 91 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44) (a)(vi) hereof at the rate of one space for every ten residential flats or part thereof;

(VI) a total of 10 of those spaces stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 8 classrooms with a total gross floor area of not more than 800 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for the picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(ii) in respect of Site C1,

(I) accommodation and facilities with a total gross floor area of not less than 96,050 square metres and not more than 114,760 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 960 flats with a total gross floor area of not less than 67,070 square metres but not more than 70,260 square metres; and

(B) the Commercial Accommodation with a total gross floor areas of not less than 28,980 square metres but not more than 44,500 square metres;

(II) a total of 180 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 10 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 333 of those spaces stipulated in Special Condition No.(44)(a)(iii) hereof;

(V) a total of 19 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 33 of those spaces stipulated in Special Condition No.(44)(a)(v) hereof;

(VII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VIII) a total of 2 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(IX) a total of 45 of those bays stipulated in Special Condition No.(44)(b)(ii) hereof and notwithstanding Special Condition No.(44)(b) hereof, 28 of the 45 bays so provided shall have a minimum measurement of 3.5 metres in width and 7 metres in length with a minimum headroom of 3.6 metres;

(X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(ii)(II), (b)(i)(ii)(III) and (b)(i)(ii)(IV) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(XI) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 9 classrooms with a total gross floor area of not more than 1,160 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 3 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(iii) in respect of Site C2,

(I) the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres and not more than 88,858 square metres;

(II) a total of 245 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(iii)(II) and (b)(i)(iii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(iv) in respect of Site D,

(I) the Residential Accommodation with a minimum of 1,217 flats with a total gross floor area of not less than 85,025 square metres and not more than 89,290 square metres;

(II) the Centre for Community Care and Support Services for the Elderly Accommodation (as hereinafter defined in Special Condition No.(17)(a)(ii)(iii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(ii)(iii) hereof;

(III) the Supported Hostel for Mentally or Physically Handicapped Persons (as hereinafter defined in Special Condition No.(17)(a)(iii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(iii) hereof;

(IV) the Early Education and Training Centre (as hereinafter defined in Special Condition No.(17)(a)(vii) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(vii) hereof;

(V) a total of 251 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(VI) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(VII) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(iv)(V) and (b)(i)(iv)(VI) of this Special Condition;

(VIII) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(IX) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(X) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(iv)(V) and (b)(i)(iv)(VI) of this Special Condition (subject to a minimum of one space being reserved and designated);

(v) in respect of Site E,

(I) the Residential Accommodation with a minimum of 1,533 flats and a maximum of 1,648 flats and with a total gross floor area of not less than 111,384 square metres and not more than 128,544 square metres;

(II) the part or parts of the Permanent PTI (as hereafter defined in Special Condition No.(17)(a)(i) hereof);

(III) a total of 330 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(IV) a total of 20 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(V) a total of 35 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VI) a total of 132 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VII) a total of 4 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VIII) one kindergarten (of the requirements stipulated in Special Condition No.(50)(a) hereof) of 9 classrooms with a total gross floor area of not more than 1,000 square metres and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 3.0 metres in width and 7.0 metres in length with a minimum headroom of 2.4 metres;

(vi) in respect of Site F,

(I) accommodation and facilities with a total gross floor area of not less than 136,540 square metres made up or to be made up as follows:

(A) the Residential Accommodation with a minimum of 1,950 flats and a maximum of 2,096 flats and with a total gross floor area of not more than 136,240 square metres;

(B) the Commercial Accommodation with a total gross floor area of not less than 300 square metres but not more than 500 square metres; and

(C) (i) one residential care home for the elderly (hereinafter referred to as "**the Residential Care Home for the Elderly**") with a total gross floor area of not more than 3,100 square metres which shall be taken into account in calculating the total gross floor area of the building or buildings erected or to be erected on the lot as referred to in Special Condition No.(16)(e) hereof;

(ii) one space for the parking of motor vehicle having a minimum measurement of 3 metres in width and 7.6 metres in length with a-minimum headroom of 2.8 metres to be located in close proximity to the Residential Care Home for the Elderly which space shall not be counted as any of the spaces referred to in Special Condition No.(44) hereof;

(iii) the Residential Care Home for the Elderly and the parking space as referred to in sub-clause(b)(i) (vi)(I)(C)(ii) of this Special Condition (hereinafter collectively referred to as "**the Residential Care Home for the Elderly Accommodation**") which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(14) (b)(vi) hereof;

(II) the Community Hall Accommodation (as hereinafter defined in Special Condition No.(17)(a)(v)(III) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17)(a)(v)(III) hereof;

(III) the Integrated Children and Youth Services Centre (as hereinafter defined in Special Condition No.(17)(a)(vi) hereof) which shall be completed and made fit for occupation and operation in all respect to the satisfaction of the Director on or before the date referred to in Special Condition No.(17) (a)(vi) hereof;

(IV) a total of 300 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 25 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 16 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 65 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof; and

(VIII) a total of 5 of those bays stipulated in Special Condition No.(44)(b)(i) hereof;

(vii) in respect of Site G,

(I) the Residential Accommodation with a minimum of 1,228 flats with a total gross floor area of not less than 85,800 square metres and not more than 102,336 square metres;

(II) the part or parts of the Permanent PTI (as hereinafter defined in Special Condition No.(17)(a)(i) hereof);

(III) the Public Toilet (as hereinafter defined in Special Condition No.(17)(a)(ix) hereof);

(IV) a total of 263 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(V) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(VI) a total of 28 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(VII) a total of 237 of those spaces stipulated in Special Condition No.(44)(a)(vi) hereof;

(VIII) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(IX) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(vii)(IV) and (b)(i)(vii)(V) of this Special Condition (subject to a minimum of one space being reserved and designated);

(viii) in respect of Site H,

(I) the Residential Accommodation with a minimum of 1,168 flats with a total gross floor area of not less than 81,640 square metres and not more than 97,000 square metres;

(II) a total of 255 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) a total of 15 of those spaces stipulated in Special Condition No.(44)(a)(ii) hereof;

(IV) a total of 27 of those spaces stipulated in Special Condition No.(44)(a)(iv) hereof;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) a total of 3 of those bays stipulated in Special Condition No.(44)(b)(i) hereof; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(viii)(II) and (b)(i)(viii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(ix) in respect of Site I,

(I) the Residential Accommodation with a minimum of 751 flats with a total gross floor area of not less than 52,520 square metres and not more than 75,400 square metres;

(II) a total of 178 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(x) in respect of Site J,

(I) the Residential Accommodation with a minimum of 1,250 flats with a total gross floor area of not less than 87,360 square metres and not more than 104,110 square metres;

(II) a total of 274 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block;

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(x)(II) and (b)(i)(x)(III) of this Special Condition (subject to a minimum of one space being reserved and designated); and

(VIII) one kindergarten or kindergarten cum child care centre (of the requirements stipulated in Special Condition No.(50)(b) hereof) of 6 classrooms with a total gross floor area of not more than 810 square meters and 2 spaces for the parking of motor vehicles with each space having a minimum measurement of 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres and 2 lay-bys for picking up and setting down of passengers from school buses with each lay-by having a minimum measurement of 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres;

(xi) in respect of Site KL,

(I) the Residential Accommodation with a minimum of 1,667 flats with a total gross floor area of not less than 116,480 square metres and not more than 143,694 square metres;

(II) a total of 359 of those spaces stipulated in Special Condition No.(44)(a)(i) hereof;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xi)(II) and (b)(i)(xi)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.(44)(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(xi)(II) and (b)(i)(xi)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(xiii) in respect of Site N,

(I) the Residential Accommodation with a minimum of 1,633 flats with a total gross floor area of not less than 114,140 square metres and not more than 136,970 square metres;

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 354, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(VII) such number of the Parking Spaces for the Disabled Persons as designated in accordance with Special Condition No.44(a)(vii) out of the spaces so provided under sub-clauses (b)(i)(xiii)(II) and (b)(i)(xiii)(III) of this Special Condition (subject to a minimum of one space being reserved and designated);

(xiv) in respect of Site O,

(I) the Residential Accommodation with a minimum of 1,459 flats with a total gross floor area of not less than 101,920 square metres and not more than 122,302 square metres (it is hereby agreed and acknowledged by the Grantee that there is no guarantee from the Government that the building or buildings erected or to be erected within Site O or any part thereof can attain the maximum gross floor area referred to in this sub-clause);

(II) spaces as stipulated in Special Condition No.(44)(a)(i) hereof at the rate of 1 space for every 5 residential flats or part thereof or a total of 316, whichever is the higher;

(III) spaces as stipulated in Special Condition No.(44)(a)(ii) hereof at the rate of 5 spaces for every residential block;

(IV) spaces as stipulated in Special Condition No.(44)(a)(iv) hereof at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (b)(i)(xiv)(II) and (b)(i)(xiv)(III) of this Special Condition;

(V) spaces as stipulated in Special Condition No.(44)(a)(vi) hereof at the rate of 1 space for every 10 residential flats or part thereof;

(VI) bays as stipulated in Special Condition No.(44)(b)(i) hereof at the rate of 1 bay for every residential block; and

(ii) Subject always to sub-clause (a)(vi) of this Special Condition and notwithstanding anything contained in sub-clauses (b)(i)(i) to (b)(i)(xiv) of this Special Condition, the Director may at any time and at his absolute discretion to approve reallocation of the Residential Accommodation and the Commercial Accommodation to be provided within Any of the Sites and to allow variations in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation of each of the Site stipulated in sub-clauses (b)(i)(i) to (b)(i)(xiv) respectively of this Special Condition and provided that the Grantee shall submit to the Director for his approval of the reallocation of the Residential Accommodation and the Commercial Accommodation and variation in the minimum gross floor areas and the minimum number of flats for the Residential Accommodation and the minimum and maximum gross floor areas for the Commercial Accommodation in respect of Any of the Sites not less than 12 calendar months or such other period as the Director may agree prior to the earliest of the Due Date of Any of the Premium in respect of Any of the Sites for which the premium is being assessed. In exercising his right referred to herein, the Director may impose such terms and conditions, including charging of additional premium from the Grantee, as the Director may decide.

(e) Notwithstanding sub-clause (a)(vi) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 1,427,500 square metres and shall not be more than 1,652,800 square metres.

12. **Government Accommodation**

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), 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) 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 center 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.(l8)(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**").

13. **Maintenance of Government Accommodation**

Special Condition No.(23)

(a) Without prejudice to the provisions of Special Condition No.(27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No.(27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor; and

(b) For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

14. **Defects liability in respect of Government Accommodation**

Special Condition No.(27)

(b) Whenever required by the Director and/or F.S.I. (as defined in Special Condition No.(25)(a)), the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director and/or F.S.I. make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the respective dates of delivery of possession thereof by the Grantee;

(f) For the purpose of this Special Condition, the expression "Grantee" shall exclude his assigns.

15. **Maintenance of Items of Government Accommodation**

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.

16. **Temporary Public Transport Interchange**

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 and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station 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) 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) (i) The Temporary PTI shall be handed over by the Grantee to the Director on the date of a letter from the Director indicating that the Temporary PTI has been completed to his satisfaction and the Government shall have the operation right of the Temporary PTI. Notwithstanding the Temporary PTI has been handed over to the Director, the Grantee shall at all times during the period of operation of the Temporary PTI, at his own expense maintain in a tidy, clean, good and substantial condition and state of repair the Temporary PTI (including general cleaning of the footpaths, platforms, carriageways and other facilities) to the satisfaction of the Director and the Grantee shall bear all costs incurred in connection with the operation of the Temporary PTI, including but not limited to payment of the electricity consumption for the closed-circuit television system, lighting, ventilation and street furniture;

(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.

17. **Mass Transit Railway Complex**

Special Condition No.(31)

(a) The Grantee shall at his own expense erect, construct, provide and thereafter operate and maintain subject to any management and maintenance agreement or agreements reached or to be reached between the Government and the Grantee to the satisfaction of the Director in accordance with these Conditions and the Approved Building Plans (if appropriate) the Mass Transit Railway facilities and accommodation (hereinafter collectively referred to as "**the Mass Transit Railway Complex**") within Site M including but not limited to:

(i) a maintenance depot and railway workshops together with such ancillary railway structures, facilities, roads and such number of carparks for the parking, loading and unloading of vehicles as may be required by the Director for the operation of the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M1 (Mass Transit Railway Depot) (which depot, ancillary structures, facilities, roads and carparks are hereinafter collectively referred to as "**the Mass Transit Railway Depot**") to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(ii) a railway station and platforms together with such ancillary railway structures and facilities as may be required by the Director for the operation of the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation within Site M2 (Mass Transit Railway Station) (which station, ancillary structures and facilities together with a police facility room are hereinafter collectively referred to as "**the Mass Transit Railway Station**") to be completed and made fit to commence operation on a scale satisfactory to the Director on such date or dates as may be determined by the Director (whose determination shall be final and binding on the Grantee);

(c) The Mass Transit Railway Complex shall not be used for any purpose other than for the purposes of a depot and a station for the Mass Transit Railway under the Mass Transit Railway Ordinance or any other similar replacement authorising legislation, together with other Mass Transit Railway operational and ancillary uses and such other uses as may be approved in writing by the Director at his sole discretion PROVIDED THAT in giving approval to such other uses, the Director may impose such terms and conditions, including charging of additional premium or other fees, as he considers appropriate; and

(d) For the purpose of this special Condition, the expression "Grantee" shall mean the person entering into and executing this Agreement.

18. **Storage**

Special Condition No.(37)

In the event of any part of the lot being used for storage (which storage for the purposes of this Special Condition shall mean storage of building materials which are necessary for development and re-development of the lot), the method of storage of goods and the nature and the volume or quantity of the goods stored in the vicinity of the Mass Transit Railway Complex shall be subject to the approval of the Director and the Director of Fire Services.

19. **Mass Transit Railway protection**

Special Condition No.(38)

(a) No building works, foundation works or any other works on or within the lot or any part thereof shall damage, interfere with, obstruct or endanger the operation of the Mass Transit Railway Complex or any structures or installations or tunnels in relation to the Mass Transit Railway Complex (hereinafter collectively referred to as "**the Mass Transit Railway Structures and Installations**") in or passing through or in the vicinity of the lot or any part thereof. The Grantee shall at his own expense take such measures and precautions as may be required by the Director as to ensure the safety of the Mass Transit Railway Structures and Installations and the operation of the Mass Transit Railway Complex; and

(b) Throughout the term hereby agreed to be granted the Grantee shall comply with and observe to the satisfaction of the Director of Buildings all the requirements imposed by the Director of Buildings to protect the Mass Transit Railway Structures and Installations.

20. **Access to the Mass Transit Railway Complex by the Government**

Special Condition No.(39)

(a) The Grantee shall throughout the term hereby agreed to be granted permit the Government, its officers, servants and agents and any other persons authorised by it or them, the right of free ingress, egress and regress to, from and through the lot and any structure or structures erected or to be erected thereon at all reasonable times (upon giving prior notice except in the case of emergency) with or without tools, motor vehicles or equipment for the purposes of inspection in connection with the Mass Transit Railway Complex and the Mass Transit Railway Structures and Installations or any part thereof; and

(b) The Government, its officers, servants and agents and any other persons authorised by it or them 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 sub-clause (a) of this Special Condition, and no claim shall be made against it, him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

21. **Access to the Mass Transit Railway Station by the public**

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.

22. **Parking requirements for Residential and Commercial Accommodation**

Special Condition No.(44)(a)

Subject to Special Condition No.(45) hereof, the following spaces shall be provided within the lot to the satisfaction of the Director:

(i) a total of not less than 2,857 spaces and not more than 4,500 spaces. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, 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. The spaces so provided shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the owners or occupiers of the Residential Accommodation;

(ii) a total of 250 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the visitors or invitees of the owners or occupiers of the Residential Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, 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. The spaces so provided under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof;

(iii) a total of 333 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance to be used by occupiers and bona-fide visitors or invitees of the occupiers of the Commercial Accommodation. Except for the Parking Spaces for the Disabled Persons as referred to in sub-clause (a)(vii) of this Special Condition, 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;

(iv) spaces for the parking of motor cycles to be used by owners, occupiers, visitors or invitees of the owners or occupiers of the Residential Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clauses (a)(i) and (a)(ii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location;

(v) spaces for the parking of motor cycles to be used by occupiers and their bona fide visitors or invitees of the occupiers of the Commercial Accommodation at the rate of 10% of the total number of spaces provided in accordance with sub-clause (a)(iii) of this Special Condition. Each of the spaces so provided shall have a minimum measurement of 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres. The layout of the parking spaces shall be in groups of not less than 5 spaces each at any particular location; and

The spaces so provided shall not be used for any purpose other than for the respective purposes specified in sub-clauses (a)(i), (a)(ii), (a)(iii), (a)(iv) and (a)(v) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

(vi) spaces for the parking of pedal-cycles to be used by owners, occupiers, visitors, or invitees of the owners or occupiers of the Residential Accommodation at the rate of one space for every ten residential flats or part thereof in the building or buildings erected or to be erected on the lot or such other number of spaces as may be determined by the Director (whose determination shall be final and binding on the Grantee).

(vii) In respect of Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N:

(I) Out of the spaces provided under sub-clauses (a)(i), a(ii) and (a)(iii) of this Special Condition (as may be varied under sub-clause (d) of this Special Condition), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "**the Parking Spaces for the Disabled Persons**") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(ii) of this Special Condition and that the Grantee shall not reserve and designate all of the spaces provided under sub-clause (a)(ii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(II) The Parking Spaces for the Disabled Persons shall be designated as and form part of the Common Areas.

(III) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on Site C1, Site C2, Site D, Site G, Site H, Site I, Site J, Site KL and Site N and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

23. **Loading and Unloading requirements**

Special Condition No.(44)(b)

Subject to Special Condition No. (45) hereof, spaces shall be provided within the lot to the satisfaction of the Director for the parking, loading and unloading of goods and service vehicles at:

(i) a total of 50 bays for loading and unloading to be used by owners or residents of the Residential Accommodation and the Residential Care Home for the Elderly Accommodation; and

(ii) the rate of one space for every 1,000 square metres of the gross floor area of the Commercial Accommodation to be used by occupiers of the Commercial Accommodation and the Residential Care Home for the Elderly Accommodation;

Unless otherwise provided in these Conditions, each of the spaces so provided shall have a minimum measurement of 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. The spaces so provided shall not be used for any purpose other than for the loading and unloading of respective vehicles in connection with the Residential Accommodation, the Commercial Accommodation, and the Residential Care Home for the Elderly Accommodation. The spaces so provided under sub-clauses (b)(i) and (b)(ii) of this Special Condition shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No. (58)(a)(i) hereof) such spaces as part of the Common Areas (as hereinafter defined in Special Condition No. (58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No. (57)(a)(iii) hereof) or otherwise dispose of the said spaces except in accordance with Special Condition No.(58)(a)(vi) hereof.

24. **Refuse Collection**

Special Condition No.(47)

(a) The Grantee shall at his own expense provide, maintain and in all respects to the satisfaction of the Director of Food and Environmental Hygiene a comprehensive system of refuse collection for each floor of the building or buildings erected or to be erected on the lot together with such spaces for parking, loading and unloading of refuse collection vehicles as may be approved or required by and in all respects to the satisfaction of the Director of Food and Environmental Hygiene;

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide, construct and thereafter maintain with such materials, and to such standards and design and in such location within the lot not less than three refuse collection points each including not less than one parking space for refuse collection vehicle together with such ancillary facilities as the Director of Food and Environmental Hygiene shall approve (hereinafter referred to as the "**Refuse Collection Points**") in accordance with the Approved Building Plans on such date or dates as may be determined by the Director. Such Refuse Collection Points shall not be taken into account for the purpose of calculating the total gross floor stipulated in Special Condition No.(16)(e) hereof. Each Refuse Collection Point shall occupy an area of not less than 5.60 metres in width and 6.50 metres in length or such dimensions as shall be approved by the Director;

(c) Upon completion of the works referred to in sub-clauses (a) and (b) of this Special Condition to the satisfaction of the Director of Food and Environmental Hygiene, the Refuse Collection Points shall be maintained by the Grantee at his own expense and to the satisfaction of the Director of Food and Environmental Hygiene;

25. **Construction of run-in and run-out**

Special Condition No.(49)(c)

(i) The Grantee shall not exercise the right of ingress and egress in sub-clauses (a) and (b) of this Special Condition unless and until a run-in for each point of ingress and a run-out for each point of egress on existing public roads/footpaths outside the lot have been designed and constructed to the satisfaction of the Director. Upon completion of development or redevelopment referred to in sub-clause (b) of this Special Condition or when required by the Director so to do, such run-in and run-out constructed for temporary access shall be removed and the road/footpath area or areas upon which such run-in and run-out were constructed shall be reinstated to the same condition as the road/footpath area or areas were prior to construction of run-in and run-out unless otherwise agreed by the Director. The said works of design, construction, removal and reinstatement shall be undertaken by the Grantee at his own expense to the satisfaction of the Director; and

(ii) Notwithstanding sub-clause (c)(i) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, design, construct, remove and reinstate the run-in and run-out referred to in the said sub-clause (c)(i).

26. **Right-of-ways to Sub-station and Salt Water Pumping Station**

Special Condition Nos.(49)(d) & (f)

(d) Throughout the term hereby agreed to be granted:

(i) The Grantee shall, free of cost permit the owners of Tseung Kwan O Town Lot No.80 (which lot is used for the purpose of an electricity sub-station) (hereinafter referred to as "**the Sub-station**"), their servants, visitors, workmen and other persons authorized by them on their behalf with or without tools, equipment and motor vehicles from time to time and at all times during the term hereby agreed to be granted for all lawful purposes connected with the proper use of the Sub-station a right-of-way to pass and repass on, along, over, by and through the areas shown coloured pink hatched red, pink hatched red stippled black and pink hatched black hatched red on Plan I or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion so as to give access to and egress from the Sub-station after completion of the construction of the Sub-station;

(ii) Subject to sub-clause (d)(i) of this Special Condition, the Grantee shall, during the construction of the Sub-station in Tseung Kwan O Town Lot No.80, provide temporary free access to and from the lot and the Sub-station to the owners of Tseung Kwan O Town Lot No.80 and their contractors, workmen and other persons authorized by them on that behalf with or without tools, equipment, machinery or motor vehicles for the purpose of construction of the Sub-station;

(iii) The Director, his officers and contractors, his or their workmen, with or without tools, equipment, machinery or motor vehicles shall have the right of free ingress, egress and regress to and from the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the Green Cross-hatched Black Area and the adjacent lot shown and marked "GLA-SK477" on Plan I (which lot is used for the purpose of a salt water pumping station) (hereinafter referred to as "the Salt Water Pumping Station") or such other right-of-way within the lot at such levels as may be approved by the Director at his absolute discretion for the purpose of inspecting, maintaining, repairing and renewing the Salt Water Pumping Station; and

(f) The Grantee shall at his own expense uphold, maintain and repair the said rights-of-ways and everything forming a portion thereof, all to be done to the satisfaction of the Director;

27. **Kindergartens**

Special Condition No.(50)

(a) The Grantee (excluding F.S.I.), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens (hereinafter referred to as "**the Kindergartens**") at such locations and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th day of June, 2012 and the 31st day of December, 2014 respectively for each of the Kindergartens or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens shall have a total number of not less than 17 classrooms together with ancillary facilities. The Kindergartens and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 17 classrooms; and

(b) The Grantee (excluding F.S.I), shall at his own expense erect, construct, provide, maintain and operate on the lot two kindergartens or kindergarten cum child care centres (hereinafter referred to as "**the Kindergartens/Kindergarten Cum Child Care Centres**") at such location and to such design and standard as shall be approved in writing by the Secretary for Education on or before the 30th

day of September 2022 for each of the Kindergartens/Kindergarten Cum Child Care Centres or such other date or dates as may be approved by the Director at his absolute discretion. The Kindergartens/ Kindergarten Cum Child Care Centres shall have a total number of not less than 15 classrooms together with ancillary facilities. The Kindergartens/Kindergarten Cum Child Care Centres and the ancillary facilities so provided shall not be taken into account for the calculation of the total gross floor area stipulated in Special Condition No.(16)(e) hereof provided that they do not comprise more than 15 classrooms.

28. **Private Recreational Facilities, Public Open Space and Local Open Space**

Special Condition No.(52)

(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:

(i) such private recreational facilities and ancillary facilities within the lot (hereinafter referred to as "**the Private Recreational Facilities**") of such type, size, design, height and any disposition as may be approved in writing by the Director for the use only by the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors. The Private Recreational Facilities shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(16)(e) hereof (in respect of Site C2, Site D, Site G, Site H, Site I, Site J, Site KL, Site N and Site O only, subject to Special Condition No.(97)(d) hereof and in respect of Site C1 only, subject to Special Condition No.(97)(e) hereof). Any area which is exempted from the gross floor area calculation under this sub-clause shall form part of the Common Areas and the Grantee must designate in the DMC (as hereinafter defined in Special Condition No.(58)(a)(i) hereof) such area as part of the Common Areas (as hereinafter defined in Special Condition No.(58)(a)(v) hereof). The Grantee shall not assign, mortgage or charge (except by building mortgage or charge under Special Condition No.(57)(a)(iii) hereof) or otherwise dispose of the said area except in accordance with Special Condition No.(58)(a)(vi) hereof;

(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; and

(iii) such number of local open spaces within the lot with a total area of not less than 8.147 hectares as may be required by the Director (hereinafter referred to as "**the Local Open Space**") and including the planting of such shrubs and trees to such level, standard and design as may be approved by the Director to be completed and made fit for use on or before the respective date or dates referred to in Special Condition No.(14)(b) hereof as may be appropriate for Any of the Sites and the remaining part of the lot on which the Local Open Space is provided or to be provided. The Local Open Space shall not be used for any purpose other than recreational purposes for the proper use and enjoyment of the lot by the residents and occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors.

(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.

29. **Future Footbridge Associated Structures**

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**");

(ii) Throughout the term hereby agreed to be granted, there is reserved to the Director, his officers, contractors, agents, employees and workers and the owner or owners of adjacent or neighbouring lot or lots, his or their officers, contractors, agents, employees, workers and any other person or persons authorised by him or them with or without motor vehicles, equipment, plant, machinery, free of all costs and charges the right to enter into, upon, and through the lot or any part or parts thereof and in, under, through, on or over any building or buildings or any part thereof erected or to be erected thereon:

(I) to carry out work, to connect at the Locations the Future Footbridges to the Future Footbridge Associated Structures (which connection work, are hereinafter referred to as "**the Connections**") and to thereafter enjoy an easement of support of the Connections and the Future Footbridges; and

(II) to repair and maintain the Connections and the Future Footbridges.

