出售居者有其屋計劃單位

SALE OF HOME OWNERSHIP SCHEME FLATS

# 2024

# 錦駿苑

## Kam Chun Court

售樓説明書

SALES BROCHURE

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

你在購置錦駿苑居者有其屋計劃(下稱「居屋」)單位之前，應留意下列事項：

### 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。
- 閱覽香港房屋委員會(下稱「房委會」)作為賣方就出售錦駿苑單位所指定的互聯網網站(下稱「指定網站」)(www.housingauthority.gov.hk/hos/2024/KamChun)內的有關資訊，包括售樓說明書、價單及錦駿苑單位的成交紀錄冊。
- 錦駿苑的售樓說明書及有關價單，會在該項目的首個選購單位日期前向公眾發布。
- 在指定網站內載有錦駿苑單位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。
- 向房委會客務中心居屋銷售小組(下稱「居屋銷售小組」)了解，你須付予房委會或錦駿苑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、支付條款及按揭貸款安排

- 房委會會把價單所涵蓋的住宅物業悉數推售。房委會有絕對權利於售樓期間的任何時間撤回出售任何單位。
- 留意價單所載列的支付條款。
- 綠表買方於居屋銷售小組辦理簽署買賣協議手續時，可攜同總數為港幣六萬五仟元正(HK$65,000)的銀行本票，抬頭人為「香港房屋委員會」，或以「轉數快」方式繳付所需定金(不少於樓價的百分之五)，若上述銀行本票金額不足選購單位樓價的百分之五，定金餘額須即時以銀行本票、個人支票或「轉數快」方式繳付，不接受現金或公司支票付款。此外，買方亦可於簽訂買賣協議時以「轉數快」方式繳付全數所需定金。
- 白表買方於居屋銷售小組辦理簽署買賣協議手續時，可攜同總數為港幣十三萬一仟元正(HK$131,000)的銀行本票，抬頭人為「香港房屋委員會」，或以「轉數快」方式繳付所需定金(不少於樓價的百分之十)，若上述銀行本票金額不足選購單位樓價的百分之十，定金餘額須即時以銀行本票、個人支票或「轉數快」方式繳付，不接受現金或公司支票付款。此外，買方亦可於簽訂買賣協議時以「轉數快」方式繳付全數所需定金。
- 如你擬選用名列於房委會核准名單內的銀行或財務機構提供的各類按揭貸款計劃，在簽訂買賣協議前，應先細閱有關價單及其他銷售文件內列出的按揭貸款安排資料。如就按揭貸款計劃的詳情有任何疑問，應在簽訂買賣協議前，直接向有關銀行或財務機構查詢。

You are advised to take the following steps before purchasing Home Ownership Scheme (HOS) flats in Kam Chun Court:

### 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 Hong Kong Housing Authority (HA) as vendor for the sale of flats in Kam Chun Court (designated website) (www.housingauthority.gov.hk/hos/2024/KamChun), including the sales brochure, price list and the register of transactions of the flats in Kam Chun Court.
- Sales brochure and price list for Kam Chun Court will be made available to the general public before the first date of flat selection of the Development.
- Information on transactions of the flats in Kam Chun Court can be found on the register of transactions on the designated website.

### 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 HOS Sales Unit at the HA Customer Service Centre (HOS Sales Unit) 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 HA or the manager of Kam Chun Court.

### 3 Price list, payment terms and mortgage loan arrangement

- The HA will offer to sell all the residential properties that are covered in a price list. The HA has the absolute right to withdraw from the sale of any flat at any time during the sales period.
- Pay attention to the terms of payment as set out in the price list.
- The Green Form Purchaser may, at the time of signing the Agreement for Sale and Purchase (ASP) at the HOS Sales Unit, pay via Faster Payment System (FPS) or bring along with him/her a cashier's order in the sum of HK$65,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 5% of the purchase price). If the amount of such cashier's order is less than 5% of the purchase price, any outstanding balance should be paid by a cashier's order, a personal cheque or via FPS upon signing of the ASP, payment in cash or company cheque will not be accepted. Alternatively, the purchasers may settle the full amount of deposit via FPS upon signing of the ASP.
- The White Form Purchaser may, at the time of signing the ASP at the HOS Sales Unit, pay via FPS or bring along with him/her a cashier's order in the sum of HK$131,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 10% of the purchase price). If the amount of such cashier's order is less than 10% of the purchase price, any outstanding balance should be paid by a cashier's order, a personal cheque or via FPS upon signing of the ASP, payment in cash or company cheque will not be accepted. Alternatively, the purchasers may settle the full amount of deposit via FPS upon signing of the ASP.
- If you intend to opt for any mortgage plans offered by banks or financial institutions on the approved list provided by the HA, before entering into an ASP, you must study the details of various mortgage loan arrangement as set out in the price list and other sales documents concerned. If you have any questions about mortgage loan plans, you should check with the banks or financial institutions concerned direct before entering into an ASP.

- 按揭貸款安排的資料包括可獲得的按揭貸款金額上限、最長還款年期、最高按揭利率，須繳付的行政費以及買方所需的其他按揭貸款安排的相關批准(如適用)。

## 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。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。買方收樓前如欲購置家具，應留意這點。
  - 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。
- 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」；

- The details of various mortgage loan arrangement include the loan limit, the maximum loan repayment period, mortgage interest rate, the payment of administrative fees and necessary approvals for other mortgage arrangement required by the purchaser (if applicable).

## 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. 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.
  - 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.
- 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”;

- 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。房委會會在居屋銷售小組提供政府批地文件和公契(或公契擬稿)的複本，供準買方免費閱覽。
- 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住宅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

- 向居屋銷售小組查詢清楚有那些一手住宅物業可供揀選。你可從居屋銷售小組展示的「銷售情況表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日內有那些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立買賣協議。

## 8 成交紀錄冊

- 留意發展項目的成交紀錄冊。房委會須於買賣協議訂立後一個工作天內，披露該買賣協議的資料。你可透過成交紀錄冊得悉發展項目的銷售情況。

## 9 買賣協議

- 於居屋銷售小組簽署買賣協議時，你須向房委會繳付不少於樓價的百分之五(適用於綠表申請人)或不少於樓價的百分之十(適用於白表申請人)作為定金(請參閱第一頁的第三項有關價單、支付條款及按揭貸款安排)。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在買賣協議上列明。
- 留意夾附於買賣協議的圖則。該圖則會顯示所有賣方售予你的物業面積，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，物業的買賣合約會載有條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲房屋局常任秘書長辦公室的獨立審查組(前運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組)批准後的14日內，將該項改動以書面通知買方。
- 若你要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於樓價百分之五的款額，作為同意撤銷買賣協議買方應付的代價。此外，你須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用(包括印花稅(如有)及註冊費)。

- 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 visualise the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The HA will provide copies of the Government land grant and the DMC (or the draft DMC) at the HOS Sales Unit 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 HOS Sales Unit which residential properties are available for selection. You may check from the status of sale of flats table displayed at the HOS Sales Unit on the progress of sale on a date of sale, including which residential properties 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 an ASP rashly.

## 8 Register of transactions

- Pay attention to the register of transactions for a development. The HA must, within 1 working day after entering into an 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.

## 9 Agreement for sale and purchase

- At the time of signing the ASP at the HOS Sales Unit, a deposit of not less than 5% of the purchase price (for Green Form applicants) or not less than 10% of the purchase price (for White Form applicants) is payable by you to the HA (Please refer to item 3 on page 1 regarding price list, payment terms and mortgage loan arrangement).
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the ASP.
- Pay attention to the floor 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. A provision is incorporated in an ASP for uncompleted development 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 Independent Checking Unit of the Office of the Permanent Secretary for Housing (formerly, the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing)).
- If you request for cancelling the ASP where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel the ASP. Besides, you are required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty (if any) and registration fee) in connection with or arising from the cancellation of the ASP.

