LA MARINA 揚海

SALES BROCHURE
售樓說明書

LA MARINA 揚海

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

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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。

  - 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

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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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.

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.

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

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.

2 期數的資料 INFORMATION ON THE PHASE

發展項目的期數（「期數」）的名稱
港島南岸的第2期稱為「揚海」

期數所位於的街道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
香葉道11號*
備註：*此臨時門牌號數有待期數建成時確認。

每幢多單位建築物的樓層總數
第1座(1A及1B)：28層
第2座(2A及2B)：33層
備註：
- 上述樓層數目包括2樓、3樓、平台層及9樓（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1座(1A及1B)：2樓、3樓、平台層、轉換層、5樓至12樓、15樓至23樓、25樓至32樓、天台、上層天台及頂層天台
第2座(2A及2B)：2樓、3樓、平台層、轉換層、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓、天台、上層天台及頂層天台

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1座(1A及1B)：4樓、13樓、14樓及24樓
第2座(2A及2B)：4樓、13樓、14樓、24樓及34樓

每幢多單位建築物內的庇護層（如有的話）
第1座(1A及1B)及第2座(2A及2B)：9樓

由期數的認可人士提供的期數的預計關鍵日期
2023年8月31日

上述預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成（視屬何情況而定）的確證。

備註：「關鍵日期」指批地文件的條件就期數而獲符合的日期。

Name of the Phase of the Development (the "Phase")
Phase 2 of THE SOUTHSIDE is called "La Marina"

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
11 Heung Yip Road*
Note: * This provisional street number is subject to confirmation when the Phase is completed.

Total number of storeys of each multi-unit building
Tower 1 (1A and 1B) : 28 storeys
Tower 2 (2A and 2B) : 33 storeys
Note:
- The above number of storeys includes 2/F, 3/F, Podium Floor and 9/F (Refuge Floor)
- The above number of storeys excludes Transfer Plate, Roof, Upper Roof and Top Roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 1 (1A and 1B) : 2/F, 3/F, Podium Floor, Transfer Plate, 5/F-12/F, 15/F-23/F, 25/F-32/F, Roof, Upper Roof and Top Roof
Tower 2 (2A and 2B) : 2/F, 3/F, Podium Floor, Transfer Plate, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F, Roof, Upper Roof and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1 (1A and 1B) : 4/F, 13/F, 14/F and 24/F
Tower 2 (2A and 2B) : 4/F, 13/F, 14/F, 24/F and 34/F

Refuge floor (if any) of each multi-unit building
Tower 1 (1A and 1B) & Tower 2 (2A and 2B) : 9/F

Estimated material date for the Phase as provided by the Authorized Person for the Phase
31 August 2023

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

Note: "Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

賣方
香港鐵路有限公司（作為“擁有人”）[1]
High Crown Holdings Limited （作為“如此聘用的人”）[2]

賣方之控權公司
擁有人（香港鐵路有限公司）之控權公司：
不適用
如此聘用的人（High Crown Holdings Limited）之控權公司：
Best Profile Limited

期數的認可人士
李明嫻

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築及工程師有限公司

期數的承建商
中國海外房屋工程有限公司

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
高李葉律師行
胡關李羅律師行
劉漢銓律師行

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士
Apex Ally Limited
Central Wisdom Limited

備註：
1. “擁有人”指期數中的住宅物業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督期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Vendor
MTR Corporation Limited (as “Owner”)[1]
High Crown Holdings Limited (as “Person so engaged”)[2]

Holding Company of the Vendor
Holding Company of the Owner (MTR Corporation Limited) :
Not applicable
Holding Company of the Person so engaged (High Crown Holdings Limited) :
Best Profile Limited

Authorized Person for the Phase
Lee Ming Yen, Jennifer

The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity
P&T Architects and Engineers Limited

Building contractor for the Phase
China Overseas Building Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase
Deacons
Kao, Lee & Yip
Woo Kwan Lee & Lo
Chu & Lau

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

Any other persons who have made a loan for the construction of the Phase
Apex Ally Limited
Central Wisdom Limited

Notes:
1. “Owner” means the legal or beneficial owner of the residential properties in 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.

(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； 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;	不適用 Not applicable
(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； 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;	不適用 Not applicable
(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； 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;	否 No
(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； 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;	不適用 Not applicable
(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； 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;	不適用 Not applicable
(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； 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;	否 No
(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； 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;	不適用 Not applicable
(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； 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;	不適用 Not applicable
(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； 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;	否 No
(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； 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;	否 No
(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； 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;	否 No
(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； 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;	否 No
(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； 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;	不適用 Not applicable
(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； 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;	否 No
(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； 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;	否 No
(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； 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;	否 No
(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； 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;	不適用 Not applicable
(r)	賣方或該期數的承建商屬法團，而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； 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;	否 No
(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。 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.	否 No

備註：
在此提述賣方即提述香港鐵路有限公司（作為"擁有人"）或High Crown Holdings Limited（作為"如此聘用的人"）。

Remark:
A reference to the Vendor here is a reference to either MTR Corporation Limited (as "Owner") or High Crown Holdings Limited (as "Person so engaged").

期數將會有構成圍封牆的一部分的非結構的預製外牆。

每幢建築物的非結構的預製外牆的厚度範圍將為150毫米。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

The range of thickness of the non-structural prefabricated external walls of each block will be 150mm.

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

座 Tower	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m)					
	樓層 Floor / 單位 Unit	A	B	C	D	E
第1座 (1A) Tower 1 (1A)	5樓 5/F	1.487	1.060	0.953	0.807	0.683
	6樓至8樓、10樓至12樓、15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	1.360	1.060	0.825	0.807	0.555
	32樓 32/F	2.138	0.458			

座 Tower	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m)						
	樓層 Floor / 單位 Unit	A	B	C	D	E	F
第1座 (1B) Tower 1 (1B)	5樓 5/F	1.879	1.045	0.490	0.330	-	0.683
	6樓至8樓、10樓至12樓、15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	1.752	1.045	0.490	0.330	-	0.556
	32樓 32/F	1.354	-	-			

備註：
1. 第1座（1A及1B）不設13樓、14樓及24樓，9樓為庇護層。
2. 第2座（2A及2B）不設13樓、14樓、24樓及34樓，9樓為庇護層。
3. 上表 “-” 代表該住宅物業將不會有構成圍封牆一部分的非結構的預製外牆。

座 Tower	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m)						
	樓層 Floor / 單位 Unit	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	5樓 5/F	0.573	1.346	0.837	0.582	0.296	-
	6樓至8樓 6/F-8/F	0.690	1.346	0.837	0.582	0.296	-
	10樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	0.690	1.346	0.837	0.582	0.296	-
	38樓 38/F	0.825	0.409	-			

座 Tower	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m)							
	樓層 Floor / 單位 Unit	A	B	C	D	E	F	G
第2座 (2B) Tower 2 (2B)	5樓 5/F	-	0.821	0.845				0.683
	6樓至8樓 6/F-8/F	-	0.821	0.845	0.285	0.525	0.296	0.555
	10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	-	0.821	1.490		0.536	0.296	0.555
	37樓 37/F		0.821	1.490		0.536	0.296	0.555
	37樓及38樓（複式） 37/F & 38/F (Duplex)	-						
	38樓 38/F		0.476	-				

Notes:
1. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.
2. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.
3. The symbol "-" as shown in the schedule above denotes that there will not be non-structural prefabricated external walls forming part of the enclosing walls of that residential property.

期數將會有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆的厚度範圍將為200毫米。

There will be curtain walls forming part of the enclosing walls of the Phase.

The range of thickness of the curtain walls of each building will be 200mm.

每個住宅物業的幕牆的總面積表
Schedule of Total Area of Curtain Walls of Each Residential Property

座 Tower	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m)						
	樓層 Floor / 單位 Unit	A	B	C	D	E	
第1座 (1A) Tower 1 (1A)	5樓 5/F	2.780	2.175	0.404	1.774	0.395	
	6樓至8樓、10樓至12樓、15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	2.780	2.175	0.404	1.774	0.395	
	32樓 32/F	3.707	2.866				

座 Tower	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m)							
	樓層 Floor / 單位 Unit	A	B	C	D	E	F	
第1座 (1B) Tower 1 (1B)	5樓 5/F	3.170	1.941	0.830	0.829	1.520	0.393	
	6樓至8樓、10樓至12樓、15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	3.170	1.941	0.674	0.673	1.364	0.393	
	32樓 32/F	4.379	2.850	2.962				

座 Tower	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m)							
	樓層 Floor / 單位 Unit	A	B	C	D	E	F	
第2座 (2A) Tower 2 (2A)	5樓 5/F	2.075	1.846	0.990	1.771	0.558	1.593	
	6樓至8樓 6/F-8/F	2.075	1.690	0.834	1.615	0.398	1.593	
	10樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	2.075	1.690	0.834	1.615	0.398	1.593	
	38樓 38/F	4.313	3.980	3.130				

座 Tower	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m)							
	樓層 Floor / 單位 Unit	A	B	C	D	E	F	G
第2座 (2B) Tower 2 (2B)	5樓 5/F	1.473	0.941	1.207				0.560
	6樓至8樓 6/F-8/F	1.473	0.785	0.921	0.335	0.625	0.400	0.400
	10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	1.473	0.782	0.949		0.625	0.400	0.400
	37樓 37/F		0.782	0.949		0.625	0.400	0.400
	37樓及38樓（複式） 37/F & 38/F (Duplex)	3.019						
	38樓 38/F		4.293	2.590				

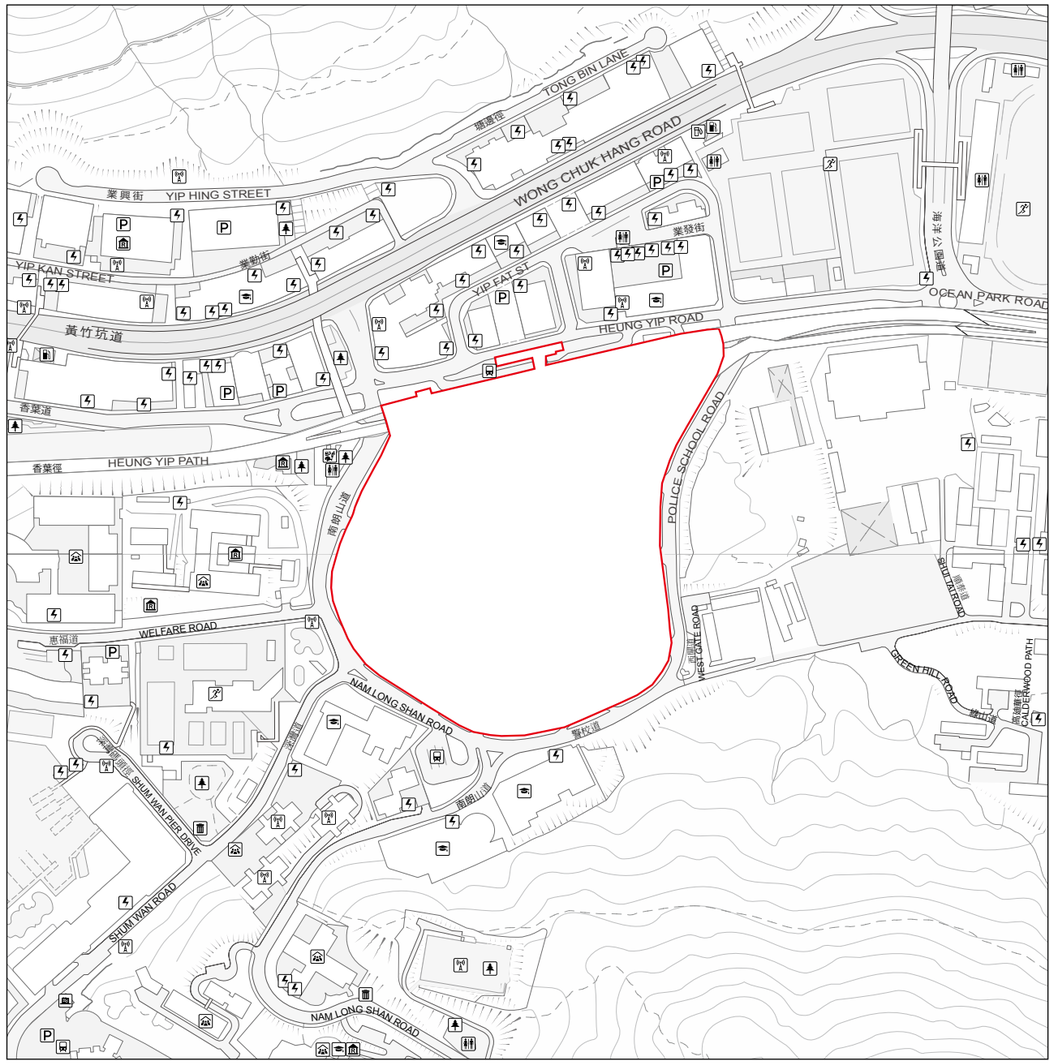
備註：
1. 第1座（1A及1B）不設13樓、14樓及24樓，9樓為庇護層。
2. 第2座（2A及2B）不設13樓、14樓、24樓及34樓，9樓為庇護層。

Notes:
1. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.
2. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.

發展項目主公契及期數的副公契的最新擬稿未有提供發展項目及期數的管理人的名稱，而賣方擬在簽立主公契及副公契時委任香港鐵路有限公司或其子公司為發展項目及期數的管理人。

The latest draft of the Principal Deed of Mutual Covenant of the Development and the Sub-Deed of Mutual Covenant of the Phase do not provide the name of the manager of the Development and the Phase, and the Vendor intends to appoint MTR Corporation Limited or its subsidiary as the manager of the Development and the Phase upon the execution of the Principal Deed of Mutual Covenant and the Sub-Deed of Mutual Covenant.

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



比例 Scale : 0米(M) 250米(M)

N

發展項目的位置
Location of the Development

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2022年4月28日出版之數碼地形圖，圖幅編號T11-SW-D及2022年4月28日出版之數碼地形圖，圖幅編號T15-NW-B ，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 28 April 2022 and No. T15-NW-B dated 28 April 2022 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

圖例 Notation

- 油站 Petrol Filling Station
- 石油氣加氣站 LPG Filling Station
- 污水處理廠及設施 Sewage Treatment Works and Facilities
- 發電廠（包括電力分站） Power Plant (including Electricity Sub-stations)
- 垃圾收集站 Refuse Collection Point
- 市場（包括濕貨市場及批發市場） Market (including a Wet Market and a Wholesale Market)
- 公眾停車場（包括貨車停泊處） Public Carpark (including a Lorry Park)
- 公廁 Public Convenience
- 公共交通總站（包括鐵路車站） Public Transport Terminal (including a Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 宗教場所（包括教堂、廟宇及祠堂） Religious Institution (including a Church, a Temple and a Tsz Tong)
- 學校（包括幼稚園） School (including a Kindergarten)
- 社會福利設施（包括老人中心及弱智人士護理院） Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
- 體育設施（包括運動場及游泳池） Sports Facilities (including a Sports Ground and a Swimming Pool)
- 公園 Public Park

備註：

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

Notes:

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

8 期數的鳥瞰照片
AERIAL PHOTOGRAPH OF THE PHASE



期數的位置
Location of the Phase

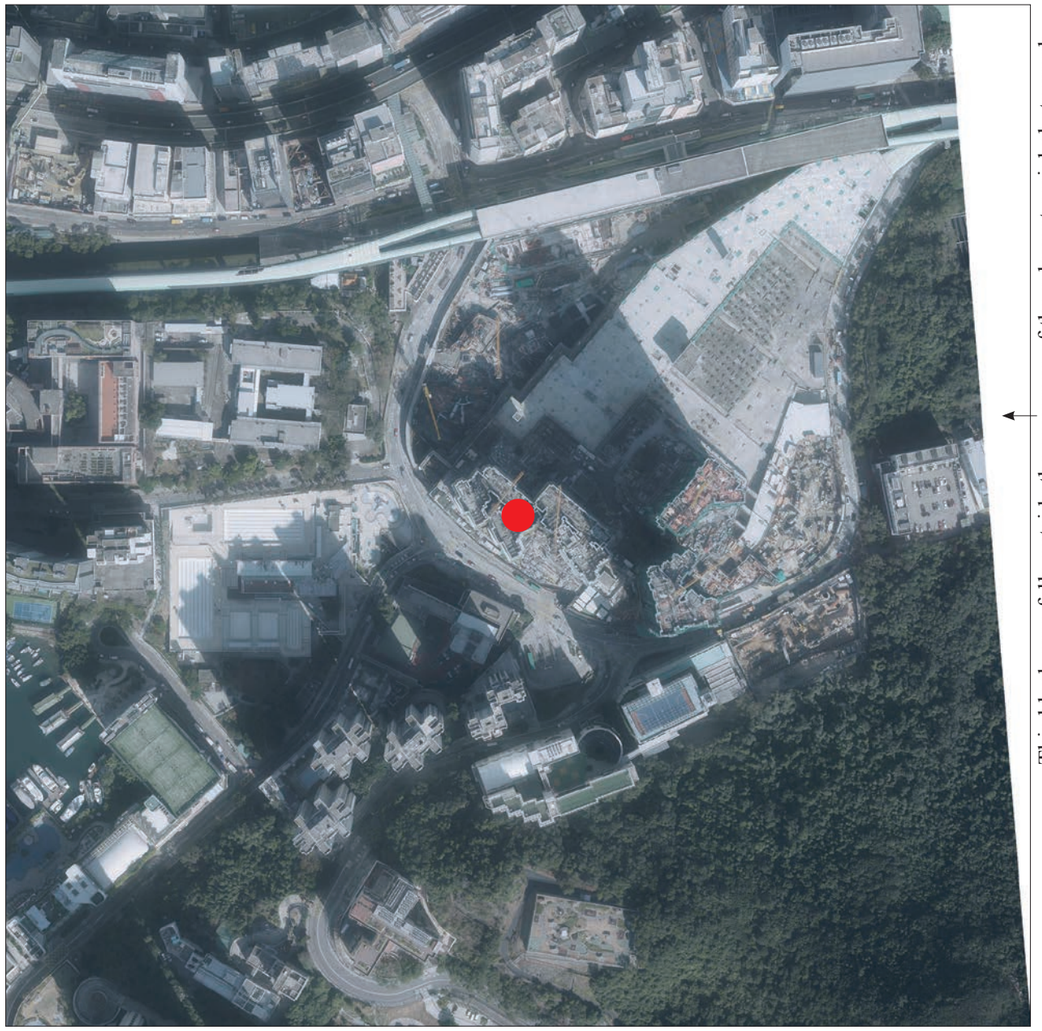
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備註：

1. 摘錄自地政總署測繪處於2020年7月24日在3,000呎的飛行高度拍攝之鳥瞰照片（照片編號為E101229C）。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於期數邊界不規則的技術原因，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
5. 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。

Notes:

1. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet on 24 July 2020 (Photo No. E101229C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.



● 期數的位置
Location of the Phase

N

備註：
1. 摘錄自地政總署測繪處於2021年1月13日在6,900呎的飛行高度拍攝之鳥瞰照片（照片編號為E122740C）。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於期數邊界不規則的技術原因，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
5. 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。

Notes:
1. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet on 13 January 2021 (Photo No. E122740C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.