(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.

30. **Pedestrian link and pedestrian walkway**

Special Condition No.(53)

(b) (i) The Grantee (excluding his assigns) shall within such time limit as shall be required by the Director at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) for the purposes as specified in the sub-clause (b)(ii) of this Special Condition at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve;

(ii) The segregated pedestrian ways or paths referred to in sub-clause (b)(i) of this Special Condition shall follow the shortest possible routes and shall be covered, illuminated, provided with litter bins and constructed and designed so as to:

(I) link up each and every building to be erected within Any of the Sites (other than Site M) at such locations and levels of the building as the Director shall approve;

(II) link up each of the Sites (other than Site M1 (Mass Transit Railway Depot)) within the lot at such locations and levels as the Director shall approve; and

(III) link up all major facilities within the lot including the Commercial Accommodation and Any of the Sites containing open space and community facilities provided thereon.

(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;

31. **Covered Footbridge**

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) (i) The Grantee shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director;

(ii) The Grantee shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises; and

(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;

(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.

32. **Internal Transport System and Lighting System**

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;

33. **Hawkers**

Special Condition No.(61)

The Grantee shall not permit or suffer any hawker to carry on business within 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 and the Yellow Area (while he is still in possession of 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 and the Yellow Area) and shall remove therefrom any hawker found to be so doing. Notices to the effect that hawking is prohibited within 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 and the Yellow Area shall be displayed prominently by the Grantee near all entrances to 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 and the Yellow Area. For the purposes of this Special Condition, "hawker" shall be as defined in Section 2 of the Public Health and Municipal Services Ordinance (Chapter 132) PROVIDED THAT for the purposes of this Special Condition the words "in any public place" shall be omitted from paragraph (a) of such definition and shall be substituted by the words "within 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 and the Yellow Area other than any part thereof permitted to be used for retail purposes in accordance with these Conditions".

34. **Advertisement**

Special Condition No.(62)

The Grantee (excluding F.S.I. only) shall not exhibit or permit or suffer to be exhibited on the lot or any part thereof or on any building or buildings erected or to be erected on the lot or on any part thereof externally any placard, poster, sign or advertisement whatsoever except such sign or advertisement as may be approved by the Director.

35. **Bonfire**

Special Condition No.(64)

The Grantee shall not light any bonfire within 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 and the Yellow Area or any part thereof for burning of debris or any materials.

36. **Harbour Area Treatment Scheme Tunnel**

Special Condition No.(65)

(a) There is a sewage tunnel constructed below the area shown and marked "Harbour Area Treatment Scheme Tunnel Protection Area" on Plan I and the Government shall have the right to keep, maintain and use the sewage tunnel throughout the term hereby agreed to be granted. No work for any building or engineering foundation, including ground investigation, is to take place within the said Harbour Area Treatment Scheme Tunnel Protection Area unless approval has first been obtained from the Director of Drainage Services. Three sets of plan shall be submitted to the Mainland South Division of Drainage Services Department for approval. The Grantee shall comply with the conditions that may be stipulated by the Director of Drainage Services for the protection of sewage tunnel. Guidance on the measures and requirements likely to be imposed to protect the sewage tunnel is given in the Appendix to the "Practice Note for the Authorised Persons and Registered Structural Engineers No.165" issued by the Buildings Department and the Grantee shall comply with all conditions required by the Director of Drainage Services for the protection of the sewage tunnels;

(b) Except with the prior written consent of the Director of Drainage Services, no structure, piling, blasting, dredging, anchoring or the like shall be exercised within the area shown and marked "ON-SHORE OUTFALL PROTECTION ZONE" on Plan I;

37. **Drainage Reserve**

Special Condition No.(65)

(c) The Grantee shall not interfere with or build over the area shown coloured pink hatched black, pink hatched black stippled black and pink hatched black hatched red and shown and marked "D.R." (hereinafter referred to as "**Drainage Reserve**") on Plan I without the prior approval in writing of the Director. Any structure so permitted to encroach on or to be constructed over or near the Drainage Reserve shall be so designed and constructed as not to overload, impair or damage the culvert structures within the Drainage Reserve and so as to allow adequate space for access to be gained to the culvert structures for the purposes of maintenance, repair or replacement thereof. The Director may impose whatever requirements he in his sole discretion considers necessary in regard to the design of the aforesaid structures;

38. **Indoor Recreation Centre**[1]

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 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;

[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.

(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 and 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; and

(c) Upon the surrender of the said site in accordance with sub-clause (a) of this Special Condition, there are excepted and reserved to the Government and its assigns and their servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like rights) throughout the term hereby agreed to be granted 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 the said site or any part or parts thereof 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 Remaining Portion of the lot or any buildings, structures and erections thereon or any part or parts thereof for all purposes connected with the proper use and enjoyment of the Indoor Recreation Centre.

39. **Cutting away**

Special Condition No.(68)

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, 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, and

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

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

40. **Anchor maintenance**

Special Condition No.(70)

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

41. **Spoil or debris**

Special Condition No.(71)

(a) In the event of spoil or debris from the lot or from other areas affected by any development of the lot being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties or from the vessels used in the transportation of the aggregates to be used in the temporary concrete production or asphalt production as referred to in Special Condition No.(92)(b) hereof, the Grantee shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down;

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), upon the written request of the Grantee and at the cost of the Grantee, remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a);

42. **Utility Services**

Special Condition No.(72)

(a) The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations

either completed or under construction (all together hereinafter referred to as "**the Works and Services**") being or running upon, over, under or adjacent to the lot or any part thereof or 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 the Yellow Area, PROVIDED THAT the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of the Works and Services in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the Director in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement and except as provided in Special Condition No.(76) hereof shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage or disturbance caused to the surface of the lot or any part thereof or 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 the Yellow Area or any of the Works and Services running on, over, under or adjacent to the lot or any part thereof in any manner or arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or 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 the Yellow Area or of any of the Works and Services to the satisfaction of the Director, he, the Director, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works;

(b) Without prejudice to the sub-clause (a) of this Special Condition, the Grantee shall pay to the Government on demand the cost of diverting the affected 1,200mm diameter salt water main and 80mm diameter fresh water main, which are likely to be exceeding $100,000; and

(c) The Grantee shall at his own expense erect, construct, provide and maintain within the lot at such location or locations and to such designs and standards which shall be approved by the Director a development utility spine (hereinafter referred to as "**the Utility Spine**"). The Utility Spine shall be located at the Depot Roof or station roof or both or at such other height or heights as may be approved by the Director. The Utility Spine shall only be used for the purpose of accommodating communal services for Any of the Sites within the lot, and such communal services shall include but not be limited to water supply, soil and waste water drainage, storm water drainage, town gas, electricity cables, telecom cables, cable TV and the like which shall be installed and maintained in a manner approved by the appropriate Government authorities and utilities companies. The Utility Spine shall not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (16)(e) hereof.

43. **Construction of sewers, drains and channels**

Special Condition No.(75)

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such sewers, drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest sewers, stream-course, catchpit, channel or storm-water drain all storm water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such sewage, storm-water or rain-water.

44. **Connecting drains and sewers**

Special Condition No.(77)

The works of connecting any drains and sewers from the lot to the Government storm water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be constructed by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed in Government land shall upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

45. **Provision of fire service installations and equipment**

Special Condition No.(83)

The Grantee shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Grantee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

46. **Ground settlement**

Special Condition No.(85)

(a) The Grantee hereby acknowledges that the lot has been formed from reclamation over seabed, and that as a result, some future change in the levels of the lot is inevitable, whether as a result of consolidation of underlying and filling materials or otherwise;

(d) The Grantee for and on behalf of itself, its successors and assigns hereby expressly waives any and all claims it might have against the Government as a result of or arising out of the reclamation works, and on its behalf and on behalf of its successors and assigns hereby releases the Government from any liability which might arise in the future relating to or arising from the reclamation of the lot, or any ground or residual settlement or change in level of the lot, and hereby on its behalf and on behalf of its successors and assigns, covenants that it will not take any proceedings, or make any demand or claim against the Government in connection with the reclamation works or as a result of any ground or residual settlement or change in the levels of the lot which may occur in the future, howsoever arising, and whether or not any such settlement or change in level was reasonably foreseeable and any assignments shall be subject to, inter alia, sub-clause (d) of this Special Condition;

47. **Protection of waterworks structures**

Special Condition No.(86)

(b) No structures shall be built, no materials and no containers shall be stored and no trees or shrubs shall be planted within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I without the prior written approval of the Director;

(c) No planting or obstruction of any kind except turfing shall be permitted within an area of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;

(d) No change of existing site condition may be undertaken within the Green Cross-hatched Black Area, the Yellow Area and the area shown coloured pink hatched red and pink hatched red stippled black on Plan I and the area as stipulated in sub-clause (c) of this Special Condition without the prior approval of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between any proposed tree and any pipe is 2.5 metres or less, and the barrier must extend below the invert level of any pipe;

(e) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;

(g) No blasting shall be permitted within the lot without the prior written consent of the Director of Water Supplies. If blasting is to be undertaken in the lot, the maximum explosive charge weight per delay period for a blast at a given distance from any waterworks installation or structure within or near to the lot will be imposed on the blasting permit by the Commissioner of Mines; and

(h) No excavation works adjacent, below or above waterworks structures other than tunnels within the lot shall be permitted without the prior written consent of the Director of Water Supplies.

48. **Seawall**

Special Condition No.(93)

(a) The Grantee shall not carry out or permit to be carried out any works within the lot which in the opinion of the Director (whose opinion shall be final and binding on the Grantee) adversely affects or is likely to adversely affects the existing seawall and any other marine structures and facilities in the vicinity of the lot. All works within the lot shall be designed and carried out so as to cater for the effect of any future reclamation of the foreshore near the lot and not to adversely affect the existing seawall and other marine structures and facilities in the vicinity of the lot and the Grantee shall have no right to any compensation under the Foreshore and Sea-bed (Reclamations) Ordinance in respect of any such reclamation;

(d) No alteration works to the existing seawall and any other marine structures and facilities in the vicinity of the lot shall be carried out without the prior written consent of the Director. Any approved alteration works shall be carried out to the satisfaction of the Director. Any alteration works done by the Grantee with the prior written consent of the Director to the existing seawall and other marine structures and facilities within or formed for provision of services to or formed for the support or protection of the lot shall be protected against damage and maintained by the Grantee at his own costs until the alteration works are completed to the satisfaction of the Director.

49. **Marine and littoral refuse**

Special Condition No.(94)

(a) No material, earth, refuse, debris, spoil of whatever nature, pollutants whether liquid or solid, untreated sewage or other effluent or waste matter of any kind shall be deposited in the sea or upon the foreshore or sea bed;

(b) The Grantee shall at his own expense take appropriate measures to the satisfaction of the Director to prevent any material, earth, refuse, debris, spoil, pollutants, sewage or other effluent or waste matter from either entering the sea or becoming deposited on the foreshore or sea bed;

50. **Brown Area**

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**"); and

(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.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the brown area referred to in sub-clause (a)(i)(I) of this Special Condition for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the said brown area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the said brown area or any part or parts thereof.

(d) The Grantee shall not without the prior written consent of the Director use the Brown Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in sub-clause (a) of this Special Condition.

51. **Yellow Hatched Black Area**

Special Condition No.(100)

(a) The Grantee shall :-

(i) 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**"); and

(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.

(c) (ii) The Government reserves the right to take back possession of the whole or any part or parts of the Yellow Hatched Black Area for the purpose in connection with the construction of a future public road as and when it sees fit without any payment or compensation to the Grantee and the whole or such part or parts of the Yellow Hatched Black Area shall be re-delivered to the Government by the Grantee free of cost on demand of the Director provided always that the Government shall not be compelled to take back possession of the Yellow Hatched Black Area or any part or parts thereof.

(d) The Grantee shall not without the prior written consent of the Director use the Yellow Hatched Black Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in sub-clause (a) of this Special Condition.

52. **No grave or columbarium permitted**

Special Condition No.(104)

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

53. Greenery Area

Special Condition No.(105)

In respect of Site D and Site KL, subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.7 hereof) of the lot or any part thereof:

(a) without prejudice to the provisions of Special Condition No.(7) hereof, the Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as "**the D of B**") for his written approval a plan respectively indicating such portion or portions of Site D and Site KL or building or buildings erected or to be erected on Site D and Site KL at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "**the Greenery Area**"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "**Greenery Submission**"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of Site D and Site KL or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as "**the Approved Greenery Submission**");

(b) the Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and

(c) except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No.(58)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

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 development, formation/landscape or construction (as the case may be) of the following sites, coloured areas and Government Accommodations under the Land Grant will be amended as follows :-

Site	**To be completed on or before**
Site C1	31 March 2023
Site C2	30 June 2026
Site D	31 March 2027
Site H	30 June 2022
Site I	30 June 2023
Site J	31 March 2023
Coloured Areas	**To be completed on or before**
Green Stippled Black Area	31 March 2023
Green Hatched Black Stippled Black Area	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 Note 2 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	31 March 2023
Supported Hostel for Mentally or Physically Handicapped Persons	31 March 2023
Early Education and Training Centre	31 March 2023
Public Toilet	15 October 2020
Primary and Secondary Schools	30 June 2024
Soccer Pitch	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.

1. 「期數」位於將軍澳市地段第70號餘段「地盤O」。

2. 將軍澳市地段第70號餘段(「**該地段**」)乃「政府」根據2002年5月16日所訂之「新批地文件」第9689號批授，批租年期為2002年5月16日開始50年，2052年5月15日期滿終止。「新批地文件」第9689號先後於2005年4月19日、2006年4月13日、2008年3月19日、2009年5月11日、2012年9月11日、2014年8月1日、2015年1月5日、2015年4月24日、2015年7月30日、2015年11月11日、2016年2月15日、2016年5月20日、2016年10月5日、2017年1月16日、2017年1月26日、2019年4月11日、2019年6月28日、2020年3月30日、2020年12月8日及2021年2月4日分別以「批地條款修訂書」第05042602320188號、06042800110014號、08032801320019號、09051501940319號、12091403070069號、14081201890016號、15010900340012號、15042901080159號、15080701750014號、15111800950014號、16021701150013號、16052501410014號、16101102220023號、17012300360016號、17021301120016號、19041700760014號、19071101700014號、20041700430016號、20121600210025號及21021700940031號修訂及修改(「**批地文件**」)，並在土地註冊處註冊。

3. 用途

第(15)條批地特別條款

(a) 遵從此等「批地條款」(釋義以第13條批地一般條款所訂為準)及特別遵從本批地特別條款(b)款之規定，該地段或其任何部分或現已或將會建於該地段之任何建築物或任何建築物部分除作非工業用途(不包括酒店、加油站及貨倉)外，概不可作任何其他用途；

(b) 如非事前獲「署長」書面批准並且符合本文第(31)(a)(i)及(31)(a)(ii)條批地特別條款之規定，「地盤M」(釋義以第(12)條批地特別條款所訂為準)或其任何部分或現已或將會建於其上之任何建築物或任何建築物部分除用作「港鐵車廠」及「港鐵車站」(釋義分別以第(31)(a)(i)及(31)(a)(ii)條批地特別條款所訂為準)外，概不可作任何其他用途；及

(c) 茲毋損本批地特別條款(a)款及本文第(17)條批地特別條款之一般規定，該地段或其任何部分或現已或將會建於該地段之任何建築物或任何建築物部分除遵照此等「批地條款」、「核准園景美化建議書」(釋義以第(7)(d)條批地特別條款所訂為準)及「核准建築圖則」(釋義以第(13)(b)條批地特別條款所訂為準)的設計、構造及作原擬的用途外，概不可作任何其他用途。

4. 「承批人」賠償

第4條批地一般條款

「承批人」現簽訂「租契協議備忘錄」(釋義以第13條批地一般條款所訂為準)，即表示倘任何毗連或毗鄰土地受損，而地政總署署長(以下簡稱「署長」)認為(其意見將作終論並對「承批人」具約束效力)有關損害乃因「承批人」遵照「批地條款」進行任何影響該地段或該處任何部分的發展、重建或其他工程所致，「承批人」將承擔責任向「政府」賠償由此招致之所有訴訟、法律程序、責任、索求、費用、開支及索償，並確保「政府」免責。

5. 維修

第7條批地一般條款

(a) 「承批人」應在本文協定的整個批租期內遵照此等「批地條款」進行建造或重建(本詞指下文(b)款所述的重建工程)：

(i) 依照經批核的設計、規劃或高度及任何核准建築圖則(不得作任何更改或修改)維修所有建築物；

(ii) 維修現已或此後將會按照經建築事務監督批核各圖則、此等「批地條款」或日後任何合法修訂條文建造的所有建築物，使其維修充足及狀態良好，以及於批租期屆滿或提前終止時以同等的維修及狀態交還此等建築物。

(b) 如於本文協定的批租期任何時期內拆卸該地段或其任何部分的現有建築物，「承批人」必須另建良好健全的一座或多座同類型建築物而樓面總面積不少於現有建築物或有關類型及價值經「署長」批核的一座或多座建築物作替代。倘如上所述拆卸建築物，「承批人」應在拆卸前向「署長」申請同意在該地段進行重建工程。「承批人」接獲同意書後，必須在三個曆月內展開必要的重建工程，並於「署長」指定的期限內以「署長」滿意的方式完成重建。

6. 私家街、私家路及後巷

第9條批地一般條款

此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用則由「承批人」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批授的該地段一部分並獲許同意出租，「承批人」應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「承批人」須承擔經「署長」核實的路燈安裝工程資本開支，並且允許工人及車輛自由進出該地段範圍，以便安裝及維修路燈。

7. 園景美化

第(7)條批地特別條款

(d) 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」(釋義以第(7)(a)條批地特別條款所訂為準)及「詳細規劃建議書」(釋義以第(7)(a)條批地特別條款所訂為準)，自費在該地段及「黃色範圍」(釋義以第(7)(a)條批地特別條款所訂為準)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；

(e) 「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(102)條批地特別條款

(b) (ii) 「地盤C1」須有不少於百分之三十(30%)面積及「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」分別須有不少於百分之二十(20%)面積種植樹木、灌叢或其他植物；

(iii) 本批地特別條款(b)(ii)款所載的有關「地盤C1」的百分之三十(30%)面積中不少於百分之五十(50%)及有關「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的百分之二十(20%)面積中不少於百分之五十(50%)(「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」各自的相關面積以下簡稱「**各自綠化地方**」)應設於規劃署署長全權酌情指定的位置或樓層，以致任何行人可看見或進入「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的人士或人均可通行每個「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的「各自綠化地方」；

(v) 規劃署署長可全權酌情接受「承批人」建議的其他非植樹綠化特色，以代替栽種樹木、灌叢或其他植物。

(c) 「承批人」應自費按照「地盤C1」、「地盤C2」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤N」及「地盤O」的核准園景美化總綱建議書在該處進行「署長」全面滿意的園景綠化工程。如非事前獲「署長」書面同意，概不可更改、修改、修訂、改動或取代核准園景美化總綱建議書。

(d) 嗣後「承批人」應自費保養及維修園景美化地方，以保持安全、清潔、整齊及健康，全面令「署長」滿意。

第(103)條批地特別條款

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」或毗連土地生長的樹木。

8. 「黃色範圍」

第(7)條批地特別條款

(f) 「承批人」應：

(i) 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「署長」批准的其他日期，自費以「署長」批准的方式及物料，按照「署長」批准的標準、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**」)鋪設、平整、提供、建造、鋪築表面及排水渠(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；及

(ii) 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」的管有權，連同在該處提供及裝設的所有構築物及服務按照本批地特別條款(h)(ii)款規定交還「政府」為止。

(h) (ii) 「政府」保留權利在其視為恰當時收回「黃色範圍」或其任何部分之管有權作任何用途「(署長」就此作出的決定將作終論)，而毋須向「承批人」支付任何款項或補償。「承批人」應在「署長」通知時將「黃色範圍」交還「政府」，惟「政府」毋須強迫性收回「黃色範圍」或其任何部分之管有權。直至「黃色範圍」的管有權交還「政府」為止，「承批人」必須承擔責任保養、維修和修理「黃色範圍」連同本批地特別條款(f)(ii)款訂明在該處提供及裝設之所有構築物及服務。

(i) (I) 如非事前獲「署長」書面同意，「承批人」不得使用「黃色範圍」或其任何部分儲物或在該處搭建任何臨時構築物或作任何用途；及

(II) 如非事前獲土木工程拓展署署長書面同意，「承批人」不得在建造或建築於毗連「黃色範圍」的海堤進行任何更改工程。

(l) 「承批人」管有「黃色範圍」或其任何部分期間，應在「署長」書面要求時，允許「政府」、土木工程拓展署署長、其人員、承辦商、代理和獲其授權之其他人等於任何時候獨自或駕車或帶備工具、設備、機械、物料或機器與否，暢通無阻地進出及往返於圖則編號209506/GZ/203（在2013年5月10日和2013年5月16日刊憲）中被界定為工地範圍的「黃色範圍」或其任何部分（以下簡稱**「黃色範圍部分」**），以建造建議的跨灣連接路（不論位於「黃色範圍部分」與否，及在「署長」全權酌情指定的地點及水平）（以下簡稱**「黃色範圍部分之出入通行權」**），直至「署長」發出停止或終止「黃色範圍部分之出入通行權」的書面通知書予「承批人」中所指定的日期。「承批人」應在所有有關上述建築工程的事宜，全力與「政府」和土木工程拓展署署長合作。「署長」對「黃色範圍部分」的面積、位置和水平及工地範圍的決定將作終論，並對「承批人」具約束力。

(m) 「政府」、土木工程拓展署署長、其人員、承辦商、代理和獲其授權之其他人等因行使本批地特別條款(l)款所載的權利而令「承批人」或其他人蒙受或招致任何損失、損害、滋擾或騷擾，概毋須就此承擔責任。「承批人」亦不可就此等損失、損害、滋擾或騷擾向「政府」、土木工程拓展署署長、其人員、承辦商、代理或獲其授權之其他人等索償。

(n) 「承批人」在管有「黃色範圍」期間，必須允許所有「政府」、其人員、承辦商、代理和獲其授權之其他人等在所有合理時間獨自或駕車或帶備工具、設備、機械、物料或機器與否，暢通無阻地進出，往返及經越「黃色範圍」，以「署長」全權酌情視為須要於「黃色範圍」內進行有關跨灣連接路、任何公共道路或任何其他工程的檢查、監督、修理、改動、還原、修復、維修、提升或改善工程。「政府」、其人員、承辦商、代理和獲其授權之其他人等因行使本批地特別條款(n)款所載的權利而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾，概毋須就此承擔責任。「承批人」亦不可就此等損失、損害、滋擾或騷擾向「政府」、其人員、承辦商、代理或獲其授權之其他人等索償。

9. 「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」

第(8)條批地特別條款

(b) 「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「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「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「署長」所指定其他日期或之前，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、提供及建造「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。「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，以致「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「署長」所指定其他日期或之前，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) 於本批地特別條款(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、交通標誌、街道設施及道路標記；及

(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、街道設施及機器，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」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

(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」、「綠色間黑斜線範圍」及「綠色間黑十字線範圍」的管有權。「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所須進行之工程已完成後及「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」構成公共道路的一部分或多於一部分時，「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」管有「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」或其任何部分之管有權當日後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、設計等)，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」向其發出書面通知指定的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。

第(10)條批地特別條款

(a) 如非事前獲「署長」書面同意，「承批人」不可使用「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」儲物或在該處搭建任何臨時構築物。

10. 建築契諾

第(14)條批地特別條款

(a) 「承批人」應發展該地段，即全面遵照此等「批地條款」和在任何時間於香港生效的所有建築、衛生及規劃條例、附例和規例，在該處建造一座或多座建築物。上述的一座或多座建築物應在2027年6月30日或之前建成並適宜居住。

(b) 儘管有本批地特別條款(a)款之規定，以及遵從本文第(16)(a)(vi)及(16)(b)條批地特別條款之規定：

(i) 現已或將會為「地盤AB」興建的一座或多座建築物或其任何部分應在2013年12月31日或之前、「地盤AB」「到期日」後96個曆月內或「署長」於「地盤AB」「到期日」或之前全權酌情指定的其他日期(「署長」的決定將作終論並對「承批人」約束)建成並適宜居住(三者取其較遲)；

(ii) 現已或將會為「地盤C1」興建的一座或多座建築物應在2022年9月30日或之前建成並適宜居住；

(iii) 現已或將會為「地盤C2」興建的一座或多座建築物應在2025年12月31日或之前建成並適宜居住；

(iv) 現已或將會為「地盤D」興建的一座或多座建築物應在2026年9月30日或之前建成並適宜居住；

(v) 現已或將會為「地盤E」興建的一座或多座建築物應在2014年9月30日或之前建成並適宜居住；

(vi) 現已或將會為「地盤F」興建的一座或多座建築物應在2011年6月30日或之前建成並適宜居住；

(vii) 現已或將會為「地盤G」興建的一座或多座建築物應在2021年6月30日或之前建成並適宜居住；

(viii) 現已或將會為「地盤H」興建的一座或多座建築物應在2021年12月31日或之前建成並適宜居住；

(ix) 現已或將會為「地盤I」興建的一座或多座建築物應在2022年12月31日或之前建成並適宜居住；

(x) 現已或將會為「地盤J」興建的一座或多座建築物應在2022年9月30日或之前建成並適宜居住；

(xi) 現已或將會為「地盤KL」興建的一座或多座建築物或其任何部分應在2027年6月30日或之前建成並適宜居住；

(xiii) 現已或將會為「地盤N」興建的一座或多座建築物應在2021年9月30日或之前建成並適宜居住；及

(xiv) 現已或將會為「地盤O」興建的一座或多座建築物應在2021年3月31日或之前建成並適宜居住。

11. 發展條款

第(16)條批地特別條款

遵從此等「批地條款」，如該地段或其任何部分進行發展或重建(上述兩詞純粹指第7條批地一般條款所載的重建項目)：

(a) 「承批人」必須並且只可在該地段興建、建造、提供及維修：

(i) 本文第(31)條批地特別條款所載的「港鐵綜合大樓」；

(ii) 本文第(17)條批地特別條款所載的「政府樓宇」；

(iii) 構成「港鐵車廠」結構屋頂(以下簡稱「**車廠屋頂**」)的高架建築平台，高度不可超出「香港主水平基準」18.5米或「署長」按照「核准建築圖則」所示尺寸、樓層、地點及位置批准的其他高度。「車廠屋頂」和附屬、從屬或屬於該處所有構築物的設計、規格及建造(包括使用的物料)事前必須經「署長」書面批准，而在「署長」發出書面批准之前概不可展開建造工程；