- 買方只可將該物業作私人住宅用途，及受制於《房屋條例》(第283章)、「限制轉讓條款」、「政府批地書」及其任何修訂條文或變更的規定，並確保該物業將由其本人及名列購買該物業申請表上的全部家庭成員居住。任何家庭成員(包括買方本人在內)倘事前未得房委會的書面同意，不再實際或永久居於該物業，則不論原因為何，房委會有權要求買方把該物業轉讓回房委會，而買方在收到房委會的書面要求後，須立即(及在任何情況下不遲於該要求日期起計28天內或房委會的指定日期，以較後日期為準)簽立轉讓契據(採用房委會準備或房委會以唯一及絕對酌情權批准的格式)將該物業在免除任何產權負擔之情況下轉讓回房委會，及在買方簽立轉讓契據之同時或之前，將該物業交吉予房委會，有關費用及支出概由買方負責。

## 10 委聘律師

- 你應在參與選購單位前，自行聘請你屬意的律師行，代表你處理買樓交易。請注意，房委會的律師只代表房委會，並不能保障你的權益。如你自行聘請律師行，該律師行便能夠在購樓交易的每個階段向你提供獨立意見及就購樓交易有關的風險、權利及任何其他事宜提供意見。你須注意你會在房委會職員面前簽署買賣協議，有關職員只會向你詮釋買賣協議內容及見證你簽署買賣協議。如你沒有自行委託律師代表你完成購樓交易，房委會的律師只會向你詮釋轉讓契據的內容及見證你簽署轉讓契據，並不會在交易過程中代表你。你需明白房委會的職員及房委會律師並不會就有關買賣協議或任何有關事宜，向你提供法律意見。
- 比較不同律師的收費。
(請參閱第81頁的對買方的警告)

*適用於一手未落成住宅物業*

## 11 預計關鍵日期及收樓日期

- 查閱售樓說明書中錦駿苑的預計關鍵日期。
  - 「關鍵日期」指該項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。有關「關鍵日期」定義的詳情，請參閱條例第2條。
  - 售樓說明書中錦駿苑的預計關鍵日期並不等同買方的「收樓日期」。買方的「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。
- 錦駿苑的收樓日期：
  - 房委會須於錦駿苑在遵照經批准的建築圖則的情況下在各方面均屬完成後的14日內，以書面為該項目申請佔用文件(即佔用許可證)。
  - 房委會須在佔用文件(即佔用許可證)發出後的六個月內，就其有能力有效地轉讓有關物業一事，以書面通知買方。
  - 有關物業的買賣須於房委會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，房委會將安排買方收樓事宜。

- The purchaser shall use the property for private residential purposes only, and subject to the Housing Ordinance (Cap.283), the Restriction on Alienation Clause, the Government Grant and any amendments or modifications thereto, shall ensure that the property shall be occupied by himself and all the members of his family named in the Application Form for the purchase of the property. If, without the prior written consent of the HA, any family member, including the purchaser, ceases to actually or permanently live in the property for whatsoever reason(s), the HA has the right to require the purchaser to assign the property back to the HA. The purchaser shall forthwith upon the written request of the HA (and in any event not later than 28 days from the date of the request or the date as specified by the HA, whichever is the later) execute an assignment (in the form to be prepared or approved by the HA in its sole and absolute discretion) of the property back to the HA free from encumbrances and on or before the purchaser's execution of the assignment, deliver to the HA vacant possession of the property at the costs and expenses of the purchaser.

## 10 Appointment of solicitor

- Before attending flat selection, you are urged to engage a separate firm of solicitors of your choice to act for you in relation to the transaction. Please note that the solicitors appointed by the HA are acting for the HA only and will not be able to protect your interest. If you appoint a separate firm of solicitors, that firm of solicitors will be able to give independent advice to you at every stage of the purchase and advise you on your risks and rights and any other matters in connection with your purchase. It should be noted that the ASP shall be signed by you before the staff of the HA who will only interpret the contents of the ASP to you and attest your signing of the ASP. If you do not appoint a separate firm of solicitors to act for you in the completion of the purchase, the solicitors of the HA will only interpret the contents of the assignment to you and attest your execution and will not act for you in the transaction. It is important to note that the staff and the solicitors of the HA will not give any legal advice to you on the ASP or any other matters in connection with the transaction.
- Compare the charges of different solicitors.
(Please refer to Warning to Purchasers on page 81)

*For first-hand uncompleted residential properties*

## 11 Estimated material date and handing over date

- Check the estimated material date for Kam Chun Court in the sales brochure.
  - "Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. For details of the definition of "material date", please refer to section 2 of the Ordinance.
  - The estimated material date for Kam Chun Court 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 for Kam Chun Court:
  - The HA shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of Kam Chun Court within 14 days after its having completed the Development in all respects in compliance with the approved building plans.
  - The HA shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the occupation document (i.e. Occupation Permit).
  - The sale and purchase shall be completed within 14 days after the date of the notification aforesaid. Upon completion of the sale and purchase, the HA shall arrange handover of the property to the purchaser.

- 委任建築師可批予在預計關鍵日期之後完成錦駿苑。
  - 房委會有權獲得委任建築師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；
    - 火警或其他房委會所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 委任建築師可以按情況，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。
  - 房委會須於委任建築師批予延期後的14日內，向買方提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向房委會查詢。

***適用於一手已落成住宅物業***

## 12 賣方資料表格

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

## 13 買方須注意的其他事項

- 有關錦駿苑居屋單位的轉讓限制，請參閱第136頁至137頁。
- 本銷售計劃下出售的錦駿苑居屋單位的使用、佔用及轉讓限制(包括業權轉讓或出租限制)是受制於政府租契、買賣協議及轉讓契據所載的條款、契諾、條件和相關規定。

**其他相關聯絡資料：**

| | 電話 | 傳真 | 網址 / 電郵 |
|---|---|---|---|
| 一手住宅物業銷售監管局 | 2817 3313 | 2219 2220 | www.srpa.gov.hk/ enquiry_srpa@hd.gov.hk |
| 消費者委員會 | 2929 2222 | 2856 3611 | www.consumer.org.hk/ cc@consumer.org.hk |
| 地產代理監管局 | 2111 2777 | 2598 9596 | www.eaa.org.hk/ enquiry@eaa.org.hk |
| 香港地產建設商會 | 2826 0111 | 2845 2521 | – |
| 稅務局 | 2594 3202 | 2519 6740 | www.ird.gov.hk/ taxsdo@ird.gov.hk |

- Appointed Architect may grant extension(s) of time for completion of Kam Chun Court beyond the estimated material date.
  - The HA is entitled to an extension of time for completion of the development beyond the estimated material date as granted by the Appointed Architect 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 HA's control;
    - war; or
    - inclement weather.
  - The Appointed Architect may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The HA shall within 14 days after the issue of an extension of time granted by the Appointed Architect, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the HA if there are any questions on handing over date.

***For first-hand completed residential properties***

## 12 Vendor's information form

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

## 13 Other points to note

- For alienation restrictions of HOS flats in Kam Chun Court, please refer to page 136 to page 137.
- The use, occupation and alienation restrictions (including restrictions on assignment or letting) of HOS flats in Kam Chun Court under the current sale exercise are subject to the terms, covenants, conditions and relevant requirements contained in the Government lease, the ASP and the Deed of Assignment.