● 期數的位置
Location of the Phase

N

備註：
1. 摘錄自地政總署測繪處於2021年1月13日在6,900呎的飛行高度拍攝之鳥瞰照片（照片編號為E122741C）。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於期數邊界不規則的技術原因，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區的環境及附近的公共設施有較佳的了解。
5. 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。

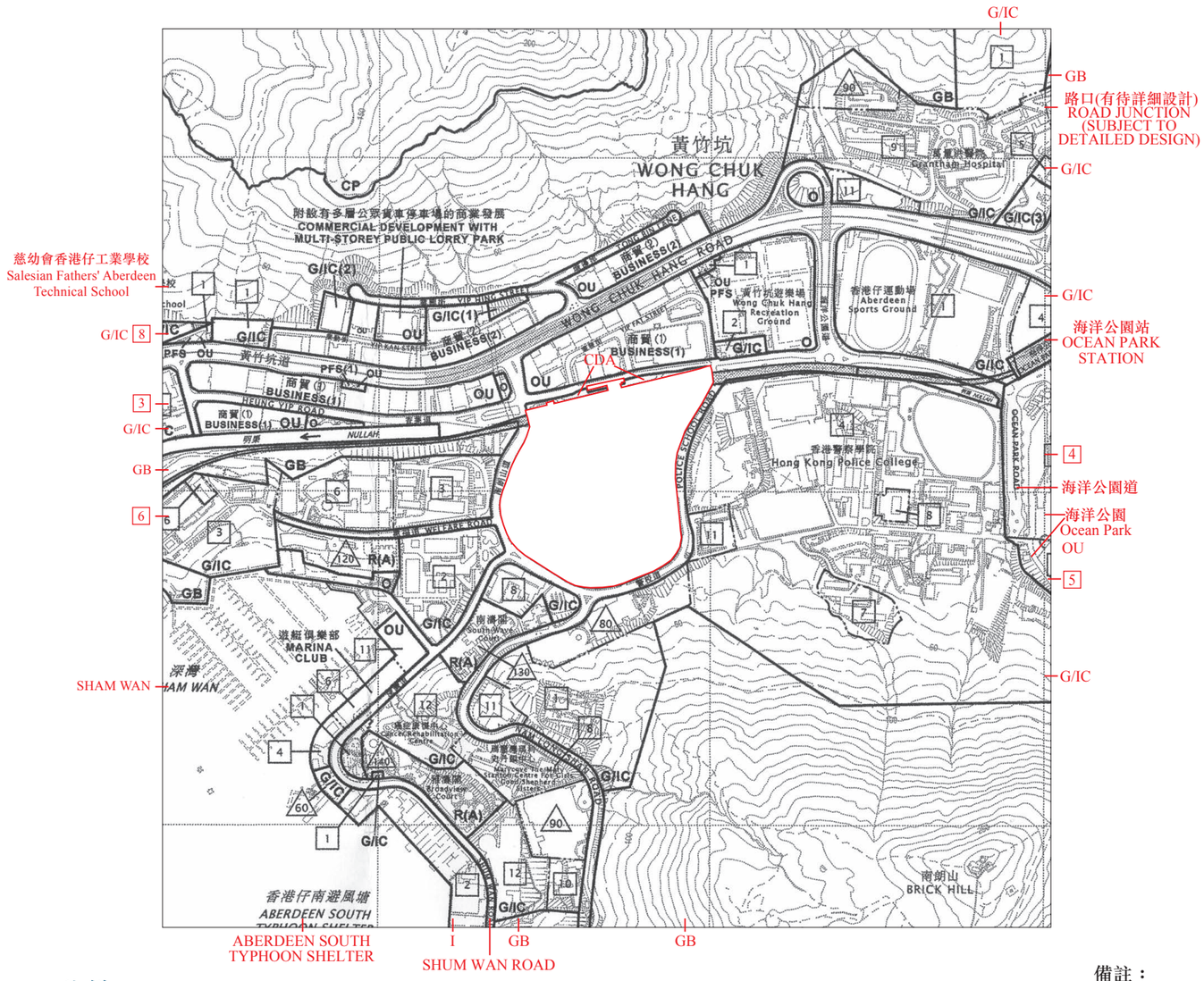
Notes:
1. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet on 13 January 2021 (Photo No. E122741C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to the technical reason that the boundary of the Phase is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.

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



比例 Scale: 0米(M) 500米(M)

N

發展項目邊界
Boundary of the Development

摘錄自2018年8月31日刊憲之香港仔及鴨脷洲（港島規劃區第15及16區）分區計劃大綱核准圖，圖則編號為S/H15/33，有需要處經修正處理，以紅色表示。

Adopted from part of the Hong Kong Planning Areas No.15 & 16 - Approved Aberdeen & Ap Lei Chau Outline Zoning Plan, Plan No. S/H15/33, gazetted on 31 August 2018, with adjustments where necessary as shown in red.

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。

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.

圖例 Notation

地帶 Zones

R(A)	住宅（甲類） Residential (Group A)	OU	其他指定用途 Other specified uses
GB	綠化地帶 Green belt	O	休憩用地 Open space
G/IC	政府、機構或社區 Government, institution or community	CP	郊野公園 Country park
I	工業 Industrial	CDA	綜合發展區 Comprehensive development area

交通 Communications

主要道路及路口
Major road and junction

高架道路
Elevated road

鐵路及車站（高架）
Railway and station (elevated)

其他 Miscellaneous

100 最高建築物高度（在主水平基準上若干米）
Maximum building height (in metres above principal datum)

8 最高建築物高度（樓層數目）
Maximum building height (in number of storeys)

PFS 加油站
Petrol filling station

建築物高度管制區界線
Building height control zone boundary

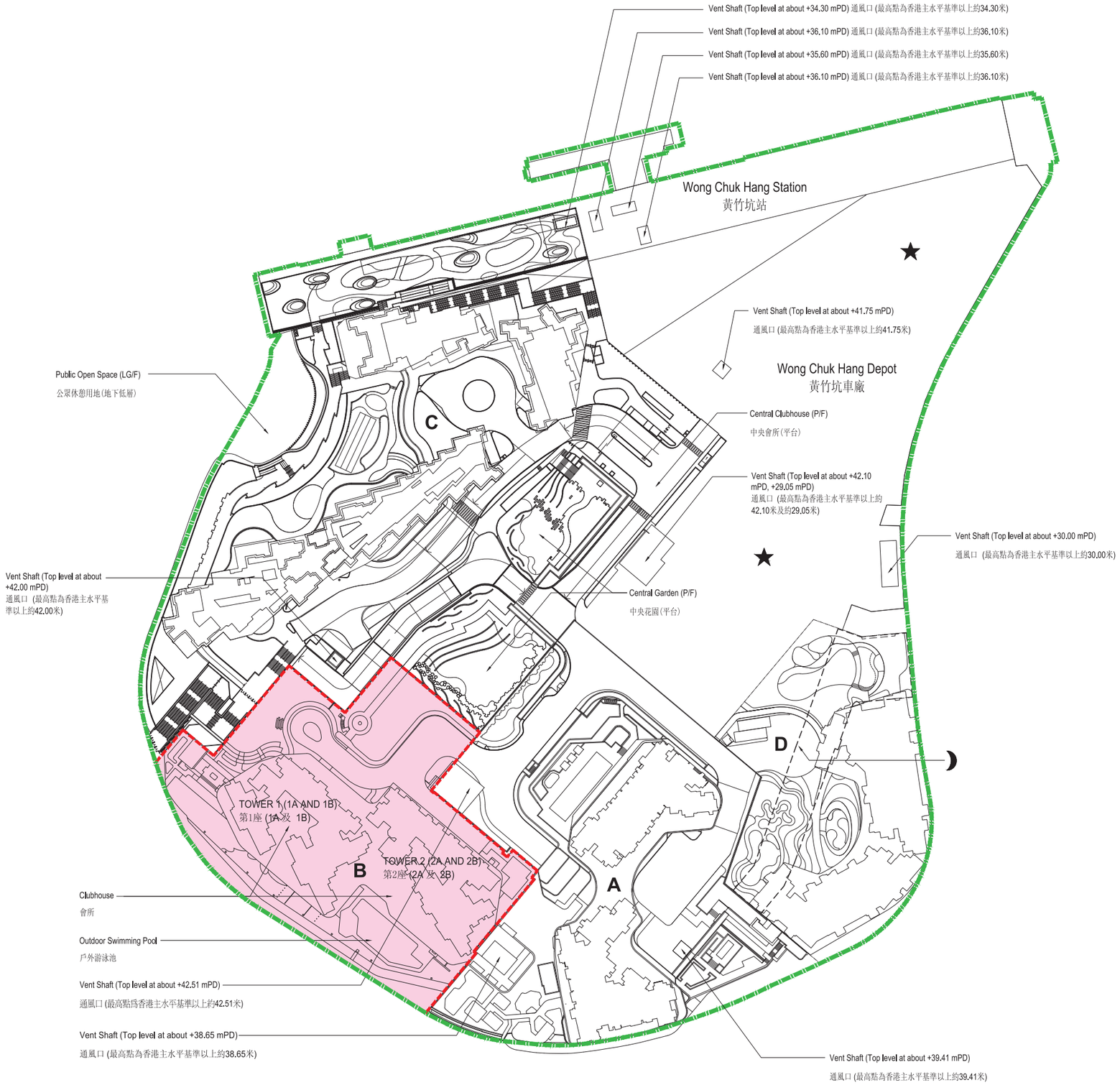
備註：

1. 在印製售樓說明書當日適用的最近期更新版本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. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目邊界不規則的技術原因，此圖所顯示之範圍可能多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

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

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



圖例
Legend

發展項目的邊界
Boundary of the Development

期數邊界
Boundary of the Phase

期數（粉紅色）
The Phase (Pink)

Remark :

1. There may be future changes to the buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
2. Floodlights will be provided for lighting of the outdoor swimming pools of the Phase and other phases of the Development in the evening. Prospective purchasers please note the impact (if any) of the illumination of such lighting system on individual residential unit.
3. There are vent shafts of the Wong Chuk Hang Depot and Wong Chuk Hang Station located within the Development. Prospective purchasers please note the impact (if any) of such vent shafts on individual residential unit.
4. mPD = metres above the Hong Kong Principal Datum (in metres).

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。
2. 期數及發展項目其他期數之室外泳池會裝設泛光燈以供室外泳池的晚間照明。請準買家注意該等照明系統的照明對個別住宅單位造成的影響（如有）。
3. 發展項目內設有黃竹坑車廠及黃竹坑站的通風口。請準買家注意該等通風口對個別住宅單位造成的影響（如有）。
4. mPD = 香港主水平基準以上高度（米）。

比例 : 0米(M) 100米(M)
Scale :

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

A. The estimated date of completion of Phase 1 of the Development located in Site A is 28 February 2022 as provided by the authorized person for the said phase.

B. The estimated date of completion of the Phase (coloured pink on the plan) is 15 September 2022 as provided by the authorized person for the said phase.

C. The estimated date of completion of Phase 3 of the Development located in Site C is 21 September 2024 as provided by the authorized person for the said phase.

D. The estimated date of completion of Phase 4 of the Development located in Site D is 3 February 2025 as provided by the authorized person for the said phase.

★ The undeveloped sites are intended for residential use.

❩ The estimated date of completion of the part of the Estate Road of the Development located in Site D is 28 February 2022 as provided by the authorized person for the said facility.

A. 位於A地盤的發展項目第1期的認可人士提供該期數的預計落成日期為2022年2月28日。

B. 位於B地盤的期數（圖中粉紅色部分）的認可人士提供該期數的預計落成日期為2022年9月15日。

C. 位於C地盤的發展項目第3期的認可人士提供該期數的預計落成日期為2024年9月21日。

D. 位於D地盤的發展項目第4期的認可人士提供該期數的預計落成日期為2025年2月3日。

★ 未發展地盤擬作住宅用途。

❩ 位於D地盤的部分發展項目的屋苑公用道路的認可人士提供該設施的預計落成日期為2022年2月28日。

Floor plans of residential properties in the Phase

期數的住宅物業的樓面平面圖

樓面平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on Floor Plan

ACCESS PANEL	= Access panel	= 檢修門
ACC. LIFT	= Accessible lift	= 傷健人士升降機
ACOUSTIC BALCONY	= Acoustic balcony	= 隔音露台
ACOUSTIC WINDOW	= Acoustic window	= 隔音窗
AT _/F ONLY	= At _/F only	= 只設於 _ 樓
A/C AREA	= Air conditioner area	= 冷氣機區
A/C PLATFORM	= Air conditioner platform	= 冷氣機平台
A/C PLATFORM ABOVE	= Air conditioner platform above	= 冷氣機平台置上
A/C PLATFORM BELOW	= Air conditioner platform below	= 冷氣機平台置下
A.D.	= Air Duct	= 通風管道
A.F.	= Architectural feature	= 建築裝飾
A.F ABOVE	= Architectural feature above	= 建築裝飾置上
A.F. BELOW	= Architectural feature below	= 建築裝飾置下
BAL.	= Balcony	= 露台
BAL. ABOVE	= Balcony above	= 露台置上
BAL. BELOW	= Balcony below	= 露台置下
BATH	= Bathroom	= 浴室
BEDROOM	= Bedroom	= 睡房
BUILDING LINE ABOVE	= Building line above	= 建築物外線置上
COMMON AREA	= Common area	= 公用地方
CORRIDOR	= Corridor	= 走廊
C.W. ABOVE	= Curtain wall above	= 幕牆置上
DOG HOUSE	= Dog house	= 室外管道房
ELV.	= Extra low voltage electrical duct	= 特低壓電線槽
E.M.C.	= Electrical meter cabinet	= 電錶櫃
E.M.R.	= Electrical meter room	= 電錶房
FIREMAN'S LIFT LOBBY	= Fireman's lift lobby	= 消防員升降機大堂
FIXED FIRE PUMP ROOM	= Fixed fire pump room	= 固定消防泵房
FLAT ROOF	= Flat roof	= 平台
FLAT ROOF (COMMON AREA)	= Flat roof (common area)	= 平台（公用地方）
FLAT ROOF BELOW	= Flat roof below	= 平台置下
FLUSHING WATER PUMP ROOM	= Flushing water pump room	= 沖廁水泵房
FOR P.W. VENTING	= For pipe well venting	= 用作管道井通風

樓面平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on Floor Plan

FOR T2	= For Tower 2	= 於第 2 座
FOR _/F ONLY	= For _/F only	= 只設於 _ 樓
F.S. WATER TANK	= Fire service water tank	= 消防水缸
F.S. WATER TANK ROOM	= Fire service water tank room	= 消防水缸房
H.R.	= Hose reel	= 消防喉轆
INACCESSIBLE FLAT ROOF	= Inaccessible flat roof	= 不能進出的平台
KIT.	= Kitchen	= 廚房
LANDSCAPED AREA (INACCESSIBLE COMMON AREA)	= Landscaped area (inaccessible common area)	= 園景區（不能進出的公用地方）
LAV.	= Lavatory	= 洗手間
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift lobby	= 升降機大堂
LIFT OVERRUN	= Lift overrun	= 升降機槽
LIV. / DIN.	= Living room/dining room	= 客廳 / 飯廳
L.W.	= Light well	= 天井
NOISE ABSORPTIVE WALL LINING	= Noise absorptive wall lining	= 吸音牆封板
METAL GRATING PLATFORM	= Metal grating platform	= 金屬格柵平台
METAL GRILLE ABOVE	= Metal grille above	= 金屬格柵置上
M. BATH	= Master bathroom	= 主人浴室
M. BEDROOM	= Master bedroom	= 主人睡房
M.L. AT H/L	= Metal louver at high level	= 金屬百葉設在高位
OPEN KIT.	= Open kitchen	= 開放式廚房
OPEN FLAT ROOF	= Open flat roof	= 露天平台
OPEN FLAT ROOF BELOW	= Open flat roof below	= 露天平台置下
PLANTER	= Planter	= 花槽
PRIVATE GARDEN	= Private garden	= 私人花園
POTABLE WATER PUMP ROOM	= Potable water pump room	= 食水泵房
POTABLE WATER TANK	= Potable water tank	= 食水水缸
PRIVATE ROOF	= Private roof	= 私人天台
P.D.	= Pipe duct	= 管道槽
P.D.(F.S.)	= Fire service pipe duct	= 消防管道槽
P.L.	= Protected lobby	= 防煙間
P.W.	= Pipe well	= 管道井
ROOF OF BAL.	= Roof of balcony	= 露台頂部

樓面平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on Floor Plan

ROOF OF U.P.	= Roof of utility platform	= 工作平台頂部
R.C. PLINTH	= Reinforced concrete plinth	= 鋼筋混凝土基座
R.S.M.R.R.	= Refuse storage and material recovery room	= 垃圾及物料回收室
SELF-CLOSING DOOR (NOT FOR LIGHTING & VENTILATION)	= Self-closing door (not for lighting & ventilation)	= 自動關閉門（不用作照明及通風）
STORE	= Store	= 士多房
STOVE	= Stove	= 爐
ST-T_ -_	= Staircase-Tower _ -_	= 第 _ 座 _ 號樓梯
TOWER	= Tower	= 座
T.R.S.	= Temporary refuge space	= 臨時庇護處
UP	= Up	= 往上
U.P.	= Utility platform	= 工作平台
U.P. ABOVE	= Utility platform above	= 工作平台置上
U.P. BELOW	= Utility platform below	= 工作平台置下
W.M.C.	= Water meter cabinet	= 水錶櫃
_ H.A.F.F.L	= _mm high above floor finish level	= 離地台完成面 _ 毫米高

適用於本節各樓面平面圖之備註：

1. 部分樓層外牆設有建築裝飾及/或外露喉管/管道。詳細資料請參考最新的經批准的建築圖則及其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或工作平台及/或花園及/或冷氣機平台及/或外牆上/附近設有外露及/或內藏於外牆覆蓋板的公用喉管及/或其他機電設備。詳細資料請參考最新經批准的建築圖則及/或排水設施圖則。
3. 部分住宅物業之客廳、飯廳、睡房、士多房、廚房、浴室、洗手間及/或走廊之天花可能設有假天花及/或跌級樓板用以裝置冷氣系統及/或其他機電設備。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘錄自最新的經批准的建築圖則，只作一般性標誌，而非展示其實際大小、設計及形狀。
5. 露台及工作平台為不可封閉的地方。
6. 住宅物業有非結構預製外牆及幕牆。住宅物業之實用面積之計算包括非結構預製外牆及幕牆之面積，並由非結構預製外牆及幕牆之外圍起計。
7. 在期數管理人員安排外牆之必要維修進行期間，吊船將在期數的住宅物業之窗戶外及平台/天台/花園上方之空間運作。

Notes applicable to the floor plans in this section :

1. There are architectural features and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and other relevant plans.
2. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or utility platform and/or garden and/or air-conditioning platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. There are ceiling bulkheads and/or sunken slabs on the ceiling at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential properties for the installation of the air-conditioning system and/or other mechanical and electrical services.
4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only and are not indications of their actual size, designs and shapes.
5. Balconies and utility platforms are non-enclosed areas.
6. There are non-structural prefabricated external walls and curtain walls in the residential properties. The saleable area of a residential property has included the area of non-structural prefabricated external walls and curtain walls and is measured from the exterior of such non-structural prefabricated external wall and curtain walls.
7. During the necessary maintenance of the external walls by manager of the Phase, the gondola will be operating in the airspace outside the window and above flat roof / roof / garden of residential properties of the Phase.

第1座（1A及1B）　5樓
Tower 1 (1A and 1B)　5/F



圖例
LEGEND

供維修排水渠用之公用地方
（設75毫米(高)基座）
COMMON AREA FOR MAINTENANCE OF DRAIN PIPES (WITH 75MM (H) PLINTH)

洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT

比例 : 0米(M)　5米(M)
Scale:

第1座（1A及1B）　　5樓
Tower 1 (1A and 1B)　　5/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)					每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	A	B	C	D	E
第1座 (1A) Tower 1 (1A)	5樓 5/F	3600, 3750, 3950		3650, 3750,3950			150, 215, 250		150		
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第1座 (1B) Tower 1 (1B)	5樓 5/F	3550, 3600, 3650, 3750, 3950	3600, 3650, 3750, 3950	3650, 3750, 3950				150, 215, 250		150, 300	150	150, 215	

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.