(iv) 分別於本文第(50)(a)條批地特別條款所載的「幼稚園」及本文第(50)(b)條批地特別條款所載的「幼稚園/幼稚園暨兒童護理中心」；

(vi) (I) 作住宅用途的地方及設施(以下統稱「**住宅樓宇**」)，由不少於20,000個居住單位及不多於25,700個居住單位組成。樓面總面積不少於1,397,500平方米和不超過1,612,800平方米；及

(II) 作商業用途的地方及設施(以下統稱「**商業樓宇**」)，樓面總面積不少於30,000平方米和不超過50,000平方米；

(b) (i) 儘管本批地特別條款(a)(vi)款之規定，「承批人」亦必須並且只可在該地段：

(i) 就「地盤AB」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少2,474個；最多4,272個，樓面總面積不少於185,818平方米和不超過309,696平方米；

(II) 合共855個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 合共50個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(IV) 合共91個本文第(44)(a)(iv)條批地特別條款訂明的車位；

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VI) 合共10個本文第(44)(b)(i)條批地特別條款訂明的車位；及

(VII) 一間本文第(50)(a)條批地特別條款訂明的幼稚園，內設8個課室，樓面總面積不超過800平方米，連同2個車位供停泊車輛，每個最少闊2.5米長5.0米，淨空高度最少2.4米，另設3個停車等候車位供校巴上落乘客，每個最少闊3.5米長7米，淨空高度最少3.6米；

(ii) 就「地盤C1」興建、建造、提供和維修：

(I) 地方及設施，樓面總面積不少於96,050平方米和不超過114,760平方米，當中包括：

(A) 「住宅樓宇」，居住單位數目最少960個；樓面總面積不少於67,070平方米和不超過70,260平方米；及

(B) 「商業樓宇」，樓面總面積不少於28,980平方米和不超過44,500平方米；

(II) 合共180個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 合共10個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(IV) 合共333個本文第(44)(a)(iii)條批地特別條款訂明的車位；

(V) 合共19個本文第(44)(a)(iv)條批地特別條款訂明的車位；

(VI) 合共33個本文第(44)(a)(v)條批地特別條款訂明的車位；

(VII) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VIII) 合共2個本文第(44)(b)(i)條批地特別條款訂明的車位；

(IX) 合共45個本文第(44)(b)(ii)條批地特別條款訂明的車位，儘管本文第(44)(b)條批地特別條款另有規定，提供的45個車位其中28個車位須每個最少闊3.5米長7.0米，淨空高度最少3.6米；

(X) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(ii)(II)、(b)(i)(ii)(III)及(b)(i)(vii)(IV)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；及

(XI) 一間本文第(50)(b)條批地特別條款訂明的幼稚園/幼稚園暨兒童護理中心，內設9個課室，樓面總面積不超過1,160平方米，連同2個車位供停泊車輛，每個最少闊2.5米長5.0米，淨空高度最少2.4米，另設3個停車等候車位供校巴上落乘客，每個最少闊3.5米長7米，淨空高度最少3.6米；

(iii) 就「地盤C2」興建、建造、提供及維修：

(I) 「住宅樓宇」，居住單位數目最少1,217個，樓面總面積不少於85,025平方米但不可超過88,858平方米；

(II) 合共245個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 本文第(44)(a)(ii)條批地特別條款訂明的車位，比例為每幢住宅大樓設有5個車位；

(IV) 本文第(44)(a)(iv)條批地特別條款所規定的車位，比率為根據此特別條款的(b)(i)(iii)(II)及(b)(i)(iii)(III)款所指的所有車位數目的10%；

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每10個住宅單位設有1個車位；

(VI) 本文第(44)(b)(i)條批地特別條款所規定的停車處，比率為每幢住宅大樓有1個停車處；及

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(iii)(II)及(b)(i)(iii)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(iv) 就「地盤D」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,217個，樓面總面積不少於85,025平方米和不超過89,290平方米；

(II) 「長者社區照顧及支援服務中心樓宇」(釋義以本文第(17)(a)(ii)(iii)條批地特別條款所訂為準)。「長者社區照顧及支援服務中心樓宇」應在本文第(17)(a)(ii)(iii)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(III) 「弱智人士或肢體傷殘人士輔助宿舍」(釋義以本文第(17)(a)(iii)條批地特別條款所訂為準)。「弱智人士或肢體傷殘人士輔助宿舍」應在本文第(17)(a)(iii)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(IV) 「早期教育及訓練中心」(釋義以本文第(17)(a)(vii)條批地特別條款所訂為準)。「早期教育及訓練中心」應在本文第(17)(a)(vii)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(V) 合共251個本文第(44)(a)(i)條批地特別條款訂明的車位；

(VI) 本文第(44)(a)(ii)條批地特別條款訂明的車位，比例為每幢住宅大樓設有5個車位；

(VII) 本文第(44)(a)(iv)條批地特別條款所規定的車位，比率為根據此特別條款的(b)(i)(iv)(V)及(b)(i)(iv)(VI)款所提供的所有車位數目的10%；

(VIII) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每10個住宅單位或其部份設有1個車位；

(IX) 本文第(44)(b)(i)條批地特別條款所規定的停車處，比率為每幢住宅大樓有1個停車處；及

(X) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(iv)(V)及(b)(i)(iv)(VI)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(v) 就「地盤E」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,533個；最多1,648個，樓面總面積不少於111,384平方米和不超過128,544平方米；

(II) 「永久公共運輸交匯處」各部分(釋義以本文第(17)(a)(i)條批地特別條款所訂為準)；

(III) 合共330個本文第(44)(a)(i)條批地特別條款訂明的車位；

(IV) 合共20個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(V) 合共35個本文第(44)(a)(iv)條批地特別條款訂明的車位；

(VI) 合共132個本文第(44)(a)(vi)條批地特別條款訂明的車位；

(VII) 合共4個本文第(44)(b)(i)條批地特別條款訂明的停車等候車位；及

(VIII) 一間本文第(50)(a)條批地特別條款訂明的幼稚園，內設9個課室，樓面總面積不超過1,000平方米，連同2個車位供停泊車輛，每個最少闊3.0米長7.0米，淨空高度最少2.4米；

(vi) 就「地盤F」興建、建造、提供和維修：

(I) 樓面總面積不少於136,540平方米的地方及設施，當中包括：

(A) 「住宅樓宇」，居住單位數目最少1,950個，最多2,096個，樓面總面積不超過136,240平方米；

(B) 「商業樓宇」，樓面總面積不少於300平方米，但不可超過500平方米；及

(C) (i) 一間安老院(以下簡稱「**安老院**」)，樓面總面積不超過3,100平方米。計算本文第(16)(e)條批地特別條款所訂現已或將會建於該地段的一座或多座建築物的樓面總面積時，「安老院」將會連計在內；

(ii) 一個供停泊車輛的車位，最少闊3.0米長7.6米，淨空高度最少2.8米，位置應靠近「安老院」。該車位不可計入本文第(44)條批地特別條款所載的車位；

(iii) 一間「安老院」連同本批地特別條款(b)(i)(vi)(I)(C)(ii)款訂明的車位(以下統稱「**安老院樓宇**」)。「安老院樓宇」應在本文第(14)(b)(vi)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(II) 「社區會堂樓宇」(本文第(17)(a)(v)(III)條批地特別條款訂明)。「社區會堂樓宇」應在本文第(17)(a)(v)(III)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(III) 「綜合青少年服務中心」(本文第(17)(a)(vi)條批地特別條款訂明)。「綜合青少年服務中心」應在本文第(17)(a)(vi)條批地特別條款訂明的日期或之前以「署長」全面滿意的方式建成並適宜佔用及營運；

(IV) 合共300個本文第(44)(a)(i)條批地特別條款訂明的車位；

(V) 合共25個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(VI) 合共16個本文第(44)(a)(iv)條批地特別條款訂明的車位；

(VII) 合共65個本文第(44)(a)(vi)條批地特別條款訂明的車位；及

(VIII) 合共5個本文第(44)(b)(i)條批地特別條款訂明的停車等候車位；

(vii) 就「地盤G」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,228個，樓面總面積不少於85,800平方米及不超過102,336平方米；

(II) 「永久公共運輸交匯處」部分範圍(釋義以本文第(17)(a)(i)條批地特別條款所訂為準)；

(III) 「公共廁所」(釋義以本文第(17)(a)(ix)條批地特別條款所訂為準)；

(IV) 合共263個本文第(44)(a)(i)條批地特別條款訂明的車位；

(V) 合共15個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(VI) 合共28個本文第(44)(a)(iv)條批地特別條款訂明的車位；

(VII) 合共237個本文第(44)(a)(vi)條批地特別條款訂明的車位；

(VIII) 合共3個本文第(44)(b)(i)條批地特別條款訂明的停車處；

(IX) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款b)(i)(vii)(IV)及(b)(i)(vii)(V)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(viii) 就「地盤H」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,168個，樓面總面積不少於81,640平方米及不超過97,000平方米；

(II) 合共255個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 合共15個本文第(44)(a)(ii)條批地特別條款訂明的車位；

(IV) 合共27個本文第(44)(a)(iv)條批地特別條款訂明的車位;

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每十個或不足十個住宅單位設有一個車位；

(VI) 合共3個本文第(44)(b)(i)條批地特別條款訂明的停車處；及

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(viii)(II)及(b)(i)(viii)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(ix) 就「地盤I」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少751個，樓面總面積不少於52,520平方米及不超過75,400平方米；

(II) 合共178個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 本文第(44)(a)(ii)條批地特別條款訂明的車位，比例為每幢住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的(b)(i)(x)(II)及(b)(i)(x)(III)款所指的所有車位數目的10%；

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每10個或不足10個住宅單位設有1個車位；

(VI) 就此批地特別條款第44(b)(i)條所規定的停車處，比率為每幢住宅大樓設1個停車處；及

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(x) 就「地盤J」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,250個，樓面總面積不少於87,360平方米及不超過104,110平方米；

(II) 合共274個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 本文第(44)(a)(ii)條批地特別條款訂明的車位，比例為每幢住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的(b)(i)(x)(II)及(b)(i)(x)(III)款所指的所有車位數目的10%；

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每10個或不足10個住宅單位設有1個車位；

(VI) 就此批地特別條款第44(b)(i)條所規定的停車處，比率為每幢住宅大樓設1個停車處；

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(x)(II)及(b)(i)(x)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；及

(VIII) 一間本文第(50)(b)條批地特別條款訂明的幼稚園或幼稚園暨兒童護理中心，內設6個課室，樓面總面積不超過810平方米，連同2個車位供停泊車輛，每個車位最少闊2.5米及長5.0米，淨空高度最少2.4米，另設2個停車等候車位供校巴上落乘客，每個最少闊3.5米及長7米，淨空高度最少3.6米；

(xi) 就「地盤KL」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,667個，樓面總面積不少於116,480平方米及不超過143,694平方米；

(II) 合共359個本文第(44)(a)(i)條批地特別條款訂明的車位；

(III) 本文第(44)(a)(ii)條批地特別條款訂明的車位，比例為每幢住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的(b)(i)(xi)(II)及(b)(i)(xi)(III)款所指的所有車位數目的10%；

(V) 本文第(44)(a)(vi)條批地特別條款訂明的車位，比例為每10個或不足10個住宅單位設有1個車位；

(VI) 就此批地特別條款第44(b)(i)條所規定的停車處，比率為每幢住宅大樓設1個停車處；及

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(xi)(II)及(b)(i)(xi)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(xiii) 就「地盤N」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,633個，樓面總面積不少於114,140平方米及不超過136,970平方米；

(II) 就此批地特別條款第44(a)(i)條所規定的車位，比率為每5個居住單位或其部分設1個車位或總共354個單位，以較高者為準；

(III) 就此批地特別條款第44(a)(ii)條所規定的車位，比率為每幢住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的(b)(i)(xiii)(II)及(b)(i)(xiii)(III)款所指的所有車位數目的10%；

(V) 就此批地特別條款第44(a)(vi)條所規定的車位，比率為每10個居住單位或其部分設1個車位；

(VI) 就此批地特別條款第44(b)(i)條所規定的車位，比率為每幢住宅大樓設1個車位，及

(VII) 按照本文第(44)(a)(vii)條批地特別條款規定從根據本批地特別條款(b)(i)(xiii)(II)及(b)(i)(xiii)(III)款提供的車位中劃定一定數額的「傷殘人士車位」(受保留及劃定最少一(1)個車位的規定所限)；

(xiv) 就「地盤O」興建、建造、提供和維修：

(I) 「住宅樓宇」，居住單位數目最少1,459個，樓面總面積不少於101,920平方米及不多於122,302平方米；(「承批人」特此同意及承認政府沒有擔保建築於或將會建築於「地盤O」或任何其部分的樓宇將可達到此副條款所指的最大的樓面總面積)；

(II) 就此批地特別條款第44(a)(i)條所規定的車位，比率為1個車位有5個居住單位或其部分或總共316個單位，取決於哪一個較高；

(III) 就此批地特別條款第44(a)(ii)條所規定的車位，比率為每個住宅大樓有5個車位；

(IV) 就此批地特別條款第44(a)(iv)條所規定的車位，比率為根據此特別條款的副條款(b)(i)(xiv)(II)及(b)(i)(xiv)(III)所指的所有車位的10%；

(V) 就此批地特別條款第44(a)(vi)條所規定的車位，比率為1個車位有10個居住單位或其部分；

(VI) 就此批地特別條款第44(b)(i)條所規定的窗戶，比率為每個單位有1個窗戶；及

(ii) 遵從本批地特別條款(a)(vi)款之規定，以及儘管本批地特別條款(b)(i)(i)至(b)(i)(xiv)款另有任何規定，「署長」可隨時全權酌情批准重新分配將於任何「任何地盤」提供的「住宅樓宇」及「商業樓宇」，並且准許更改本批地特別條款(b)(i)(i)至(b)(i)(xiv)款分別訂明每個「地盤」之「住宅樓宇」最少建築樓面總面積及居住單位數目下限和「商業樓宇」之建築樓面總面積上下限。然而，「承批人」須在任何將會被評定補價的「任何地盤」之最早「補價」「到期日」之前不少於12個曆月內或「署長」同意的其他期限內向「署長」申請批准重新分配「住宅樓宇」及「商業樓宇」，並且更改「住宅樓宇」最少建築樓面總面積及居住單位數目下限和「商業樓宇」之建築樓面總面積上下限。「署長」行使本文所載的權利時，可附加任何條款與條件，包括要求「承批人」繳付「署長」釐定的額外補價。

(e) 儘管本批地特別條款(a)(vi)款之規定，現已或將會建於該地段上的任何一座或多座建築物的樓面總面積不可少於1,427,500平方米和不可超過1,652,800平方米。

12. 「政府樓宇」

第(17)條批地特別條款

(a) 「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」、本文所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)及根據本文第(18)(a)條批地特別條款批核之圖則，在該地段興建、建造和提供以下地方。此等擬建於「任何地盤」的地方應在其所在「任何地盤」或「任何地盤」部分獲建築事務監督發出「佔用許可證」或「臨時佔用許可證」(不包括本文第(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「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：

(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「港鐵車站」(釋義以本文第(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「港鐵車站」(釋義以本文第(31)(a)(ii)條批地特別條款所訂為準)開始營運當日或「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)或之前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」(釋義以本文第(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) 一間多用途會堂(以下簡稱「**社區會堂**」)，淨作業樓面面積不少於593平方米；

(II) (A) 合共5個車位供根據《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個巴士停車等候車位，最少闊3米長12米，淨空高度最少3.8米。

(III) 本批地特別條款(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)或之前建成並適宜佔用及營運。

(vi) 一間綜合青少年服務中心(以下簡稱「**綜合青少年服務中心**」)，淨作業樓面面積不少於631平方米，「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本責任。「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**」)，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，淨作業樓面面積不少於70平方米。「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」全權酌情釐定的較少數目組成，樓層及位置按「署長」指定。上述校舍應在2023年12月31日或「署長」全權酌情指定的其他日期或之前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」及根據本文第(18)(a)條批地特別條款核准的圖則。再者，「署長」可全權酌情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本責任。「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) 一個足球場連附屬設施(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「署長」全權酌情指定的其他日期或之前建成並適宜佔用及營運。「署長」可全權酌情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本責任。「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)款所載的地方(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「署長」依照此等「批地條款」許可惟並非該處專用的電梯、自動扶梯、樓梯、機器、設備及其他設施，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**」)。

13. 維修「政府樓宇」

第(23)條批地特別條款

(a) 茲毋損本文第(27)條批地特別條款之規定，現聲明在本文第(27)(a)條批地特別條款訂明的「保修責任期」內，「承批人」時刻均須自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀態良好；及

(b) 於本批地特別條款，「承批人」之釋義不包括其受讓人。

14. 「政府樓宇」之「保修責任」

第(27)條批地特別條款

(b) 只要「署長」及/或「財政司司長法團」(釋義以第(25)(a)條批地特別條款所訂為準)發出通知，「承批人」須自費按「署長」及/或「財政司司長法團」指定的期限、標準和方式執行所有必要的維修、修理、更改、重建、補救及任何其他工程，以補救及糾正「政府樓宇」、其任何部分及該處各屋宇裝備裝置於任何「保修責任期」內出現或發現的缺點、需要修理問題、不善、故障、失靈或任何其他尚未完成工程，「承批人」除要遵從前文之規定外，並須自費按「署長」及/或「財政司司長法團」指定的期限、標準及方式修復和糾正在「承批人」交付「政府樓宇」、其任何部分及該處各屋宇裝備裝置管有權當日已存在的任何缺點、需要修理問題、不善、故障、失靈或任何其他尚未完成工程；

(f) 於本批地特別條款，「承批人」之釋義不包括其受讓人。

15. 維修「政府樓宇」內「物件」

第(28)條批地特別條款

(a) 「承批人」應在本文協定批授的整個年期內，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)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、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」及該地段其餘發展項目使用的電梯、自動扶梯及樓梯；

(iii) 屬於「政府樓宇」及該地段其餘發展項目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板的截油器；及

(v) 所有其他供「政府樓宇」及該地段其餘發展項目使用的公共部分及設施。

(b) 儘管本批地特別條款(a)(i)及(a)(iv)款之規定，「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/或結構板。此等地基及/或結構板乃「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。

(d) 於本批地特別條款，「承批人」之釋義不包括「財政司司長法團」。

16. 「臨時公共運輸交匯處」

第(30)條批地特別條款

(a) 遵從本文第(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「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通「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、車站上蓋以及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「港鐵車站」(釋義以本文第(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」設計和提供的「臨時公共運輸交匯處」淨作業樓面面積不可少於4,800平方米，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) (i) 「署長」發函表示「臨時公共運輸交匯處」竣工令其滿意當日，「承批人」應將「臨時公共運輸交匯處」移交「署長」，該處的營運權將歸於「政府」。儘管「臨時公共運輸交匯處」已移交「署長」，「承批人」仍須在「臨時公共運輸交匯處」營運期間一直自費保持該處整潔和維修充足及狀態良好，並須修理「臨時公共運輸交匯處」(包括負責行人徑、平台、行車道及其他設施之一般清潔)，以致令「署長」滿意。「承批人」須承擔營運「臨時公共運輸交匯處」招致的所有費用，包括但不限於支付閉路電視系統、照明、通風及街道設施的電費；

(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」，而「政府」具有全權行使《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個曆月內自費拆卸及清理「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」而招致或承受的任何損失、損害、滋擾或騷擾承擔責任，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，「署長」應將「臨時公共運輸交匯處」移交「承批人」；

(f) 於本批地特別條款，「承批人」之釋義指訂立及執行本「協議」的人士。

17. 「港鐵綜合大樓」

第(31)條批地特別條款

(a) 「承批人」應自費以「署長」滿意的方式，依照此等「批地條款」及「核准建築圖則」(如適用者)(但仍須遵從「政府」與「承批人」現已或將會達成的任何管理及維修協議)興建、建造、提供和嗣後營運及維修「地盤M」內的「港鐵車站」設施與地方(以下統稱「**港鐵綜合大樓**」)，其中包括但不限於：

(i) 「署長」指定位於「地盤M1」(「港鐵車廠」) 的維修車廠及鐵路車間連同附屬的鐵路結構、設施、道路及若干供停泊車輛和上落客貨的車位(此等車廠、附屬結構、設施、道路及車位以下統稱「**港鐵車廠**」)，以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車廠」應在「署長」指定(「署長」之決定將作終論並對「承批人」約束)之一個或多個日期建成並適宜以「署長」滿意的規模投入運作；

(ii) 位於「地盤M2」(「港鐵車站」)的鐵路站及月台連同「署長」指定的附屬鐵路結構與設施(此等車站、附屬結構與設施連同警察設備室以下統稱「**港鐵車站**」)，以根據《香港鐵路條例》或任何其他同類取代性授權法例營運「港鐵」。「港鐵車站」應在「署長」指定(「 署長」之決定將作終論並對「承批人」約束)的一個或多個日期建成並適宜以「署長」滿意的規模投入運作；

(c) 「港鐵綜合大樓」除根據《香港鐵路條例》或任何其他同類取代性授權法例作「港鐵」車廠及車站，以及作其他「港鐵」營運及附屬用途和「署長」全權酌情以書面批准之其他用途外，概不可作任何其他用途。「署長」以書面批准其他用途時可制訂任何條款與條件，包括收取其視為恰當的額外補價或其他費用；及

(d) 在本批地特別條款，「承批人」之釋義指訂立及執行本「協議」的人士。

18. 儲物

第(37)條批地特別條款

如該地段任何部分用作儲物(於本批地特別條款儲物指存放該地段以作發展或重建工程的必要建築材料)，儲物方法及儲存於「港鐵綜合大樓」附近的物品性質和容量或數量必須經「署長」及消防處處長批准。

19. 「港鐵」防護措施

第(38)條批地特別條款

(a) 該地段或其任何部分上或內進行的任何建造、地基或其他工程概不可損害、干預、阻礙或危害「港鐵綜合大樓」或位於或貫越該地段或其任何部分或周圍而關乎「港鐵綜合大樓」的任何結構或裝置或隧道(以下統稱「**港鐵結構與裝置**」)運作。「承批人」應自費採取「署長」要求的措施和預防措施，確保「港鐵結構與裝置」安全及「港鐵綜合大樓」暢順營運；及

(b) 於本文協定批授的整個年期內，「承批人」須遵從及遵守所有「屋宇署署長」就保護「港鐵結構與裝置」而發出的一切要求，以令「屋宇署署長」滿意。

20. 「政府」出入「港鐵綜合大樓」之通行權

第(39)條批地特別條款

(a) 於本文協定批授的整個年期內，「承批人」須允許「政府」、其人員、傭僕及代理和獲其授權之其他人等(除緊急情況外於事前發出通知書後)，有權在所有合理時間獨自或駕車或攜帶工具或設備與否進出、再進出及經越該地段和現已或將會建於該處的構築物，以便檢查「港鐵綜合大樓」及「港鐵結構與裝置」或其任何部分；及

(b) 倘「政府」、其人員、傭僕及代理及獲其授權之其他人等因行使本批地特別條款(a)款所載通行權進出、再進出及經越該地段而令「承批人」蒙受或招致任何損失、損害、滋擾或騷擾，概毋須就此承擔責任。「承批人」亦不可就此等損失、損害、滋擾或騷擾向「政府」、其人員、傭僕及代理和獲其授權之其他人等索償。

21. 公眾出入「港鐵車站」之通行權

第(40)條批地特別條款

於本文協定批授的整個年期內，「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目的，以及進出、行經及跨越該處由「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」。

22. 「住宅樓宇」及「商業樓宇」之泊車規定

第(44)(a)條批地特別條款

遵從本文第(45)條批地特別條款之規定，「承批人」須在該地段內提供「署長」滿意的下列車位：

(i) 合共不少於2,857個車位及不超過4,500個車位。除本批地特別條款(a)(vii)款所載的「傷殘人士車位」外，其餘車位每個最少2.5米闊5.0米長，最低淨空高度2.4米。如上提供的車位除停泊根據《道路交通條例》持牌而屬於「住宅樓宇」業主或佔用人的車輛外，不可作任何其他用途；

(ii) 合共250個車位供停泊根據《道路交通條例》持牌而屬於「住宅樓宇」業主或佔用人各訪客或來賓的車輛。除本批地特別條款(a)(vii)款所載的「傷殘人士車位」外，其餘車位每個最少2.5米闊5.0米長，最低淨空高度2.4米。本款訂明提供的車位將歸屬於「公用地方」一部分，「承批人」必須在「公契」(釋義以本文第(58)(a)(i)條批地特別條款所訂為準)訂明此等車位乃「公用地方」(釋義以本文第(58)(a)(v)條批地特別條款所訂為準)範圍。除非依照本文第(58)(a)(vi)條批地特別條款之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文第(57)(a)(iii)條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述車位；

(iii) 合共333個車位供「商業樓宇」佔用人及彼等真正訪客或來賓停泊根據《道路交通條例》持牌的車輛。每個車位最少2.5米闊5.0米長，最低淨空高度2.4米，於本批地特別條款(a)(vii)款提述的傷殘人士車位除外；

(iv) 供「住宅樓宇」業主、佔用人、訪客或來賓停泊電單車的車位，配置比率為依照本批地特別條款(a)(i)至(a)(ii)款所提供車位總額的百分之十(10%)。每個車位最少1.0米闊2.4米長，最低淨空高度2.4米。此等車位應分組佈局，任何一個地點須設有不少於5個車位；

(v) 供「商業樓宇」佔用人及彼等真正訪客或來賓停泊電單車的車位，配置比率為依照本批地特別條款(a)(iii)款所提供車位總額的百分之十(10%)。每個車位最少1.0米闊2.4米長，最低淨空高度2.4米。此等車位應分組佈局，任何一個地點須設有不少於5個車位；及

如上提供的車位除作本批地特別條款(a)(i)、(a)(ii)、(a)(iii)、(a)(iv)及(a)(v)款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛招售等。

(vi) 供「住宅樓宇」業主、佔用人、訪客或來賓停泊單車的車位，配置比率為現已或將會建於該地段上各建築物內每十個或不足十個住宅單位設有一個車位，又或由「署長」指定數額(「署長」之決定將作終論並對「承批人」約束)。

(vii) 就「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」：

(I) 「承批人」應依照建築事務監督規定及批准，從其遵照本批地特別條款(a)(i)、(a)(ii)及(a)(iii)款(可根據本批地特別條款(d)款更改)提供的車位中保留及劃定指定數額的車位，以供符合《道路交通條例》、其附屬規例及修訂法例界定釋義的傷殘人士停泊車輛(此等保留及劃定的車位以下簡稱「**傷殘人士車位**」)。「承批人」最少須從遵照本批地特別條款(a)(ii)款所提供車位中保留及劃定一(1)個車位，惟遵照本批地特別條款(a)(ii)款所提供的車位不可全部保留及劃作「傷殘人士車位」。