**Other useful contacts:**

| | Telephone | Fax | Website / Email |
|---|---|---|---|
| Sales of First-hand Residential Properties Authority | 2817 3313 | 2219 2220 | www.srpa.gov.hk/ enquiry_srpa@hd.gov.hk |
| Consumer Council | 2929 2222 | 2856 3611 | www.consumer.org.hk/ cc@consumer.org.hk |
| Estate Agents Authority | 2111 2777 | 2598 9596 | www.eaa.org.hk/ enquiry@eaa.org.hk |
| Real Estate Developers Association of Hong Kong | 2826 0111 | 2845 2521 | – |
| Inland Revenue Department | 2594 3202 | 2519 6740 | www.ird.gov.hk/ taxsdo@ird.gov.hk |

# 02 發展項目的資料
# Information on the Development

| 發展項目名稱 | Name of the Development |
|---|---|
| 錦駿苑 | Kam Chun Court |
| **街道名稱及門牌號數** | **Name of street and street number** |
| 馬鞍山路150號 | 150 Ma On Shan Road |
| **樓層總數** | **Total number of storeys** |
| A座：42層（包括地下及天台）<br>B座：39層（包括地下及天台）<br>C座：42層（包括地下、地下上層及天台）<br>D座：42層（包括地下及天台）<br>E座：42層（包括地下及天台） | Block A: 42 storeys (including ground floor and roof)<br>Block B: 39 storeys (including ground floor and roof)<br>Block C: 42 storeys (including ground floor, upper ground floor and roof)<br>Block D: 42 storeys (including ground floor and roof)<br>Block E: 42 storeys (including ground floor and roof) |
| **樓層號數** | **Floor numbering** |
| A座：地下、1樓至40樓及天台<br>B座：地下、1樓至37樓及天台<br>C座：地下、地下上層、1樓至39樓及天台<br>D座：地下、1樓至40樓及天台<br>E座：地下、1樓至40樓及天台 | Block A: G/F, 1/F to 40/F and roof<br>Block B: G/F, 1/F to 37/F and roof<br>Block C: G/F, UG/F, 1/F to 39/F and roof<br>Block D: G/F, 1/F to 40/F and roof<br>Block E: G/F, 1/F to 40/F and roof |
| **被略去的樓層號數** | **Omitted floor numbers** |
| 不適用 | Not applicable |
| **庇護層** | **Refuge floor** |
| 天台 | Main roof |

註：錦駿苑已於2023年3月28日獲發佔用文件(即佔用許可證)。

Note: An occupation document (i.e. Occupation Permit) of Kam Chun Court was obtained on 28 March 2023.

# 03 賣方及有參與發展項目的其他人的資料
# Information on Vendor and Others Involved in the Development

| 賣方 | Vendor |
|---|---|
| 香港房屋委員會 | Hong Kong Housing Authority |
| **委任建築師** | **Appointed architect** |
| 房屋署總建築師(五) | Chief Architect (5), Housing Department |
| **承建商** | **Building contractor** |
| 新福港營造有限公司 | Sun Fook Kong Construction Limited |
| **代表賣方的律師事務所** | **Firm(s) of solicitors acting for the vendor** |
| 梁錦濤關學林律師行<br>高露雲律師行<br>劉漢銓律師行<br>何新權、黃天榮律師事務所<br>陳添耀、陳瑛律師事務所<br>麥黃張律師行 | Ford, Kwan & Company;<br>Wilkinson & Grist;<br>Chu & Lau;<br>Ho & Wong;<br>Raymond T. Y. Chan, Victoria Chan & Co.;<br>Gary Mak, Dennis Wong & Chang |
| **已為發展項目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** | **Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development** |
| 不適用 | Not applicable |
| **已為發展項目的建造提供貸款的任何其他人** | **Any other person who has made a loan for the construction of the Development** |
| 不適用 | Not applicable |

# 04 有參與發展項目的各方的關係
## Relationship between Parties Involved in the Development

| | | | | |
|---|---|---|---|---|
| a | 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； | 不適用 | the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorised person for the Development; | Not applicable |
| b | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； | 不適用 | the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorised person; | Not applicable |
| c | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人； | 不適用 | the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorised person; | Not applicable |
| d | 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； | 不適用 | the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorised person; | Not applicable |
| e | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； | 不適用 | the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorised person; | Not applicable |
| f | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人； | 不適用 | the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorised person; | Not applicable |
| g | 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； | 不適用 | the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; | Not applicable |
| h | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； | 不適用 | the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; | Not applicable |
| i | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人； | 不適用 | the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors; | Not applicable |
| j | 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； | 不適用 | the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorised person for the Development, or an associate of such an authorised person, holds at least 10% of the issued shares in that vendor, holding company or contractor; | Not applicable |

| | | | | |
|---|---|---|---|---|
| k | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份； | 不適用 | the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorised person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor; | Not applicable |
| l | 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； | 不適用 | the vendor or a building contractor for the Development is a corporation, and such an authorised person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; | Not applicable |
| m | 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； | 不適用 | the vendor or a building contractor for the Development is a partnership, and such an authorised person, or such an associate, is an employee of that vendor or contractor; | Not applicable |
| n | 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； | 不適用 | the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor; | Not applicable |
| o | 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份； | 不適用 | the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor; | Not applicable |
| p | 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； | 不適用 | the vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor; | Not applicable |
| q | 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； | 不適用 | the vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor; | Not applicable |
| r | 賣方或該項目的承建商屬法團，而該項目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； | 不適用 | the vendor or a building contractor for the Development is a corporation, and the corporation of which an authorised person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor; | Not applicable |
| s | 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 | 不適用 | the vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. | Not applicable |

# 05 發展項目的設計的資料
# Information on Design of the Development

發展項目有構成圍封牆的一部分的非結構的預製外牆。

**非結構的預製外牆的厚度範圍：**

A座：150毫米 - 250毫米
B座：150毫米 - 270毫米
C座：150毫米 - 270毫米
D座：150毫米 - 270毫米
E座：150毫米 - 270毫米

**每個住宅物業的非結構的預製外牆的總面積：**

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

**Range of thickness of the non-structural prefabricated external walls:**

Block A: 150mm – 250mm
Block B: 150mm – 270mm
Block C: 150mm – 270mm
Block D: 150mm – 270mm
Block E: 150mm – 270mm

**Total area of the non-structural prefabricated external walls of each residential property:**

| 座數<br>Block | 樓層<br>Floor | 單位<br>Unit | 每個住宅物業的非結構的預製外牆的總面積（平方米）<br>Total area of the non-structural prefabricated external walls of each residential property (sq.m.) |
|---|---|---|---|
| A | 1樓<br>1/F | 1, 10 | 1.467 |
| | | 2, 9 | 1.141 |
| | | 3, 4, 6, 7 | 1.235 |
| | | 5, 8 | 0.909 |
| | 2樓 – 40樓<br>2/F – 40/F | 1, 10 | 1.729 |
| | | 2, 9 | 1.403 |
| | | 3, 4, 6, 7 | 1.497 |
| | | 5, 8 | 1.171 |

| 座數<br>Block | 樓層<br>Floor | 單位<br>Unit | 每個住宅物業的非結構的預製外牆的總面積(平方米)<br>Total area of the non-structural prefabricated external walls of each residential property (sq.m.) |
|---|---|---|---|
| B | 1樓<br>1/F | 1 | 1.467 |
| | | 2, 9, 10 | 1.141 |
| | | 3 | 1.566 |
| | | 4, 6, 7 | 1.235 |
| | | 5, 8 | 0.909 |
| | 2樓 – 37樓<br>2/F – 37/F | 1 | 1.729 |
| | | 2, 9, 10 | 1.403 |
| | | 3 | 1.828 |
| | | 4, 6, 7 | 1.497 |
| | | 5, 8 | 1.171 |
| C | 1樓 – 39樓<br>1/F – 39/F | 1 | 1.606 |
| | | 2, 4, 5 | 0.648 |
| | | 3 | 0.949 |
| | | 6, 7, 8, 10 | 0.918 |
| | | 9, 11 | 1.244 |
| D | 1樓 – 40樓<br>1/F – 40/F | 1, 2 | 0.918 |
| | | 3 | 0.717 |
| | | 4, 5, 6, 7, 8 | 1.150 |
| | | 9 | 1.807 |
| | | 10, 11 | 1.244 |
| E | 1樓 – 40樓<br>1/F – 40/F | 1, 2 | 0.918 |
| | | 3 | 0.717 |
| | | 4, 5, 6, 7, 8 | 1.150 |
| | | 9 | 1.807 |
| | | 10, 11 | 1.244 |