第1座（1A及1B）　6樓至8樓、10樓至12樓及15樓至20樓
Tower 1 (1A and 1B)　6/F-8/F, 10/F-12/F and 15/F-20/F



第1座(1B) 7樓、15樓及19樓
部份平面圖
PART PLAN AT 7/F, 15/F & 19/F OF TOWER 1 (1B)

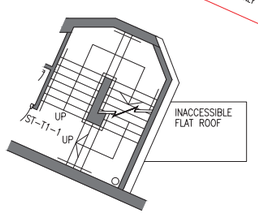
第1座(1B) 6樓 部份平面圖
PART PLAN AT 6/F OF TOWER 1 (1B)

圖例
LEGEND

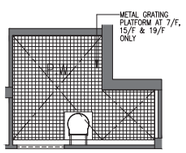
吸音牆封板
NOISE ABSORPTIVE WALL LINING

洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT



第1座(1A) 6樓 部份平面圖
PART PLAN AT 6/F OF TOWER 1 (1A)



第1座(1A) 7樓、15樓及19樓 部份平面圖
PART PLAN AT 7/F, 15/F & 19/F OF TOWER 1 (1A)

比例 : 0米(M)　5米(M)
Scale:

第1座（1A及1B）　6樓至8樓、10樓至12樓及15樓至20樓
Tower 1 (1A and 1B)　6/F-8/F, 10/F-12/F and 15/F-20/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)					每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	A	B	C	D	E
第1座 (1A) Tower 1 (1A)	6樓至7樓、10樓至12樓及15樓至20樓 6/F-7/F, 10/F-12/F & 15/F-20/F	3150					150, 215, 250		150		
	8樓 8/F	3150, 3500		3150, 3450			150, 215, 250		150		

座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第1座 (1B) Tower 1 (1B)	6樓至7樓、10樓至12樓及15樓至20樓 6/F-7/F, 10/F-12/F & 15/F-20/F	3150						150, 215, 250		150, 300	150	150, 215	
	8樓 8/F	3150, 3450, 3500, 3550	3150, 3450, 3500	3150, 3450				150, 215, 250		150, 300	150	150, 215	

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。
5. 第1座（1A及1B）不設13樓、14樓及24樓，9樓為庇護層。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
5. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.

第1座（1A及1B）　21樓至23樓、25樓至31樓
Tower 1 (1A and 1B)　21/F-23/F, 25/F-31/F



第1座(1B) 23樓及28樓 部份平面圖
PART PLAN AT 23/F & 28/F OF TOWER 1 (1B)

第1座(1B) 30樓及31樓 部份平面圖
PART PLAN AT 30/F & 31/F OF TOWER 1 (1B)

第1座(1B) 29樓 部份平面圖
PART PLAN AT 29/F OF TOWER 1 (1B)

圖例
LEGEND

吸音牆封板
NOISE ABSORPTIVE WALL LINING

洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT

第1座(1A) 30樓及31樓 部份平面圖
PART PLAN AT 30/F & 31/F OF TOWER 1 (1A)

第1座(1A) 29樓 部份平面圖
PART PLAN AT 29/F OF TOWER 1 (1A)

第1座(1A) 23樓、28樓及30樓 部份平面圖
PART PLAN AT 23/F, 28/F & 30/F OF TOWER 1 (1A)

比例 : 0米(M) 5米(M)
Scale:

第1座（1A及1B）　　21樓至23樓、25樓至31樓
Tower 1 (1A and 1B)　　21/F-23/F, 25/F-31/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)					每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)				
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	A	B	C	D	E
第1座 (1A) Tower 1 (1A)	21樓至23樓、25樓至28樓 21/F-23/F, 25/F-28/F	3150					150, 215, 250		150		
	29樓 29/F	3400									
	30樓 30/F	3450									
	31樓 31/F	3050, 3100, 3150, 3400, 3450, 3800	3150, 3450, 3500, 3800	3150, 3450	3150, 3450, 3750	3050, 3450, 3750					

座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第1座 (1B) Tower 1 (1B)	21樓至23樓、25樓至28樓 21/F-23/F, 25/F-28/F	3150						150, 215, 250		150, 300	150	150, 215	
	29樓 29/F	3400											
	30樓 30/F	3450											
	31樓 31/F	3000, 3100, 3150, 3350, 3400, 3450, 3500, 3750, 3800, 3850	3100, 3150, 3400, 3450, 3500, 3800	3100, 3400, 3450, 3750	3150, 3450, 3750								

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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5. 第1座（1A及1B）不設13樓、14樓及24樓，9樓為庇護層。

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Notes:
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2. The dimensions in the floor plans are all structural dimensions in millimetre.
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5. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B) and 9/F is refuge floor.

第1座（1A及1B）　32樓
Tower 1 (1A and 1B)　32/F



圖例
LEGEND

□ 洗滌盆
SINK

比例 : 0米(M)　5米(M)
Scale:

第1座（1A及1B）　32樓
Tower 1 (1A and 1B)　32/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)		每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)	
座 Tower	單位 Unit / 樓層 Floor	A	B	A	B
第1座 (1A) Tower 1 (1A)	32樓 32/F	3450, 3800, 3850, 4100, 4150	3450, 3750, 3850	150, 200, 215, 300	150, 200

座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第1座 (1B) Tower 1 (1B)	32樓 32/F	3450, 3800, 3900	3450, 3750, 3800	3450, 3750	150, 200, 215, 300	150, 300	150, 200, 215

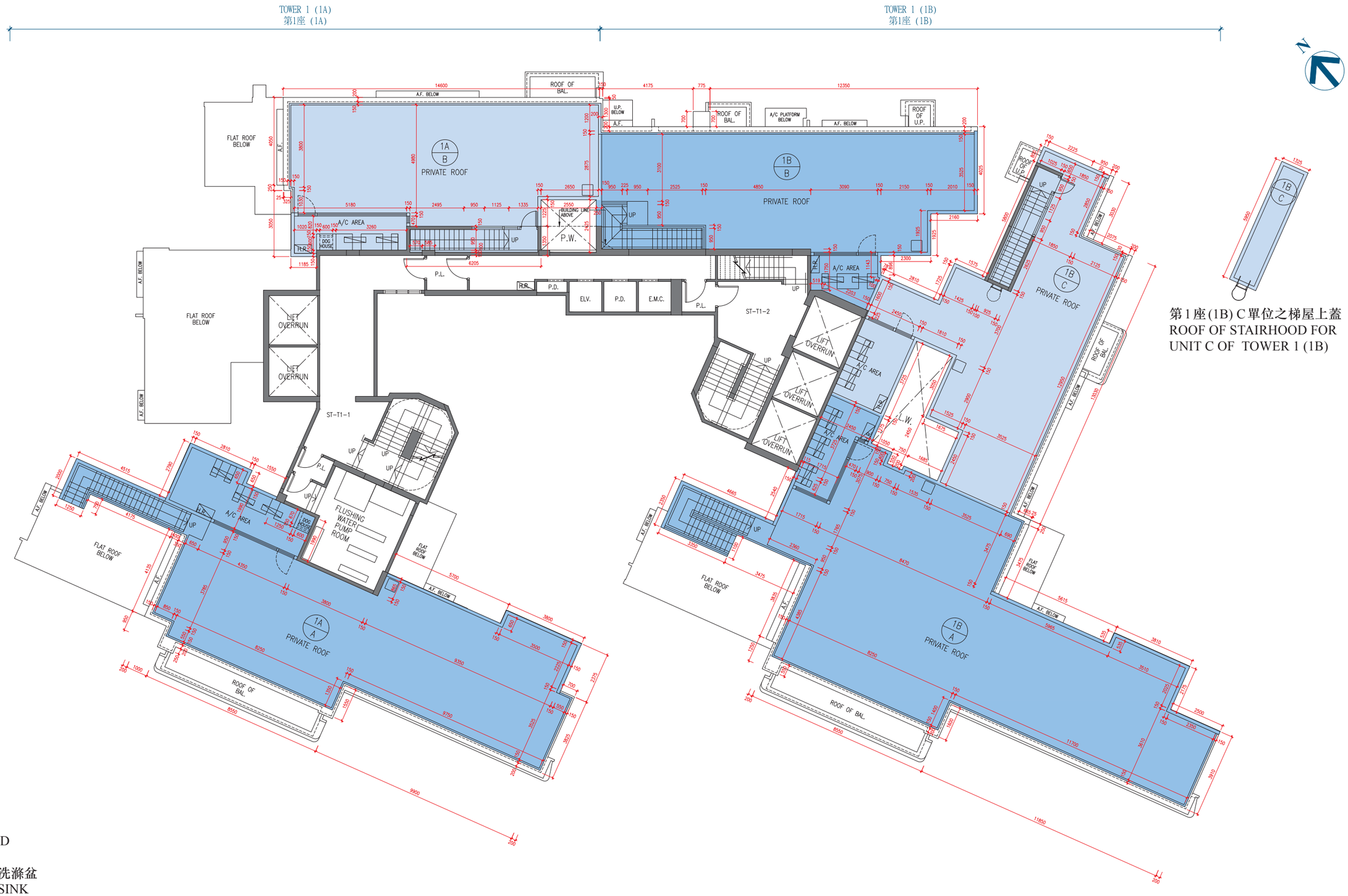
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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第1座（1A及1B）　天台
Tower 1 (1A and 1B)　Roof



第1座(1B) C單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT C OF TOWER 1 (1B)

圖例
LEGEND

- 洗滌盆 SINK
- 冷氣機 AIR CONDITIONER UNIT

比例 : 0米(M) 5米(M)
Scale:

第1座（1A及1B）　天台
Tower 1 (1A and 1B)　Roof

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)		每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)	
座 Tower	單位 Unit / 樓層 Floor	A	B	A	B
第1座 (1A) Tower 1 (1A)	天台 Roof	不適用 Not applicable	3350	不適用 Not applicable	150

座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第1座 (1B) Tower 1 (1B)	天台 Roof	不適用 Not applicable		3000	不適用 Not applicable		150

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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2. The dimensions in the floor plans are all structural dimensions in millimetre.
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4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.

第2座（2A及2B） 5樓
Tower 2 (2A and 2B) 5/F



圖例
LEGEND

供維修排水渠用之公用地方（設75毫米(高)基座）
COMMON AREA FOR MAINTENANCE OF DRAIN PIPES (WITH 75MM (H) PLINTH)

洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT

比例 : 0米(M) 5米(M)
Scale:

第2座（2A及2B）　5樓
Tower 2 (2A and 2B)　5/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)						每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)					
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	5樓 5/F	3650, 3750, 3950	3600, 3650, 3750, 3950	3600, 3650, 3700, 3750, 3950	3650, 3750, 3950	3575, 3650, 3750, 3950	3650, 3750, 3950	150, 215				150	
座 Tower	單位 Unit / 樓層 Floor	A		B		C	G	A		B		C	G
第2座 (2B) Tower 2 (2B)	5樓 5/F	3650, 3750, 3950						150, 215		150			

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。

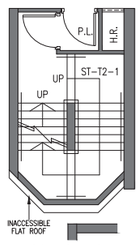
備註：
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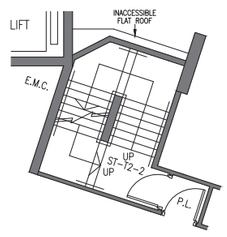
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第2座（2A及2B）　　6樓至8樓
Tower 2 (2A and 2B)　　6/F-8/F





第2座(2B) 6樓　部份平面圖
PART PLAN AT 6/F OF TOWER 2 (2B)



第2座(2A) 6樓　部份平面圖
PART PLAN AT 6/F OF TOWER 2 (2A)

圖例
LEGEND

- 洗滌盆 SINK
- 冷氣機 AIR CONDITIONER UNIT

比例 : 0米(M)　5米(M)
Scale:

第2座（2A及2B）　　6樓至8樓
Tower 2 (2A and 2B)　　6/F-8/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)						每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)					
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	6樓至7樓 6/F-7/F	3150						150, 215				150	
	8樓 8/F	3150, 3450	3150, 3450, 3500	3150, 3400, 3450, 3500	3150, 3450	3150, 3450, 3525	3150, 3450	150, 215				150	

座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	G	A	B	C	D	E	F	G
第2座 (2B) Tower 2 (2B)	6樓至7樓 6/F-7/F	3150							150, 215	150					
	8樓 8/F	3150, 3450		3150, 3450, 3500	3150, 3450	3150, 3450, 3525	3150, 3450		150, 215	150					

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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第2座（2A及2B） **10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓**
Tower 2 (2A and 2B) **10/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F**



第2座(2B) 15樓、19樓、23樓、28樓及32樓 部份平面圖
PART PLAN AT 15/F, 19/F, 23/F, 28/F & 32/F OF TOWER 2 (2B)

第2座(2B) 10樓 部份平面圖
PART PLAN AT 10/F OF TOWER 2 (2B)

第2座(2A) 30樓至36樓
部份樓平面圖
PART PLAN AT 30/F TO 36/F
OF TOWER 2 (2A)

第2座(2A) 29樓
部份平面圖
PART PLAN AT 29/F
OF TOWER 2 (2A)

第2座(2B) 29樓
部份平面圖
PART PLAN AT 29/F
OF TOWER 2 (2B)

第2座(2B) 30樓至36樓
部份平面圖
PART PLAN AT 30/F TO
36/F OF TOWER 2 (2B)

第2座(2A) 11樓、17樓、21樓、26樓、30樓及35樓 部份平面圖
PART PLAN AT 11/F, 17/F, 21/F, 26/F, 30/F & 35/F OF TOWER 2 (2A)

圖例
LEGEND

□ 洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT

比例 : 0米(M) 5米(M)
Scale:

第2座（2A及2B）　10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓
Tower 2 (2A and 2B)　10/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)						每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)					
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	10樓至12樓、15樓至23樓及25樓至28樓 10/F-12/F, 15/F-23/F & 25/F-28/F	3150						150, 215				150	
	29樓 29/F	3400											
	30樓至33樓及35樓至36樓 30/F-33/F & 35/F-36/F	3450											
座 Tower	單位 Unit / 樓層 Floor	A	B	C	E	F	G	A	B	C	E	F	G
第2座 (2B) Tower 2 (2B)	10樓至12樓、15樓至23樓及25樓至28樓 10/F-12/F, 15/F-23/F & 25/F-28/F	3150						150, 215	150				
	29樓 29/F	3400											
	30樓至33樓及35樓 30/F-33/F & 35/F	3450											
	36樓 36/F	3150, 3450, 3750	3450										

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3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。
5. 第2座（2A及2B）不設13樓、14樓、24樓及34樓，9樓為庇護層。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
5. 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B) and 9/F is refuge floor.

第2座（2A及2B）　37樓
Tower 2 (2A and 2B)　37/F



圖例
LEGEND

□ 洗滌盆
SINK

冷氣機
AIR CONDITIONER UNIT

比例 : 0米(M)　5米(M)
Scale:

第2座（2A及2B）　37樓
Tower 2 (2A and 2B)　37/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)						每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)					
座 Tower	單位 Unit / 樓層 Floor	A	B	C	D	E	F	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	37樓 37/F	3150, 3450, 3750	3000, 3100, 3300, 3450, 3750, 3800	3000, 3050, 3100, 3150, 3350, 3400, 3450, 3750, 3800	3100, 3150, 3450, 3750	3450, 3750, 3825	3100, 3150, 3400, 3450, 3750	150, 215				150	
座 Tower	單位 Unit / 樓層 Floor	A	B	C	E	F	G	A	B	C	E	F	G
第2座 (2B) Tower 2 (2B)	37樓 37/F	3100, 3400, 3450, 3500, 3750	3100, 3150, 3400, 3450, 3750	3150, 3450, 3750	3050, 3100, 3150, 3450, 3750	3400, 3450, 3475, 3750, 3825	3100, 3150, 3400, 3450, 3750	150, 215	150				

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。
5. 第2座（2B）37樓至38樓A單位為複式單位。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
5. Unit A on 37/F - 38/F of Tower 2 (2B) is a duplex unit.

第2座（2A及2B）　38樓
Tower 2 (2A and 2B)　38/F



圖例
LEGEND

□ 洗滌盆
SINK

比例 : 0米(M)　5米(M)
Scale:

第2座（2A及2B）　38樓
Tower 2 (2A and 2B)　38/F

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)			每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)		
座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第2座 (2A) Tower 2 (2A)	38樓 38/F	3450, 3750, 3800, 3900, 3950	3450, 3750, 3800, 3850, 3900	3450, 3750, 3800	150, 200	150, 200, 215, 250	150, 200, 300
座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第2座 (2B) Tower 2 (2B)	38樓 38/F	3450, 3800	3450, 3750, 3800, 4100	3450, 3750, 3800, 4100, 4150	150, 215	150, 200, 300	150

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。

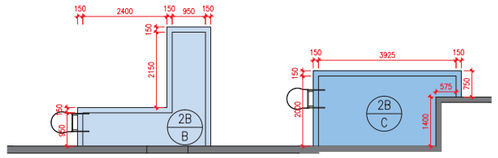
備註：
1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。
5. 第2座（2B）37樓至38樓A單位為複式單位。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to page 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.
5. Unit A on 37/F - 38/F of Tower 2 (2B) is a duplex unit.

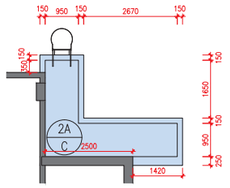
第2座（2A及2B）
Tower 2 (2A and 2B)

天台
Roof

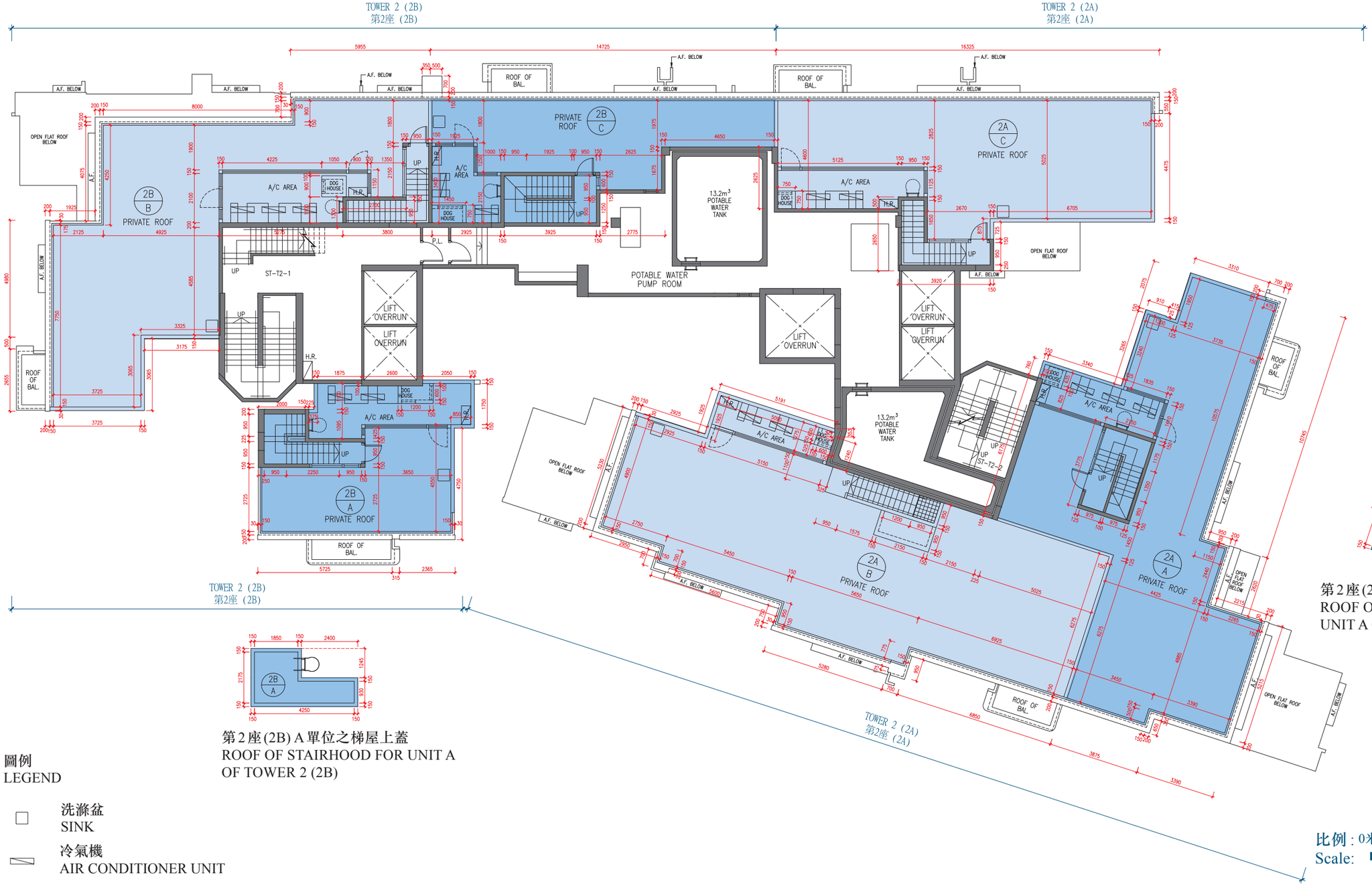


第2座(2B) B單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT B OF TOWER 2 (2B)

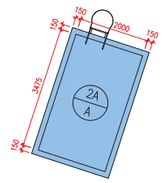
第2座(2B) C單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT C OF TOWER 2 (2B)



第2座(2A) C單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT C OF TOWER 2 (2A)



第2座(2B) A單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT A OF TOWER 2 (2B)



第2座(2A) A單位之梯屋上蓋
ROOF OF STAIRHOOD FOR UNIT A OF TOWER 2 (2A)

圖例
LEGEND

- 洗滌盆 SINK
- 冷氣機 AIR CONDITIONER UNIT

比例 : 0米(M) 5米(M)
Scale:

第2座（2A及2B）　天台
Tower 2 (2A and 2B)　Roof

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)			每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)		
座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第2座 (2A) Tower 2 (2A)	天台 Roof	3000	不適用 Not applicable	3000	150	不適用 Not applicable	200
座 Tower	單位 Unit / 樓層 Floor	A	B	C	A	B	C
第2座 (2B) Tower 2 (2B)	天台 Roof	3000		2650, 3150	200		150

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. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第23至25頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。
4. 有關噪音緩解措施之詳情，請參閱本售樓說明書的有關資料章節。

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 internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 23 to 25 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.
4. For details of the noise mitigation measures, please refer to the Relevant Information section in this sales brochure.