(II) 「傷殘人士車位」應劃為「公用地方」並構成「公用地方」一部分。

(III) 「傷殘人士車位」除供符合《道路交通條例》、其附屬規例及修訂法例界定釋義的傷殘人士停泊屬於現已或將會建於「地盤C1」、「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」及「地盤N」各建築物的居民及彼等各真正訪客、來賓或賓客的車輛外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛招售等或提供洗車及汽車美容服務。

(IV) 每個「傷殘人士車位」的大小將由建築事務監督指定及批准。

23. 客貨上落規定

第(44)(b)條批地特別條款

遵從本文第(45)條批地特別條款之規定，「承批人」須以下列形式在該地段內提供「署長」滿意的車位供車輛停泊及上落客貨：

(i) 合共50個客貨上落車位供「住宅樓宇」及「安老院」業主或住戶使用；及

(ii) 按照「商業樓宇」樓面總面積每1,000平方米配置一個的比率提供車位，供「商業樓宇」及「安老院」佔用人使用；

除非本批地條款另有規定，如上提供之每個車位最少3.5米闊11.0米長，最低淨空高度4.7米。此等車位除供與「住宅樓宇」、「商業樓宇」及「安老院」相關的車輛上落客貨外，不得作任何其他用途。根據本批地特別條款(b)(i)及(b)(ii)款提供的車位屬於「公用地方」一部分，「承批人」必須在「公契」(釋義以本文第(58)(a)(i)條批地特別條款所訂為準)訂明此等車位乃「公用地方」(釋義以本文第(58)(a)(v)條批地特別條款所訂為準)範圍。除非依照本文第(58)(a)(vi)條批地特別條款之規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文第(57)(a)(iii)條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述車位。

24. 垃圾收集服務

第(47)條批地特別條款

(a) 「承批人」應自費以食物環境衛生署署長全面滿意的方式提供及維持周全的垃圾收集系統，收集現已或將會建於該地段上各建築物每個樓層的垃圾，並且設置食物環境衛生署署長批准或指定的垃圾裝卸車位，以致食物環境衛生署署長全面滿意；

(b) 「承批人」應在「署長」指定的一個或多個日期，自費按照「核准建築圖則」，以「署長」全面滿意的方式，採用批核的物料、標準和設計，在該地段指定的位置提供、建造及嗣後維修不少於三個垃圾收集站，每個包括不少於一個垃圾車裝卸車位連同食物環境衛生署署長批准的附屬設施(以下統稱「垃圾收集站」)。計算本文第(16)(c)條批地特別條款所訂的樓面總面積時，此等「垃圾收集站」不會連計在內。每個「垃圾收集站」所佔土地為不少於5.60米闊乘6.50米長，又或採用「署長」批准的其他面積；

(c) 本批地特別條款(a)及(b)款所訂的工程以食物環境衛生署署長滿意的方式完竣後，「垃圾收集站」將由「承批人」自費維修，以令食物環境衛生署署長滿意；

25. 建造車輛出入通道

第(49)(c)條批地特別條款

(i) 直至及除非該地段外現有公共道路/行人路每個出口均已設計及建成令「署長」滿意的出口和入口通道，否則「承批人」不可行使本批地特別條款(a)及(b)款所訂的出入通行權。除非「署長」另行同意，否則本批地特別條款(b)款所訂的發展或重建項目完竣後，又或「署長」發出通知時，「承批人」須拆除臨時建造的車輛出入通道並還原其所在的道路/行人路地方，以致恢復車輛出入通道建造之前的原貌。上述設計、建造、拆卸及還原工程將由「承批人」自費進行，並須令「署長」滿意；及

(ii) 儘管本批地特別條款(c)(i)款之規定，「署長」仍可(但無責任必須)應「承批人」的書面要求執行前文(c)(i)款所載的設計、建造、拆卸及還原工程，有關費用由「承批人」支付。

26. 電力分站及海水抽水站之通行路線

第(49)(d)及(f)條批地特別條款

(d) 於本文協定批授的整個年期內：

(i) 「承批人」須免費准許將軍澳市地段第80號(該地段用作電力分站)(以下簡稱「**電力分站**」)的業主、其傭僕、訪客、工人及其他正式獲授權代表彼等的人士，於本文協定批授的年期內不時及時刻為着達致完善使用「電力分站」的所有合法事宜使用通行路線，以獨自或駕車或帶備工具或設備與否進出、往返及經越圖則I以粉紅色間紅斜線、

粉紅色間紅斜線加黑點和粉紅色間黑斜線及紅斜線顯示的範圍，又或通行「署長」全權酌情批准的該地段其他樓層，以便於「電力分站」建成後往返該處；

(ii) 遵從本批地特別條款(d)(i)款之規定，「承批人」應在將軍澳市地段第80號之「電力分站」建造期間提供臨時免費通行路線，以便將軍澳市地段第80號各業主、彼等之承辦商、工人及其他獲授權代表彼等的人士獨自或駕車或帶備工具或設備與否往來該地段與「電力分站」之間，以便執行「電力分站」的建造工程；

(iii) 「署長」、其人員及承辦商和其各自之工人有權獨自或駕車或帶備工具、設備或機器與否進出、往返及經越圖則I以粉紅色間紅斜線範圍及粉紅色間紅斜線加黑點範圍、綠色間黑十字線範圍及圖則I註明為「**GLA-SK477**」之毗連地段(該地段用作海水抽水站)(以下簡稱「**海水抽水站**」)，又或通行「署長」全權酌情批准之該地段其他樓層，以便檢查、維修、修理及更新「海水抽水站」；及

(f) 「承批人」須自費保養、維修和修理上述通行路線及所有附屬該處的物件，以全面令「署長」滿意。

27.「幼稚園」

第(50)條批地特別條款

(a) 「承批人」(「財政司司長法團」除外)應自費在該地段內興建、建造、提供、維修及營運兩間幼稚園(以下簡稱「**幼稚園**」)，兩間「幼稚園」的位置、設計和標準必須分別在2012年6月30日及2014年12月31日或之前或「署長」全權酌情指定的其他日期向教育局局長申請書面批准。「幼稚園」應有合共不少於17個課室及其他輔助設施。只要「幼稚園」課室不超過17個，計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，如上提供之「幼稚園」及輔助設施不會計算在內。

(b) 「承批人」(「財政司司長法團」除外)應自費在該地段內興建、建造、提供、維修及營運兩間幼稚園或幼稚園暨兒童護理中心(以下簡稱「**幼稚園/幼稚園暨兒童護理中心**」)，兩間「幼稚園/幼稚園暨兒童護理中心」的位置、設計和標準必須分別在2022年9月30日或之前或「署長」全權酌情指定的其他日期向教育局局長申請書面批准。「幼稚園/幼稚園暨兒童護理中心」應有合共不少於15個課室及其他輔助設施。只要「幼稚園/幼稚園暨兒童護理中心」課室不超過15個，計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，如上提供之「幼稚園/幼稚園暨兒童護理中心」及輔助設施不會計算在內。

28. 私家康樂設施、公眾休憩用地及鄰舍休憩用地

第(52)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：

(i) 該地段內的私家康樂設施及輔助設施(以下簡稱「**私家康樂設施**」)，類型、大小、設計、高度及任何配置須經「署長」書面批准，以供純粹現已或將會建於該地段各建築物的居民或佔用人和彼等之真正訪客使用。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「私家康樂設施」不會連計在內(僅就「地盤C2」、「地盤D」、「地盤G」、「地盤H」、「地盤I」、「地盤J」、「地盤KL」、「地盤N」及「地盤O」而言，並須遵從本文第(97)(d)條批地特別條款的規定及僅就「地盤C1」而言，並須遵從本文第(97)(e)條批地特別條款的規定)。任何根據本款規定豁免計入樓面總面積的地方一律屬於「公用地方」，「承批人」必須在「公契」(釋義以本文第(58)(a)(i)條批地特別條款所訂為準)訂明此等地方乃「公用地方」(釋義以本文第(58)(a)(v)條批地特別條款所訂為準)範圍。除非依照本文第(58)(a)(vi)條批地特別條款規定，否則「承批人」不可轉讓、按揭或押記(除非根據本文第(57)(a)(iii)條批地特別條款採用樓宇按揭或押記方式)或以其他方式出讓上述地方；

(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」(根據批地特別條款第(7)(l)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」就何謂靜態及動態康樂用途所作的決定將作終論並對「承批人」約束；及

(iii) 位於該地段內按「署長」規定提供的若干鄰舍休憩用地，總面積不少於8.147公頃(以下簡稱「**鄰舍休憩用地**」)，包括在「署長」批准的樓層以其批准的標準及設計種植灌叢及樹木，並於本文第(14)(b)條批地特別條款分別訂明「任何地盤」及現已或將會提供「鄰舍休憩用地」之該地段餘段適用的日期或之前建成並適宜使用。「鄰舍休憩用地」除供現已或將會建於該地段各建築物的居民及佔用人和彼等的真正訪客與來賓作完善使用及享用該地段之康樂用途外，不得作任何其他用途。

(b) 遵從本文第(7)(h)(ii)條批地特別條款之規定，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」，以保持其維修充足及狀態良好，令「署長」全面滿意；及

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

29. 擬建行人天橋相關結構

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**」)；

(ii) 於本文協定批授的整個年期內，「署長」、其人員、承辦商、代理、僱員及工人和毗鄰或毗連地段各業主及其人員、承辦商、代理、僱員、工人及任何其他獲彼等授權人士或人等均獲保留權利，可獨自或駕車或攜帶設備、機器及機械與否免費進入、行經該地段或其任何部分，以及進入、行經或跨越現已或將會建於該處任何建築物內、下或上：

(I) 以便執行工程，連接「擬建行人天橋」之「地點」到「擬建行人天橋相關結構」(此等連接工程以下簡稱「**連接段**」)，以及嗣後享有「連接段」和「擬建行人天橋」的支撐地役權；及

(II) 修理及維修「連接段」和「擬建行人天橋」。

(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連接「擬建行人天橋」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) 在本文協定批授的整個年期內，「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。

30. 行人通道及行人道

第(53)條批地特別條款

(b) (i) 「承批人」(不包括其受讓人)須在「署長」指定的期限內自費以「署長」全面滿意的方式，以「署長」批准的位置、方式、物料、標準、樓層、定線及設計鋪設、平整、提供、建造和修建表面整飾分段行人路或行人道(連同「署長」全權酌情指定的樓梯、斜路、照明裝置及自動扶梯)，以作本批地特別條款(b)(ii)款訂明的用途；

(ii) 本批地特別條款(b)(i)款所載的分段行人路或行人道應採取最短路線並興建上蓋和提供照明及垃圾桶，建造和設計應符合以下要求：

(I) 於「署長」批准的指定位置及樓層連通將會建於「任何地盤」(「地盤M」除外)的每座建築物；

(II) 於「署長」批准的指定位置及樓層連通該地段每個「地盤」(「地盤M1」(「港鐵車廠」)除外)；及

(III) 連通該地段內所有主要設施，包括「商業樓宇」及設有休憩用地和社區設施之「任何地盤」。

(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)，以保持其維修充足及狀態良好，以令「署長」滿意；

(iv) 「承批人」應自費以「署長」全面滿意的方式提供內淨闊度為不少於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」(釋義以本文第(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)款所載的行人道每日24小時開放予公眾使用，以便公眾免費及暢通無阻地通行。

31. 「有蓋行人天橋」

第(54)條批地特別條款

(a) 「承批人」(不包括其受讓人)應在「署長」通知時在「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「有蓋行人天橋」的支撐地役權。「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、位置及設計建造，其決定將作終論並對「承批人」約束；

(b) (i) 如非「署長」批准或指定，「承批人」不可使用或允許或容忍他人使用「有蓋行人天橋」任何部分外部或內部作廣告用途或展示任何招牌、告示或海報。

(ii) 「承批人」不可作出任何行為或允許或容忍他人作出任何行為，以致或可能導致在「有蓋行人天橋」之下經過的任何人士或車輛或任何毗鄰或毗連地段或樓宇的業主或佔用人受到滋擾或騷擾，又或造成不便或損害；及

(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；

(f) 「承批人」(不包括「財政司司長法團」，僅此而已)應自費管理及維修「有蓋行人天橋」，以時刻保持其維修充足及狀態良好和照明充足，全面令「署長」滿意，直至「有蓋行人天橋」根據本批地特別條款(h)款移交「政府」為止；

(h) 「承批人」(不包括「財政司司長法團」，僅此而已)應在「署長」通知時免費或無償地將「有蓋行人天橋」或其任何部分移交「政府」，惟「政府」並無責任必須應「承批人」的要求收回「有蓋行人天橋」或其任何部分的管有權，「政府」只須在其視為恰當的時候作出上述行動。

32.「內部交通系統」及「照明系統」

第(60)條批地特別條款

(a) 「承批人」應以「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、自動扶梯、斜路、客貨上落車位及其他交通設施，設計及規格以「署長」規定為準(以下統稱「**內部交通系統**」)，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，「內部交通系統」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」(不包括「財政司司長法團」，僅此而已)可按其視為必要而運作、管理及維修「內部交通系統」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」(不包括「財政司司長法團」，僅此而已)應自費以「署長」全面滿意的方式在「內部交通系統」內提供「署長」規定的街燈，並於本文協定批授的整個年期內自費為「內部交通系統」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「內部交通系統」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」應自費在「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；

33. 小販

第(61)條批地特別條款

「承批人」不得允許或容忍任何小販在該地段、「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」及「黃色範圍」(在其仍擁有「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」及「黃色範圍」管有權期間)擺賣，如發現任何小販擺賣則須驅離該地段。該地段、「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」及「黃色範圍」所有入口附近當眼處均應張貼告示，說明禁止小販在該地段、「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」及「黃色範圍」內擺賣。茲於本批地特別條款，「小販」之釋義以《公眾衞生及市政條例》(香港法例第132章)第2條所訂為準，惟就本批地特別條款而言，釋義(a)段中「公眾地方」字眼將會略去，取代為『該地段、「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」及「黃色範圍」內，但不包括當中根據此等「批地條款」可允許經營零售業務的任何部分。』

34. 廣告

第(62)條批地特別條款

「承批人」(不包括「財政司司長法團」，僅此而已)本身不可展示亦不得允許、容忍他人在該地段任何部分或現已或將會建於該地段各建築物或其任何部分的外部展示任何牌匾、海報、招牌或廣告牌，除非有關招牌或廣告事前已獲「署長」批准。

35. 火堆

第(64)條批地特別條款

「承批人」不可在該地段、「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」及「黃色範圍」或其任何部分內燃點火堆焚燒任何垃圾或其他物料。

36. 「淨化海港計劃」隧道

第(65)條批地特別條款

(a) 圖則I所示並註明為「淨化海港計劃隧道保護區」的範圍下建有一條污水隧道，於本文協定批授的整個年期內，「政府」有權保養、維修及使用污水隧道。除非事前獲得渠務署署長批准，否則不可在上述「淨化海港計劃隧道保護區」內進行任何建築物或地基工程，包括土地勘探。申請人應向「渠務署九龍及新界南渠務部」遞交三套圖則以待審批。「承批人」須遵照渠務署署長為保護污水隧道所訂的條件。有關署方可能制訂的保護污水隧道措施和規定，可參閱屋宇署發出的第165號《認可人士、註冊結構工程師及註冊岩土工程師作業備考》的附錄。「承批人」必須遵從渠務署署長為保護污水隧道而制訂的所有條件；

(b) 如非事前獲渠務署署長書面同意，圖則I顯示並註明為「岸上排水口保護區」的範圍概不可進行任何結構性、打樁、爆破、挖掘、地錨或同類工程。

37. 渠務預留範圍

第(65)條批地特別條款

(c) 如非事前獲「署長」書面批准，「承批人」不可干預圖則I以粉紅色間黑斜線、粉紅色間黑斜線加黑點和粉紅色間黑斜線及紅斜線顯示並註明為「D.R.」的範圍(以下簡稱「**渠務預留範圍**」)，又或在該處建築。任何許可超出「渠務預留範圍」界限或在該處之上或附近建造的構築物，設計及建造時概不可導致「渠務預留範圍」內之下水道結構超出負荷、功能受影響或受損。此外，「承批人」並須預留足夠空間以供進出下水道結構，以便進行維修、修理或更換工程。「署長」可就上述結構的設計制訂任何其全權酌情為必要的規定。

38. 室內康樂中心[1]

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」並無責任必須應「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。「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。計算本文第(16)(e)條批地特別條款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、承辦商及工人獨自或駕車或帶備工具、設備或機器與否，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」及「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」、其人員、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」、其人員、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造成的任何損失、損害、滋擾或騷擾索取賠償。「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」；及

(c) 上述地盤根據本批地特別條款(a)款交還後，「政府」、其受讓人及彼等之傭僕、代理、受許可人、租客及合法佔用人均獲例外保留的權利(與其他擁有同類權利的人等共享)，可於本文協定批授的年期內免費享有所有必要的通行權、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、污水處理裝置與設施、垃圾收集及處理地方與設施、排水系統和氣體、食水、電力儲存、變壓及供應系統之權利)、支撐權以及透過現已或將會鋪設於該地段「餘段」或該處任何建築物、構築物及搭建物或其任何部分的任何溝渠、水管、電線、電纜、污水管、排水渠、管槽、排煙管、管道及水道和其他導體輸入或排出上述地盤或其任何部分之氣體、電力、水、污物、排水渠、空氣、煙霧或其他污水、電話線、冷卻水及其他服務，以作關乎完善使用及享用「室內康樂中心」的所有用途。

39. 削土

第(68)條批地特別條款

(a) 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；及

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」官地或已批租土地發生滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因此蒙受或招致的所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責；及

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造及維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或不執行通知書訂明的期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行必要工程。「承批人」必須在接獲通知時向「政府」償還有關費用，以及任何行政或專業費用與收費。

40. 維修地錨

第(70)條批地特別條款

如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修及監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述維修及監察的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。

41. 廢土或泥石

第(71)條批地特別條款

(a) 如源自該地段或受該地段發展項目影響的其他地方之廢土或泥石侵蝕或沖下公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業，又或由負責運輸建築粒料臨時製造本文第(92)(b)條批地特別條款所載混凝土或瀝青的船隻排出廢土或泥石，「承批人」必須承擔責任並自費清理廢土或泥石和修復受損的公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業，此外並須就廢土或泥石侵蝕或沖流導致私人物業蒙受損害或滋擾所引致的所有訴訟、索償及索求向「政府」賠償；

(b) 儘管有本批地特別條款(a)款之規定，「署長」仍可(但無責任必須)在「承批人」發出書面要求時清理(a)款所載公共小巷或道路、道路下水道、污水管、雨水渠或明渠、前濱或海床或其他「政府」產業上的廢土或泥石和修復任何損害。

42. 公用服務設施

第(72)條批地特別條款

(a) 「承批人」時刻均須謹慎地採取所有完善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程施工期間為要，藉以避免損壞位於、貫穿、跨越該地段或其任何部分或「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」及「黃色範圍」或位於其下或毗鄰該處的「政府」或其他現有排水渠、水道或渠道(包括總水管)、行人道、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置，不論現有或在建者亦然(以下全部統稱「**工程與服務**」)。然而，「承批人」執行任何此等工程之前，必須進行或達致進行完善調查及查詢，以核實「工程與服務」的現況及水平位置，並須以書面向「署長」提交處理任何「工程與服務」的建議書以待全面審批，直至「署長」以書面批准上述工程及建議書為止，「承批人」不得展開任何工程。此外遵從「署長」就「工程與服務」制訂的規定，同時承擔履行規定所需的費用，包括作出任何必要改道、重鋪或還原工程的費用。除非本文第(76)條批地特別條款規定，否則「承批人」須自費以「署長」全面滿意的方式修理、修復及還原因為此等建造、維修、更新或更換工程導致或引起該地段或其任何部分或「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」及「黃色範圍」或位於、貫穿、跨越該地段或其任何部分或位於其下或毗鄰該處之「工程與服務」蒙受的損害或滋擾。如「承批人」不在該地段或其任何部分或「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「黃色範圍」或任何「工程與服務」執行此等必要的改道、重鋪、修理、修復及還原工程以致令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「承批人」必須在接獲通知時向「政府」支付有關的費用；

(b) 茲毋損本批地特別條款(a)款之規定，「承批人」須在接獲通知時向「政府」支付影響1,200毫米直徑海水總水管及80毫米直徑食水總水管的改道工程費用，估計金額超過港幣100,000元；及

(c) 「承批人」應自費在「署長」批准的位置、設計及標準興建、建造、提供和維修一個發展項目公用服務主幹(以下簡稱「**公用服務主幹**」)。「公用服務主幹」應設於「車廠屋頂」或車站屋頂或兩者，又或設於「署長」批准的其他高度。「公用服務主幹」只可用於設置該地段內「任何地盤」的公共服務設施，其中包括但不限於供水、污物及廢水排放、雨水排放、煤氣、電纜、電訊電纜、有線電視及同類服務，此等服務設施必須以有關「政府」主管機構及公用事業公司核准的方式安裝和維修。計算本文第(16)(e)條批地特別條款訂明的樓面總面積時，「公用服務主幹」不會連計在內。

43. 建造污水管、排水渠及渠道

第(75)條批地特別條款

「承批人」應按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」官地上建造和維修污水管、排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的污水管、河溪、集水井、渠道或雨水渠。倘此等污水、暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及索求，「承批人」必須承擔全責並向「政府」及其官員賠償。

44. 接駁排水渠及污水管

第(77)條批地特別條款

如該地段已鋪設任何排水渠及污水管並已啟用，「署長」可展開工程將此等渠道接駁至「政府」雨水渠及污水管，惟倘有由此引致的損失或損害，「署長」毋須向「承批人」承擔責任。「承批人」須在「政府」通知時支付此等接駁工程的費用。此外，上述工程亦可由「承批人」自費以「署長」滿意的方式建造。於該情況下，「承批人」應在「政府」通知時將建於「政府」官地的工程部分移交「政府」，日後由「政府」自費維修。「承批人」須在「政府」通知時支付上述接駁工程的技術審核費用。

45. 提供消防裝置與設備

第(83)條批地特別條款

「承批人」應自費以消防處處長全面滿意的方式在該地段(或如事獲「署長」書面同意及批准則可在任何毗鄰或毗連「政府」官地)和現已或將會建於該處各建築物內的消防處處長指定地點提供消防處處長全權酌情指定的消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備(釋義以《消防條例》所訂為準)。「承批人」應自費維修此等消防栓、滅火器具、抽水接駁喉管及其他消防裝置與設備，以保持其狀態良好，令消防處處長滿意。

46. 土地沉降

第(85)條批地特別條款

[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。

(a) 「承批人」現確認，該地段乃在海床填海的土地形成，因此地段的水平日後難免因為基底及埋填物料固結或其他原因出現變化；

(d)「承批人」現代表其本身、其繼承人及受讓人明確表示放棄向「政府」提出任何及所有因填海工程導致或引起的索償，以及代表其本身、其繼承人及受讓人解除「政府」日後因該地段填海、任何土地沉降、剩餘沉降或該地段地面水平變化招致或引起的責任。再者，「承批人」現代表其本身、其繼承人及受讓人承諾不會就填海工程或日後任何土地沉降、剩餘沉降或該地段地面水平變化向「政府」展開任何訴訟或提出任何索求或索償，不論因何事故引起，亦不論此等沉降或地面水平變化是否可合理預見亦然。日後任何轉讓契約均須訂明其中包括本批地特別條款(d)款的規定。

47. 保護水務工程結構

第(86)條批地特別條款

(b) 如非事前獲「署長」書面批准，不得在「綠色間黑十字線範圍」、「黃色範圍」和圖則I以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方進行建築工程、存放物料或貨櫃或種植樹木或灌叢；

(c) 除鋪植草皮外，任何閥門蓋周圍1.5米範圍或任何消防栓出口水管1米範圍內不可栽種植物或放置任何物品造成阻礙；

(d) 如非事前獲水務署署長批准，不可更改「綠色間黑十字線範圍」、「黃色範圍」、圖則I以粉紅色間紅斜線及粉紅色間紅斜線加黑點顯示的地方和本批地特別條款(c)款所訂明地方的現有地盤狀況。如任何建議植樹與任何水管之間的淨距離僅有2.5米或以下，必須架設堅固防護欄。防護欄必須深入至任何水管的管道內底水平之下；

(e) 倘水務署署長認為可能損壞總水管，則會禁止種植樹木；

(g) 如非事前獲水務署署長書面同意，不可在該地段進行爆破。如需在該地段進行爆破工程，在該地段或附近水務工程裝置或結構一定距離內進行的爆破，每段延遲時間的炸藥裝置重量必須遵從礦務處處長於爆破許可證訂明的上限；及

(h) 如非事前獲水務署署長書面同意，不准在該地段內的水務工程結構(隧道除外)毗鄰、下方或上方進行挖掘工程。

48. 海堤

第(93)條批地特別條款

(a) 「承批人」不可進行或允許他人在該地段內進行任何工程，以致「署長」認為(其決定將作終論並對「承批人」約束)確實或可能對該地段附近的現有海堤及任何其他海事結構與設施產生不良影響。任何在該地段進行的工程必須妥善設計及執行，以應對該地段附近前濱日後填海的影響，以及避免妨礙該地段附近的現有海堤及其他海事結構與設施。「承批人」概無權根據《前濱及海床(填海工程)條例》索取任何賠償；

(d) 如非事前獲「署長」書面同意，不得更改該地段附近的現有海堤及其他海事結構與設施。任何獲准進行的更改工程必須令「署長」滿意。「承批人」事前獲「署長」書面同意後實施工程更改位於該地段或專為該地段提供服務、支撐或防護的現有海堤及其他海事結構與設施時，必須自費採取損壞防護措施和維修，直至此等更改工程已完竣並令「署長」滿意。

49. 海上及沿岸垃圾

第(94)條批地特別條款

(a) 不得在海上、前濱或海床棄置任何物料、泥土、垃圾、任何性質的污物、液體或固體污染物、未經處理污水或其他廢水或廢物；

(b) 「承批人」應自費採取「署長」滿意的適當措施，防止任何物料、泥土、垃圾、泥頭瓦礫、廢土泥石、污染物、污水或其他廢水或廢物排入大海或堆積於前濱或海床。

50. 「棕色範圍」

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」全權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以棕色顯示的該地段以北「建議興建L861道路之高架道路」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；

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

(ii) 自費以「署長」全面滿意的方式保養、管理、維修和修理「棕色範圍」以保持其維修充足及狀態良好，直至「棕色範圍」或其任何部分連同該處提供及安裝的所有結構和服務根據本批地特別條款(c)款交還「政府」為止。