**構成圍封牆的一部分的幕牆：**

不適用

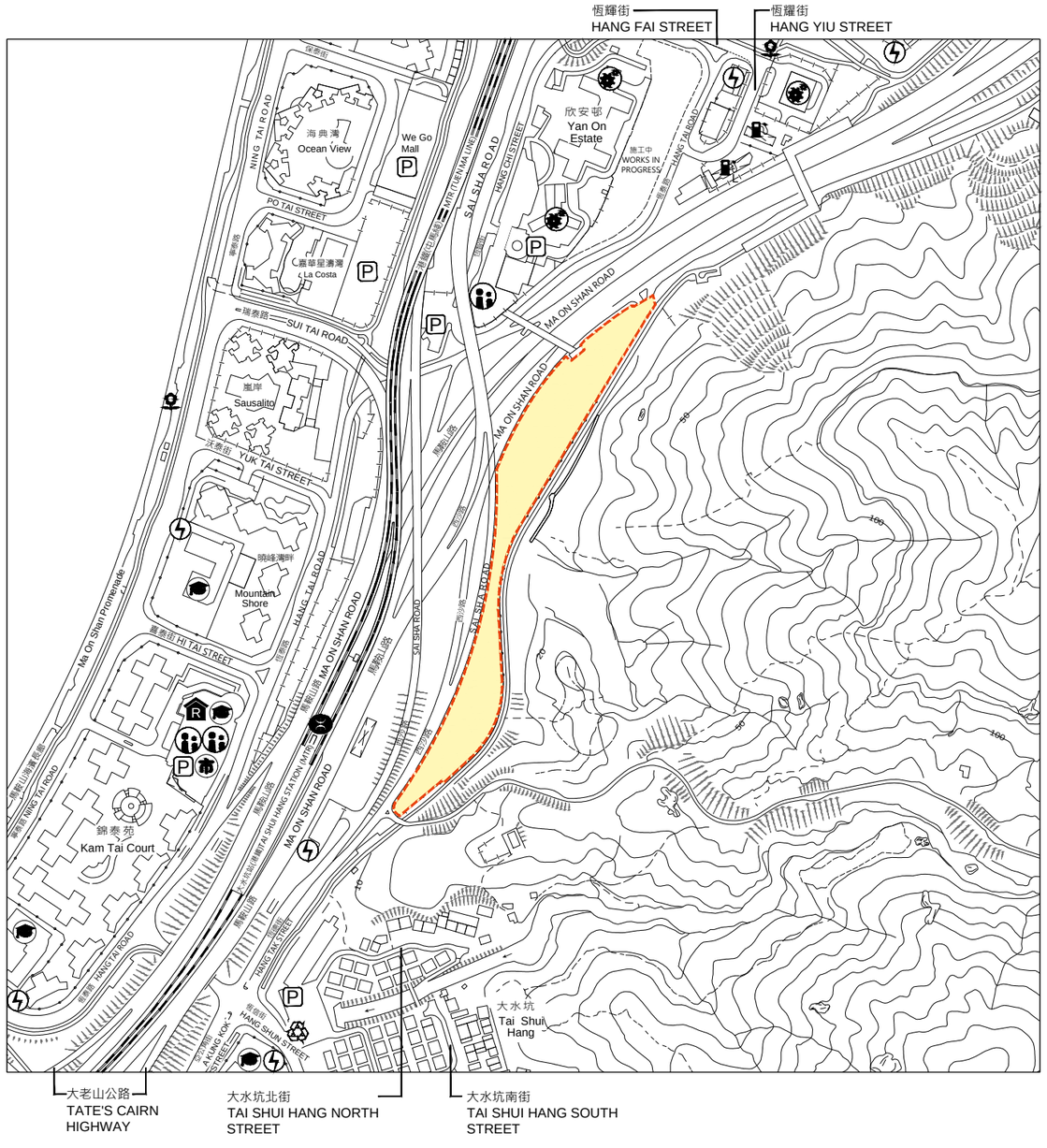
**Curtain walls forming part of the enclosing walls:**

Not applicable

# 06 物業管理的資料
# Information on Property Management

| | |
|---|---|
| 根據已簽立的公契獲委任的該發展項目的管理人 | The Manager of the Development appointed under the Deed of Mutual Covenant that has been executed |
| 香港房屋委員會 | Hong Kong Housing Authority |

# 07 發展項目的所在位置圖
## Location Plan of the Development




比例尺 SCALE: 0 50 100 150 200 250 (米) (m)

N

**錦駿苑**
**Kam Chun Court**

圖例 NOTATION

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

此位置圖是參考地政總署測繪處於2025年2月2日出版之數碼地形圖(編號分別為T7-NE-C及T7-SE-B) 及2025年2月13日出版之數碼地形圖(編號分別為T7-NE-D及T7-SE-A)製作，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map Nos. T7-NE-C and T7-SE-B all dated 2 February 2025 and the Digital Topographic Map Nos. T7-NE-D and T7-SE-A all dated 13 February 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

註：

1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

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

# 08 發展項目的鳥瞰照片
## Aerial Photograph of the Development




此鳥瞰照片並不覆蓋本空白範圍。
This blank area falls outside the coverage of the relevant aerial photograph.

N

● **錦駿苑**
Kam Chun Court

摘錄自地政總署測繪處於2023年10月4日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E209218C。

照片由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E209218C, dated 4 October 2023.

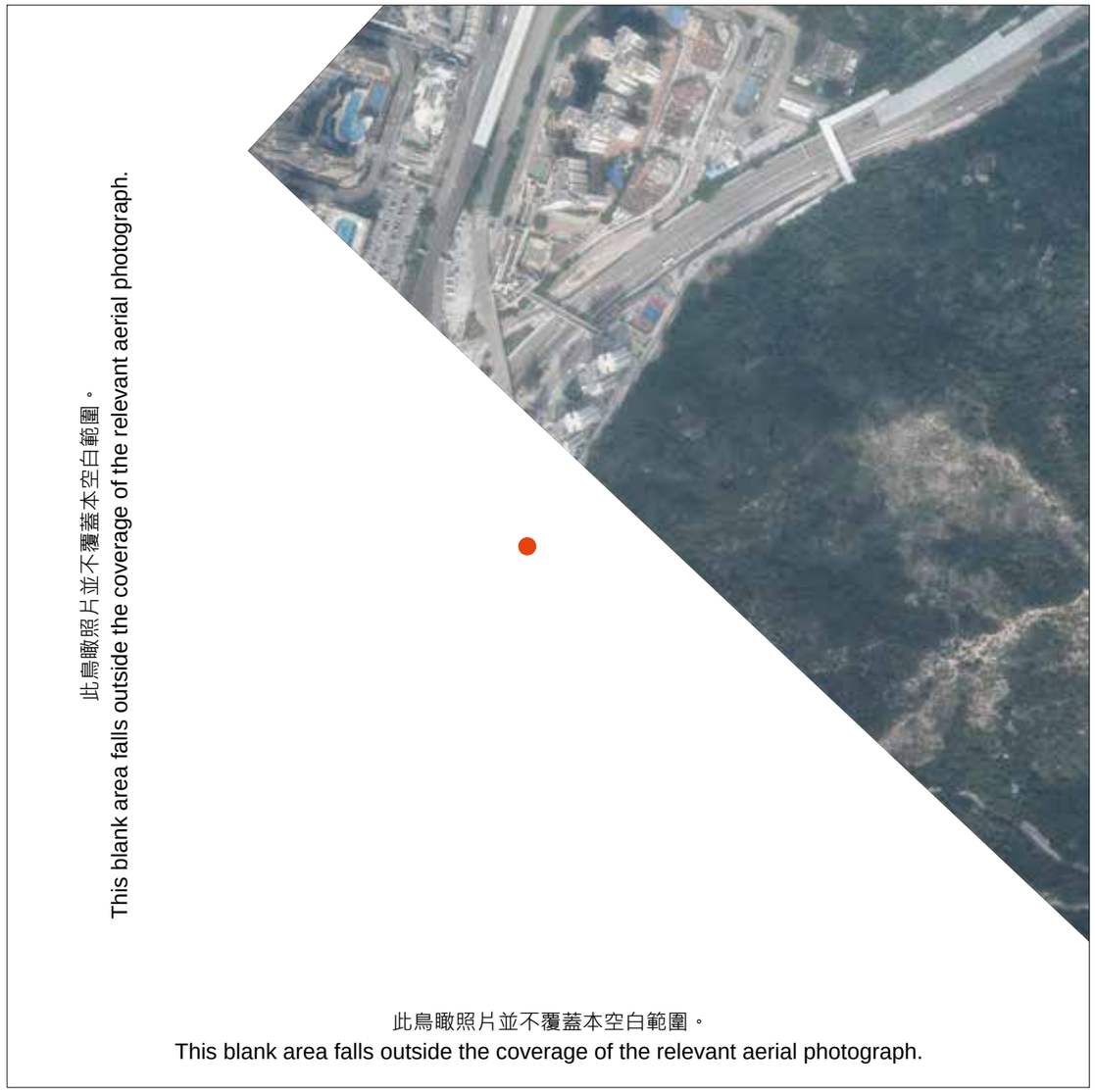
The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