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

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1A) Tower 1 (1A)	5樓 5/F	A	114.216 (1,229) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	53.291 (574)	-	-	-	-	-
		B	81.234 (874) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	40.752 (439)	-	-	-	-	-
		C	45.174 (486) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	22.015 (237)	-	-	-	-	-
		D	65.896 (709) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	52.194 (562)	-	-	-	-	-
		E	42.861 (461) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	37.265 (401)	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1A) Tower 1 (1A)	6樓至8樓、10樓至12樓及15樓至20樓 6/F-8/F, 10/F-12/F & 15/F-20/F	A	120.655 (1,299) 露台 Balcony : 4.939 (53) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	86.795 (934) 露台 Balcony : 4.061 (44) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	48.674 (524) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	69.809 (751) 露台 Balcony : 2.413 (26) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	46.181 (497) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1A) Tower 1 (1A)	21樓至23樓及25樓至31樓 21/F-23/F & 25/F-31/F	A	120.655 (1,299) 露台 Balcony : 4.939 (53) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	86.795 (934) 露台 Balcony : 4.061 (44) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	48.674 (524) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	69.809 (751) 露台 Balcony : 2.413 (26) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	46.113 (496) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	32樓 32/F	A	171.725 (1,848) 露台 Balcony : 9.203 (99) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	28.347 (305)	-	-	127.380 (1,371)	-	-	-
		B	102.401 (1,102) 露台 Balcony : 3.659 (39) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	53.903 (580)	-	-	81.224 (874)	6.142 (66)	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (Including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1B) Tower 1 (1B)	5樓 5/F	A	125.585 (1,352) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	54.381 (585)	-	-	-	-	-
		B	81.913 (882) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	50.240 (541)	-	-	-	-	-
		C	50.989 (549) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	42.159 (454)	-	-	-	-	-
		D	41.158 (443) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	28.810 (310)	-	-	-	-	-
		E	45.071 (485) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	36.919 (397)	-	-	-	-	-
		F	39.506 (425) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	29.767 (320)	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

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

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1B) Tower 1 (1B)	6樓至8樓、10樓至12樓及15樓至20樓 6/F-8/F, 10/F-12/F & 15/F-20/F	A	131.880 (1,420) 露台 Balcony : 4.939 (53) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	87.459 (941) 露台 Balcony : 4.046 (44) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	54.654 (588) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform : 1.673 (18) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	44.658 (481) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	48.571 (523) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	43.151 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.644 (18) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (1B) Tower 1 (1B)	21樓至23樓及25樓至31樓 21/F-23/F & 25/F-31/F	A	131.880 (1,420) 露台 Balcony : 4.939 (53) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	87.459 (941) 露台 Balcony : 4.046 (44) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	54.722 (589) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform : 1.673 (18) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	44.658 (481) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	48.642 (524) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	43.078 (464) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.644 (18) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	32樓 32/F	A	176.651 (1,901) 露台 Balcony : 9.188 (99) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	29.071 (313)	-	-	171.118 (1,842)	-	-	-
		B	102.872 (1,107) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	96.127 (1,035)	-	-	-
		C	92.880 (1,000) 露台 Balcony : 2.449 (26) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	92.176 (992)	5.791 (62)	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2A) Tower 2 (2A)	5樓 5/F	A	83.701 (901) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	71.579 (770)	-	-	-	-	-
		B	74.050 (797) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	42.857 (461)	-	-	-	-	-
		C	74.209 (799) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	58.078 (625)	-	-	-	-	-
		D	81.055 (872) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	70.485 (759)	-	-	-	-	-
		E	29.733 (320) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	52.551 (566) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	11.652 (125)	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

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

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2A) Tower 2 (2A)	6樓至8樓、10樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓 6/F-8/F, 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	A	88.694 (955) 露台 Balcony : 3.493 (38) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	78.200 (842) 露台 Balcony : 2.650 (29) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	79.008 (850) 露台 Balcony : 3.299 (36) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	85.529 (921) 露台 Balcony : 2.974 (32) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	31.726 (341) 露台 Balcony : 1.993 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	56.080 (604) 露台 Balcony : 2.029 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	38樓 38/F	A	136.425 (1,468) 露台 Balcony : 2.506 (27) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	16.767 (180)	-	-	122.457 (1,318)	7.124 (77)	-	-
		B	151.848 (1,634) 露台 Balcony : 3.347 (36) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	16.221 (175)	-	-	138.093 (1,486)	-	-	-
		C	101.962 (1,098) 露台 Balcony : 3.312 (36) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	6.795 (73)	-	-	84.191 (906)	5.292 (57)	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the residential properties (first-hand sales) ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with part 2 of schedule 2 to the residential properties (first-hand sales) ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

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

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)								
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2B) Tower 2 (2B)	5樓 5/F	A	55.558 (598) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	27.574 (297)	-	-	-	-	-
		B	47.053 (506) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	13.479 (145)	-	-	-	-	-
		C	40.505 (436) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		G	41.051 (442) 露台 Balcony : -- (--) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

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Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Phase.
3. Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2B) Tower 2 (2B)	6樓至8樓 6/F-8/F	A	59.308 (638) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.750 (19) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	50.553 (544) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	43.648 (470) 露台 Balcony : 1.990 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		D	31.066 (334) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	51.373 (553) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform :1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	31.875 (343) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		G	43.687 (470) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
3. 期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

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

住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2B) Tower 2 (2B)	10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	A	59.308 (638) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.750 (19) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		B	55.214 (594) 露台 Balcony : 2.028 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	69.613 (749) 露台 Balcony : 2.442 (26) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	51.369 (553) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	31.875 (343) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		G	43.687 (470) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及構成住宅物業一部分的範圍內的每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之構成住宅物業一部分的範圍內的其他指明項目（如有的話）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 期數住宅物業並無陽台。
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住宅物業的描述 Description of residential property			實用面積（包括露台、工作平台及陽台(如有)）平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) 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） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
座 Tower	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (2B) Tower 2 (2B)	37樓 37/F	B	55.214 (594) 露台 Balcony : 2.028 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		C	69.613 (749) 露台 Balcony : 2.442 (26) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		E	51.369 (553) 露台 Balcony : 1.992 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		F	31.875 (343) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
		G	43.687 (470) 露台 Balcony : 1.994 (21) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	37樓及38樓（複式） 37/F & 38/F (Duplex)	A	114.775 (1,235) 露台 Balcony : 3.658 (39) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	47.628 (513)	5.951 (64)	-	-
	38樓 38/F	B	132.903 (1,431) 露台 Balcony : 2.810 (30) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	18.192 (196)	-	-	107.366 (1,156)	5.510 (59)	-	-
		C	88.372 (951) 露台 Balcony : 3.075 (33) 工作平台 Utility Platform : -- (--) 陽台 Verandah : -- (--)	-	-	-	-	-	-	54.596 (588)	7.850 (84)	-	-

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備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
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3樓
3/F


圖例
Legend
住宅停車位
Residential car parking spaces
訪客傷殘人士停車位
Visitors' car parking spaces for disabled persons
住宅電單車停車位
Residential motor cycle parking spaces
垃圾車上落停車位
Loading and unloading parking space for refuse collection vehicle
期數的邊界線
Boundary line of the Phase
N
V1
V2
M1 M2 M3
M4 M5

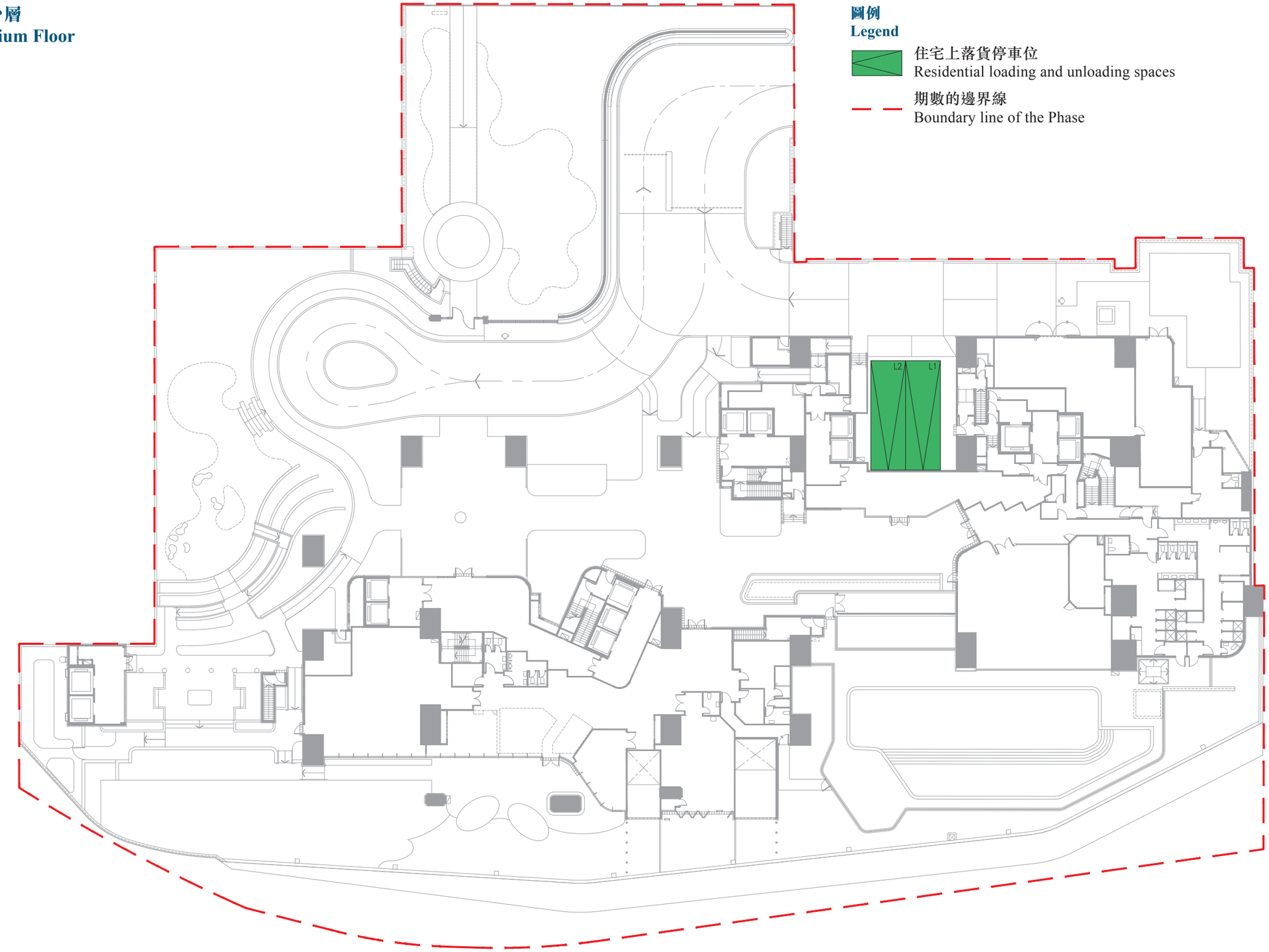
13 期數中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE PHASE

平台層
Podium Floor

圖例
Legend

住宅上落貨停車位
Residential loading and unloading spaces

期數的邊界線
Boundary line of the Phase



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

樓層 Floor	停車位類別 Category of parking space	數量 Number	每個停車位的尺寸（長 x 闊）(米) Dimensions of each parking space (L x W) (m)	每個停車位面積（平方米） Area per parking space (sq.m)
3樓 3/F	住宅停車位 Residential car parking spaces	96	5 x 2.5	12.5
	訪客傷殘人士停車位 Visitors' car parking spaces for disabled persons	2	5 x 3.5	17.5
	住宅電單車停車位 Residential motor cycle parking spaces	5	2.4 x 1	2.4
	垃圾車上落停車位 Loading and unloading parking space for refuse collection vehicle	1	12 x 5	60
平台層 Podium Floor	住宅上落貨停車位 Residential loading and unloading spaces	2	11 x 3.5	38.5

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時買賣合約的日期之後5個工作日內簽立買賣合約－
   i) 該臨時買賣合約即告終止；
   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。

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

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
   i) 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.

A. 主公契及管理協議擬稿(「主公契」)及期數副公契及管理協議擬稿(「副公契」)有關期數公用部分的條文摘要

1. 主公契中公用部分的定義

「**公用地方**」指 (i) 屋苑公用地方、(ii) 住宅發展項目公用地方及 (iii) 將按主公契規定訂立的任何副公契或分副公契或單邊契據所指定（在其夾附的圖則上詳細標明）作為公用地方以供某一期數的業主或一群業主或多於一群業主獨家使用的屋苑該等部分（包括可能存在於其他期數的公用地方），但不包括屬於任何個別單位業主的屋苑之部分、住宅發展項目之部分、商業發展項目之部分或停車場之部分。

「**公用服務及設施**」指 (i) 屋苑公用服務及設施、(ii) 住宅發展項目公用服務及設施及 (iii) 將按主公契規定訂立的任何副公契或分副公契或單邊契據所指定（在其夾附的圖則上詳細標明）作為公用服務及設施以供某一期數的業主或一群業主或多於一群業主獨家使用的屋苑該等服務及設施（包括可能存在於其他期數的公用服務及設施），但不包括屬於任何個別單位業主的該等服務及設施。

「**屋苑公用地方**」指屋苑中擬供多於一期數的業主而非任何一名業主、一群業主或某一期數的業主獨家使用的該等部分，包括但不限於設施坑道、未來行人天橋相關結構（按批地文件特別條款第(12)(b)條定義）、通道範圍、位於該土地以外的該部分行人連接通道（僅為管理及保養的目的而包含在此定義中）、按批地文件特別條款第(59)(c)條提供的有蓋行人通道（僅為管理及保養的目的而包含位於該土地以外的該部分有蓋行人通道）、護牆、結構牆及柱、建於屋苑及服務多於一期數的建築物的地基及其他結構部分（但不包括構成車站或車廠一部分者）、屋苑公用道路、及位於屋苑內及並非供任何一名業主、一群業主或某一期數的業主獨家使用的所有其他公用地方（但不包括構成住宅發展項目公用地方或就某一期數訂立的副公契或分副公契或單邊契據中劃定或將劃定為某一期數的公用地方的該等地方）。屋苑公用地方將於就任何一期數訂立的副公契或分副公契或單邊契據附夾的圖則上更詳細標明。

「**屋苑公用服務及設施**」指於屋苑內、上或下建造或將建造並服務多於一期數及而非供任何業主、一群業主或某一期數的業主獨家使用的該等服務及設施，包括但不限於多於一期數內使用或安裝作為其便利設施而非供任何一指定期數的業主獨家使用的任何裝置、系統、機械、設備、器具、裝置、服務及設施(但不包括構成住宅發展項目公用服務及設施或就某一期數訂立的副公契或分副公契或單邊契據中劃定或將劃定為某一期數的公用服務或設施的該等服務或設施。)

「**住宅發展項目公用地方**」指屋苑中擬供住宅發展項目中多於一期數的業主共同使用而非供住宅發展項目中某一期數的任何業主或一群業主獨家使用的該部分，包括但不限於在經批准建築圖則上定為「黃竹坑綜合發展範圍地盤主要區域的綠化範圍」的綠化範圍、按批地文件特別條款第(68)(c)(i)條提供的傷健人士停車位、中央會所、中央綠化範圍、屋苑道路、迴旋處、行人徑、照明系統、有蓋行人通道、消防龍頭、標記、園景、集水溝、沙井、排水坑、升降機坑、抽水坑及其他街道設施、護牆、位於住宅發展項目多於一期數內及其附屬的結構牆及柱及在訂立主公契後由港鐵於按主公契規定訂立的任何副公契或分副公契或單邊契據所指定（在其夾附的圖則上詳細標明）作為公用地方以供住宅發展項目多於一期數的業主共同使用的該等地方（但不包括構成屋苑公用地方或就某一期數訂立的副公契或分副公契或單邊契據中劃定或將劃定為某一期數的公用地方的該等部分）。

「**住宅發展項目公用服務及設施**」指於屋苑內、上或下建造或將建造、安裝或將安裝並服務住宅發展項目中多於一期數而非供住宅發展項目中某一期數的任何一名業主或一群業主獨家使用的服務及設施及任何其他在訂立主公契後由港鐵於按主公契規定訂立的任何副公契或分副公契或單邊契據所指定作為公用服務及設施以供住宅發展項目多於一期數的業主共同使用的該等服務及設施（但不包括構成屋苑公用服務及設施或就某一期數訂立的副公契或分副公契或單邊契據中劃定或將劃定為某一期數的公用服務及設施的該等服務及設施）。

2. 副公契中公用部分的定義

「**第二期中的屋苑公用地方**」指位於第二期內擬供予屋苑的業主而非任何一名業主、一群業主或某一期數的業主獨家使用的該部分屋苑公用地方，包括但不限於未來行人天橋相關結構（定義見批地文件特別條款第(12)(b)條）、第二期中的行人通道（僅為管理及保養的目的而包括已建或擬建毗鄰B地盤但位於該土地以外的該部分）、第二期綠化範圍的其中部分、花槽、消防員升降機大堂、暢通易達升降機、消防喉轆、電線槽、防火閘、走廊、樓梯及梯台、護牆、結構牆及柱、建於屋苑及服務多於一期數及位於B地盤以內的建築物的地基及其他結構部分（但不包括構成車站或車廠一部分者），但不包括第二期中的住宅發展項目公用地方、第二期公用地方、第二期住宅公用地方及第二期停車場公用地方； 第二期中的屋苑公用地方在經認可人士核證為準確並附夾於副公契的圖則上為辨認用途以靛藍色、靛藍色加黑交叉線及靛藍色加黑交叉線和黑點顯示。

「**第二期中的屋苑公用服務及設施**」指位於第二期內、上或下及構成屋苑公用服務及設施一部分並服務屋苑及並非供任何一名業主、一群業主或某一期數的業主獨家使用的服務及設施，包括但不限於污水渠、溝渠、排水渠、管道及槽；泵、水缸；照明系統、電線、電纜、電力裝置、裝置、設備及器具；消防及滅火系統；保安系統、設備及器具；升降機及電梯；通風系統及風機及任何其他裝置、系統、機械、設備、器具、裝置、服務及設施及其他於第二期中的屋苑公用地方內安裝或使用的附屬設施，但不包括第二期中的住宅發展項目公用服務及設施、第二期公用服務及設施、第二期住宅公用服務及設施及第二期停車場公用服務及設施。