(c) (ii) 「政府」保留權利在其視為恰當時收回本批地特別條款(a)(i)(I)款所載棕色範圍整體或其任何部分的管有權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時將棕色範圍整體或其任何部分交還「政府」，惟「政府」毋須強制收回上述棕色範圍整體或其任何部分之管有權。

(d) 如非事前獲「署長」書面同意，「承批人」不可使用「棕色範圍」儲物或興建任何臨時構築物，又或作並非關乎執行本批地特別條款(a)款所訂工程的其他用途。

51.「黃色間黑斜線範圍」

第(100)條批地特別條款

(a) 「承批人」應：

(i) 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；及

(ii) 自費保養、管理、維修和修理「黃色間黑斜線範圍」，以保持其維修充足及狀態良好，全面令「署長」滿意，直至「黃色間黑斜線範圍」或其任何部分連同在該處提供或安裝的所有構築物及服務的管有權根據本批地特別條款(c)款交還「政府」為止。

(c) (ii) 「政府」保留權利在其視為恰當時收回「黃色間黑斜線範圍」整體或其任何部分之管有權，以便建造擬建公共道路，而毋須向「承批人」支付任何費用或補償。「承批人」必須在「署長」通知時將「黃色間黑斜線範圍」整體或其任何部分交還「政府」，惟「政府」毋須強制收回「黃色間黑斜線範圍」整體或其任何部分之管有權。

(d) 如非事前獲「署長」書面同意，「承批人」不可使用「黃色間黑斜線範圍」儲物或興建任何臨時構築物，又或作並非關乎執行本批地特別條款(a)款所訂工程的其他用途。

52. **不得興建墳墓或靈灰安置所**

第(104)條批地特別條款

該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。

53. **「綠化範圍」**

第(105)條批地特別條款

遵從此等「批地條款」，如該地段或其任何部分進行發展或重建(上述兩詞純粹指第7條批地一般條款所載的重建項目)，關於「地盤D」及「地盤KL」：

(a) 在不影響特別條款第(7)條的前提下，「承批人」應自費將一圖則提交屋宇署署長(以下簡稱「**屋宇署署長**」)以獲得其書面批准，該圖則分別顯示將於其中或其內提供和保養綠化(包括但不限於提供帶土基的活體植物)的「地盤D」及「地盤KL」或在「地盤D」及「地盤KL」之內已或將建立的建築物之一部分或多於一部分(以下簡稱「**綠化範圍**」)、「綠化範圍」的佈局和大小以及「屋宇署署長」可全權酌情要求或指定的其他資訊(包括但不限於「綠化範圍」建築工程的位置和詳情) (該項連圖則之提交以下簡稱「**該項綠化提交**」)。「屋宇署署長」關於何者構成「該項綠化提交」下之綠化提供及「地盤D」及「地盤KL」或在「地盤D」及「地盤KL」之內的建築物之何一部分或何等部分構成「綠化範圍」的決定是最終決定，對「承批人」具有約束力。上述獲屋宇署署長批准的提交以下簡稱「**核准綠化提交**」)；

(b) 「承批人」應根據「核准綠化提交」自費進行並完成「綠化範圍」的建築工程及於之後以「屋宇署署長」全面滿意的方式保養「綠化範圍」。未經「屋宇署署長」的事先書面批准，不得對「核准綠化提交」或顯示「綠化範圍」的圖則進行任何修改、變更、更改、改動或替代；及

(c) 除得到「屋宇署署長」的事先書面批准外，「核准綠化提交」中所示的「綠化範圍」應指定為並構成特別條款第(58)(a)(v)條所述的「公用地方」的一部分，且除用作按「核准綠化提交」所列佈局、大小、位置和詳情之「綠化範圍」外，不得就任何目的使用。

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地盤、顏色範圍及政府樓宇完成發展、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：

地盤	**於以下日期或之前完成**
「地盤C1」	2023年3月31日
「地盤C2」	2026年6月30日
「地盤D」	2027年3月31日
「地盤H」	2022年6月30日
「地盤I」	2023年6月30日
「地盤J」	2023年3月31日
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」	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)	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」	2023年3月31日
「弱智人士或肢體傷殘人士輔助宿舍」	2023年3月31日
「早期教育及訓練中心」	2023年3月31日
「公共廁所」	2020年10月15日
「小學」及「中學」	2024年6月30日
「足球場」	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。

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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), 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) 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 and with access to public roads. The Temporary PTI shall link up with the Mass Transit Railway Station 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) 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 and Plan 22)

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 Plans 1 - 23)

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 Plans 1 - 23)

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 Plans 1- 23)

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 and Plan 22)

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 Plans 1 - 23)

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 Plans 1 - 23)

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 Plans 1 - 23)

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 and Plan 22)

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	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 Note 2 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	31 March 2023
Supported Hostel for Mentally or Physically Handicapped Persons	31 March 2023
Early Education and Training Centre	31 March 2023
Public Toilet	15 October 2020
Primary and Secondary Schools	30 June 2024
Soccer Pitch	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.

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「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「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「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「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「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、圖十六及圖二十二)

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。(見圖一至圖二十三)

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、塗鬆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。(見圖一至圖二十三)

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。(見圖一至圖二十三)

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、圖十六及圖二十二)

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。(見圖一至圖二十三)

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。(見圖一至圖二十三)

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、塗鬆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。(見圖一至圖二十三)

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、圖十六及圖二十二)

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」	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)	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」	2023年3月31日
「弱智人士或肢體傷殘人士輔助宿舍」	2023年3月31日
「早期教育及訓練中心」	2023年3月31日
「公共廁所」	2020年10月15日
「小學」及「中學」	2024年6月30日
「足球場」	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。

圖一 Plan 1

PLAN I

LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	PI.	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	29.225	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	88.261	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 =215.650m ∠= 23° 37' 01"

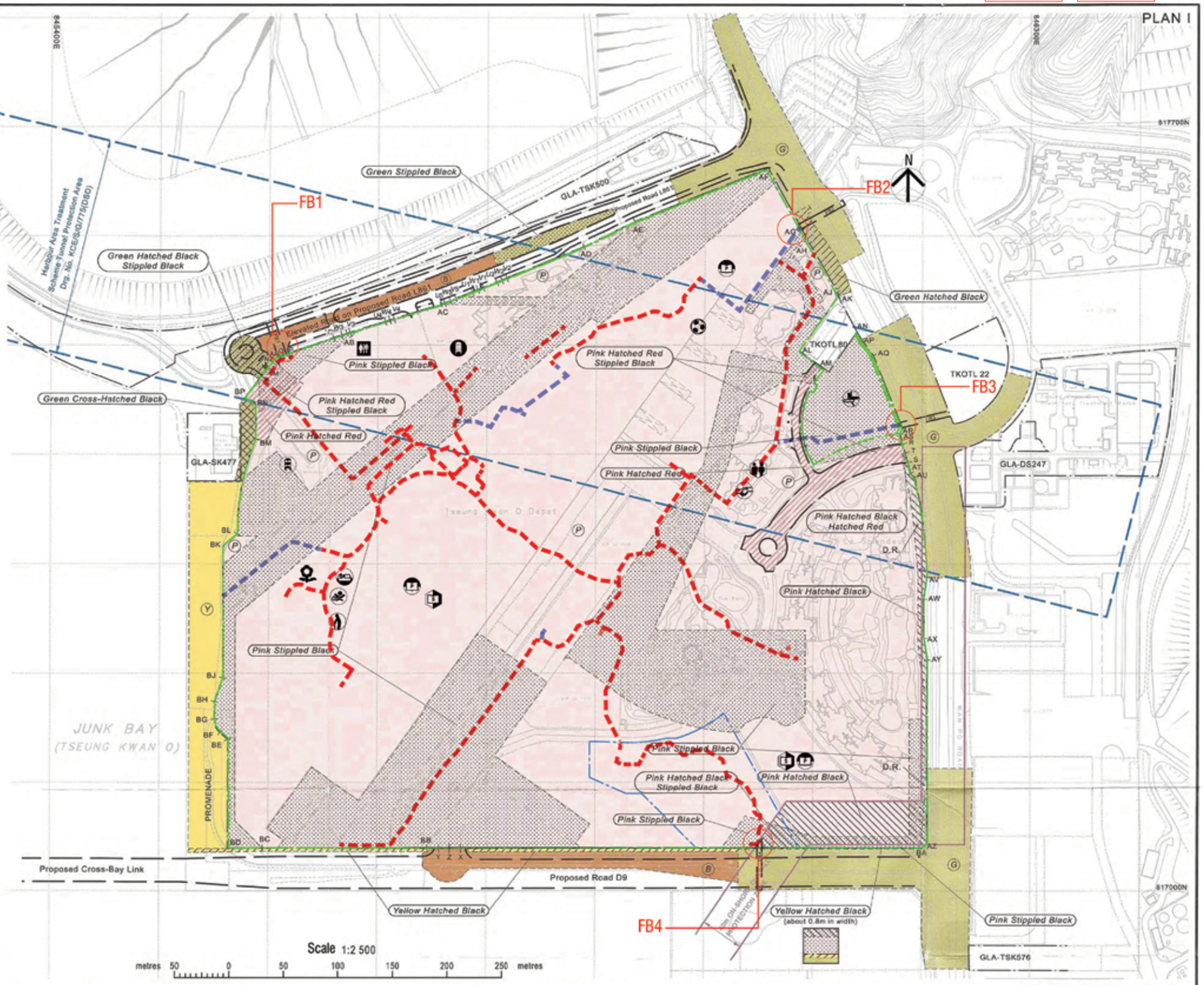
LEGEND

PROPOSED LAYOUT
B BROWN
G GREEN
P PINK
Y YELLOW
D.R. DRAINAGE RESERVE
FB FOOTBRIDGE

SPECIAL CONDITIONS REFER

Pink Hatched Red Area
Pink Hatched Red Stippled Black Area
Pink Hatched Black Hatched Red Area
Pink Hatched Black Area
Pink Hatched Black Stippled Black Area
Pink Stippled Black Area
Yellow Area
Yellow Hatched Black Area
Brown Area
Green Area
Green Stippled Black Area
Green Hatched Black Area
Green Cross-hatched Black Area
Green Hatched Black Stippled Black Area

POINTS K M L
N Q P
R T S
X Z Y
U1 W1 V1
U2 W2 V2
U3 W3 V3
U4 W4 V4
U5 W5 V5



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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MIN:170123003600016 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

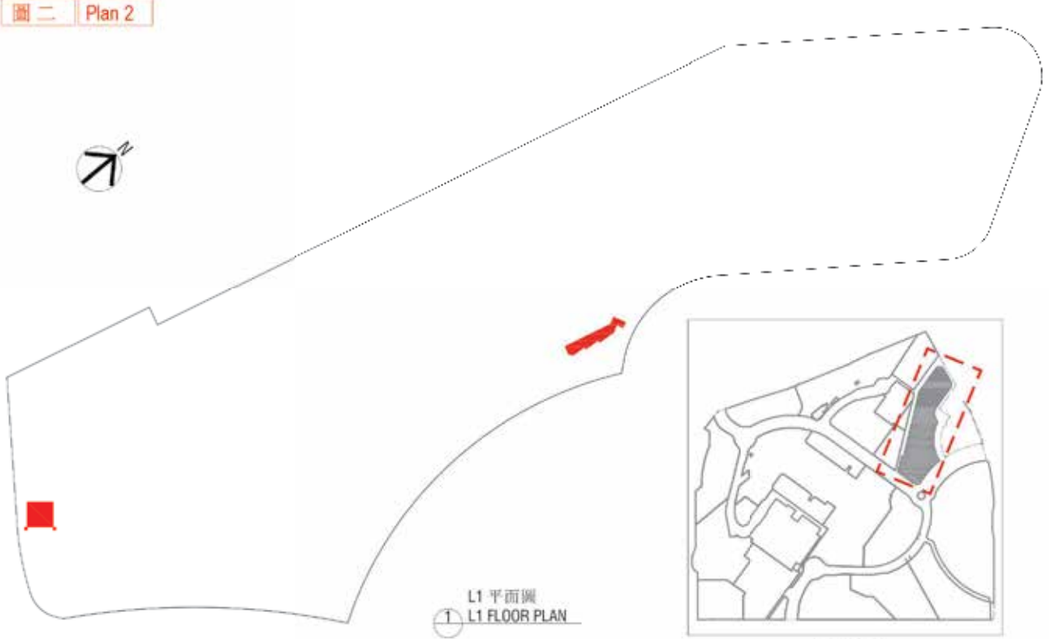
- Yellow Area 黃色範圍
- Yellow Hatched Black Area 黃色間黑斜線範圍
- Brown Area 棕色範圍
- Green Area 綠色範圍
- Green Stippled Black Area 綠色加黑點範圍
- Green Hatched Black Area 綠色間黑斜線範圍
- Green Cross-hatched Black Area 綠色間黑十字線範圍
- Green Hatched Black Stippled Black Area 綠色間黑斜線加黑點範圍

FB1 Covered Footbridge 有蓋行人天橋

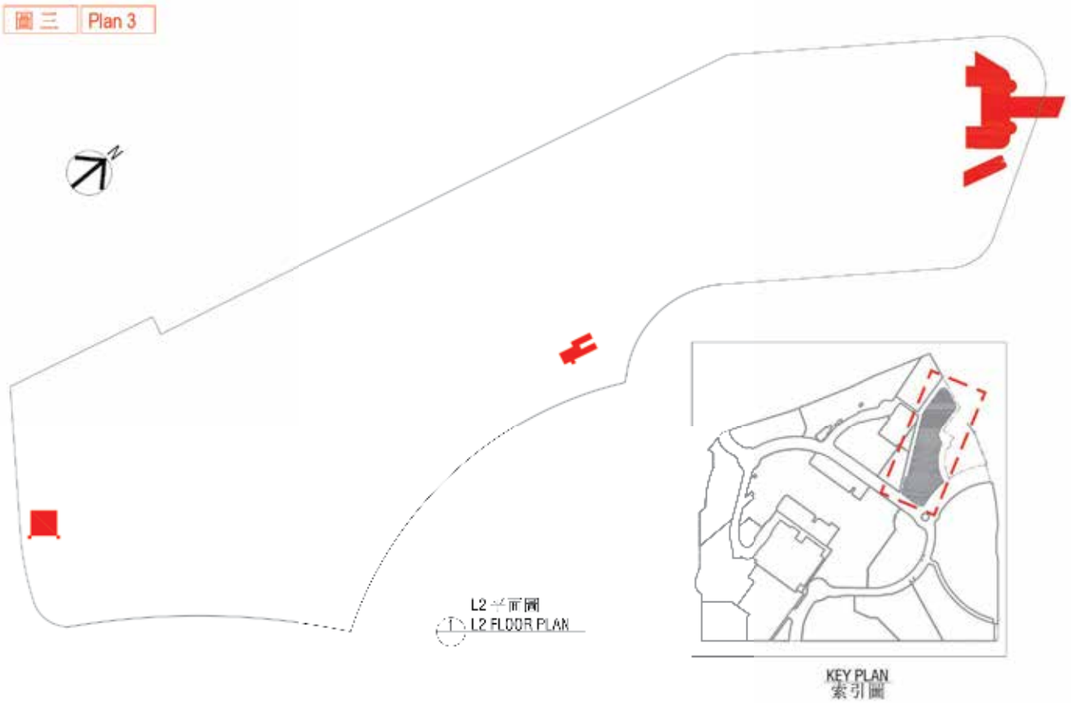
Future Footbridge Associated Structures 擬建行人天橋相關結構

- 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 Person 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
- Boundary of the Phase IV of the Development 發展項目第IV期地界線
- 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

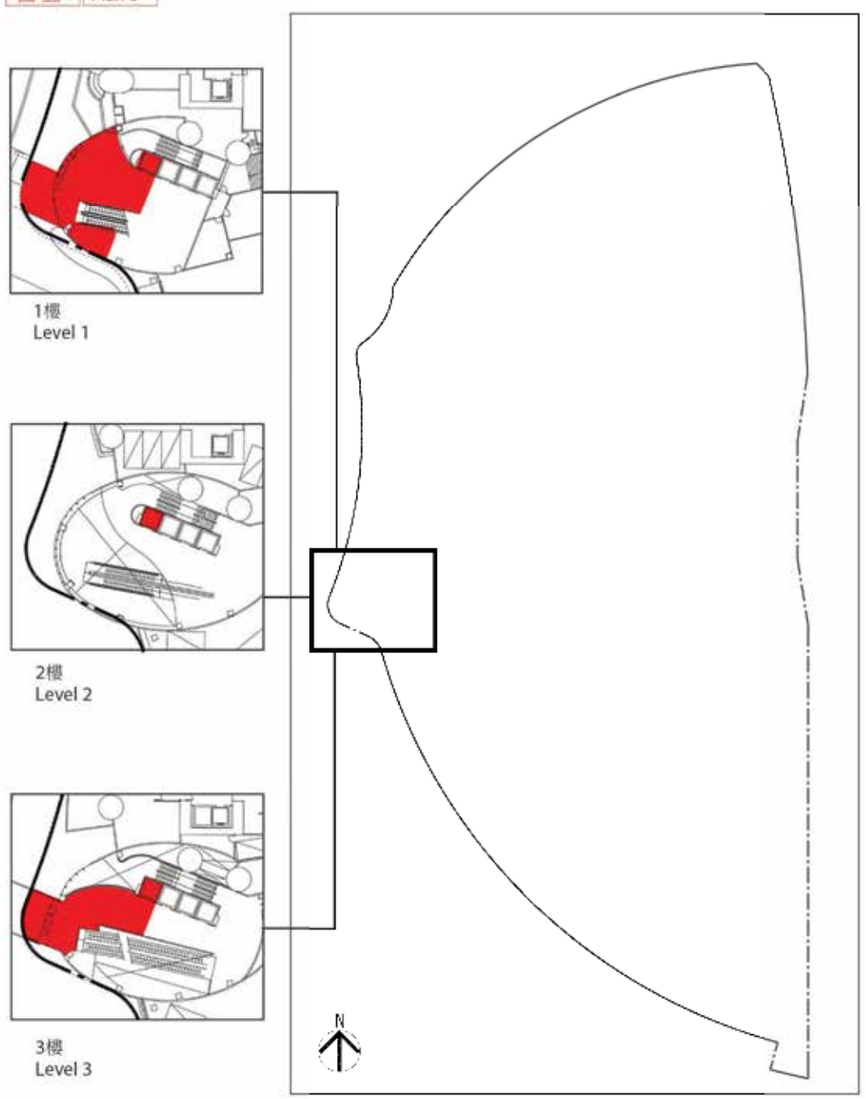


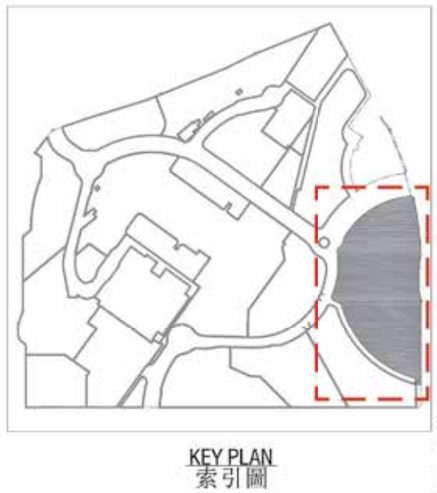
Legend : 圖例

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。

0 20 40 60
METERS 米

圖 五 Plan 5



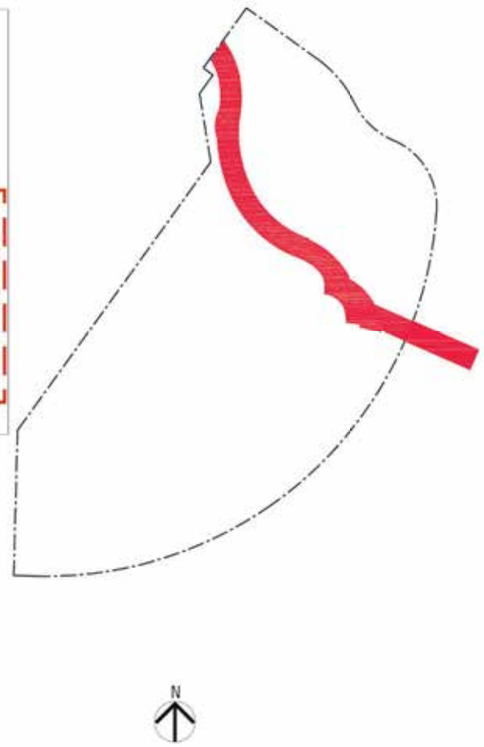


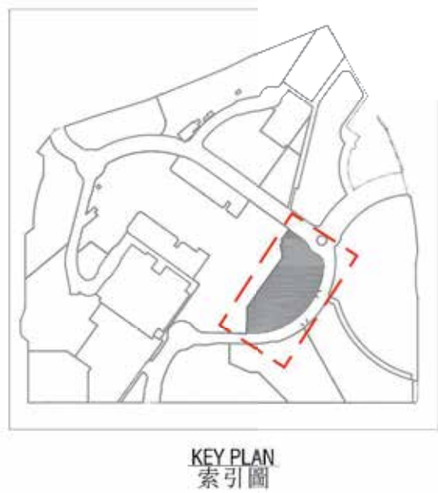
Legend : 圖例

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 5 10 15 20 METERS 米

圖 六 Plan 6



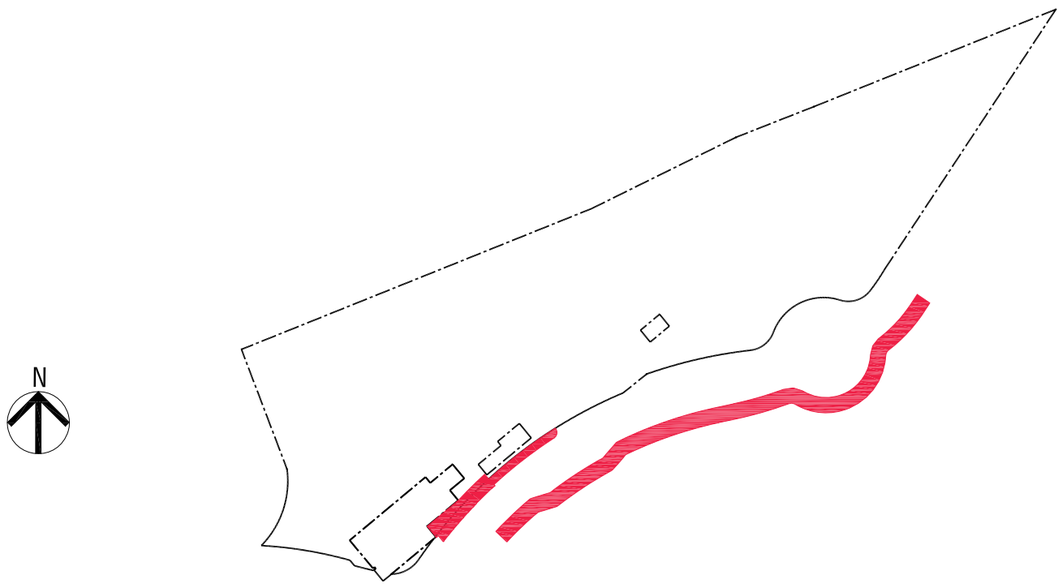


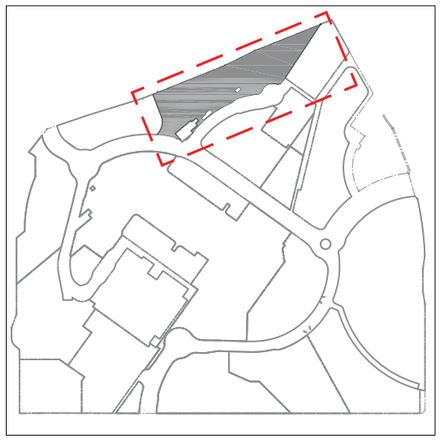
Legend : 圖例

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 5 10 15 20 METERS 米

圖 七 Plan 7





KEY PLAN
索引圖

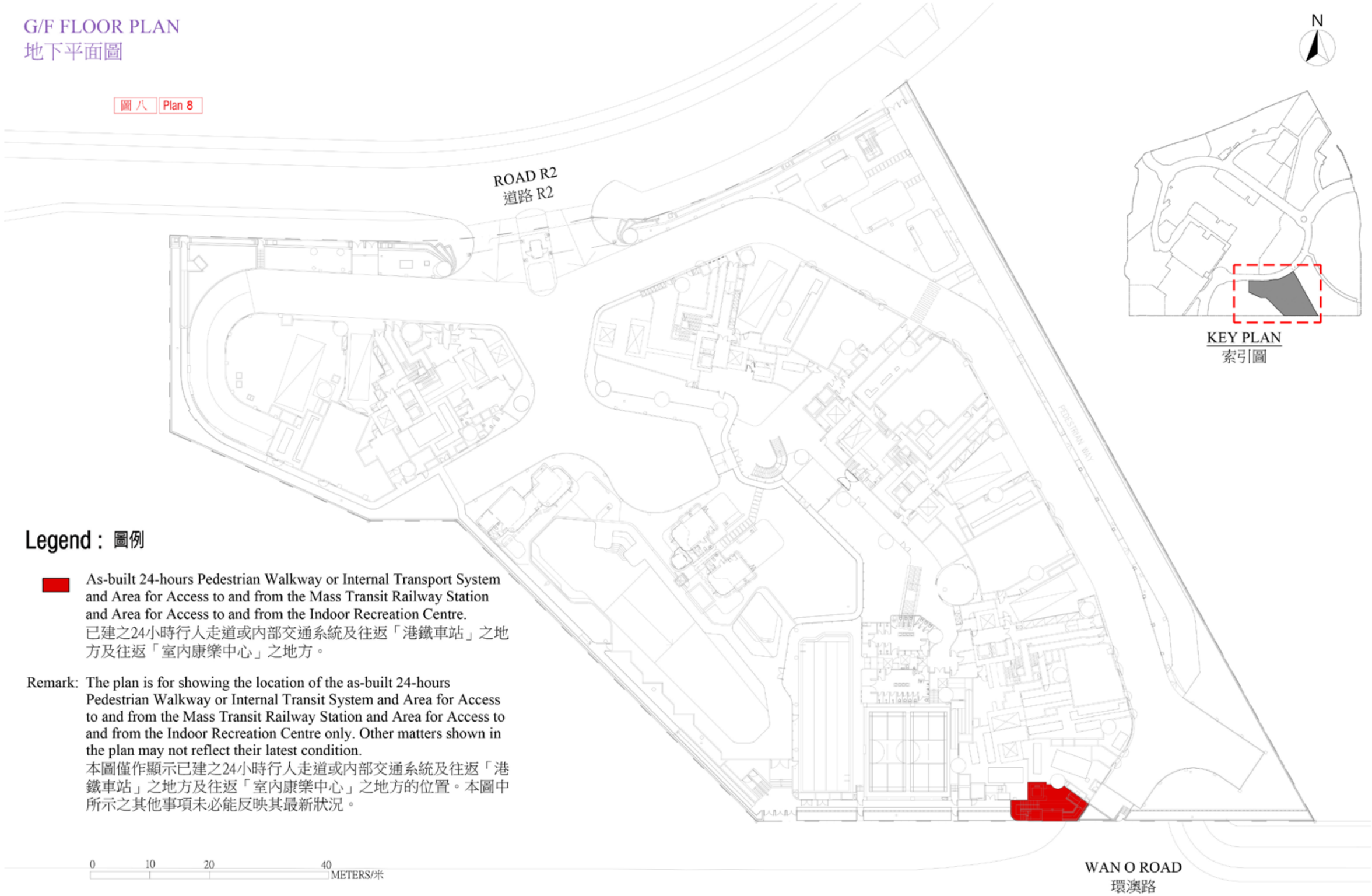
Legend : 圖例

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 20 40 60
METERS 米

G/F FLOOR PLAN
地下平面圖

圖 八 Plan 8



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。

Remark: The plan is for showing the location of the as-built 24-hours Pedestrian Walkway or Internal Transit System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre only. Other matters shown in the plan may not reflect their latest condition.
本圖僅作顯示已建之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」之地方的位置。本圖中所示之其他事項未必能反映其最新狀況。