註：

1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
2. The aerial photograph 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.




N

● **錦駿苑**
Kam Chun Court

摘錄自地政總署測繪處於2023年10月4日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E209159C。

照片由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E209159C, dated 4 October 2023.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

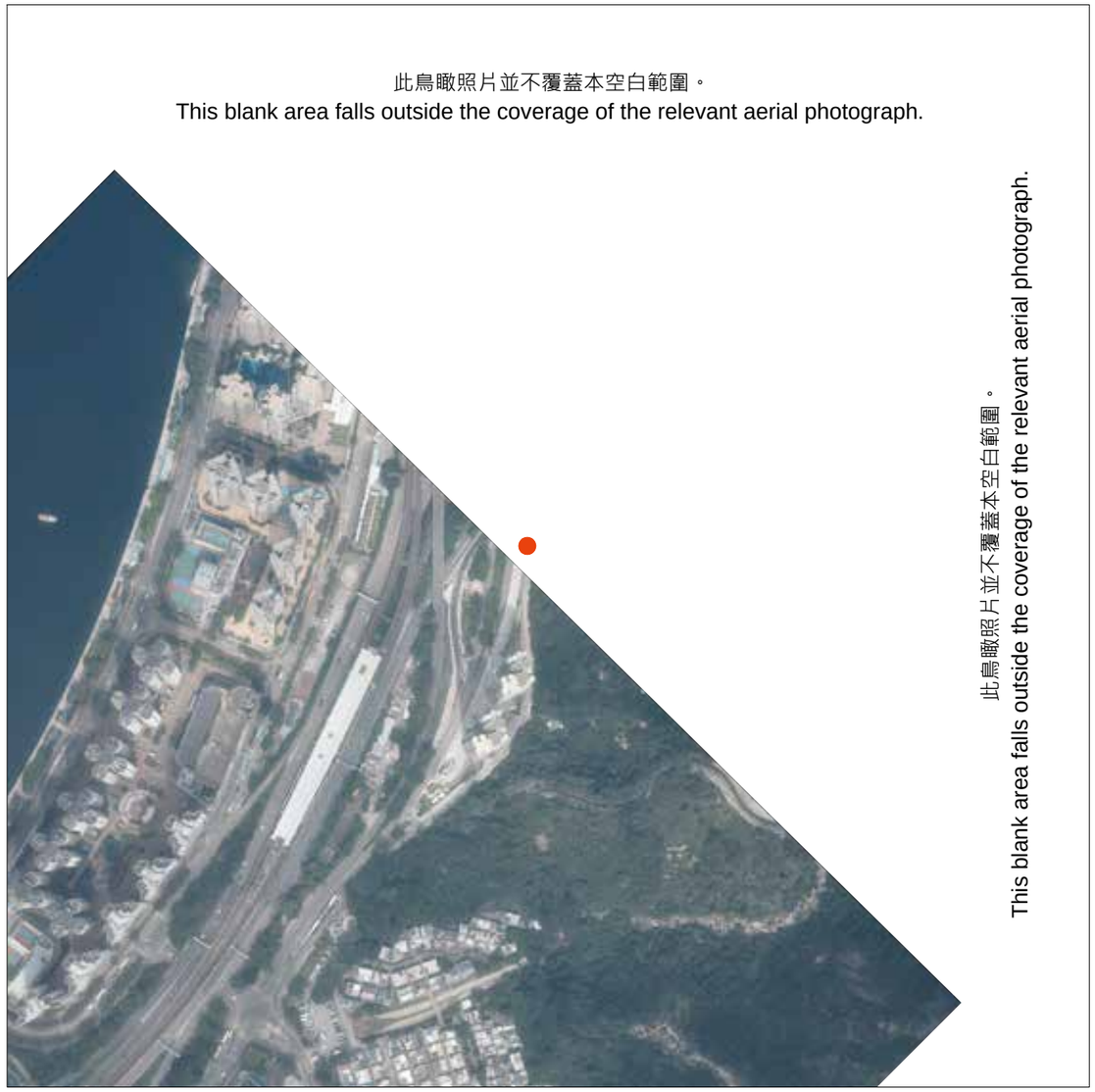
註：

1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
2. The aerial photograph 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.

# 發展項目的鳥瞰照片
# Aerial Photograph of the Development




N

● **錦駿苑**
Kam Chun Court

摘錄自地政總署測繪處於2023年10月4日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E209155C。

照片由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E209155C, dated 4 October 2023.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