「**第二期停車場公用地方**」指擬供所有第二期停車位的業主、佔用人及被許可人，及第二期中的訪客停車位的佔用人及被許可人共同使用的整個第二期停車場（第二期停車位及第二期中的訪客停車位除外），包括但不限於車道、坡道、走廊、樓梯及梯台、電力房、鋼筋混凝土護牆、防護門廊、管槽及消防喉轆，但不包括第二期中的屋苑公用地方、第二期中的住宅發展項目公用地方、第二期公用地方及第二期住宅公用地方；第二期停車場公用地方在經認可人士核證為準確並附夾於副公契的的圖則上為辨認用途以綠色顯示。

「**第二期停車場公用服務及設施**」指位於第二期內、上或下及服務整個第二期停車場的該等服務及設施，包括但不限於機械及機器、屏障及供水器具；污水渠、溝渠、排水渠、管道及槽；泵、水缸；照明系統、電線、電纜、電力裝置、裝置、設備及器具、消防及滅火系統；通風系統及風機，但不包括第二期中的屋苑公用服務及設施、第二期中的住宅發展項目公用服務及設施、第二期公用服務及設施及第二期住宅公用服務及設施。

「**第二期公用地方**」指第二期中擬供第二期中多於一個組成部分（即第二期停車場及第二期住宅發展項目）的業主而非供某一組成部分的業主獨家使用的該等部分，包括但不限於固定消防泵房、消防水缸、升降機槽、升降機、暢通易達升降機、消防員升降機大堂、管道槽、消防喉轆、走廊、防護門廊、樓梯及梯台、電力房、空調機房、主電訊及廣播設備房、主水錶房、消防入水口、花灑入水口、電線槽、燃料缸房、污水泵房、高壓電掣房、電線管道房、噴淋器入水掣、花槽、雨水集水坑、花灑水缸、花灑水泵房、水錶箱、集水坑、防火閘、車道、緊急發電機房、抽氣扇房、電線管道槽房、低壓電掣房、廢水泵房、灌溉機房、沖廁水及食水泵房、消防控制室、噴淋器湧流閥房、電力變壓房、管理員辦事處、排氣管道、新鮮空氣管道及所有其他該條例附表一指明並位於第二期內及並非供第二期的任何一個組成部分的業主獨家享用的公用部分（如有的話），但不包括第二期中的屋苑公用地方、第二期中的住宅發展項目公用地方、第二期住宅公用地方及第二期停車期公用地方；第二期公用地方在經認可人士核證為準確並附夾於副公契的圖則上為辨認用途以橙色顯示。

「**第二期公用服務及設施**」指於第二期內、上或下建造或將建造並服務第二期中多於一個組成部分（即第二期停車場及第二期住宅發展項目）的該等服務及設施， 包括但不限於污水渠、 溝渠、排水渠、管道及槽；泵、水箱及衛生裝置；照明系統（包括但不限於為毗鄰公用道路而設並位於第二期內的天花燈及燈柱）；電線、電纜、電力裝置、裝置、設備及器具；公用天線發佈及相關設備；

消防及滅火系統、設備及器具；保安系統、設備及器具；垃圾處理設備；升降機、空調機及風機；建築裝飾和第二期內使用或安裝作為其便利設施而非供第二期任何一個組成部分獨家使用的任何其他裝置、系統、機械、設備、器具、裝置、服務及設施，但不包括第二期中的屋苑公用服務及設施、第二期中的住宅發展項目公用服務及設施、第二期住宅公用服務及設施及第二期停車場公用服務及設施。

「**第二期住宅公用地方**」指第二期住宅發展項目中擬供第二期住宅發展項目業主、佔用人及被許可人共同使用的部分，包括但不限於建於第二期內的建築物的平台樓層及以上的外牆（包括幕牆或其任何一部分（包括窗框、玻璃板、鉸鏈、鎖、 把手、鑄入錨、墊片、窗戶密封膠及幕牆的其他組成部分、其中不可開啟的窗戶及其窗框、玻璃板、鉸鏈、鑄入錨、墊片、窗戶密封膠及其他組成部分但不包括安裝於幕牆的所有可開啟窗戶及包圍其玻璃板的窗框、玻璃板、鉸鏈、鎖、把手、鑄入錨、墊片、窗戶密封膠及可開啟窗戶的其他組成部分））及經認可人士核證為準確並附夾於副公契的圖則上為辨認用途以紅色點線顯示的非結構性預製外牆及任何建築裝飾、欄柵、百葉、外牆裝飾及包層（包括第二期露台及第二期工作平台的外牆裝飾及飾板及包圍外露管槽的飾板）、第二期紓緩噪音措施的隔音簷蓬（隔音屏障）、第二期綠化範圍的其中部分、第二期加闊公用走廊及升降機大堂、垃圾收集車上落貨車位、上落貨車位、第二期康樂用地及設施、位於第二期內劃定供吊船操作使用或與其有關的部分及/或地方 (包括位於第二期住宅單位花園或平台以內的吊船著陸區及地面及圍牆)、煤氣閥房、消防轉換泵房、水錶櫃、消防轉換水缸、垃圾儲存及物料回收室、花灑泵房、花灑水缸、升降機大堂、消防員升降機大堂、升降機、暢通易達升降機、升降機坑及升降機緩衝、防護門廊、走廊、樓梯及梯台、低壓電掣房、濾水機房、調壓缸、煤氣喉管、噴淋器水泵房、噴淋器水缸、花灑水缸、消防轉換水缸、消防轉換及花灑泵房、電力房、沖廁水及食水泵房、防護走廊、露天園景區、硬地鋪裝園景區、有蓋園景區、園景區、花槽、車道、坡道、有蓋行人通道（橫向屏障）、花灑控制閥室、消防入水口、花灑入水口、噴淋器入水口及噴淋器湧流閥房、臨時庇護空間、公用綠化範圍、空調機基座、天井、固定消防泵房、消防水缸、平台、空調機平台、消防喉轆、特低電壓槽、管道槽、電錶櫃、垃圾儲存及物料回收房、庇護範圍、沖廁水泵房、升降機機房、加高平台、沖廁水缸房、沖廁水缸、食水泵房、食水缸、頂層天台、第二期露台的上蓋及頂部、第二期工作平台的上蓋及頂部、建築裝飾、第二期住宅單位內或附屬的結構柱（如有）及於條例第一附表定明及位於第二期住宅發展項目內供第二期業主、佔用人及被許可人共同使用的所有其他公用部分(如有的話)但不包括第二期中的屋苑公用地方、第二期中的住宅發展項目公用地方、第二期公用地方及第二期停車場公用地方；第二期住宅公用地方在經認可人士核證為準確並附夾於副公契的圖則上為辨認用途以黃色、黃色加黑點及黃色加黑色交叉線以及紅色點線顯示。

「**第二期住宅公用服務及設施**」指於屋苑第二期內、上或下及服務多於一期數的住宅單位的該等服務及設施，包括但不限於吊船及升降平台、污水渠、溝渠、排水渠、水池裝飾、管及槽；泵、水缸及衛生裝置；供水裝置；照明系統、電線、電纜、電力裝置、裝置、設備及器具；公共天線及相關設備；防火及消防系統、設備及器具；保安系統、設備及器具、垃圾處理設備、電梯、空調機及風機、建築裝飾，但不包括第二期中的屋苑公用服務及設施、第二期中的住宅發展項目公用服務及設施、第二期公用服務及設施及第二期停車場公用服務及設施。

「**第二期中的住宅發展項目公用地方**」指於第二期內及擬供住宅發展項目中多於一期數的業主共同使用及並非供住宅發展項目某一期數的業主或一群業主獨家使用的住宅發展項目公用地方的該等部分，包括但不限於第二期中的訪客停車位、第二期綠化範圍的其中部分、車道、花槽、硬地鋪裝園景區、露天園景區、街道消防栓水泵房、街道消防栓水缸、護牆、於B地盤內並位於或附屬住宅發展項目中多於一個期數的結構牆及柱，但不包括第二期中的屋苑公用地方、第二期公用地方、第二期住宅公用地方及第二期停車場公用地方；第二期中的住宅發展項目公用地方在經認可人士核證為準確並附夾於副公契的圖則上為辨認用途以紅色及紅色加黑點顯示。

「**第二期中的住宅發展項目公用服務及設施**」指於第二期內、上或下及構成住宅發展項目公用服務及設施一部分及服務住宅發展項目中多於一期數及並非供住宅發展項目某一期數的業主或一群業主獨家使用的該等服務及設施，包括但不限於第二期中的訪客停車位電動車充電設施、污水渠、溝渠、排水渠、管道及槽；泵、水缸；供水器具；照明系統、電線、電纜、電力裝置、裝置、設備及器具；防火及消防系統；消防系統、設備及器具；保安系統、設備及器具；通風系統及風機及安裝於或服務第二期中的住宅發展項目公用地方的任何其他裝置、系統、機械、設備、器具、裝置、服務及設施及其他附屬設施但不包括第二期中的屋苑公用服務及設施、第二期公用服務及設施、第二期住宅公用服務及設施及第二期停車場公用服務及設施。

3. 受限於該條例及主公契的條文，公用地方及公用服務及設施將由管理人獨家控制。

4. 在批地文件的批租餘下年期及其任何續期期間，受限於批地文件、主公契及任何適用的副公契及分副公契或單邊契據載有的契諾及條款，每份份數應由不時有權擁有的人士持有並享有主公契第二附表第一部分列明的（如適用的話）地役權、權利及特權之實益，包括但不限於：

(I) 適用於發展項目所有業主的權利、地役權及特權

(a) 屋苑每個單位當時的業主、其傭工、代理人、被許可人、租客及合法佔用人（與具有類似權利的其他人士共同）具有充分權利及自由（始終受限於管理人、港鐵、車站及車廠業主及政府樓宇業主的權利）出入、通過及再通過及使用屋苑公用地方及屋苑公用服務及設施的該等部分以作與其正當使用及享用其單位有關的一切用途。

(b) 即使主公契或任何副公契或任何分副公契另有規定，及在補充及不損害主公契或任何副公契或任何分副公契下的任何權利的前提下，任何單位的業主及該單位的佔用人及其真正的賓客、訪客及受邀人均可使用在其他情況下其於公契或任何副公契或任何分副公契下不可使用的任何類別的公用地方及公用服務及設施（不論是否位於與該單位同一期數內）（「**受限公用地方及受限公用服務及設施**」），以在火災或其他緊急情況下作逃生或走避，或在不通過受限公用地方及受限公用服務及設施的情況下實際無法出入或有關出入是合理地需要時出入其單位(或其任何部分)或其有權使用的任何類別的公用地方及公用服務及設施，有關出入權在帶同或不帶同代理人、測量師、工人、承判商及其他人士，及帶同或不帶同車輛、機械、設備、物料及機器的情況下均可行使。

(II) 適用於財政司司長法團作為政府樓宇業主的權利、地役權及特權

即使主公契或任何副公契或任何分副公契另有規定，財政司司長法團、其承租人、租客、被許可人、及任何授權人士及政府樓宇或其任何部分當時的業主及佔用人有權出入、通過及再通過及使用該土地的任何公用部分或發展項目的任何公用部分以正當地使用及享用政府樓宇或其任何部分及享用該土地或發展項目內任何公用設施。

(III) 適用於車站及車廠業主的權利、地役權及特權

(a) 車站及車廠的業主、其受僱人、代理人、被許可人及租客（與具有類似權利的其他人士共同）有權在緊急情況下為逃生通過屋苑公用地方。

(b) 車站及車廠的業主、其受僱人、代理人及被許可人有權在任何時候帶同或不帶同車輛穿過、通過及再通過毗鄰按批地文件特別條款第(66)(a)條提供的車廠入口處及構成公用地方一部分的通道，以出入黃竹坑車廠地盤(按批地文件特別條款第(1)(g)條定義)及按批地文件特別條款第(24)(f)條列出的用途正當使用及享用黃竹坑車廠地盤；惟批地文件附夾的圖則la上顯示的X1經過Z1至Y1的車輛出入處僅供緊急車輛按批地文件特別條款第(66)(b)條使用。

(IV) 適用於住宅發展項目所有業主的權利、地役權及特權

(a) 住宅發展項目單位當時的業主、其傭工、代理人、被許可人、租客及合法佔用人（與具有類似權利的其他人士共同）有充分權利及自由為與其合法使用及享用其單位相關的一切用途穿過、通過及再通過住宅發展項目公用部分及住宅發展項目公用服務及設施的該部分。

(b) 住宅發展項目單位當時的業主及其真正的訪客（與具有類似權利的其他人士共同）有充分權利及自由為康樂用途及受限於管理人就有關使用訂明的規定、規則及收費，使用及享用主公契及任何副公契及分副公契中擬定供住客及其真正的訪客使用的私人康樂設施但不包括任何其他擬供發展項目其他部分的業主使用的私人康樂設施，惟在行使前述權利時，業主不能損害或干擾或允許、容忍他人損害或干擾在該處提供的一般生活便利設施、植物、設備或服務。

(c) 受限於批地文件的條文及副公契及有關期數的分副公契(如有的話)的條文，住宅發展項目單位當時的住客的真正賓客、訪客及受邀人（與具有類似權利的其他人士共同）有充分權利及自由穿過、通過及再通過管理人不時劃定的相關期數內的公用地方該部分及使用相關期數內的公用服務及設施該部分，以進出及使用相關期數內構成住宅發展項目公用地方一部分的訪客停車位，惟住宅發展項目單位的業主須確保其單位的住客及其真正賓客、訪客及受邀人將在任何時候：

(i) 遵守及履行香港的所有條例、附例及政府規例及管理人不時就訪客停車位的使用發出的指示（如有的話）；

(ii) 遵守及履行香港所有的條例、附例及政府規例及環境局及機電工程署及任何政府機關不時發出的指引及指示及管理人不時訂立的大廈規則（如有的話）及就為訪客停車位的電動車的充電安裝或將安裝於有關期數內的設施（「**訪客停車位電動車充電設施**」）的使用及操作發出的所有指示(如有的話)；及

(iii) 妥善照顧及就訪客停車位電動車充電設施的使用採取所需的預防措施以避免招致其他單位業主或佔用人的任何損失、損害、滋擾或煩擾；及住宅發展項目單位的業主須就其無法遵守及履行主公契第二附表第一部分第4(c)條彌償其他單位的業主或佔用人。

惟主公契第二附表第一部分列明的地役權、權利及特權的實益於任何情況下均不可影響或損害於批地文件、主公契及任何副公契或分副公契或單邊契據下保留予財政司司長法團作為政府樓宇業主的權利、地役權及特權。

5. 在批地文件的批租餘下年期及其任何續期期間，受限於批地文件、主公契及任何適用的副公契及分副公契或單邊契據載有的契諾及條款，每份份數應由不時有權擁有的人士持有，並受限於主公契第二附表第二部分列明的豁免權及保留權及大廈規則及裝修規則（分配予政府樓宇的份數除外），包括但不限於以下豁免權及保留權：

(I) 管理人的權利

(a) 管理人擁有充分權利及特權帶同或不帶同測量師、工人及其他人士，於所有合理時間及已合理地預先通知（緊急情況除外）的情況下進入該土地及發展項目的任何及所有部分包括每個單位、車站及車廠（惟須事前得到車站及車廠業主的書面同意）及政府樓宇（惟須事前得到政府樓宇業主的同意（緊急情況除外））以檢查、重建、維修、翻新、更換、裝修、保養、清潔、髹漆或裝飾屋苑的結構、公用地方及公用服務及設施或其任何部分、任何單位（如因其業主未有履行其維修及保養責任或未有消除危險或滋擾而影響或可能影響公用地方、公用服務及設施或任何其他業主）、或為其行使或履行其於主公契或任何副公契或任何分副公契或單邊契據的條文下的任何權力及職責，管理人須在合理地可行的情況下盡量減少造成的騷擾及須彌補其造成的任何損害， 但須以下列條件作為前提: 管理人須自費維修任何因管理人的失責造成的損害及須就管理人、其員工、代理人及承判商涉及刑事責任、不誠實或疏忽的行為或不作為負上責任，並與以下列條件作為前提: 管理人只能為保養及維修理由行使其於主公契第二附表第二部分第2(a)條下的權利進入政府樓宇及管理人須自費承擔其招致政府樓宇的任何損害的成本及支出。

(b) 管理人有權帶同或不帶同測量師、工人及其他人士進行署長要求的必要工程臨時關閉建於該土地上的任何建築物（不包括政府樓宇）的任何出口，以便將行人通道、地下通道或行人天橋按批地文件特別條款第(12)條連接至建於該土地上的建築物或未來行人天橋相關結構（按批地文件特別條款第(12)(b)條定義）或行人連接通道及有蓋行人通道（於批地文件特別條款第(59)(c)條提述）、或按批地文件要求連接至建於該土地以外的其他構築物或建築物。管理人在進行上述工程時必須以書面通知業主其於工程進行期間不可使用該土地及發展項目的有關地方或部分，而業主必須遵守有關通知的要求，惟工程不得阻礙政府樓宇的出入及不得干擾政府樓宇的正當使用及享用。

(II) 港鐵的權利

在港鐵仍然是任何份數的實益擁有人的期間（補充其於予買方的轉讓契下保留的任何其他權利）港鐵有專屬及不受限的權利行使其絕對酌情權於任何時候及其不時認為適當的時候採取以下所有或任何行動及/或行使所有或任何以下列舉的權利、自由、特權及權益及在不需聯同或取得任何其他業主（主公契另有定明除外）、管理人或任何其他於該土地及發展項目有權益的人士的同意或許可下，但受限於主公契、任何副公契或分副公契或單邊契據及批地文件下保留予財政司司長法團作為政府樓宇業主的權利、地役權及特權，及不能影響或損害財政司司長法團作為政府樓宇業主的權利、地役權及特權：

(a) 按批地文件的條款，為業主的共同利益轉讓公用地方及公用服務及設施或其任何部分連同相連的份數予管理人而不收取任何代價，但在轉讓後，管理人須作為信託人代所有業主持有相關地方及設施；

(b) 毋須聯同所有其他業主或其他於發展項目或其任何部分有權益的人士的情況下，就發展項目的任何部分為分配或再分配份數及管理份數予任何期數或其任何部分及/或車站及/或車廠及就發展項目該部分的管理、保養及服務及其設備、服務及器具進一步訂立條款，及為進一步定義及規管業主的權利、利益及責任訂立條款而訂立副公契或分副公契或單邊契據（包括補充單邊契據）或其他具有相似性質的契據或文件，但須以下列條件作為前提：

(i) 按主公契第二附表第二部分第3(g)條作出的份數及管理份數的分配及再分配不能影響分配予政府樓宇的份數的比例；

(ii) 不能影響業主獨家及專有地持有、使用、佔用及享用其單位的權利；及

(iii) 任何副公契或分副公契或單邊契據（包括任何補充契據）或其他具有類似性質的契據或文件須得到署長事前的書面同意及不可與主公契的條文有衝突。

(c) (i) 港鐵有專有權利及特權，僅受限於批地文件的條文及須得到署長的事前書面同意，分配份數予發展項目每一期數及車站及車廠及該期數的每一單位及公用地方，及分配管理份數予該數期的每一單位（政府樓宇除外）惟按主公契第二附表第二部分第3(j)(i)條的份數及管理份數的分配不能影響分配予政府樓宇的份數比例；

(ii) 如在屋苑最後一期數的佔用許可證發出時，按該期數單位的樓面總面積計算而分配予該期數單位的份數少於當時可分配而未獲分配的份數，該分配及港鐵按主公契第二附表第二部分第3(g)、3(j)(iii)、3(j)(iv)、3(k)、3(l)或3(m)條保留的權利所作出的任何分配、再分配及調整後剩餘的份數將由港鐵分配予公用地方及公用服務及設施並及將由港鐵作為信託人以信託形式代所有業主持有，或按主公契第二附表第二部分第3(b)條連同所有其他已分配予公用地方的份數轉讓予管理人，但須以下列條件作為前提: 就主公契第二附表第二部分第3(j)(ii)條而言，期數內單位的樓面總面積包括任何按批地文件的條款或《建築物條例》豁免的樓面總面積，及須以下列條件作為前提: 任何按主公契第二附表第二部分第3(j)(ii)條的份數分配或再分配不能影響分配予政府樓宇的份數比例；

(iii) 在得到署長的事前同意下，港鐵有專屬及不受限的權利再劃定或再分配於屋苑內任何保留予港鐵及已分配到屋苑內任何由港鐵擁有獨家使用權的個別部分的份數予發展項目中其他由港鐵擁有獨家使用權的部分，惟按主公契第二附表第二部分第3(j)(iii)條的份數再劃定或再分配不能影響分配予政府樓宇的份數比例及不能影響任何業主獨家及專有地持有、使用、佔用及享用其單位的權利；