1/F FLOOR PLAN
1樓樓面平面圖

圖九 Plan 9



Legend : 圖例

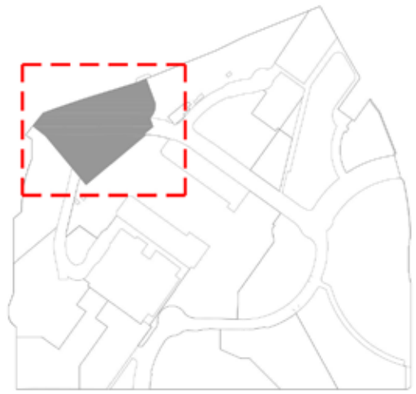
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

Remark: The plan is for showing the location of the 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 only. Other matters shown in the plan may not reflect their latest condition.
本圖僅作顯示已建之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」之地方的位置。本圖中所示之其他事項未必能反映其最新狀況。

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

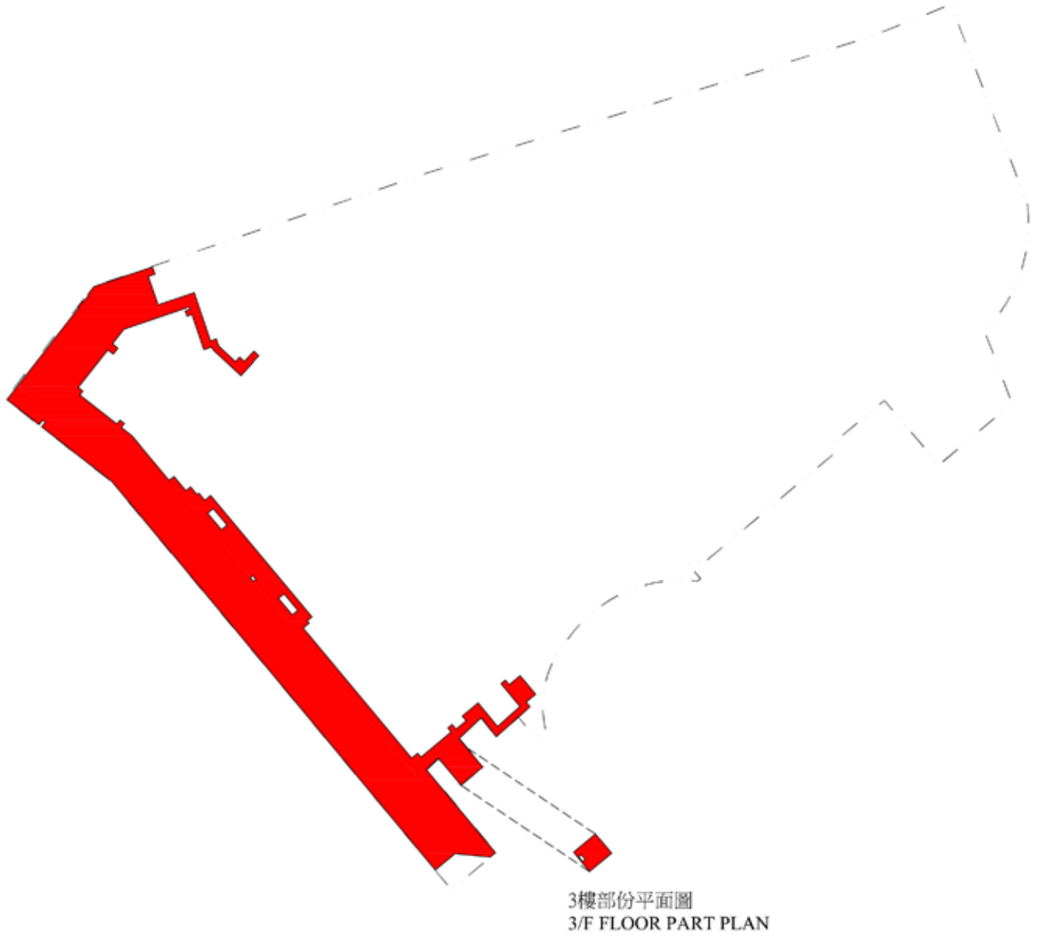
Legend : 圖例

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。

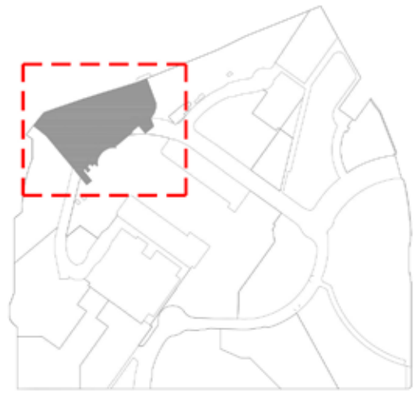
0 20 40 80 METERS/米

圖十二 Plan 12

2樓平面圖
2/F FLOOR PLAN



3樓部份平面圖
3/F FLOOR PART PLAN



KEY PLAN
索引圖

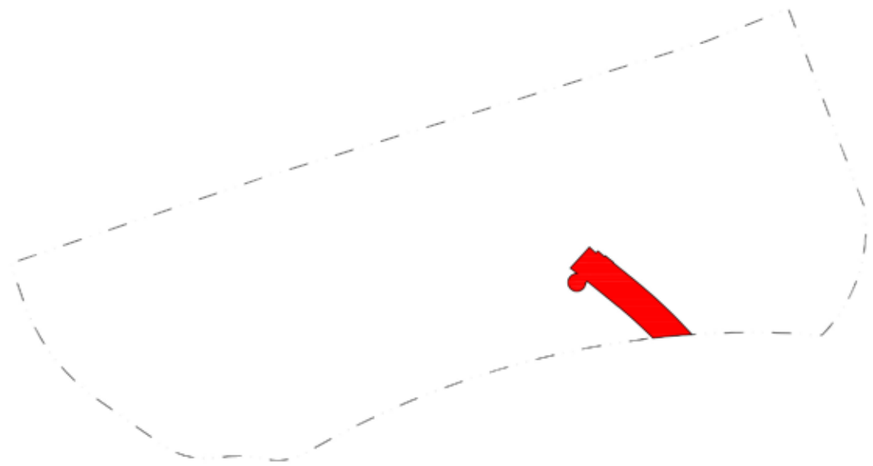
Legend : 圖例

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。

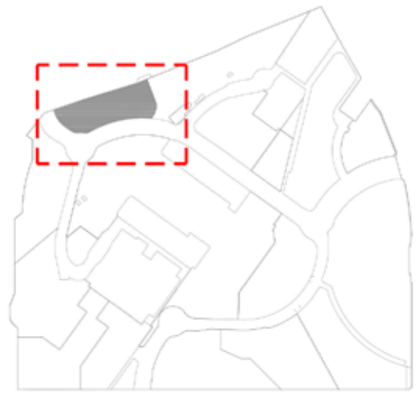
0 20 40 80 METERS/米

圖十三 Plan 13

5樓平面圖
5/F FLOOR PLAN



0 20 40 80 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。

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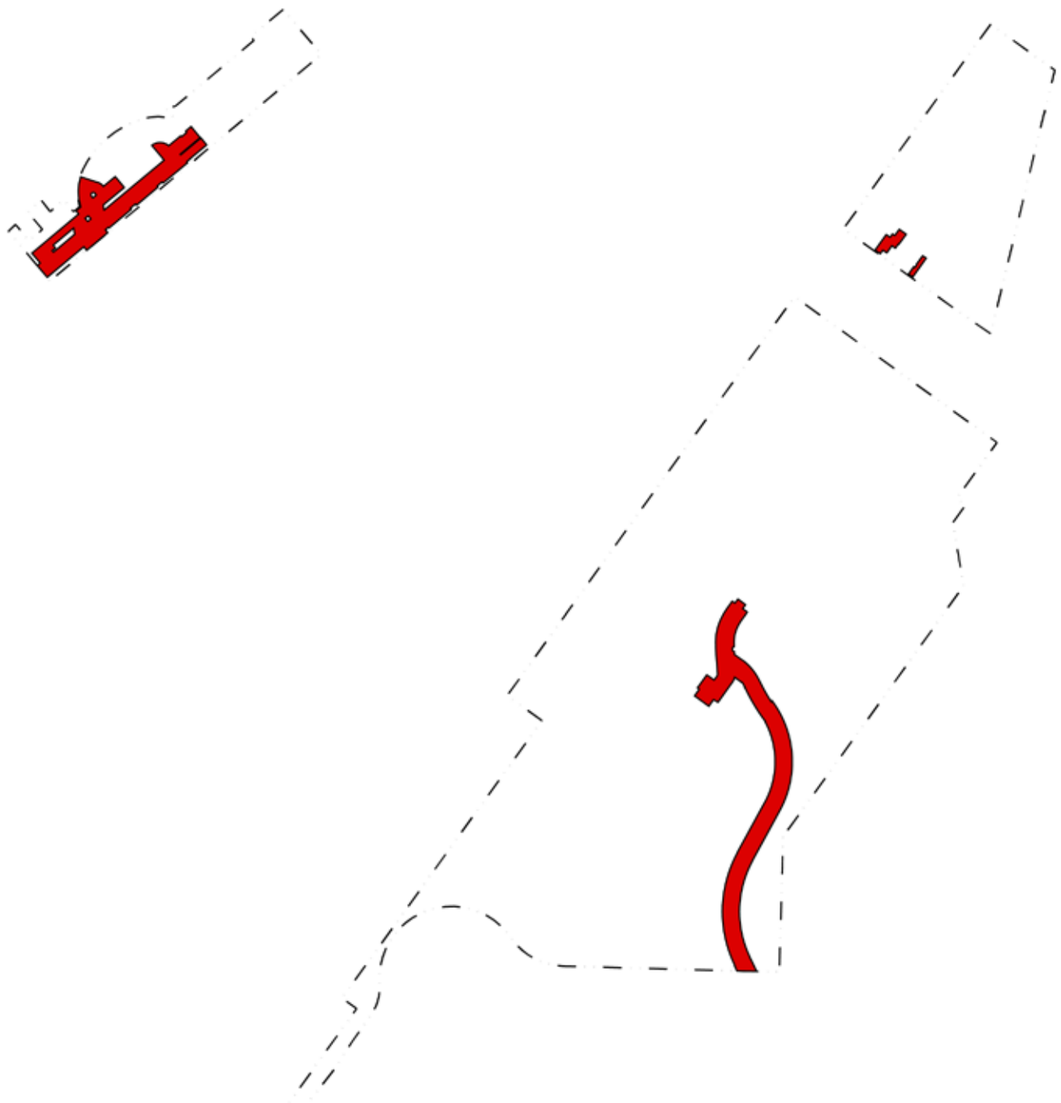
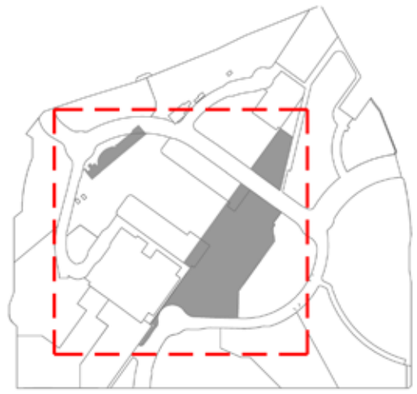


圖十四 Plan 14

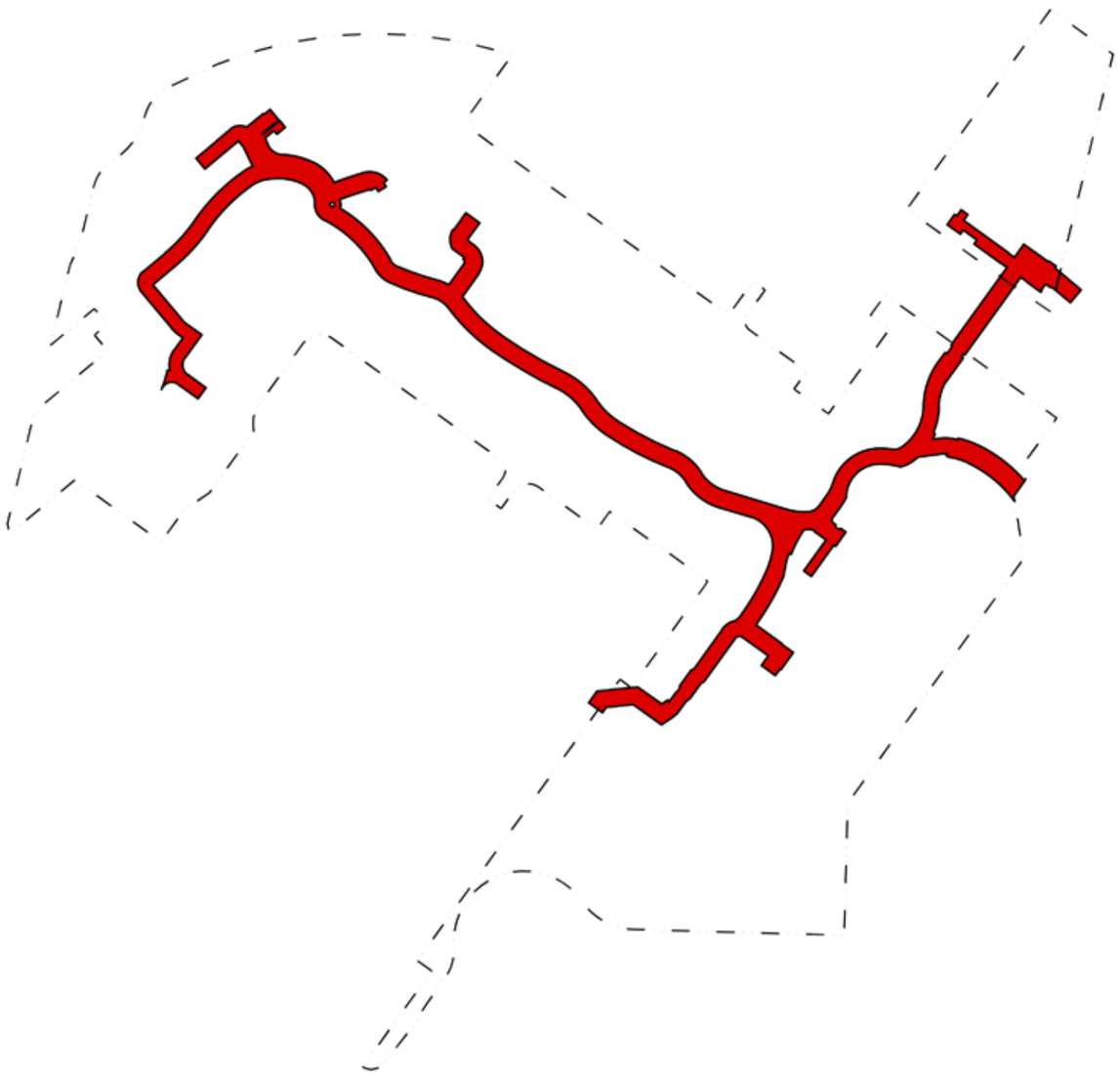
2樓平面圖
2/F FLOOR PLAN



KEY PLAN
索引圖

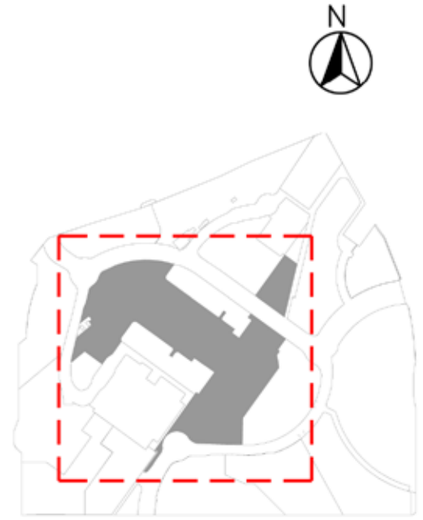
Legend : 圖例

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

3樓平面圖
3/F FLOOR PLAN

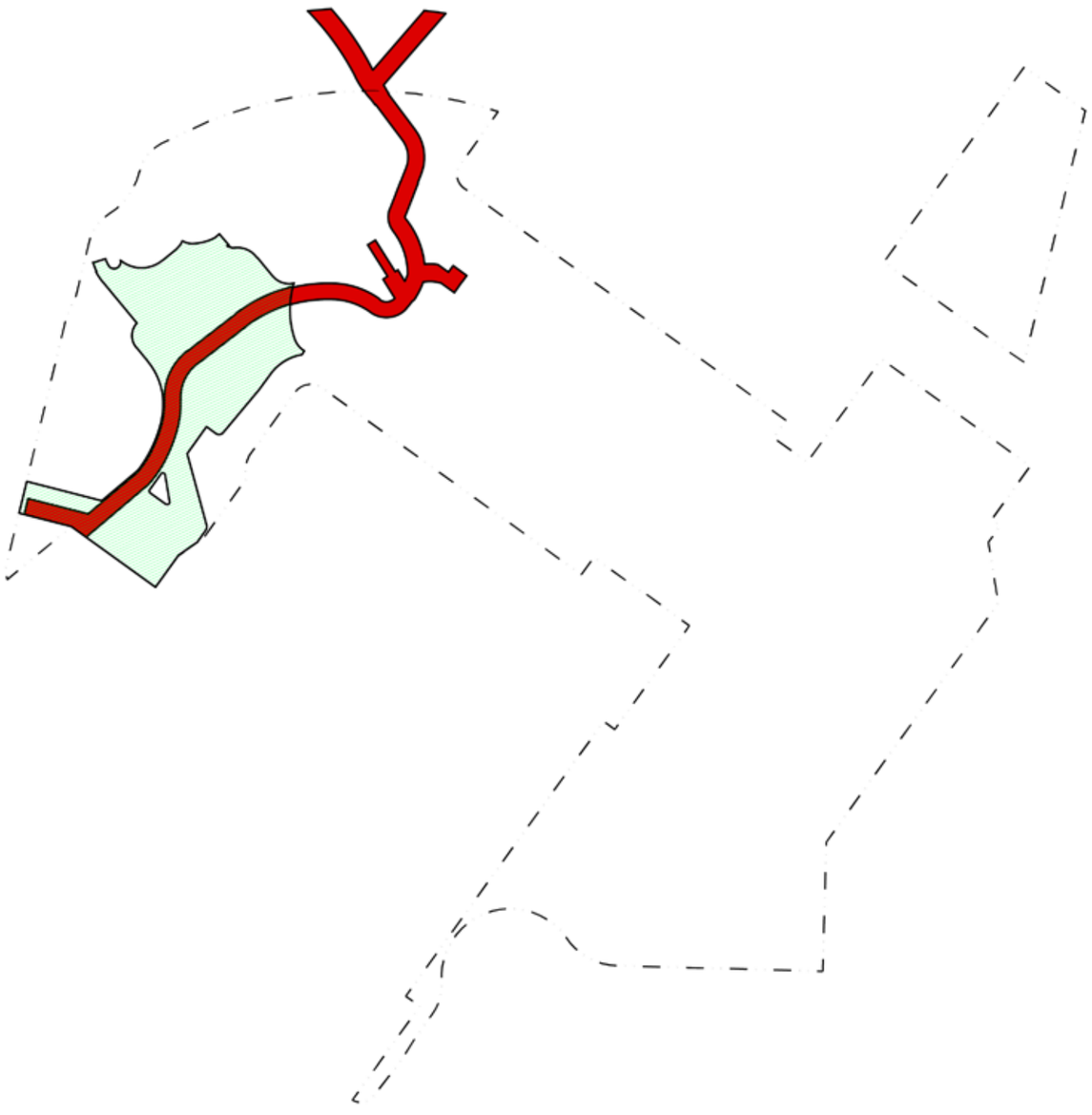


KEY PLAN
索引圖

Legend : 圖例

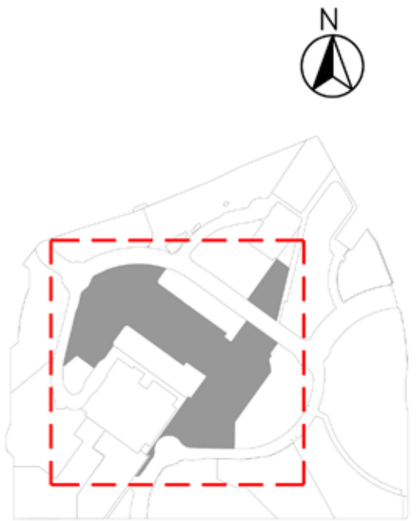
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統 及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

0 25 50 100 METERS/米



圖十六 Plan 16

4 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。

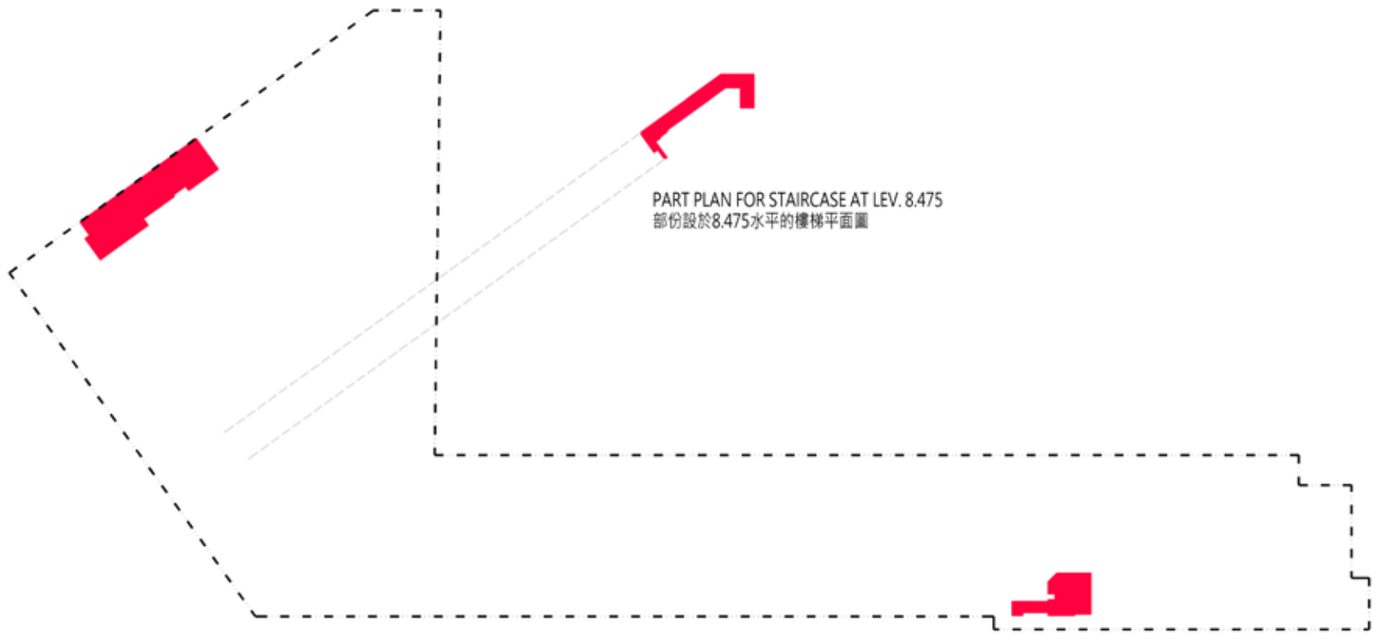
0 25 50 100 METERS/米

圖十七 Plan 17

G/F FLOOR PLAN
地下平面圖



KEY PLAN
索引圖



Legend : 圖例

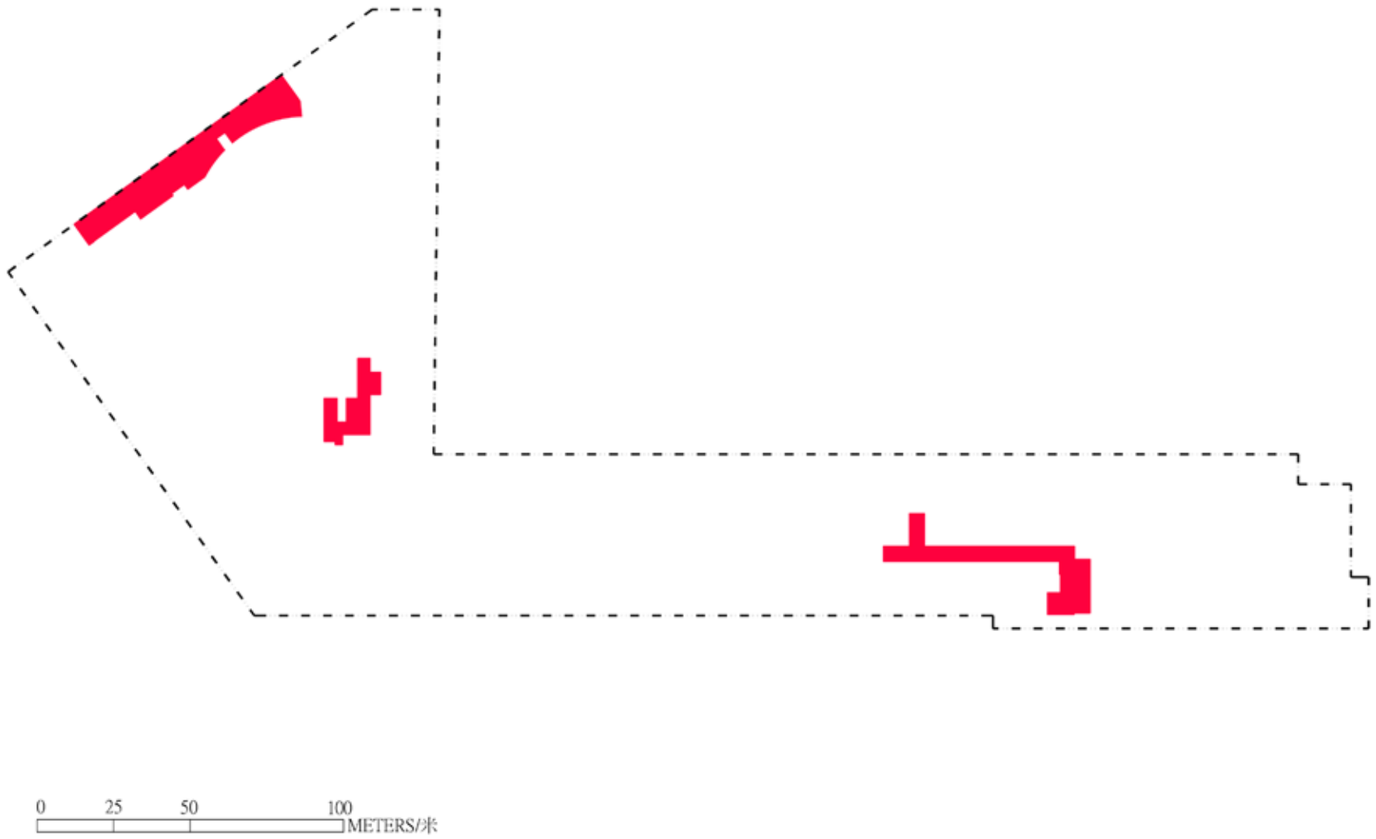
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十八 Plan 18