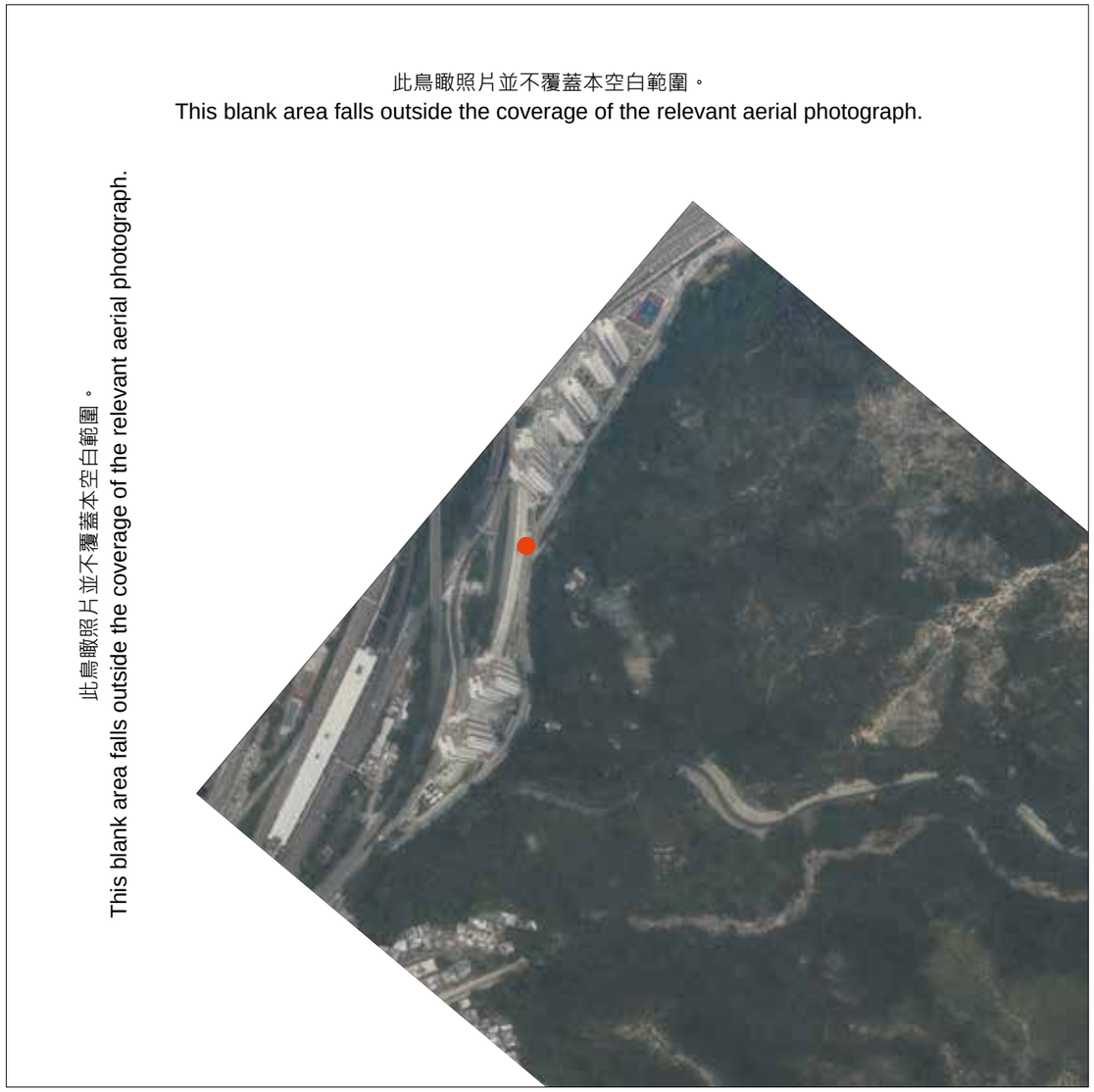
註：

1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
2. The aerial photograph 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.

# 發展項目的鳥瞰照片
# Aerial Photograph of the Development




N

● **錦駿苑**
Kam Chun Court

摘錄自地政總署測繪處於2023年10月4日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E209382C。

照片由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E209382C, dated 4 October 2023.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

註：

1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

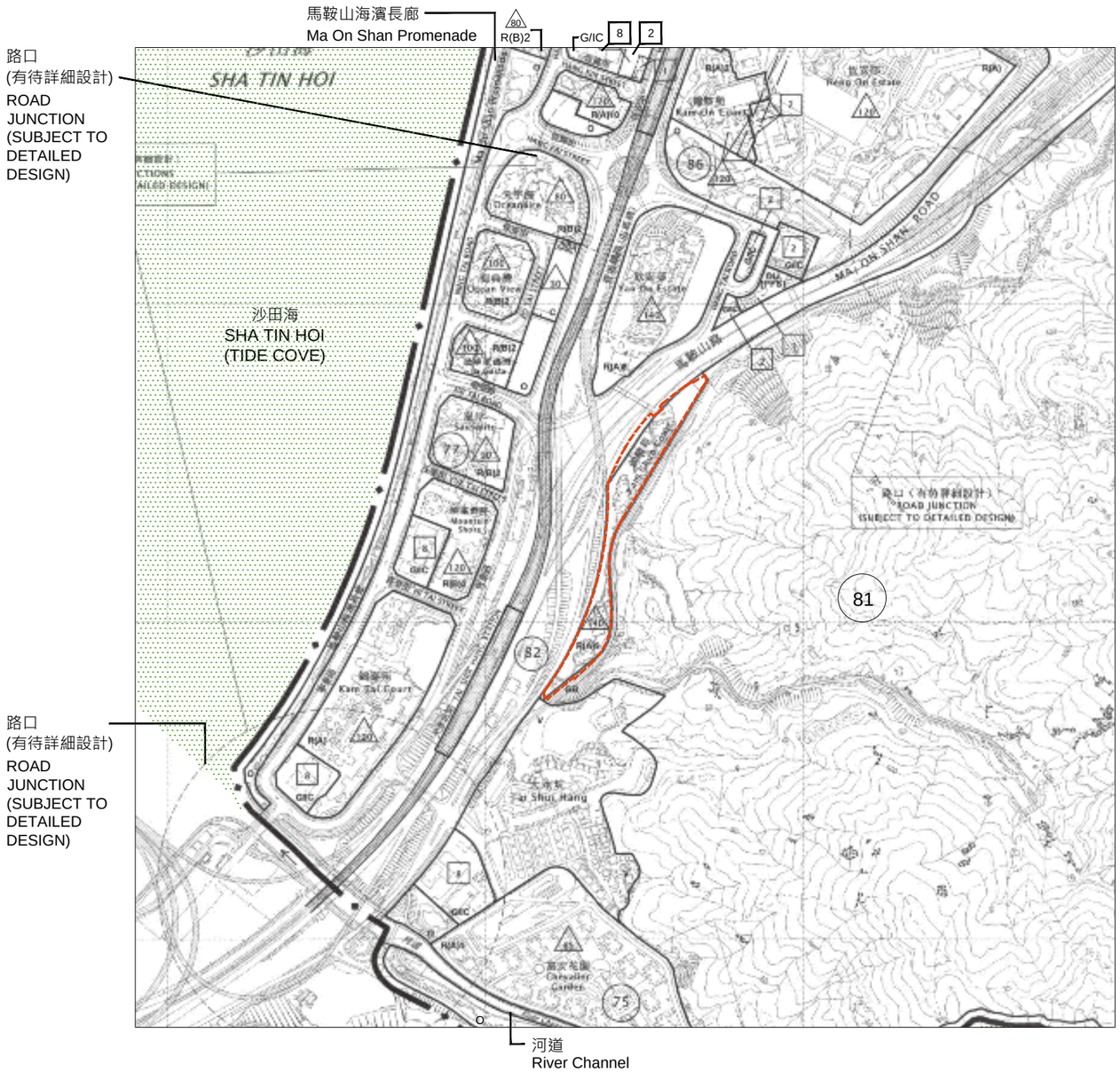
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
2. The aerial photograph 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.

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




N

**錦駿苑**
Kam Chun Court

沒有納入任何分區計劃大綱圖或發展審批地區圖的土地範圍
Area not covered under any Outline Zoning Plan or Development Permission Area Plan

圖例 NOTATION

| | | | |
|---|---|---|---|
| **地帶 ZONES** | | | |
| C 商業 | Commercial | O 休憩用地 | Open Space |
| CDA 綜合發展區 | Comprehensive Development Area | REC 康樂 | Recreation |
| R(A) 住宅(甲類) | Residential (Group A) | OU 其他指定用途 | Other Specified Uses |
| R(B) 住宅(乙類) | Residential (Group B) | GB 綠化地帶 | Green Belt |
| R(C) 住宅(丙類) | Residential (Group C) | CA 自然保育區 | Conservation Area |
| V 鄉村式發展 | Village Type Development | SSSI 具特殊科學價值地點 | Site of Special Scientific Interest |
| G/IC 政府、機構或社區 | Government, Institution or Community | CP 郊野公園 | Country Park |
| **交通 COMMUNICATIONS** | | | |
| 鐵路及車站(高架) | Railway and Station (Elevated) | 主要道路及路口 | Major Road and Junction |
| 高架道路 | Elevated Road | | |
| **其他 MISCELLANEOUS** | | | |
| 規劃範圍界線 | Boundary of Planning Scheme | 2 最高建築物高度(樓層數目) | Maximum Building Height (in Number of Storeys) |
| 建築物高度管制區界線 | Building Height Control Zone Boundary | 75 規劃區編號 | Planning Area Number |
| 130 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) | P F S 加油站 | Petrol Filling Station |
| NBA 非建築用地 | Non-building Area | | |

摘錄自2024年5月24日刊憲之馬鞍山分區計劃大綱核准圖，圖則編號為S/MOS/28。

Adopted from part of the approved Ma On Shan Outline Zoning Plan No. S/MOS/28 gazetted on 24 May 2024.