(iv) 即使主公契另有規定，在得到署長、政府樓宇的業主及財政司司長法團的事前書面同意下，港鐵有專屬及不受限的權利再分配或調整按A地盤的副公契分配予政府樓宇的份數以遵守批地文件特別條款第(36)(b)條，及隨之而再分配或調整按經批准單邊契據(按批地文件特別條款第(6)(b)條定義)分別分配予A地盤及最後一期數的地盤(按批地文件特別條款第(1)(i)條定義)的份數，及為此在就屋苑的最後一期數簽定副公契或分副公契(如有的話)前及在毋須聯同、諮詢或得到任何業主或其他於發展項目或其任何部分有權益的人士的同意或批准的前提下，訂立及簽立補充單邊契據或其他具有相似性質的契據或文件；

(v) 如港鐵於按主公契第二附表第二部分第3(j)(iv)條調整份數前已轉讓政府樓宇予財政司司長法團，在按主公契第二附表二第部分第3(j)(iv)條簽立補充單邊契據或其他具有相似性質的契據或文件後，與財政司司長法團就政府樓宇訂立及簽立確認轉讓契或其他具有相似性質的契據或文件；

(d) 在得到署長的事前同意下，根據樓面總面積的變更分配及再分配份數予發展項目任何已獲發出佔用許可證的個別部分及該部分內的每個單位、公用地方及公用服務及設施及分配及再分配管理份數予每個單位（政府樓宇除外），但須以下列條件作為前提: 按公主契第二附表第二部分第3(k)條作出的份數及管理份數的分配或再分配不能影響已分配給政府樓宇的份數比例和不能影響任何業主獨家及專有地持有、使用、佔用及享用其單位的權利，另外須以下列條件作為前提: 就主公契第二附表第二部分第3(k)條而言，樓面總面積應包括任何按批地文件的條款或《建築物條例》豁免的樓面總面積；

(e) 在屋苑最後一期數落成後，修改、改變、變更、添加、更加或替換公用地方及公用服務及設施的任何部分但須以下列條件作為前提：-

(i) 不能影響任何單位（政府樓宇除外）業主使用及享用其單位的權利及不能影響政府樓宇的正當使用及享用，及任何業主或其他於發展項目或其任何部分有權益的人士無權就有關修改、改變、變更、添加、更加或替換向港鐵提出訴訟；

(ii) 公用地方及公用服務及設施不能被縮減；

(iii) 即使前文另有規定，如港鐵轉換任何公用地方供其自己使用或享用，有關轉換須得到發展項目業主委員會（如有的話）或有關業主附屬委員會（如有的話）(視屬何情況而定）的批准，港鐵為得到批准而作出的款項須撥入特別基金的有關賬戶，及如該土地上屬於港鐵的任何部分被轉換或劃定為公用地方，有關轉換或劃定須得到按主公契召開的屋苑業主大會通過決議批准或按相關副公契召開的有關期數的業主大會通過決議批准（視屬何情況而定）；及

(iv) 任何額外公用地方或額外公用服務及設施不能被再轉換或再劃定供港鐵自己使用或享用，港鐵須擬備或安排擬備一套圖則以顯示額外的公用地方，有關圖則將被存放於屋苑的管理處以供業主在辦公時期內在毋須支付任何費用的情況下查閱；

(f) 在該土地及發展項目內（僅服務政府樓宇的服務及設施除外）或部分在該土地及發展項目內（僅服務政府樓宇的服務及設施除外）和部分在毗鄰土地內建築、保養、鋪設、更改、移除、改道及翻新排水渠、管道、電纜、污水渠及其他裝置、固定物、室及其他構築物，以便供應公用事業服務及康樂設施給該土地及發展項目及/或（如政府要求的話）毗鄰或毗連土地，及授權任何人士按港鐵認為合適的條款及條件進行前述的活動，但行使上述權利須得到按主公契召開的屋苑業主大會通過決議批准或按相關副公契召開的有關期數的業主大會通過決議批准（視屬何情況而定），但須以下列條件作為前提: 就未落成的期數行使上述權利時毋須得到批准，及須以下列條件作為前提: 如前述的水渠、管道、電纜、污水渠及其他裝置、固定物、室及構築物構成公用地方或公用服務及設施的一部分，任何就供應公用事業、服務及康樂設施予毗鄰或毗連土地而收取的代價須在扣除港鐵就相關工程支出的所有開支後，全數撥入特別基金的有關賬戶，及在任何情況下不能影響政府樓宇的正當使用及享用；

(g) 經取得屋苑業主在按主公契召開的屋苑業主大會或部分業主按有關副公契召開的業主大會通過決議批准，為了屋苑或其任何部分當時的業主和他們的傭工、代理人、被許可人、租客及合法佔用人的實益取得通過毗鄰或毗連土地的任何權利、道路權、地役權或準地役權（包括但不限於使用任何道路、通道、行人道、行人路、行人天橋、行人隧道、花園、露天地方、明渠及暗渠、康樂區及設施、污水渠處理機及設施、垃圾收集及處理區及設施，排水系統及水電煤氣儲存、轉換及供應系統）或按港鐵認為合適的條款、條件及人士通過許可證取得任何類似權利，但須以下列條件作為前提：財政司司長法團不得就取得上述權利、道路權、地役權或準地役權承擔任何開支。

6. 受限於按主公契第二附表第二部分第3條保留予港鐵的權利、主公契第二附表第一部分第5條下商業發展項目業主的權利及批地文件、主公契及任何副公契或分副公契或單邊契據下保留予或授予財政司司長法團作為政府樓宇業主的權利、地役權及特權，及須以下列條件作為前提：任何責任、限制及禁制均不能影響財政司司長法團作為政府樓宇業主、其承租人、租客、被許可人及被授權人士及政府樓宇或其任何部分當時的業主或佔用人在批地文件、主公契及任何副公契或公副公契或單邊契據下的權利、地役權及特權，業主不可作出主公契第三附表列明的行為（有關行為並不違反批地文件的任何條文及條款、任何法例、法律及政府規例，及已取得管理人的事前書面同意（管理人可在給予其同意時施加任何其認為合理的條款）的情況除外），包括但不限於：

(a) 在屋苑的任何建築物的天台、平台或其任何部分、停車位或其他構築物或公用地方搭建或建造或准許或容許他人搭建或建造任何臨時或永久性質的構築物；

(b) 損壞、損傷或刮花或准許或容許他人損壞、損傷或刮花公用地方的構築物的任何部分、飾面或裝飾，包括在該土地及發展項目的任何樹木、植物或灌叢；

(c) 損壞或干擾或准許或容許他人損壞或干擾公用服務和設施；

(d) 以任何箱盒、垃圾筒、包裝物、廢物、雜物或其他任何種類的阻塞物妨礙或阻塞任何公用地方，或准許或容許他人妨礙或阻塞之，管理人有權按他們認為合適的方式移走及處理上述任何物件而毋須通知，而有關費用則由業主承擔（財政司司長法團作為政府樓宇的業主除外），且管理人毋須就此對業主或任何人士承擔任何責任，每個業主（財政司司長法團作為政府樓宇的業主除外）特此同意對管理人因此蒙受的一切損失、索償、損害或開支彌償管理人；

(e) 在屋苑任何部分攜帶或飼養任何狗貓、寵物、牲畜、活禽、雀鳥或其他動物，但是在符合香港當時施行的任何適用法例及規例和符合大廈守則的規定下，可以在住宅單位內飼養家畜或其他寵物，除非受到至少2個住宅單位的業主或佔用人的合理書面投訴，投訴是否合理由管理人絕對酌情決定，但須以下列條件作為前提: 本條文並不適用於視障人士的導盲犬；及須以下列條件作為前提：

(i) 在任何情況下不准狗隻進入升降機或屋苑內任何公用部分，除非有關狗隻被攜帶或用狗帶牽引並套上口罩；

(ii) 即使主公契第三附表第1(x)條另有規定，在任何情況下不准狗隻進入公用地方（包括但不限於會所、中央綠化範圍、平台樓層、花園、園境區、兒童及老年人遊樂範圍及草坪範圍），管理人不時指定可供狗隻使用的該等範圍除外；

(f) 在未得到管理人的事前書面同意的情況下在任何住宅單位的外牆或穿過窗戶固定或安裝任何空調機（已提供的空調機平台或指定作該用途的地方除外），並須採取一切必要措施防止產生過量噪音、冷凝或滴水到該土地及/或發展項目的任何部分；及

(g) 竄改、移除或干擾或准許或容許或促使他人竄改、移除或干擾服務屋苑或其任何部分的火警鐘系統及/或在屋苑內安裝連接及服務屋苑的公共火警鐘系統。

7. (a) 受限於主公契第二附表第二部分第3條保留予港鐵的權利，除已得到發展項目業主委員會（如有的話）或有關業主附屬委員會（如有的話)(視屬何情況而定）通過決議批准，任何業主不可轉換公用地方及公用服務及設施或其任何部分供自己使用或享用。上述批准收到的一切款項須撥入特別基金的有關賬戶。

(b) 受限於主公契第二附表第二部分第3條保留予港鐵的權利，除非已得到按主公契召開的屋苑業主大會通過決議批准或按相關副公契召開的有關期數的業主大會通過決議批准（視屬何情況而定），任何業主（惟港鐵作為屋苑未落成部分的業主有權在按主公契簽定的任合副公契或分副公契或單邊契據下劃定屋苑未落成部分的一部分作為公用地方或公用服務及設施）均不能轉換或劃定發展項目中他獨家及專屬地持有、使用、佔用及享用的部分作為公用地方或公用服務及設施，但須以下列條件作為前提: 不能影響政府樓宇的正當使用及享用。業主及管理人均無權再轉換或再劃定公用地方及公用服務及設施供其自己使用及享用。

8. 在批地文件的批租餘下年期及其任何續期期間，受限於批地文件、主公契及副公契及分副公契載有的契諾及條款，分配予屋苑第二期的每份份數應由不時有權擁有的人士持有並享有副公契第二附表第一部分列明的（如適用的話）地役權、權利及特權之實益，包括但不限於：

(I) 下列部分當時的業主、其傭工、代理人、被許可人、租客及合法佔用人具有充分權利及自由：

(a) 就第二期住宅單位而言: 使用、出入、通過及再通過第二期中的屋苑公用地方、第二期中的住宅發展項目公用地方、第二期公用地方及第二期住宅公用地方及與具有類似權利的其他人士共同使用第二期中的屋苑公用服務及設施、第二期中的住宅發展項目公用服務及設施、第二期公用服務及設施及第二期住宅公用服務及設施；

(b) 就第二期停車位而言: 使用、出入、通過及再通過第二期中的屋苑公用地方、第二期公用地方及第二期停車場公用地方及與具有類似權利的其他人士共同使用第二期中的屋苑公用服務及設施、第二期公用服務及設施及第二期停車場公用服務及設施；

以作與其正當使用及享用其單位有關的一切用途。

(II) (a) 受限於副公契D章第7和8條規定，第二期停車位當時的業主具有充分權利及自由（始終受限於管理人在主公契及副公契的權利）自費在第二期停車場公用地方的電力房內安裝、保養、維修及更換電錶及其輔助設施並按管理人批准的方式（包括但不限於管理人指定的路徑及進行安裝、保養、維修及更換的方式）在第二期停車場公用地方內管理人指定的位置鋪設及/或保養、維修及更換電纜、底盒、插座、防護及保安裝置，以便正當使用、享用及操作專門服務他的第二期停車位的非公用電動車充電設施。

(b) 當時第二期停車位的業主、其傭工、代理人、被許可人、租客及合法佔用人（與具有類似權利的其他人士共同）具有權利經過管理人不時劃定或再劃定的第二期住宅公用地方，以便出入位於第二期平台樓層的管理員辦事處及第二期停車場，以及為該目的使用第二期住宅公用服務及設施。

(III) 受限於批地文件的條文及副公契第三附表第11條及12條的條文，第二期住宅單位的當時的業主、其傭工、代理人、被許可人、租客及合法佔用人具有充分權利及自由與具有類似權利的其他人士共同使用、出入、通過及再通過第二期停車場公用地方及使用第二期停車場公用服務及設施以便與具有類似權利的其他人士共同出入及使用(i)第二期中的訪客停車位及(ii)構成第二期住宅公用地方一部分的垃圾儲存及物料回收室。

9. 在批地文件的批租餘下年期及其任何續期期間，受限於批地文件、主公契及副公契及分副公契載有的契諾及條款，分配予屋苑第二期的每份份數應由不時有權擁有的人士持有，並受限於副公契第二附表第二部分列明的豁免權及保留權，包括但不限於以下豁免權及保留權：

(I) 受限於批地文件及副公契第三附表第11條及12條的條文，住宅單位當時的業主、其傭工、代理人、被許可人、租客及合法佔用人(與具有類似權利的其他人士共同)具有充分權利及自由使用、出入、通過及再通過管理人不時劃定的第二期停車場公用地方及使用第二期停車場服務及設施以便出入及使用第二期中的訪客停車位。

(II) 在毋損主公契第二附表第二部分第3條保留予港鐵的權利的一般性下：

(a) 港鐵具有權力帶同一切所需的工具、設備、機械及物料，帶同或不帶同傭工、工人或其他人，在一切合理時間之內，在給予事先書面通知後（緊急情況除外）進入B地盤的任何部分（港鐵已出售或轉讓的單位除外），以便按其所需不時在地盤B內的任何一點或部分豎立、提供及興建行人天橋、柱、結構支撐及連接，包括但不限於未來行人天橋相關結構 （按批地文件特別條款第12(b)條定義），惟應盡量減低造成的滋擾及就其造成的任何損壞作出彌補，及

(b) 港鐵具有權力帶同一切所需的工具、設備、機械及物料，帶同或不帶同傭工、工人或其他人，在一切合理時間之內，在給予事先書面通知後（緊急情況除外）進入B地盤的任何部分（港鐵已出售或轉讓的單位除外），以便按其所需不時在地盤B內的任何一點或部分以提供、興建及維修第二期內的行人通道，惟應盡量減低造成的滋擾及就其造成的任何損壞作出彌補。

10. 住宅項目第二期單位的業主及第二期停車位的業主須在此後遵守及履行副公契第三附表列明的契諾、限制及禁制（如適用的話）並受其約束，包括但不限於以下契諾、限制及禁制：

(a) 不得促使、准許、容許、使用第二期中的屋苑公用地方、第二期中的住宅發展項目公用地方、第二期公用地方、第二期住宅公用地方或第二期停車場公用地方作晾衣用途（指定作該用途的地方除外）或於其內或其上懸掛、放置或儲存任何物品或物件及不得容許傭工（或其孩童）或任何其他人於前述地方遊蕩或進食。

(b) 不得以任何箱盒、垃圾筒、包裝物、廢物、雜物或其他任何種類的阻塞物妨礙或阻塞第二期中的屋苑公用地方、第二期中的住宅項目公用地方、第二期公用地方、或第二期住宅公用地方、第二期停車場公用地方的任何部分，或准許或容許他人妨礙或阻塞之，管理人有權按他們認為合適的方式移走及處理上述任何物件而毋須通知，而有關費用則由業主承擔，且管理人毋須就此對業主或任何人士承擔任何責任，每個業主特此同意對管理人因此蒙受的一切損失、索償、損害或開支彌償管理人。

B. 分配予期數中的每個住宅物業的不分割份數的數目

期數中的各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱本售樓說明書本節附表內。

C. 期數管理人的委任年期

受限於《建築物管理條例》及主公契中有關中止聘用的條文，期數管理人的首屆任期由主公契的日期起計直至屋苑最後一期數的副公契或單邊契據的日期或批地文件中的最後的建築規約屆滿日期後的兩年為止，以較早者為準。

D. 管理開支按甚麼基準在期數中的住宅物業的擁有人之間分擔

1. 受限於主公契J章第5(b)(II)條，業主（政府樓宇業主及港鐵作為車站及車廠業主除外）須按下列方式分擔管理費：

(i) 所有屋苑單位業主（政府樓宇業主除外）須按他們擁有的單位獲分配的管理份數佔屋苑的總管理份數之比例分擔屋苑公用地方及設施管理副預算的開支；

(ii) 住宅發展項目單位業主須按他們擁有的住宅單位獲分配的管理份數佔住宅發展項目的總管理份數之比例分擔住宅發展項目公用地方及設施管理副預算的開支；

(iii) 每一期數的單位業主（政府樓宇業主除外）須按他們擁有的單位獲分配的管理份數佔有關期數的總管理份數之比例分擔有關期數的管理副預算的開支，但須以下列條件作為前提: 管理人就期數或其任何部分擬備副預算時，只按上述方或分擔與期數整體有關的開支，分副預算下的開支則由分副預算包含的業主（政府樓宇業主除外）按他們擁有的單位獲分配的管理份數佔分副預算下的單位的總管理份數之比例分擔。

2. 即使本主公契有另有規定，車站及車廠的業主須分擔(i)屋苑公用地方及設施管理副預算的成本及支出，但僅限於因綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍而非其他部分的保養及管理引致的成本及支出，及(ii)有關綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍而非其他部分的資本性質的主要工程或並非預期每年支出的開支，並作出供款，計算基準為車站及車廠的建築樓面總面積佔車站及車廠的建築樓面總面積加屋苑所有當時已落成部分的建築樓面總面積（「已落成的屋苑建築樓面總面積」）的比例。管理人須於屋苑公用地方及設施管理副預算下準備分副預算，以顯示來年就綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍的保養及管理的預計年度成本及支出，及就綠色範圍、該等構築物、綠色圓點範圍、綠色圓點範圍構築物及通道範圍的資本性質的主要工程或並非預期每年支出的該等開支，並將一份分副預算的副本送遞予車站及車廠的業主供其參考。就本分條而言，車站及車廠的建築樓面總面積為53,726平方米，而「已落成的屋苑總建築樓面面積」指認可人士就屋苑或相關期數的核證的屋苑已落成部分的實際樓面總面積，不論該樓面總面積於《建築物條例》或批地文件下是否計入樓面總面積。

E. 計算管理費按金的基準

管理費按金金額相當於3個月的管理費。

F. 主公契及副公契中有關擁有人在期數中保留作自用的範圍（如有的話）的條文摘要

不適用

備註：除非售樓說明書另行定義，否則本文所採用之詞彙與主公契及副公契所界定者具備相同涵義。

A. Summary of the provisions of the draft Principal Deed of Mutual Covenant and Management Agreement ("the PDMC") and the draft Sub-Deed of Mutual Covenant and Management Agreement of the Phase ("the SDMC") that deal with the common parts of the Phase

1. Definitions of common parts under the PDMC

"Common Areas" means (i) the Estate Common Areas, (ii) the Residential Development Common Areas and (iii) those parts of Estate which are designated as common areas for the sole benefit of the Owners of a particular Phase or a group or groups of Owners of a particular Phase (including common areas which may exist in the other Phase(s)) 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 but excluding those parts of the Estate, the Residential Development, the Commercial Development or the Car Park which belong to the Owner of any particular Unit.

"Common Services and Facilities" means (i) the Estate Common Services and Facilities, (ii) the Residential Development Common Services and Facilities and (iii) those services and facilities of the Estate as are designated as common services and facilities for the sole benefit of the Owners of a particular Phase or a group or groups of Owners of a particular Phase (including common services and facilities which may exist in the other Phase(s)) 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.

"Estate Common Areas" means those parts of the Estate which are intended for use by Owners of more than one Phase and not for the sole benefit of any Owner, group of Owners or Owners of a particular Phase including, but not limited to, the Utility Trenches, the Future Footbridge Associated Structures (as defined in Special Condition No.(12)(b) of the Government Grant), the Passage Area, such part of the Pedestrian Link located outside the Land (which are included in this definition solely for management and maintenance purposes), the covered pedestrian walkway provided under Special Condition No.(59)(c) of the Government Grant (which solely for management and maintenance purposes, including those part of the covered pedestrian walkway located outside the Land), parapet walls, structural walls and columns, the foundations and other structural elements of the buildings erected on the Estate serving more than one Phase (but excluding those forming part of the Station or the Depot), common estate roads, and all other communal areas within the Estate not used for the sole benefit of any Owner, group of Owners or Owners of a particular Phase (but excluding those areas forming parts of the Residential Development Common Areas or 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 Estate 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.