1/F FLOOR PLAN
一樓平面圖



KEY PLAN
索引圖



Legend : 圖例

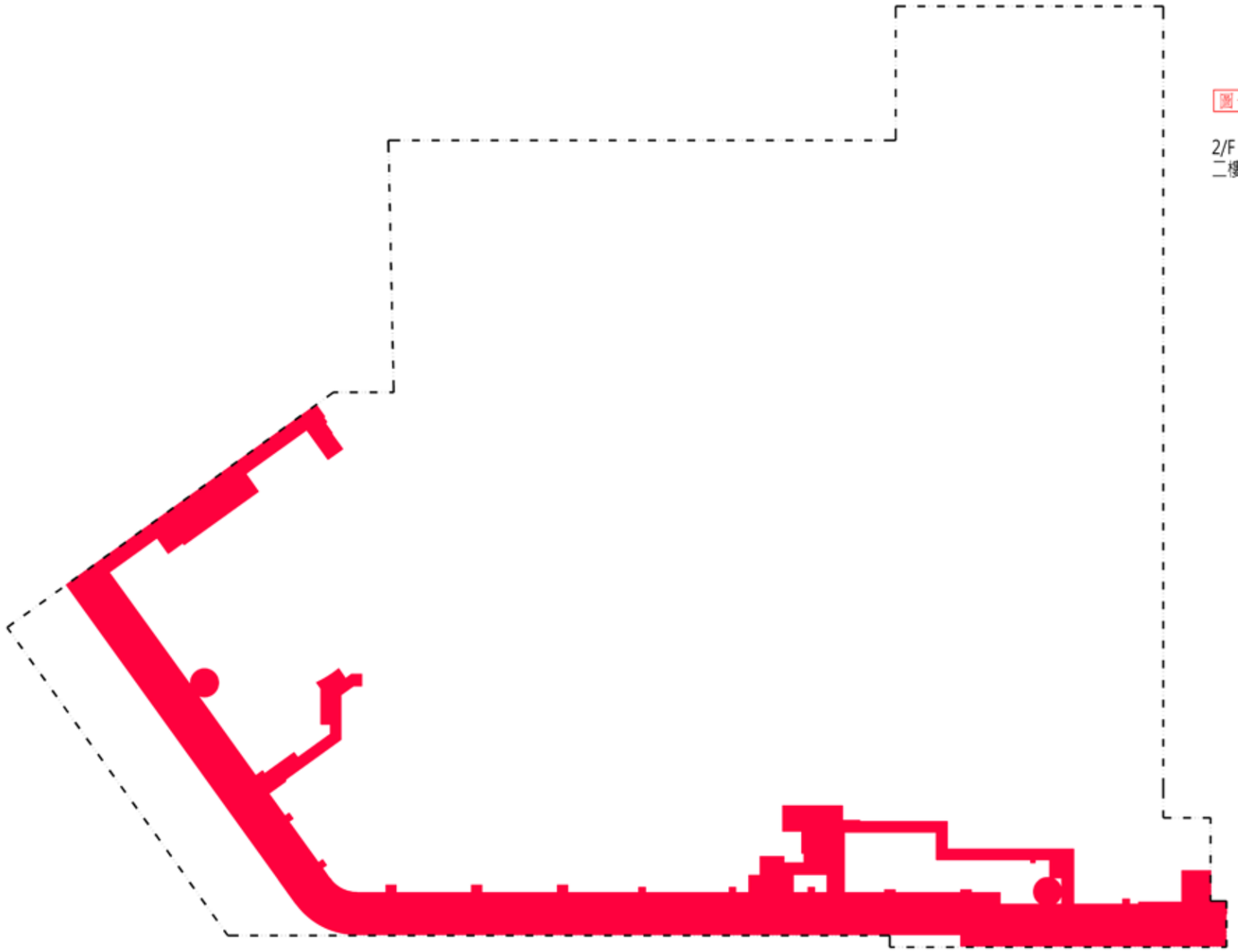
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

圖十九 Plan 19

2/F FLOOR PLAN
二樓平面圖

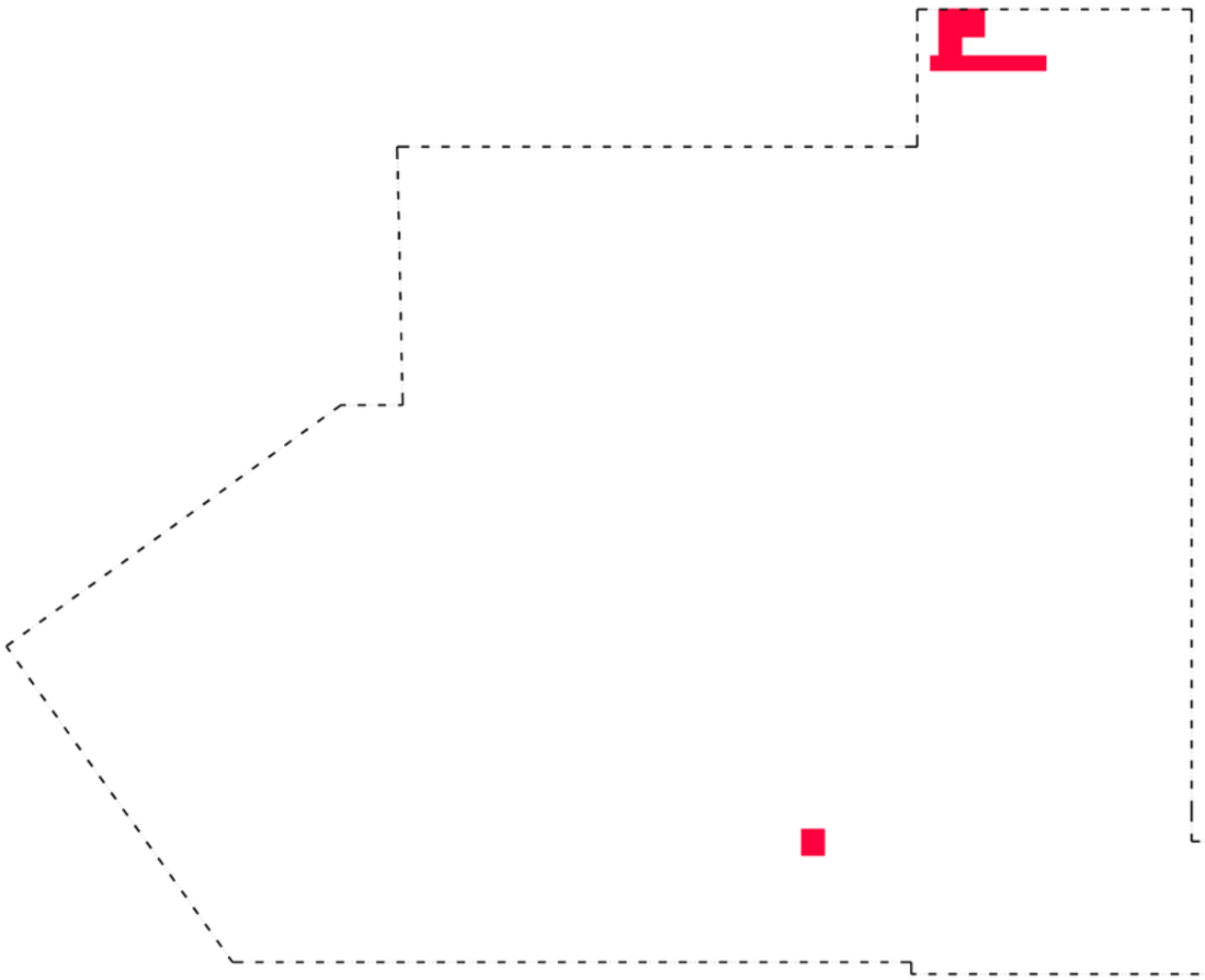


KEY PLAN
索引圖



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

3/F FLOOR PLAN
三樓平面圖

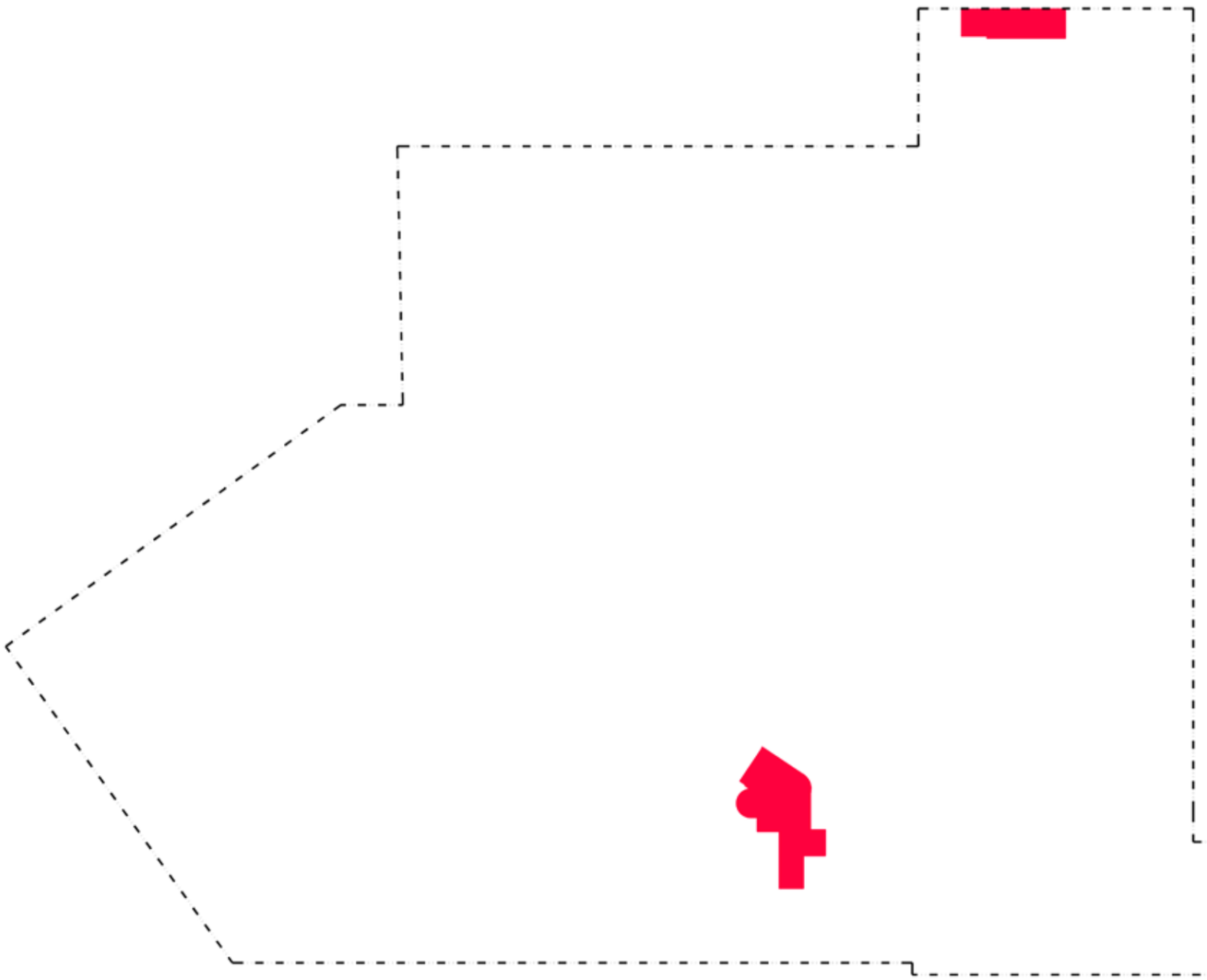


KEY PLAN
索引圖

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 25 50 100 METERS/米



圖二十一 Plan 21

5/F FLOOR PLAN
五樓平面圖

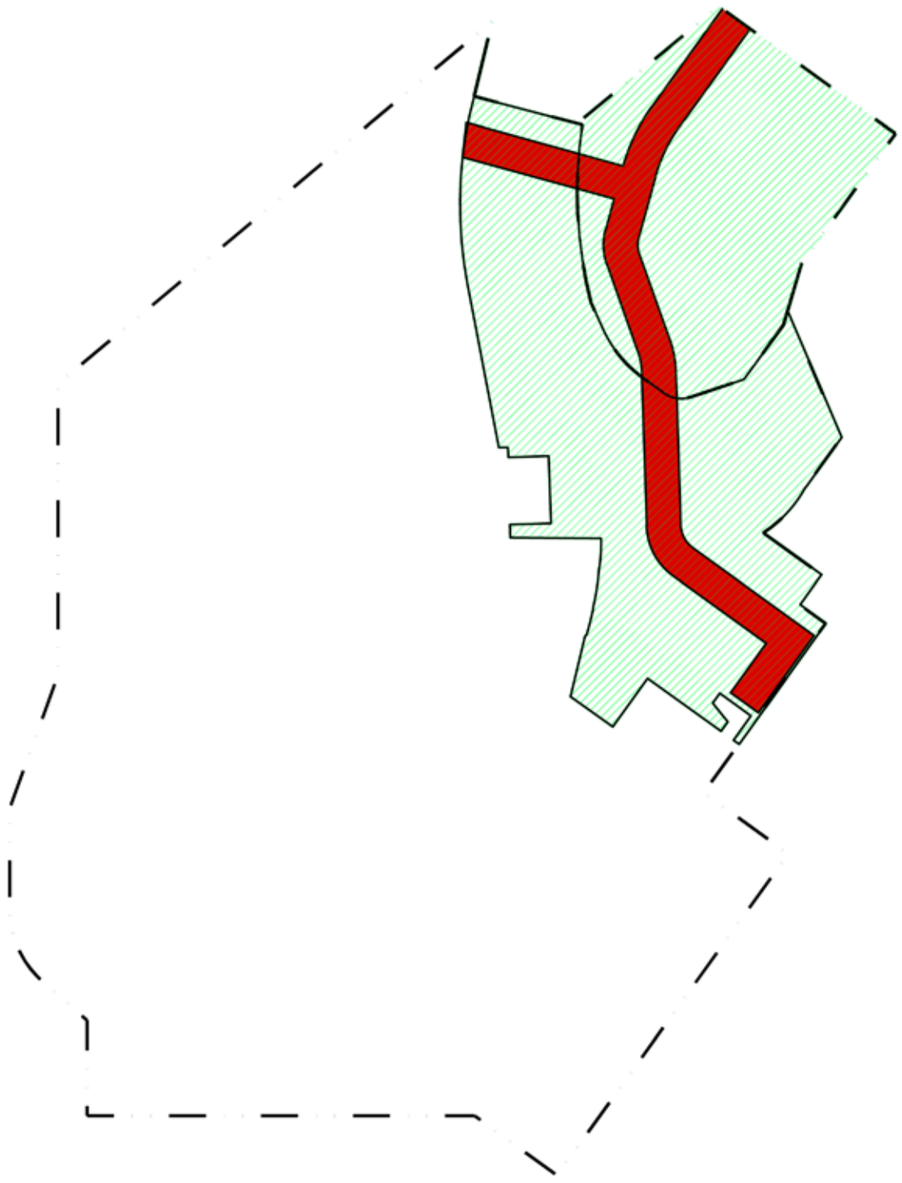


KEY PLAN
索引圖

Legend : 圖例

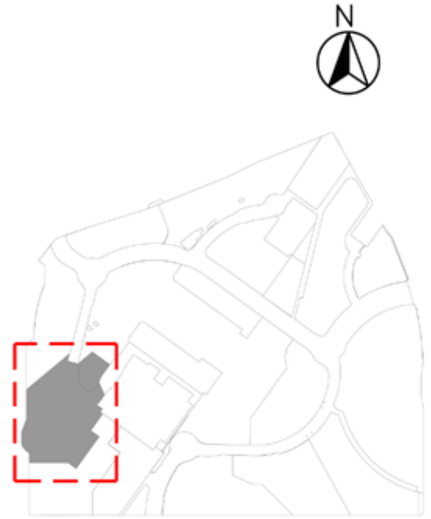
As-Built 24-hours Pedestrian Walkway or Internal Transport System and Area for Access to and from the Mass Transit Railway Station and Area for Access to and from the Indoor Recreation Centre.
已建之24小時行人走道或內部交通系統及往返「港鐵車站」之地方及往返「室內康樂中心」之地方。

0 25 50 100 METERS/米



圖二十二 Plan 22

三樓平面圖
3/F FLOOR PLAN



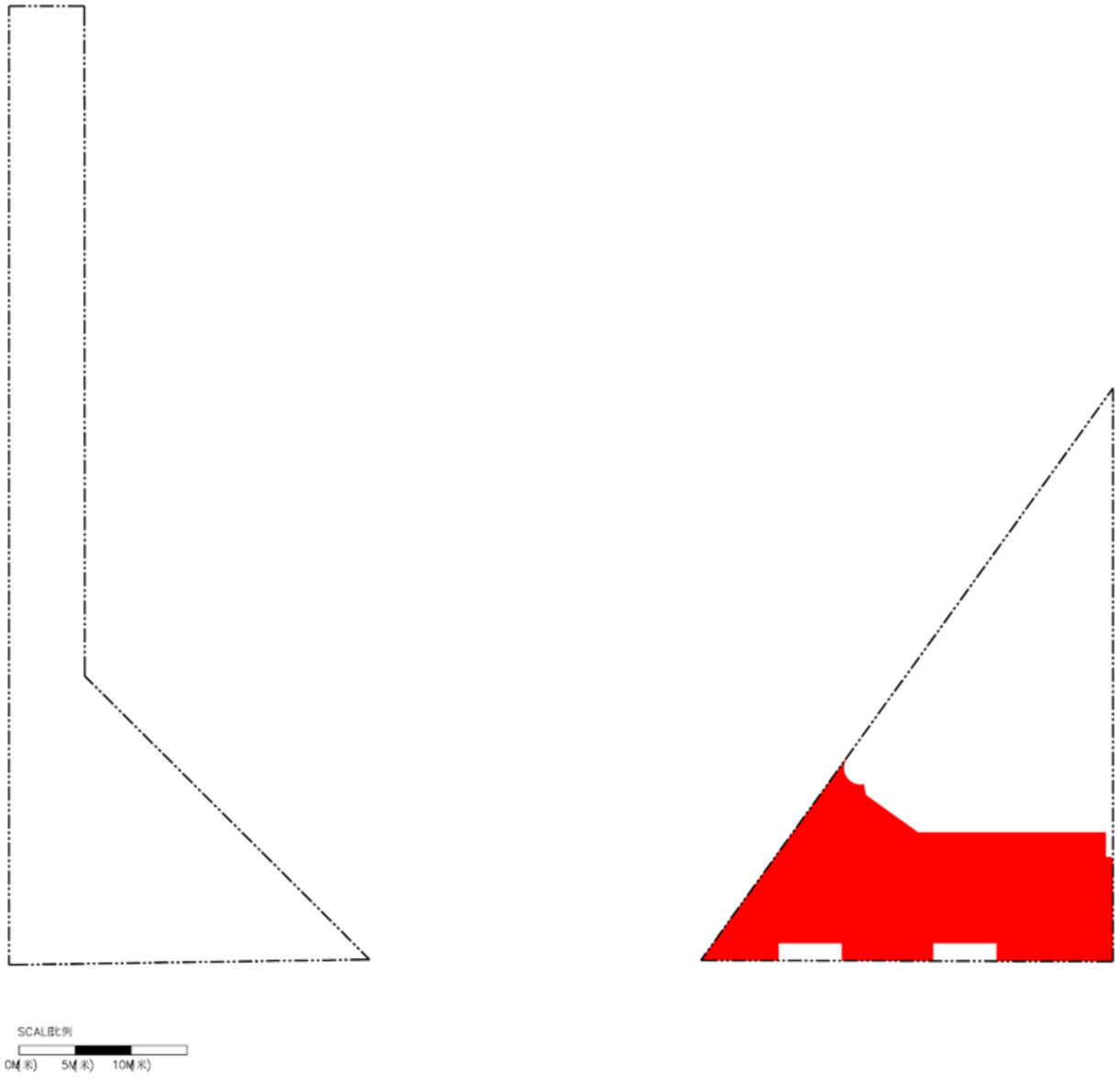
KEY PLAN
索引圖

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。

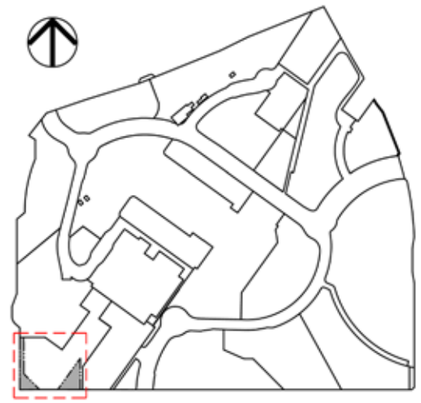
Public Open Space
公眾休憩用地

0 12.5 25 50 METERS/米



圖二十三 Plan 23

LG4/F FLOOR PLAN
低層地下4樓平面圖



KEY PLAN
索引圖

Legend : 圖例

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 Recreational 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。

Remark:
備註:

The plan is for showing the location of the Public Open Space and the 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 only. Other matters shown in the plan may not reflect their latest conditions.

本圖僅作顯示公眾休憩用地及擬建之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」之地方的位置。本圖中所示之其他事項未必能反映其最新狀況。

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.