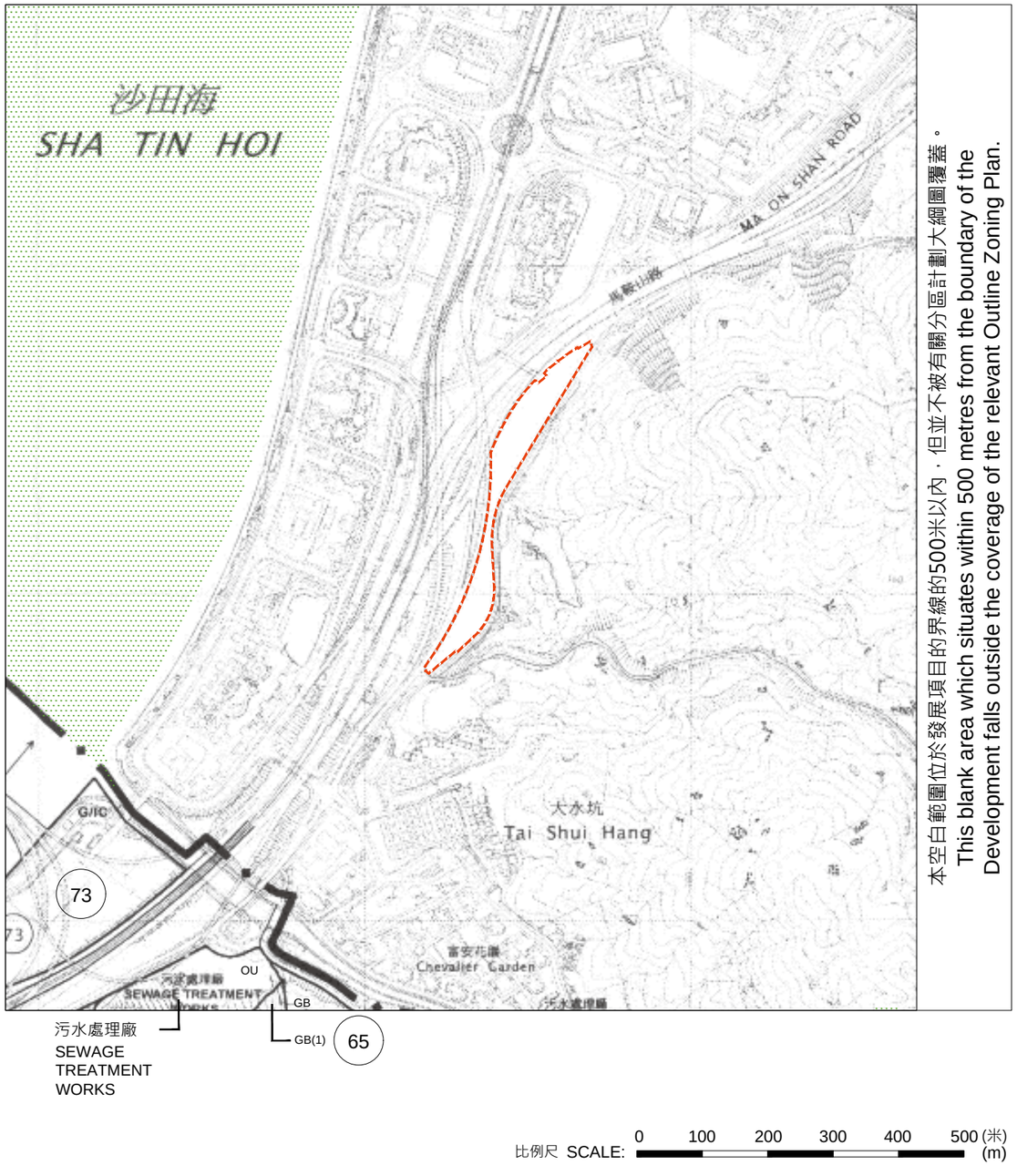
註：

1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

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




比例尺 SCALE: 0 100 200 300 400 500 (米) (m)

N

**錦駿苑**
Kam Chun Court

沒有納入任何分區計劃大綱圖或發展審批地區圖的土地範圍
Area not covered under any Outline Zoning Plan or Development Permission Area Plan

## 圖例 NOTATION

| | | | |
|---|---|---|---|
| **地帶 ZONES** | | | |
| C 商業 | Commercial | V 鄉村式發展 | Village Type Development |
| CDA 綜合發展區 | Comprehensive Development Area | I 工業 | Industrial |
| C/R 商業/住宅 | Commercial / Residential | G/IC 政府、機構或社區 | Government, Institution or Community |
| R(A) 住宅(甲類) | Residential (Group A) | O 休憩用地 | Open Space |
| R(B) 住宅(乙類) | Residential (Group B) | OU 其他指定用途 | Other Specified Uses |
| R(C) 住宅(丙類) | Residential (Group C) | GB 綠化地帶 | Green Belt |
| **交通 COMMUNICATIONS** | | | |
| 鐵路及車站 | Railway and Station | 主要道路及路口 | Major Road and Junction |
| 鐵路及車站(地下) | Railway and Station (Underground) | 高架道路 | Elevated Road |
| 鐵路及車站(高架) | Railway and Station (Elevated) | | |
| **其他 MISCELLANEOUS** | | | |
| 規劃範圍界線 | Boundary of Planning Scheme | 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) |
| (1) 規劃區編號 | Planning Area Number | [3] 最高建築物高度 (樓層數目) | Maximum Building Height (in Number of Storeys) |
| 建築物高度管制區界線 | Building Height Control Zone Boundary | P F S 加油站 | Petrol Filling Station |

摘錄自2024年6月7日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/38。

Adopted from part of the approved Sha Tin Outline Zoning Plan No. S/ST/38 gazetted on 7 June 2024.