"Estate Common Services and Facilities" means those services and facilities constructed or to be constructed in on or under the Estate and which serve more than one Phase and not for the sole benefit of any Owner, group of Owners or Owners of a particular Phase including, but not limited to, any installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of more than one Phase as part of the amenities thereof and not for the sole benefit of any Owner or Owners of a particular Phase (but excluding those services and facilities forming parts of the Residential Development Common Services and Facilities or 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).

"Residential Development Common Areas" means those parts of the Estate intended for the common use and benefit of the Owners of the Residential Development in more than one Phase and not for the sole benefit of any Owner or group of Owners of the Residential Development in a Phase, including but not limited to the greenery areas identified as "Greenery at Primary Zone for Wong Chuk Hang (WCH) Comprehensive Development Area (CDA) Site" on the Approved Plans, parking spaces for disabled persons provided pursuant to Special Condition No.(68)(c)(i) of the Government Grant, the central clubhouse, the central greenery, estate roads, roundabout, footpaths, lightings, covered walkways, street hydrants, signage, landscaping, gullies, manholes, drainage pits, lift pits, draw pits and other road furniture, parapet walls, structural walls and columns within or appertaining to the Residential Development in more than one Phase and other areas to be designated as common areas of and for the common use and benefit by the Owners of the Residential Development in more than one Phase by MTR at any time after execution 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 (but excluding those areas forming parts of the Estate Common Areas or 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).

"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 Estate and which serve the Residential Development in more than one Phase and not for the sole benefit of any Owner or group of Owners of the Residential Development 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 in more than one Phase by MTR at any time after execution 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 (but excluding those services and facilities forming parts of the Estate Common Services and Facilities or 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).

2. Definitions of common parts under the SDMC

"Estate Common Areas in Phase 2" means those parts of the Estate Common Areas situated within Phase 2 which are intended for use by Owners of the Estate and not for the sole benefit of any Owner, group of Owners or Owners of a particular Phase including, but not limited to the Future Footbridge Associated Structures (as defined in Special Condition No.(12)(b) of the Government Grant), the Pedestrian Walkway in Phase 2 (including those parts provided or to be provided adjacent to Site B but outside the Land solely for management and maintenance purposes), part of the Phase 2 Greenery Areas, planters, fireman's lift lobbies, accessible lift, hose reels, electrical duct, fire shutter, corridors, staircases and landings, parapet walls, structural walls and columns, the foundations and other structural elements of the buildings erected on the Estate serving more than one Phase and within Site B (but excluding those forming part of the Station or the Depot), but excluding the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas, the Phase 2 Residential Common Areas and the Phase 2 Car Park Common Areas; and the Estate Common Areas in Phase 2 are for the purpose of identification shown coloured Indigo, Indigo Cross-hatched Black and Indigo Cross-hatched Black Stippled Black on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC.

"Estate Common Services and Facilities in Phase 2" means those services and facilities forming parts of the Estate Common Services and Facilities in, on or under Phase 2 and which serve the Estate and not for the sole benefit of any Owner, group of Owners or Owners of a particular Phase including, but not limited to, sewers, gutters, drains, pipes and ducts; pumps, tanks; lighting, wires, cables, electrical installations,

fittings, equipment and apparatus; fire protection and fighting services; security systems, equipment and apparatus; lift and escalators; ventilation and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities and other ancillary facilities installed in or serving the Estate Common Areas in Phase 2 but excluding the Residential Development Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities, the Phase 2 Residential Common Services and Facilities and the Phase 2 Car Park Common Services and Facilities.

"Phase 2 Car Park Common Areas" means the whole of the Phase 2 Car Park (except those Phase 2 Car Parking Spaces and the Visitors' Car Parking Spaces in Phase 2) intended for the common use and benefit of the Owners, occupiers and licensees of the Phase 2 Car Parking Spaces and the occupiers and licensees of the Visitors' Car Parking Spaces in Phase 2 including, but not limited to, driveways, ramps, corridors, staircases and landings, electrical room, reinforced concrete parapet, protected lobbies, pipe ducts and hose reels but excluding the Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas and the Phase 2 Residential Common Areas; and the Phase 2 Car Park Common Areas are for the purpose of identification shown coloured Green on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC.

"Phase 2 Car Park Common Services and Facilities" means those services and facilities in on or under Phase 2 and which serve the Phase 2 Car Park as a whole including, but not limited to, plant and machinery, barriers and water supply apparatus; sewers, gutters, drains, pipes and ducts; pumps, tanks; lighting, wires, cables, electrical installations, fittings, equipment; fire protection and fire fighting services; ventilation and fans but excluding the Estate Common Services and Facilities in Phase 2, the Residential Development Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities and the Phase 2 Residential Common Services and Facilities.

"Phase 2 Common Areas" means those parts of Phase 2 which are intended for use by the Owners of more than one constituent parts of Phase 2, namely the Phase 2 Car Park and the Phase 2 Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, fixed fire pump room, fire services water tank, lift shafts, lifts, accessible lifts, fireman's lift lobbies, pipe ducts, hose reels, corridors, protected lobbies, staircases and landings, electrical rooms, air-conditioning plant rooms, main telecommunications and broadcasting equipment room, master water meter room, fire services inlets, sprinkler inlets, electrical ducts, fuel tank room, sump pump room, high voltage switch rooms, cable riser rooms, drencher inlets, planter, rainwater sump pit, sprinkler water tank, sprinkler water pump room, water meter cabinets, sump pit, fire shutters, driveway, emergency generator room, exhaust fan room, cable riser duct room, low voltage switch room, waste water pump room, irrigation plant room, flushing and potable water pump room, fire services control room, drencher deluge valve room, transformer room, caretaker's office, exhaust air duct, fresh air duct and all other common parts specified in Schedule 1 to the Ordinance (if any) within Phase 2 not used for the sole benefit of the Owners of any one constituent part of Phase 2 only but excluding the Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Residential Common Areas and the Phase 2 Car Park Common Areas; and the Phase 2 Common Areas are for the purpose of identification shown coloured Orange on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC.

"Phase 2 Common Services and Facilities" means those services and facilities constructed or to be constructed in on or under Phase 2 and which serve more than one constituent parts of Phase 2, namely the Phase 2 Car Park and the Phase 2 Residential Development including, but not limited to, sewers, gutters, drains, pipes and ducts; pumps, tanks and sanitary fittings; lighting (including but not limited to the high ceiling lighting and light poles within Phase 2 for the adjacent public road), wires, cables, electrical installations, fittings, equipment and apparatus; communal aerial distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; refuse disposal equipment; lifts, 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 2 as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase 2 only but excluding the Estate Common Services and Facilities in Phase 2, the Residential Development Common Services and Facilities in Phase 2, the Phase 2 Residential Common Services and Facilities and the Phase 2 Car Park Common Services and Facilities.

"Phase 2 Residential Common Areas" means those parts of the Phase 2 Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase 2 Residential Development including, but not limited to, the external walls of the Podium Floor and above of the buildings erected on Phase 2 (including curtain walls or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain walls, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) and non-structural prefabricated external walls which are for the purpose of identification shown by Red Dotted Lines on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC, and any architectural features, grilles, louvers, external finishes and claddings (including those external finishes and claddings of the Phase 2 Balconies and the Phase 2 Utility Platforms and the cladding panels enclosing the exterior pipe ducts)), noise canopy (noise barrier) of the Phase 2 Noise Mitigation Measures, part of the Phase 2 Greenery Areas, the Phase 2 Wider Common Corridors and Lift Lobbies, the loading/unloading space for refuse collection vehicle, loading and unloading bays, the Phase 2 Recreational Areas and Facilities, parts and/or areas within Phase 2 designated for and in connection with the operation of gondola (including gondola landing areas located within gardens or flat roofs of the Phase 2 Residential Units and the flooring and enclosing walls of such gondola landing areas), the gas valve room, fire services transfer pump room, water meter cabinets, fire services transfer water tank, refuse storage and material recovery chamber, sprinkler water pump room, sprinkler water tank, lift lobbies, fireman's lift lobbies, lifts, accessible lifts, lift pits and lift overrun, protected lobbies, corridors, staircases and landings, low voltage switch rooms, filtration plant rooms, surge tank, gas duct, drencher water pump rooms, drencher water tanks, sprinkler water tanks, fire services transfer water tanks, fire services transfer and sprinkler water pump room, electrical rooms, flushing and potable water pump rooms, protected corridors, open landscaped areas, hard paved landscaped area, covered landscaped area, landscaped area, planters, driveways, ramps, covered walkway (horizontal screen), sprinkler control valve rooms, fire services inlet, sprinkler inlet, drencher inlet and drencher deluge valve room, temporary refuge spaces, common green area, air-conditioning plinths, pipe wells, fixed fire pump rooms, fire services water tanks, flat roof, air-conditioner platforms, hose reels, extra low voltage ducts, pipe ducts, electrical meter cabinets, refuse storage and material recovery rooms, refuge areas, flushing water pump rooms, lift machine rooms, raised platforms, flushing water tank room, flushing water tanks, potable water pump rooms, potable water tanks, top roofs, covers and roofs of the Phase 2 Balconies, covers and roofs of the Phase 2 Utility Platforms, architectural features, all structural columns (if any) within or appertaining to any Phase 2 Residential Unit and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Phase 2 Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase 2 Residential Development but excluding the Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas and the Phase 2 Car Park Common Areas; and the Phase 2 Residential Common Areas are for the purpose of identification shown coloured Yellow, Yellow Stippled Black and Yellow Cross-hatched Black and by Red Dotted Lines on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC.

"Phase 2 Residential Common Services and Facilities" means those services and facilities in on or under Phase 2 of the Estate and which serve more than one Phase 2 Residential Unit including but not limited to, gondola and lifting platforms, sewers, gutters, drains, water features, pipes and ducts; pumps, tanks and sanitary fittings; water supply apparatus; lighting, wires, cables, electrical installations, fittings, equipment and apparatus; communal aerial, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus, refuse disposal equipment, lifts, air conditioners and fans, architectural features but excluding the Estate Common Services and Facilities in Phase 2, the Residential Development Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities and the Phase 2 Car Park Common Services and Facilities.

"Residential Development Common Areas in Phase 2" means those parts of the Residential Development Common Areas situated within Phase 2 which are intended for the common use and benefit of the Owners of the Residential Development in more than one Phase and not for the sole benefit of any Owner or group of Owners of the Residential Development in a Phase including, but not limited to the Visitors' Car Parking Spaces in Phase 2, part of the Phase 2 Greenery Areas, driveways, planters, hard paved landscaped area, open landscaped areas, street fire hydrant water pump room, street fire hydrant water tank, parapet walls, structural walls and columns within or appertaining to the Residential Development in more than one Phase and within Site B but excluding the Estate Common Areas in Phase 2, the Phase 2 Common Areas, the Phase 2 Residential Common Areas and the Phase 2 Car Park Common Areas; and the Residential Development Common Areas in Phase 2 are for the purpose of identification shown coloured Red and Red Stippled Black on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC.

"Residential Development Common Services and Facilities in Phase 2" means those services and facilities forming parts of the Residential Development Common Services and Facilities in, on or under Phase 2 and which serve the Residential Development in more than one Phase and not for the sole benefit of any Owner or group of Owners of the Residential Development in a Phase including, but not limited to, the EV Facilities for Visitors' Car Parking Spaces in Phase 2, sewers, gutters, drains, pipes and ducts; pumps, tanks; water supply apparatus; lighting, wires, cables, electrical installations, fittings, equipment and apparatus; fire protection and fighting services; fire-fighting systems, equipment and apparatus; security systems, equipment and apparatus; ventilation and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities and other ancillary facilities installed in or serving the Residential Development Common Areas in Phase 2 but excluding the Estate Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities, the Phase 2 Residential Common Services and Facilities and the Phase 2 Car Park Common Services and Facilities.

3. Subject to the 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.

4. Each Share shall during the residue of the Term and any renewal thereof, subject to the covenants and terms contained in the Government Grant, the PDMC and any applicable Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll, be held by the person or persons from time to time entitled thereto together with the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule to the PDMC, including but not limited to the following:-

(I) Rights, Easements and Privileges applicable to All Owners of the Development

(a) Full right and liberty (subject always to the rights of the Manager, MTR, the Owner of the Station and the Depot and the Owner of the Government Accommodation) for the Owner of each Unit of the Estate 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 Estate Common Areas and the Estate Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(b) Notwithstanding any provisions contained in and without prejudice and in addition to any right provided under the PDMC or any Sub-Deed of Mutual Covenant or any Sub-Sub-Deed of Mutual Covenant, any Owner of a Unit and occupiers of such Unit and their bona fide guests, visitors or invitees may always make use of any category of the Common Areas and the Common Services and Facilities (whether within the same Phase as such Unit or not) which such Owner, occupiers, bona fide guests, visitors or invitees are not otherwise entitled to make use of under the PDMC or any Sub-Deed of Mutual Covenant or any Sub-Sub-Deed of Mutual Covenant **("the Restricted Common Areas and the Restricted Common Services and Facilities")** for the purpose of escape or seeking refuge in case of fire or other emergency, or obtaining access to and from their respective Units (or parts thereof) or any category of the Common Areas and the Common Services and Facilities which they are entitled to make use of, where such access cannot practically be obtained other than through the Restricted Common Areas and the Restricted Common Services and Facilities or where such access is reasonably necessary, such right of access shall be exercisable with or without agents, surveyors, workmen, contractors, and others and with or without vehicles, plant, equipment, materials and machinery.

(II) Rights, Easements and Privileges applicable to FSI as Owner of the Government Accommodation

Notwithstanding any provisions contained in the PDMC or any Sub-Deed of Mutual Covenant or any Sub-Sub-Deed of Mutual Covenant, FSI, its lessees, tenants, licensees, and persons authorised by it and the Owners and occupiers for the time being of the Government Accommodation or any part thereof shall have the benefit of the right to go pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development.

(III) Rights, Easements and Privileges applicable to the Owner of the Station and the Depot

(a) The right for the Owner of the Station and the Depot, its employees, agents, licensees and tenants (in common with all others having the like right) to pass over the Estate Common Areas for the purposes of escape in an emergency.

(b) The right for the Owner of the Depot, its employees, agents, and licensees at all times with or without motor vehicles to go, pass and repass over and along and upon the passageways forming part of the Common Areas located adjacent to the access points to the Depot as provided under Special Condition No.(66)(a) of the Government Grant for the purposes of access to and egress from the Wong Chuk Hang Depot Site (as defined in Special Condition No.(1)(g) of the Government Grant) and proper use and enjoyment of the Wong Chuk Hang Depot Site for the purposes as provided in Special Condition No.(24)(f) of the Government Grant PROVIDED THAT the vehicular access points X1 and Y1 through Z1 shown and marked on Plan Ia annexed to the Government Grant shall be used in accordance with Special Condition No.(66)(b) of the Government Grant for the passage of emergency vehicles only.

(IV) Rights, Easements and Privileges applicable to all Owners of the Residential Development

(a) Full right and liberty 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 such part(s) of 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.

(b) Full right and liberty for the residents of Units in the Residential Development and their bona fide visitors (in common with all other persons having the like right) to use and enjoy 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 the residents and their bona fide visitors 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.

(c) Subject to the provisions of the Government Grant and the provisions of the Sub-Deed of Mutual Covenant and the Sub-Sub-Deed of Mutual Covenant (if any) of the relevant Phase, the full right and liberty for the bona fide guests, visitors and invitees of the residents of Units in the Residential Development for the time being to go, pass and repass over and along and upon such parts of the Common Areas within the relevant Phase and to use such parts of the Common Services and Facilities within the relevant Phase as may be designated by the Manager from time to time 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 relevant Phase which form parts of the Residential Development Common Areas in the relevant Phase, PROVIDED THAT the Owners of Units in the Residential Development shall ensure that the bona fide guests, visitors and invitees of the residents of their Units shall at all times:

(i) observe and comply with all Ordinances, by-laws and Government regulations of Hong Kong and all directions (if any) as may be given by the Manager from time to time in relation to the use of the Visitors' Car Parking Spaces;

(ii) observe and comply with all Ordinances, by-laws and Government regulations of Hong Kong and guidelines and directions as may be issued by the Environment Bureau or the Electrical and Mechanical Services Department or any Government authorities from time to time and all the Building Rules (if any) as may be made and all such directions (if any) as may be given by the Manager from time to time in relation to the use or operation of the facilities installed or to be installed in the relevant Phase for the purpose of or in relation to the charging of electric motor vehicles at the Visitors' Car Parking Spaces **("EV Facilities for Visitors' Car Parking Spaces")**; and

(iii) take good care and such precautions as may be necessary in the use of the EV Facilities for Visitors' Car Parking Spaces so as to avoid any loss, damage, nuisance or annoyance to Owners or occupiers of the other Units;

and the Owners of Units in the Residential Development shall indemnify the Owners or occupiers of the other Units for their failure to observe or comply with the provisions of Clause 4(c) of Part I of the Second Schedule to the PDMC.

PROVIDED THAT the benefit of the easements, rights and privileges set out in Part I of the Second Schedule to the PDMC shall not in any way adversely affect or prejudice the rights, easements and privileges reserved to FSI as the Owner of the Government Accommodation under the Government Grant, the PDMC and any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll.

5. Each Share shall during the residue of the Term and any renewal thereof, subject to the covenants and terms contained in the Government Grant, the PDMC and any applicable Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll, be held by the person or persons from time to time entitled thereto subject to the exceptions and reservations set out in Part II of the Second Schedule to the PDMC and subject also to the Building Rules and Fitting Out Rules (save and except for the Shares allocated to the Government Accommodation), including but not limited to the following:-

(I) Rights of the Manager

(a) 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 and the Development including each Unit, the Station and the Depot (subject to the prior written approval of the Owner of the Station and the Depot) and the Government Accommodation (subject to the prior approval of the Owner of the Government Accommodation (save in case of emergency)) for the purposes of inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Estate, the Common Areas and the Common Services and Facilities or any part or 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 or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll causing as little disturbance as is reasonably practicable and making good any damage caused thereby PROVIDED THAT the Manager shall at its own costs and expense repair any damage so caused by the default of the Manager and shall be liable for any act or omission involving criminal liability, dishonesty or negligence by or on the part of the Manager, its staff, agents and contractors and PROVIDED FURTHER THAT in case of the Manager exercising its right of entry into the Government Accommodation pursuant to Clause 2(a) of Part II of Second Schedule to the PDMC, 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.

(b) 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 (excluding the Government Accommodation) erected on the Land so as to enable the connection of pedestrian passageways, subways or footbridges to the buildings erected on the Land or the Future Footbridge Associated Structures (as defined in Special Condition No.(12)(b) of the Government Grant) pursuant to the provisions of Special Condition No.(12) of the Government Grant or the Pedestrian Link and the covered pedestrian walkway (as referred to in Special Condition No. (59)(c) of the Government Grant) or such other structures or buildings outside the Land as may be required under 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.

(II) Rights of MTR

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, liberties, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in the PDMC), the Manager or any other person interested in the Land and the Development but subject to the rights, easements and privileges reserved to FSI as Owner of the Government Accommodation under the PDMC, any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll and the Government Grant and PROVIDED THAT such rights, easements and privileges of FSI as Owner of the Government Accommodation shall not in any way be adversely affected or prejudiced:-

(a) in accordance with the terms of the Government Grant, to assign the Common Areas and the Common Services and Facilities or any part or parts thereof together with the Shares 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;

(b) without the necessity of making every Owner or other person having an interest in the Development or any part thereof a party thereto to enter into a Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (including any supplemental Deed Poll) or such other deed(s) or document(s) of a similar nature in respect of any part of the Development for the purpose of allocating or re-allocating Shares and Management Units to any Phase or any part thereof and/or the Station and/or the Depot and of making further provisions for the management, maintenance and servicing of that part of the Development for which it is made and its equipment, services and apparatus and for the purpose of further defining and regulating the rights, interests and obligations of the Owners thereof PROVIDED THAT:-

(i) such allocation or re-allocation of Shares and Management Units pursuant to Clause 3(g) of Part II of the Second Schedule to the PDMC shall not affect the proportion of Shares allocated to the Government Accommodation;

(ii) the sole and exclusive right of an Owner to hold use occupy and enjoy his Unit shall not be adversely affected; and

(iii) any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (including any supplemental Deed Poll) or such other deed(s) or document(s) of a similar nature shall be subject to the prior approval in writing of the Director and that such Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll (including any supplemental Deed Poll) or such other deed(s) or document(s) of a similar nature shall not conflict with the provisions of the PDMC.