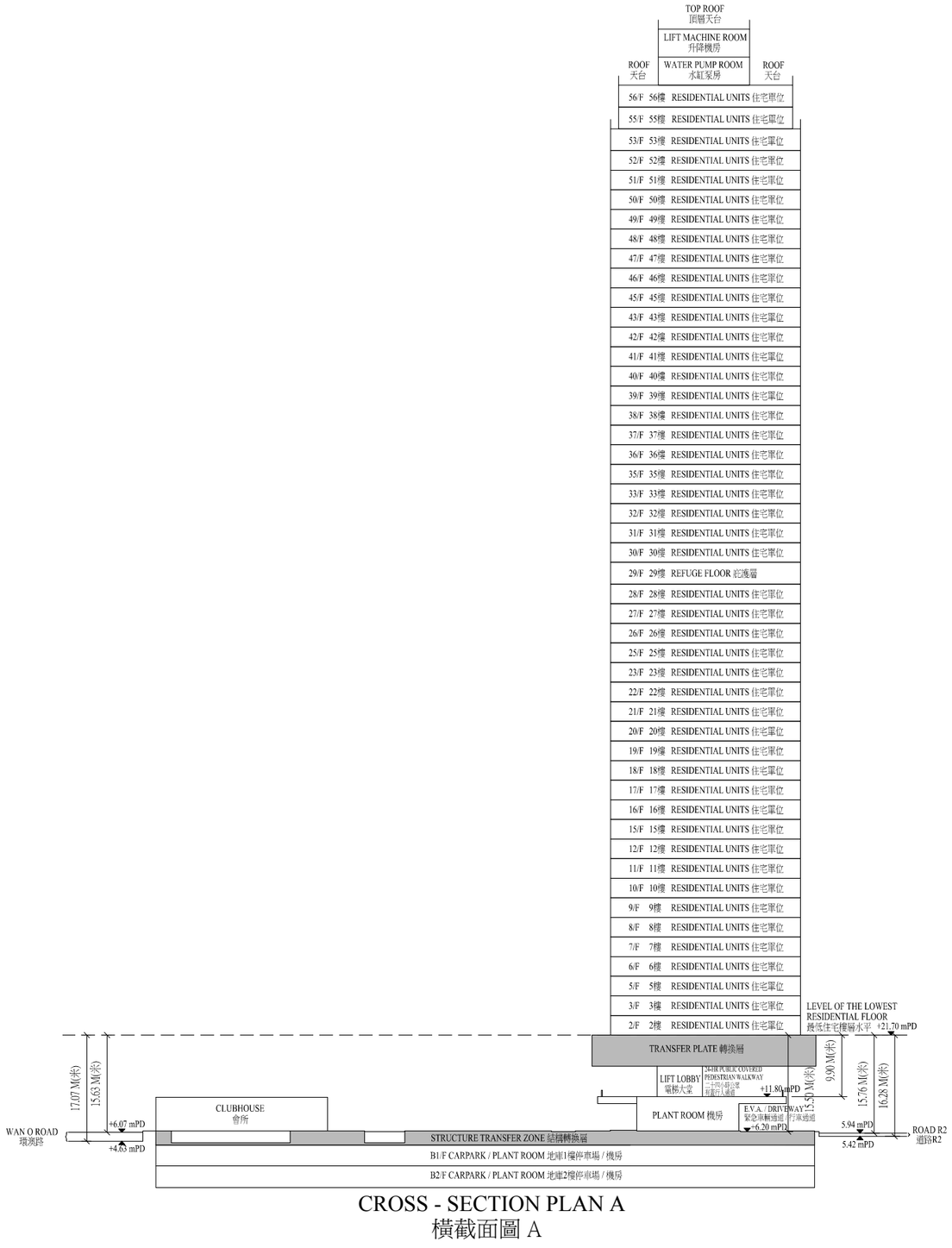
a. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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。

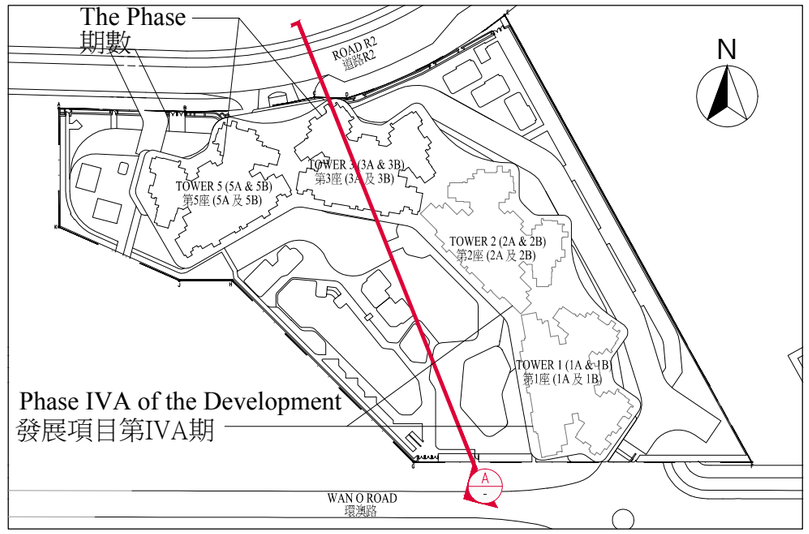
c. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

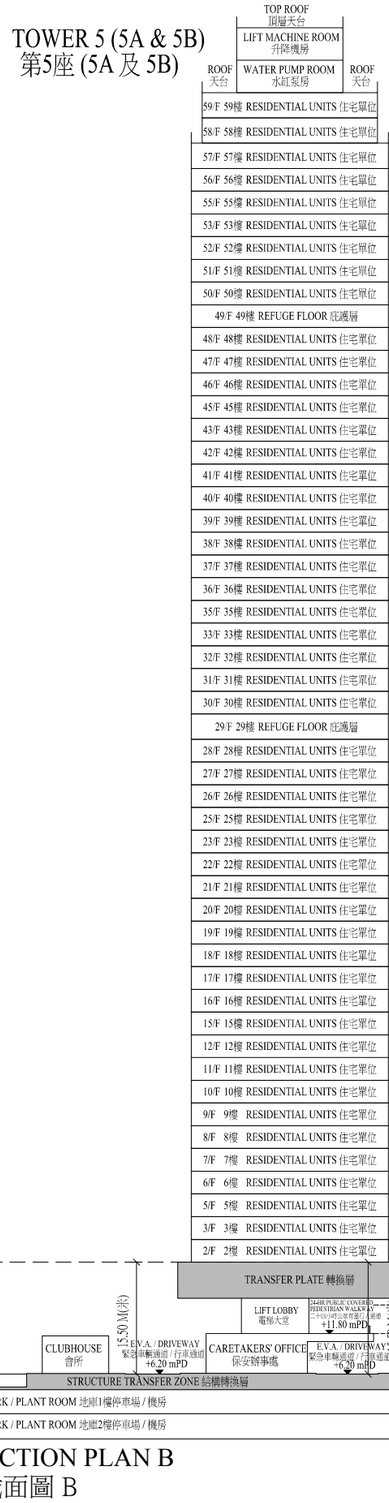
Note:

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.

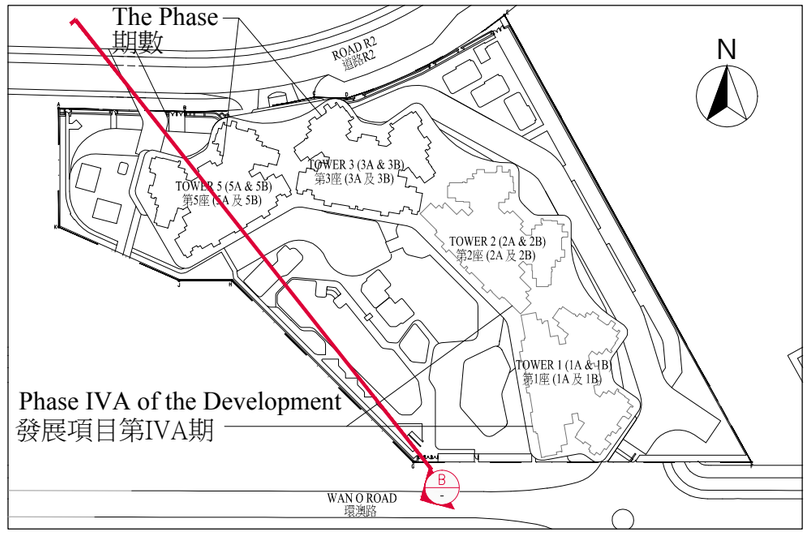
備註：

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

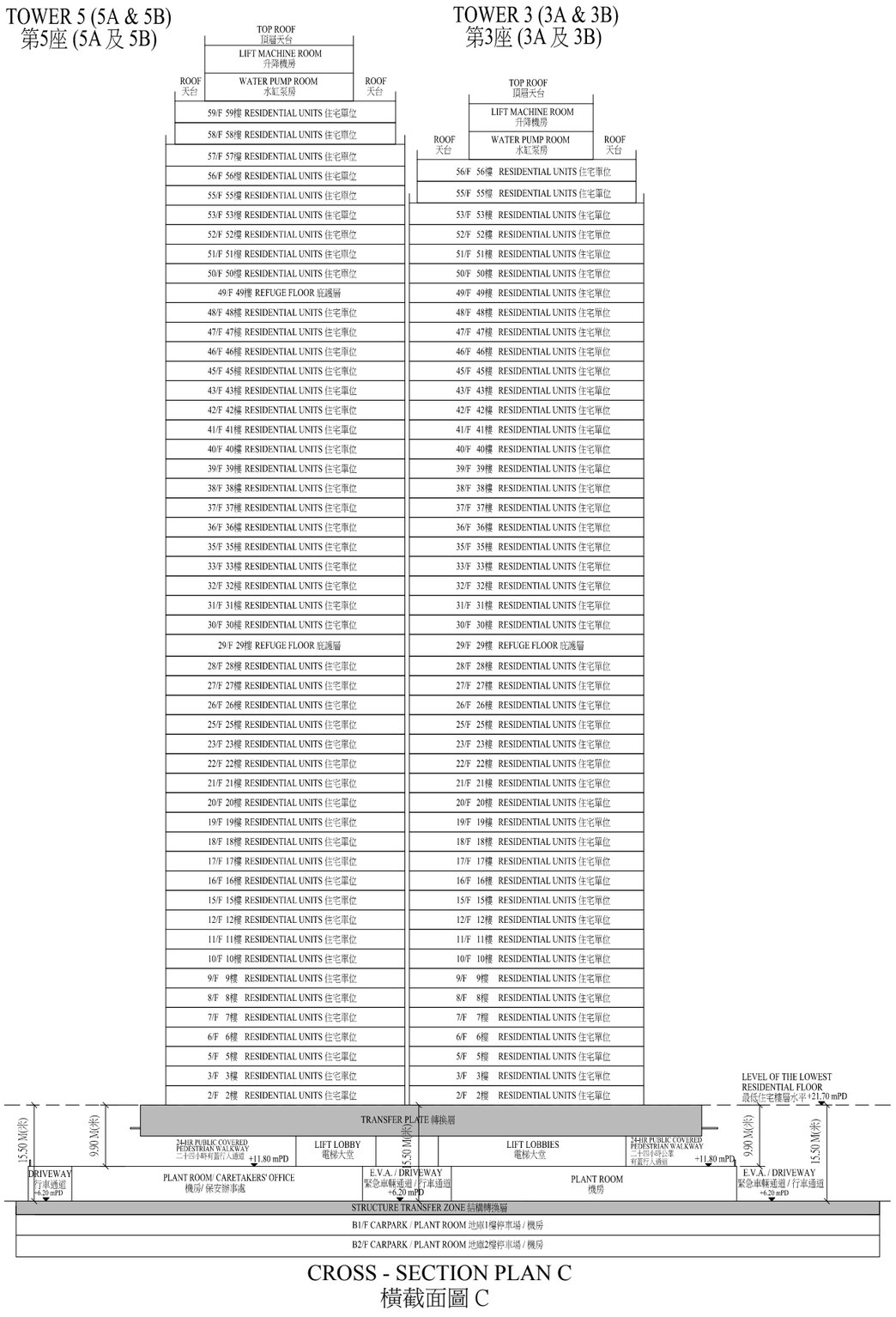
Note:

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.

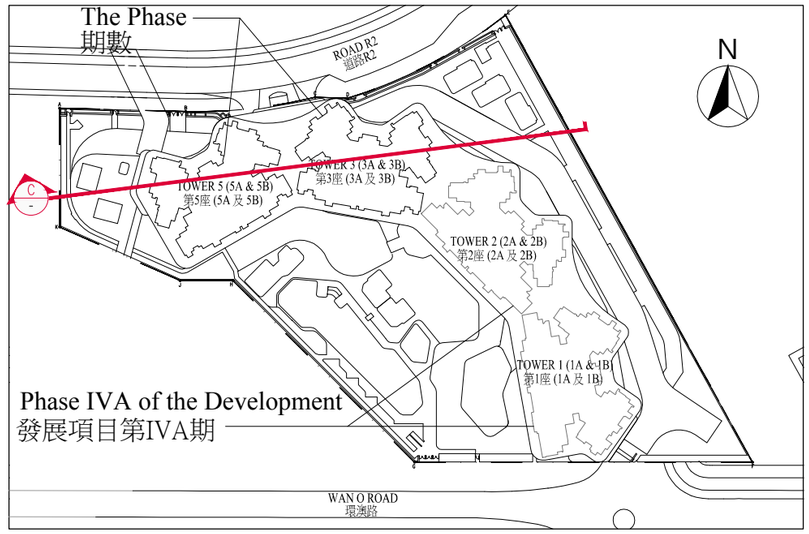
備註：

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)

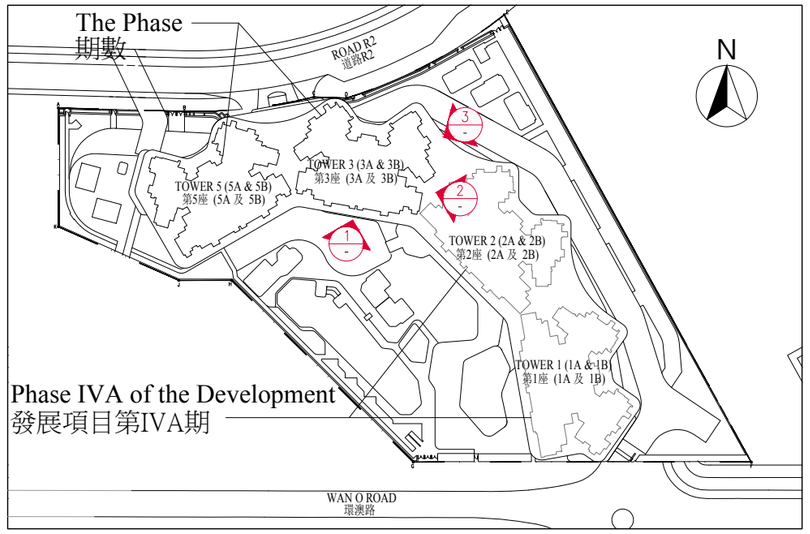


ELEVATION 2
立面圖 2

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:

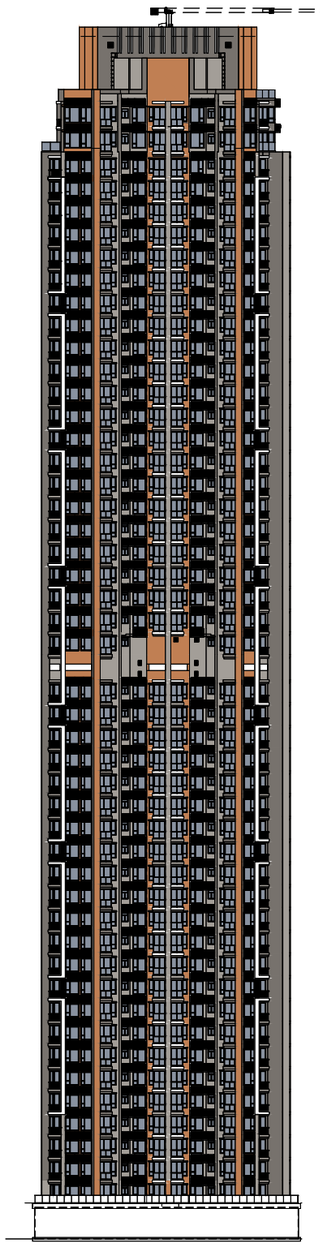
1. are prepared on the basis of the approved building plans for the Phase as of 12 November 2018; and
2. are in general accordance with the outward appearance of the Phase.

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。

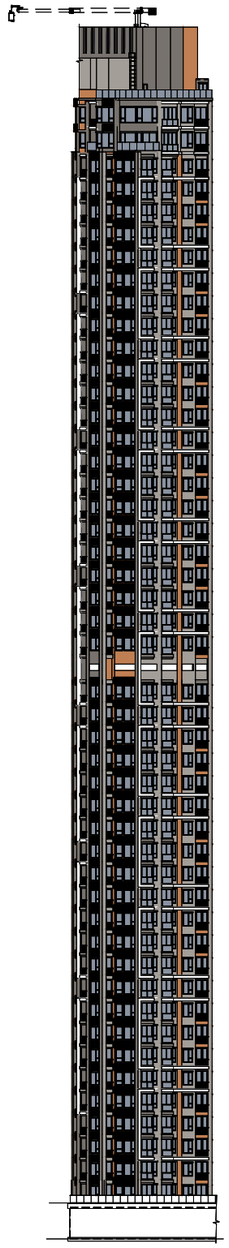
ELEVATION PLAN 立面圖

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)

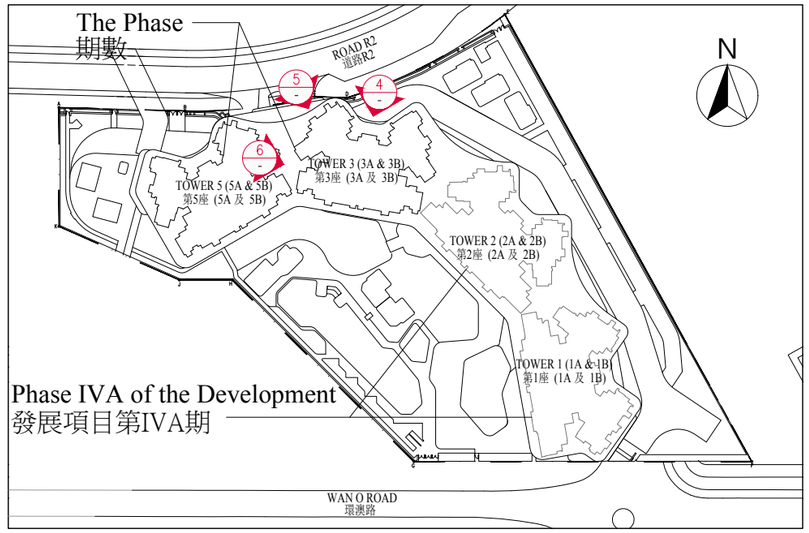


ELEVATION 5
立面圖 5

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)

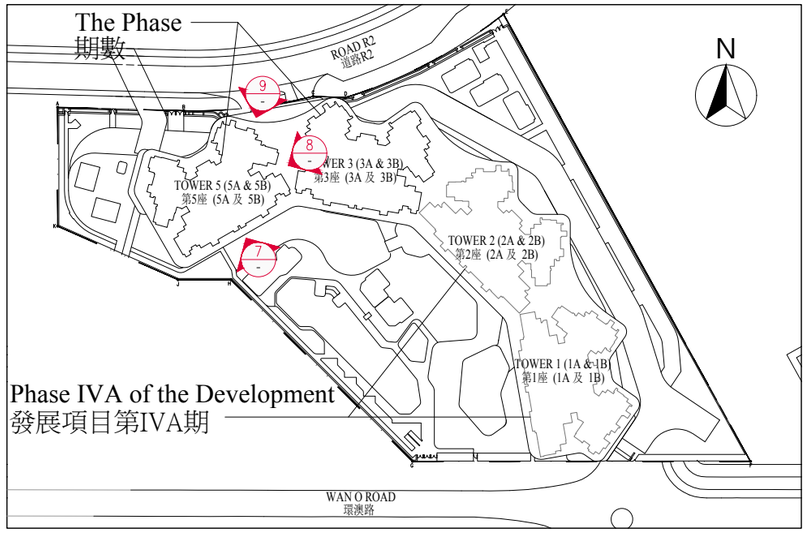


ELEVATION 8
立面圖 8

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。

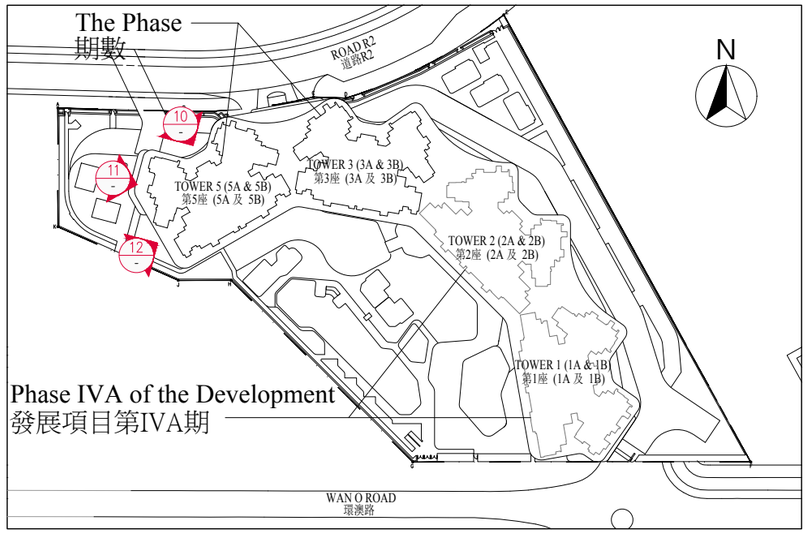
ELEVATION PLAN 立面圖



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.
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 -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

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)					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。

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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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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)	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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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)				

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)	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:
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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：
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 -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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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:
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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.
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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)	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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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)				

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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)				

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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)			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
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	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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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:
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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)	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	

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)	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)			

Note:
The cells shaded in grey shown in the above table denotes "Not applicable".
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	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)			

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
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:
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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)	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:
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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	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

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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:
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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	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

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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)			
			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

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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

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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 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：
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 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:
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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 -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"。

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	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"。

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)						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.
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)			
			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		

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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																								
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

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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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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					
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	

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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					
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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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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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	

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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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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			
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			

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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 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

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

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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			
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			

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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。

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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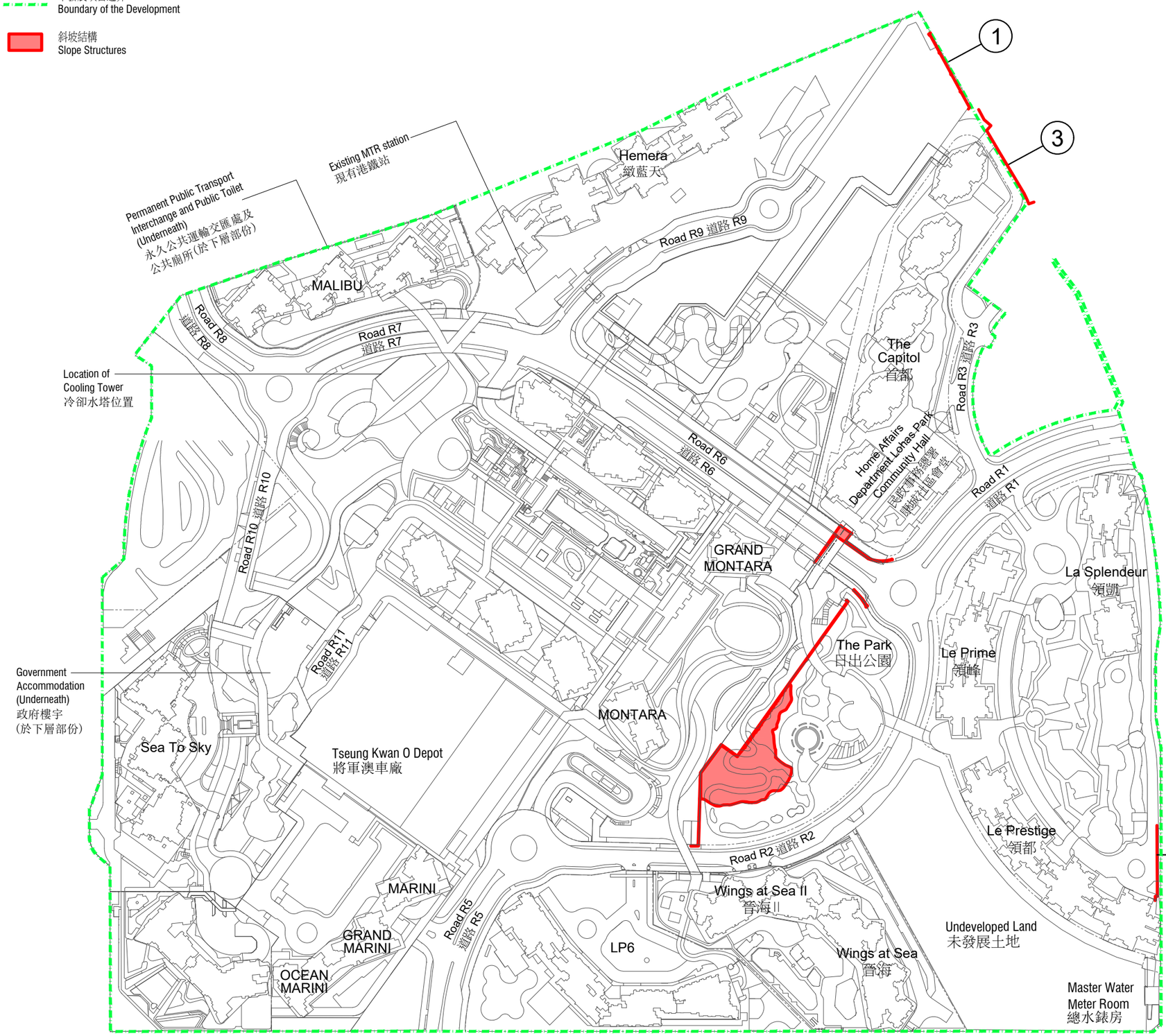
MAINTENANCE OF SLOPES 斜坡維修

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。

BC002

MODIFICATION 修訂

The Owner has made applications to the Government for modifications of the Land Grant as follows and the applications are not yet granted:

(a) Nature of the modifications sought

- Fixing of boundaries and setting of development parameters of certain Site (other than Site O) of the Lot; and
- Modification of provision, formation and completion date(s) in respect of certain facilities and areas within certain Sites (other than Site O) of the Lot.

(b) Conditions sought to be modified

Special Conditions Nos.(31), (52), (55), (56) and (60).

擁有人已向政府提出申請對批地文件作出以下修訂，而該申請尚未獲得批准：

(a) 尋求的修訂的性質

- 訂定及確定該地段內某地盤（地盤O除外）的邊界及發展界限；及
- 修訂該地段內某些地盤（地盤O除外）以內的某些設施及地方的提供、構造及完成日期。

(b) 尋求修訂的條件

第(31)、(52)、(55)、(56)及(60)條批地特別條款。

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 (sq.m.)
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, refuse storage and material recovery 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 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

期數獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出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》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	不適用
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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、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	421.280
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 (sq.m.)
Amenity Features		
11	Counter Office, store, guard room and lavatory for watchman and management staff, 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 screens / covered walkways, 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 for mandatory 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	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall.	N/A
Other Exempted Items		
23(#)	Refuge floor including refuge floor cum sky garden	1698.737
24(#)	Other projections	N/A
25	Public transport terminus	N/A
26(#)	Party structure and common staircase	N/A
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	129.996
28(#)	Public passage	N/A
29	Covered set back area	N/A
Bonus GFA		
30	Bonus GFA	N/A

		面積（平方米）
適意設施		
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	不適用
12	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用
13	有上蓋的園景區及遊樂場	不適用
14	橫向屏障 / 有蓋人行道、花棚	不適用
15	擴大升降機井道	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、衛星電視共用天線房	不適用
18(#)	強制性設施或必要機房所需的管槽、氣槽	782.409
19	非強制性設施或非必要機房所需的管槽、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	不適用
22	伸出物， 如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23(#)	庇護層，包括庇護層兼空中花園	1698.737
24(#)	其他伸出物	不適用
25	公共交通總站	不適用
26(#)	共用構築物及樓梯	不適用
27(#)	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
28(#)	公眾通道	不適用
29	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30	額外總樓面面積	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.
備註
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。

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

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:
於印製售樓說明之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 **第一部份**	
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)
第二部分: 擬興建樓宇 / 部分樓宇預計每年能源消耗量(註腳 1):-

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m²) 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/ m²/ annum 電力 千瓦小時/平方米/年	Town Gas/ LPG unit/ m²/ annum 煤氣 / 石油氣 用量單位/平方米/年	Electricity kWh/ m²/ annum 電力 千瓦小時/平方米/年	Town Gas/ LPG unit/ m²/ annum 煤氣 / 石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Area served by central building services installation(Note 3) 有使用中央屋宇裝備裝置的部分(註腳 3)	15,774	159.7	N/A	117.8	N/A
Non-Domestic Development 非住用發展項目	Podium(s) (Note 4) (central building services) 平台(註腳 4) (中央屋宇裝備裝置)	N/A	N/A	N/A	N/A	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)
第三部分: 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/m2 /annum) and town gas/LPG consumption (unit/m2 /annum), of the development by the internal floor area served, where: (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for 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)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).
4. “Podium(s) ” normally means the lowest part of the development (usually the 1owest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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：- (a)“每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）第 4 節及附錄 8 中的「年能源消耗」具有相同涵義；及 (b) 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）第 4 節及附錄 8 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”與樓宇的屋宇裝備裝置能源效益實務守則（2010 年 2 月版）（草稿）中的涵義相同。
4. “平台”一般指發展項目的最低部分 (通常為發展項目最低 1 5 米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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。