(c) (i) MTR shall have the exclusive right and privilege subject only to the provisions of the Government Grant and obtaining the prior written consent of the Director to allocate Shares to each Phase and the Station and the Depot of the Development and to each Unit in and the Common Areas of that Phase and to allocate Management Units to each Unit (save and except the Government Accommodation) in that Phase PROVIDED FURTHER THAT such allocation of Shares and Management Units pursuant to Clause 3(j)(i) of Part II of the Second Schedule to the PDMC shall not affect the proportion of Shares allocated to the Government Accommodation;

(ii) if on the issue of an Occupation Permit for the final Phase of the Estate the Shares to be allocated to the Units in the final Phase based on the amount of the Gross Floor Area of the Units in that Phase are less than the unallocated Shares at that time available the remainder of the Shares following such allocation and any allocation, re-allocation or adjustment of Shares made by MTR pursuant to its reserved rights under Clause 3(g), 3(j)(iii), 3(j)(iv), 3(k), 3(l) or 3(m) of Part II of the Second Schedule to the PDMC shall be allocated by MTR to the Common Areas and the Common Services and Facilities 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 Clause 3(b) of Part II of the Second Schedule to the PDMC PROVIDED THAT for the purpose of Clause 3(j)(ii) of Part II of the Second Schedule to the PDMC, the Gross Floor Area of the Units in a Phase shall include any gross floor area which has been exempted under the conditions of the Government Grant or the Buildings Ordinance and PROVIDED FURTHER THAT such allocation or re-allocation of Shares pursuant to Clause 3(j)(ii) of Part II of the Second Schedule to the PDMC shall not affect the proportion of Shares allocated to the Government Accommodation;

(iii) subject to the prior approval of the Director, MTR shall have the exclusive and unrestricted right to re-designate or re-distribute any Shares retained by it in the Estate and allocated to any particular part of the Estate the exclusive use of which is retained by MTR to any other part of the Development of which it has exclusive use PROVIDED THAT the re-designation or re-distribution of Shares pursuant to Clause 3(j)(iii) of Part II of the Second Schedule to the PDMC shall not affect the proportion of Shares allocated to the Government Accommodation and the sole and exclusive right of an Owner to hold use occupy and enjoy his Unit shall not be adversely affected;

(iv) notwithstanding anything contained in the PDMC, subject to prior written approval of the Director, the Owner of the Government Accommodation and FSI, MTR shall have the exclusive and unrestricted right to re-allocate or adjust the number of Shares allocated to the Government Accommodation under the Sub-Deed of Mutual Covenant of Site A in order to comply with Special Condition No.(36)(b) of the Government Grant and consequentially the number of Shares allocated to Site A and the Site (as defined in Special Condition No.(1)(i) of the Government Grant) of the final Phase respectively under the Approved Deed Poll (as defined in Special Condition No.(6)(b) of the Government Grant), and for such purpose, to enter into and execute a supplemental Deed Poll or such other deed(s) or document(s) of a similar nature before the execution of the Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant (if any) of the final Phase of the Estate without the need to consult with or to obtain the concurrence or approval of or to join in any Owner or other person having an interest in the Development or any part thereof;

(v) if the Government Accommodation shall have been assigned by MTR to FSI prior to the adjustment of number of Shares under Clause 3(j)(iv) of Part II of the Second Schedule to the PDMC, following the execution of the supplemental Deed Poll or such other deed(s) or document(s) of a similar nature referred to in Clause 3(j)(iv) of Part II of the Second Schedule to the PDMC, to enter into and execute a confirmatory assignment of the Government Accommodation or such other deed(s) or document(s) of a similar nature with FSI;

(d) subject to the prior written consent of the Director, 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 Services and Facilities and to allocate and re-allocate Management Units to each Unit (save and except the Government Accommodation) thereto necessitated by any change in Gross Floor Area PROVIDED THAT the allocation or re-allocation of Shares and Management Units pursuant to Clause 3(k) of Part II of the Second Schedule to the PDMC shall not affect the proportion of Shares allocated to the Government Accommodation and the sole and exclusive right of an Owner to hold use occupy and enjoy his Unit shall not be adversely affected PROVIDED FURTHER THAT for the purpose of Clause 3(k) of Part II of the Second Schedule to the PDMC, the Gross Floor Area shall include any gross floor area which has been exempted under the conditions of the Government Grant or the Buildings Ordinance;

(e) after completion of the final Phase of the Estate, to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities PROVIDED THAT:-

(i) the use and enjoyment of the Units (excluding the Government Accommodation) by the Owners shall not be adversely affected and the proper use and enjoyment of the Government Accommodation shall not be 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;

(ii) the Common Areas and Common Services and Facilities shall not be reduced;

(iii) 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 account of the Special Fund 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 Estate 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

(iv) 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 Estate and made available for inspection by the Owners free of costs and charges during normal office hours;

(f) 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 (if required by the Government) 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, subject to the approval by a resolution of Owners at a meeting of the Owners of the Estate 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) PROVIDED THAT such approval is not required in respect any uncompleted Phases PROVIDED FURTHER 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 account of the Special Fund PROVIDED ALWAYS THAT the proper use and enjoyment of the Government Accommodation shall not be affected;

(g) subject to the approval by the resolution of the Owners of the Estate or the relevant part thereof at a meeting of the Owners of the Estate or the relevant part thereof convened under the PDMC or the relevant Sub-Deed of Mutual Covenant, to obtain for the benefit of the Owners for the time being of the Estate or any part thereof and their servants, agents, licensees, tenants and lawful occupants the grant of 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 adjoining or neighbouring lands or to obtain any similar rights by licence on such terms and condition and from such persons as MTR shall deem fit PROVIDED THAT FSI shall not be made to bear any costs for the acquisition of the said rights, rights of way, easements or quasi-easements;

6. Subject to the rights reserved to MTR in Clause 3 of Part II of the Second Schedule to the PDMC, the rights of the Owner of the Commercial Development in Clause 5 of Part I of the Second Schedule to the PDMC and the rights, easements and privileges reserved or granted to FSI as the Owner of the Government Accommodation under the Government Grant, the PDMC and any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll and PROVIDED THAT no obligations, restrictions and prohibitions shall adversely affect or prejudice the rights, easements and privileges of FSI as the Owner of the Government Accommodation, its lessees, tenants, licensees and persons authorized by it and the Owners or occupiers for the time being of the Government Accommodation or any part thereof under the Government Grant, the PDMC and any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll, an Owner shall not (except the same shall not constitute any breach of the terms and conditions of the Government Grant and contravention of any ordinances, laws and Government regulations and the previous written consent of the Manager shall have been obtained (which consent may be granted subject to such reasonable conditions as the Manager shall think fit)) do such things as set out in the Third Schedule to the PDMC, including but not limited to the following :

(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 Estate, 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 (except FSI as Owner of the Government Accommodation) to remove and dispose of as it sees 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 (except FSI as Owner of the Government Accommodation) hereby agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;

(e) bring on to or keep any dogs, cats, pets, livestock, live poultry, birds or other animals on any part of the Estate PROVIDED THAT subject to any applicable laws and regulations in force in Hong Kong from time to time and subject to and in accordance with the Building Rules, domestic animal or other pets may be kept in a Residential Unit unless the same has been the cause of reasonable written complaint by Owners or occupiers of at least two (2) Residential Units, the reasonableness of the complaint shall be determined by the Manager at its absolute discretion PROVIDED THAT this provision shall not apply to guide dogs required for persons with disability in vision and PROVIDED FURTHER THAT:-

(i) in no event shall dogs be permitted in lifts or in any part of the Estate intended for common use unless they are carried or on leash and wearing mouth strap;

(ii) notwithstanding anything contained in the foregoing of Clause 1(x) of the Third Schedule to the PDMC, in no event shall dogs be permitted in the Common Areas (including without limitation, the Club Houses, the central greenery, the podium floors, gardens, landscaping areas, children and elderly play areas and lawns areas) save for those areas as may be designated by the Manager for use by dogs from time to time;

(f) affix or install onto the external walls or through the windows of any Residential Unit any air-conditioner or air-conditioning unit other than at the air-conditioning platform already provided or at such places designated for such purposes without the prior written consent of the Manager and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the Land and/or the Development; and

(g) tamper with, remove or interfere with or permit or suffer or cause to be tampered with, removed or interfered with the firm alarm system serving the Estate or any part thereof and/or the common fire alarm system installed in the Estate connecting and serving the Estate.

7. (a) Subject to MTR's reserved rights under Clause 3 of Part II of the Second Schedule to the PDMC, no Owner shall have the right to convert the Common Areas and the Common Services and Facilities or any part thereof to his own use or for his own benefit unless with the approval by a resolution of the Development Owners' Committee or the relevant Owners' Sub-Committee (as the case may be). Any payment received for the approval shall be credited to the relevant account of the Special Fund.

(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 Estate shall have the right to designate part or parts of the uncompleted portion of the Estate to be Common Areas or Common Services and Facilities in any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the PDMC) shall have the right to convert or designate such part(s) of the Development the sole and exclusive right and privilege to hold, use, occupy and enjoy the same is held by him as Common Areas or Common Services and Facilities unless the approval by a resolution of Owners at a meeting of the Owners of the Estate 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 PROVIDED THAT the proper use and enjoyment of the Government Accommodation shall not be affected. Neither the Owners nor the Manager shall have the right to re-convert or re-designate the Common Areas and the Common Services and Facilities to his or its own use or for his or its own benefit.

8. Each Share allocated to Phase 2 of the Estate shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the PDMC and the SDMC be held by the person or persons from time to time entitled thereto together with the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule to the SDMC, including but not limited to the following:-

(I) Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants :

(a) of a Phase 2 Residential Unit to use, go, pass and repass over and along and upon the Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas and the Phase 2 Residential Common Areas and to use the Estate Common Services and Facilities in Phase 2, the Residential Development Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities and the Phase 2 Residential Common Services and Facilities in common with all others having the like right;

(b) of a Phase 2 Car Parking Space to use, go, pass and repass over and along and upon the Estate Common Areas in Phase 2, the Phase 2 Common Areas and the Phase 2 Car Park Common Areas and to use the Estate Common Services and Facilities in Phase 2, the Phase 2 Common Services and Facilities and the Phase 2 Car Park Common Services and Facilities in common with all others having the like right;

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

(II) (a) Subject to the provisions of Clauses 7 and 8 of Section D of the SDMC, the full right and liberty (Subject Always to the rights of the Manager under the PDMC and the SDMC) for the Owner of a Phase 2 Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electrical room of the Phase 2 Car Park Common Areas and to lay and/or maintain, repair

and replace such cables, base box, socket outlets, protective and security devices within the Phase 2 Car Park Common Areas at such locations and in such manner to be approved by the Manager (including but not limited to the designation of routing and the manner of which such installation, maintenance, repair and replacement is carried out) for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his Phase 2 Car Parking Space exclusively.

(b) The right for the Owner for the time being and his servants, agents, licensees, tenants and lawful occupants of any Phase 2 Car Parking Space (in common with all other persons having the like right) to pass through such parts of the Phase 2 Residential Common Areas as may be designated or re-designated by the Manager from time to time for the purpose of access to and from the caretaker's office on the Podium Floor of Phase 2 and the Phase 2 Car Park and to use the Phase 2 Residential Common Services and Facilities for such purpose.

(III) Subject to the terms of the Government Grant and the provisions of Clauses 11 and 12 of the Third Schedule to the SDMC, the full right and liberty for the Owner for the time being of a Phase 2 Residential Unit, his servants, agents, licensees, tenants and lawful occupants to use, go, pass and repass over and along and upon the Phase 2 Car Park Common Areas and to use the Phase 2 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 (i) the Visitors' Car Parking Spaces in Phase 2 and (ii) the refuse storage and material recovery chamber forming part of the Phase 2 Residential Common Areas.

9. Each Share allocated to Phase 2 of the Estate shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the PDMC and the SDMC be held by the person or persons from time to time entitled thereto subject to the exceptions and reservations set out in Part II of the Second Schedule to the SDMC, including but not limited to the following:-

(I) Subject to the terms of the Government Grant and the provisions of Clauses 11 and 12 of the Third Schedule to the SDMC, the full right and liberty for the Owner for the time being of a Residential Unit, his servants, agents, licensees, tenants and lawful occupants to use, go, pass and repass over and along and upon the Phase 2 Car Park Common Areas and to use the Phase 2 Car Park Common Services and Facilities as may be designated by the Manager from time to time 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 Phase 2.

(II) Without prejudice to the generality of the rights reserved to MTR in Clause 3 of Part II of the Second Schedule to the PDMC:-

(a) the right for MTR with all necessary tools, equipment, plant and materials with or without servants, workmen and others at all reasonable times on reasonable prior written notice (except in case of emergency) to enter into and upon any part or parts of Site B (other than the Units sold or assigned by MTR) for the purpose of erecting, providing and constructing footbridges, columns, structural supports and connections including but not limited to the Future Footbridge Associated Structures (as defined in Special Condition No.(12)(b) of the Government Grant) at such point or points or part or parts of Site B as it may require from time to time causing as little disturbance as possible and making good any damage caused thereby; and

(b) the right for MTR with all necessary tools, equipment, plant and materials with or without servants, workmen and others at all reasonable times on reasonable prior written notice (except in case of emergency) to enter into and upon any part or parts of Site B (other than the Units sold or assigned by MTR) for the purpose of providing, constructing and maintaining the Pedestrian Walkway in Phase 2 at such point or points or part or parts of Site B as it may require from time to time causing as little disturbance as possible and making good any damage caused thereby.

10. The Owners of a Unit in the Phase 2 Residential Development and the Phase 2 Car Park shall at all times hereafter be bound by and shall observe and perform the covenants, restrictions and prohibitions set out in the Third Schedule to the SDMC insofar as the same are applicable to them, including but not limited to the following:-

(a) Not to use or cause or permit or suffer the use of any of the Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas, the Phase 2 Residential Common Areas and the Phase 2 Car Park Common Areas for the purpose of drying laundry (except in the places specifically provided therefor) or hanging or placing or storing any article or thing thereon or therein and not to permit servants (or the children of any servant) or any other person to use the same for loitering or eating.

(b) Not to 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 Estate Common Areas in Phase 2, the Residential Development Common Areas in Phase 2, the Phase 2 Common Areas, the Phase 2 Residential Common Areas and the Phase 2 Car Park 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.

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

Undivided Shares are assigned to each residential property in the Phase. They are set out in the table annexed to this section of Sales Brochure.

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

Subject to the provisions of the Building Management Ordinance and the provisions for termination contained in the PDMC, the Manager of the Phase shall be appointed 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 Estate or after the expiry date of the last 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. Subject to Clause 5(b)(II) of Section J of the PDMC, the Owners (save and except the Owner of the Government Accommodation and MTR as Owner of the Station and the Depot) shall contribute towards the Management Charges in the following manner :-

(i) all Owners of Units in the Estate (save and except the Owner of the Government Accommodation) shall contribute to the expenses of the Estate 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 Estate;

(ii) 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 bears to the total Management Units allocated to the Residential Development; and

(iii) 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 PROVIDED THAT where the Manager prepares sub-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 (save and except the Owner of the Government Accommodation) 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. Notwithstanding anything contained in the PDMC to the contrary, the Owner of the Station and the Depot shall share, and contribute to, (i) the costs and expenses of the Estate Common Areas and Facilities Management Sub-Budget in so far as the same is attributable to the maintenance and management of the Green Area, the Structures, the Stippled Green Area, the Stippled Green Area Structures and the Passage Area but not otherwise and (ii) the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Green Area, the Structures, the Stippled Green Area, the Stippled Green Area Structures and the Passage Area but not otherwise in the proportion that the construction gross floor area of the Station and the Depot bears to the total of the construction gross floor area of the Station and the Depot and the construction gross floor areas of all those parts of the Estate which have been completed for the time being **("the Construction GFA of the Completed Estate")**. The Manager shall prepare a sub-sub-budget under the Estate Common Areas and Facilities Management Sub-Budget showing the estimated annual costs and expenses for the management and maintenance of the Green Area, the Structures, the Stippled Green Area, the Stippled Green Area Structures and the Passage Area and such expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Green Area, the Structures, the Stippled Green Area, the Stippled Green Area Structures and the Passage Area for the ensuing year and a copy of such sub-budget shall be sent to the Owner of the Station and the Depot for its information. For the aforesaid purpose, the construction gross floor area of the Station and the Depot is 53,726 m2 and the "Construction GFA of the Completed Estate" shall mean the actual gross floor area of the completed part(s) of the Estate irrespective of whether that gross floor area is accountable or non-accountable under the Buildings Ordinance or the Government Grant as certified by the authorized person(s) for the Estate or the relevant Phase.

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

The amount of management fee deposit is equivalent to three (3) 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

Not applicable.

Note: Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the PDMC and the SDMC.

分配予期數中的每個住宅物業的不分割份數的數目
The number of undivided shares assigned to each residential property in the Phase

期數中的每個住宅物業獲分配不分割份數，詳細的分配狀況，請參閱下表。

Undivided Shares are assigned to each residential property in the Phase. They are set out in the table below.

座 Tower	分配予期數中的每個住宅物業的不分割份數的數目 The number of undivided shares assigned to each residential property in the Phase					
	樓層 Floor / 單位 Unit	A	B	C	D	E
第1座 (1A) Tower 1 (1A)	5樓 5/F	1197	854	475	712	467
	6樓至8樓、10樓至12樓、15樓至23樓及25樓至31樓 6/F-8/F, 10/F-12/F, 15/F-23/F & 25/F-31/F	1207	868	487	699	462
	32樓 32/F	1874	1167			

座 Tower	分配予期數中的每個住宅物業的不分割份數的數目 The number of undivided shares assigned to each residential property in the Phase						
	樓層 Floor / 單位 Unit	A	B	C	D	E	F
第1座 (1B) Tower 1 (1B)	5樓 5/F	1311	871	553	441	488	426
	6樓至8樓、10樓至12樓及15樓至20樓 6/F-8/F, 10/F-12/F & 15/F-20/F	1319	875	547	447	486	432
	21樓至23樓及25樓至31樓 21/F-23/F & 25/F-31/F	1319	875	548	447	487	431
	32樓 32/F	1968	1126	1027			

座 Tower	分配予期數中的每個住宅物業的不分割份數的數目 The number of undivided shares assigned to each residential property in the Phase						
	樓層 Floor / 單位 Unit	A	B	C	D	E	F
第2座 (2A) Tower 2 (2A)	5樓 5/F	910	784	802	882	298	538
	6樓至8樓、10樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓 6/F-8/F, 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F	887	782	791	856	318	561
	38樓 38/F	1512	1674	1117			

座 Tower	分配予期數中的每個住宅物業的不分割份數的數目 The number of undivided shares assigned to each residential property in the Phase							
	樓層 Floor / 單位 Unit	A	B	C	D	E	F	G
第2座 (2B) Tower 2 (2B)	5樓 5/F	584	485	406				411
	6樓至8樓 6/F-8/F	594	506	437	311	514	319	437
	10樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓 10/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-36/F	594	553	697		514	319	437
	37樓 37/F		553	697		514	319	437
	37樓及38樓（複式） 37/F & 38/F (Duplex)	1202						
	38樓 38/F		1462	947				

備註：

期數住宅樓層由5樓開始，9樓為庇護層。第1座（1A及1B）不設13樓、14樓及24樓。第2座（2A及2B）不設13樓、14樓、24樓及34樓。

Note:

Residential floors of the Phase start from 5/F and the refuge floor is on 9/F. 13/F, 14/F and 24/F are omitted in Tower 1 (1A and 1B). 13/F, 14/F, 24/F and 34/F are omitted in Tower 2 (2A and 2B).