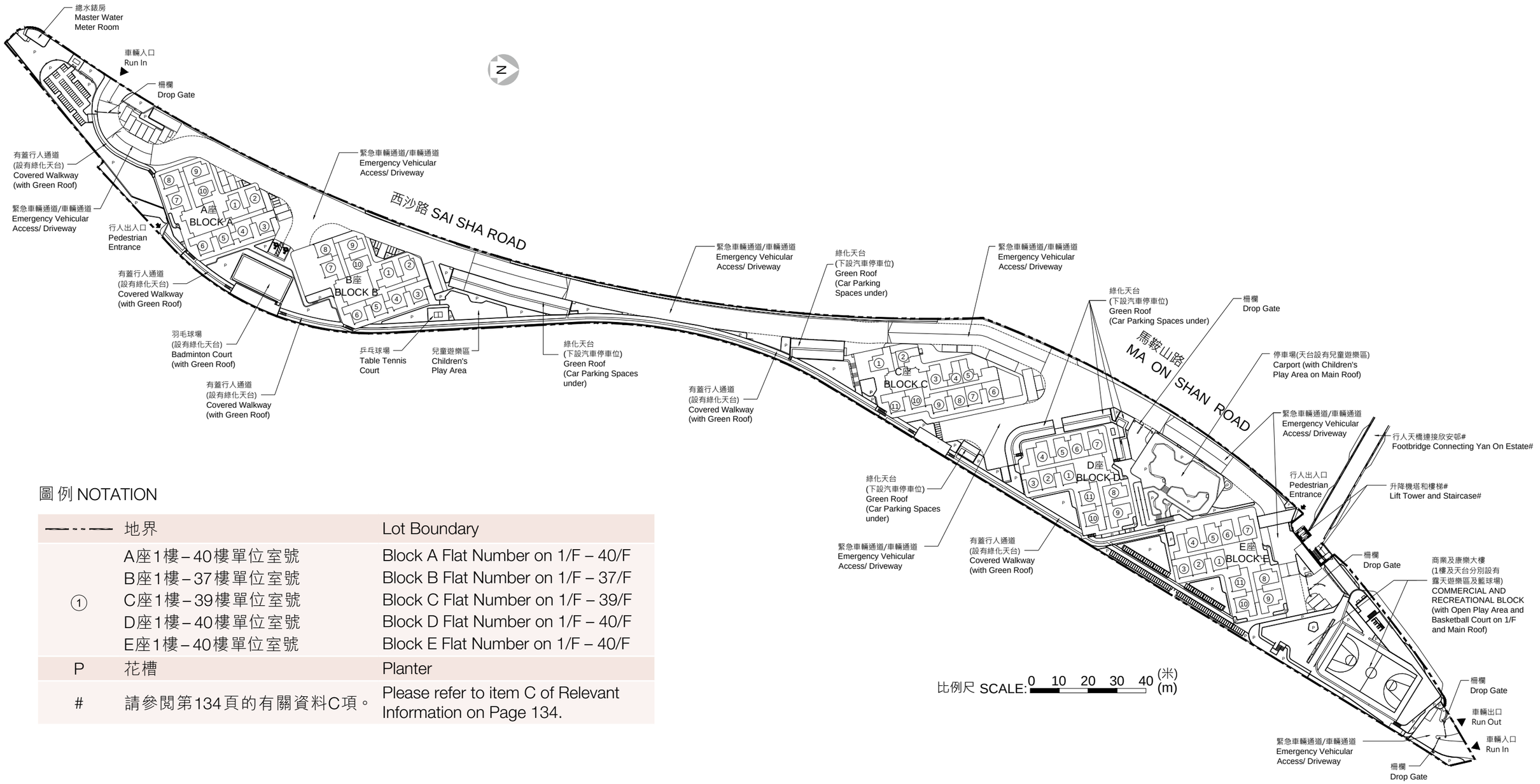
註：

1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

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




## 圖例 NOTATION

| | | |
|---|---|---|
| —·— | 地界 | Lot Boundary |
| ① | A座1樓–40樓單位室號 | Block A Flat Number on 1/F – 40/F |
| | B座1樓–37樓單位室號 | Block B Flat Number on 1/F – 37/F |
| | C座1樓–39樓單位室號 | Block C Flat Number on 1/F – 39/F |
| | D座1樓–40樓單位室號 | Block D Flat Number on 1/F – 40/F |
| | E座1樓–40樓單位室號 | Block E Flat Number on 1/F – 40/F |
| P | 花槽 | Planter |
| # | 請參閱第134頁的有關資料C項。 | Please refer to item C of Relevant Information on Page 134. |

# 11 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

### A座1樓平面圖
### Block A 1/F Floor Plan



## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 簷篷/平台 | Canopy/Flat Roof |

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(1、2、9及10號單位除外)。

   1、2、9及10號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except Flats 1, 2, 9 and 10).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 are 130mm, 160mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

### A座2樓 – 40樓平面圖
### Block A 2/F – 40/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

# 發展項目的住宅物業的樓面平面圖
# Floor Plans of Residential Properties in the Development

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |

1. 每個住宅物業的層與層之間的高度為2.75米(40樓除外)。

   40樓每個住宅物業的層與層之間的高度為2.79米。

2. 2樓至39樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(1、2、9及10號單位除外)。

   2樓至39樓1、2、9及10號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。

   40樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米(1、2、9及10號單位除外)。

   40樓1、2、9及10號單位住宅物業的樓板(不包括灰泥)的厚度為200毫米、290毫米及450毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 40/F).

   The floor-to-floor height of each residential property on 40/F is 2.79m.

2. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 39/F are 160mm and 250mm (except Flats 1, 2, 9 and 10).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 on 2/F to 39/F are 130mm, 160mm and 250mm.

   The thicknesses of the floor slabs (excluding plaster) of each residential property on 40/F are 200mm and 290mm (except Flats 1, 2, 9 and 10).

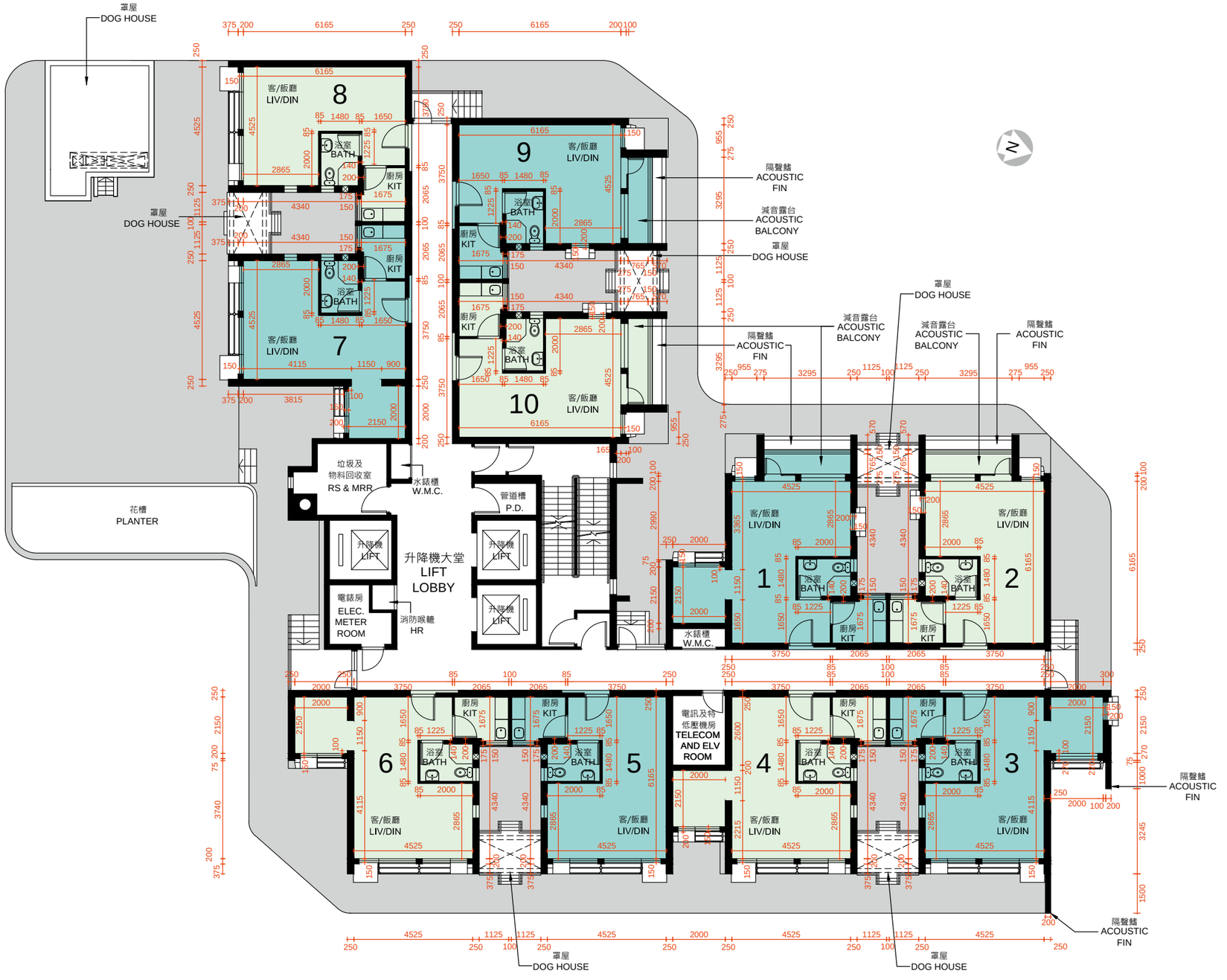
   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 on 40/F are 200mm, 290mm and 450mm.

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

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

# B座1樓平面圖
# Block B 1/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 簷篷/平台 | Canopy/Flat Roof |

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(1、2、9及10號單位除外)。

   1、2、9及10號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

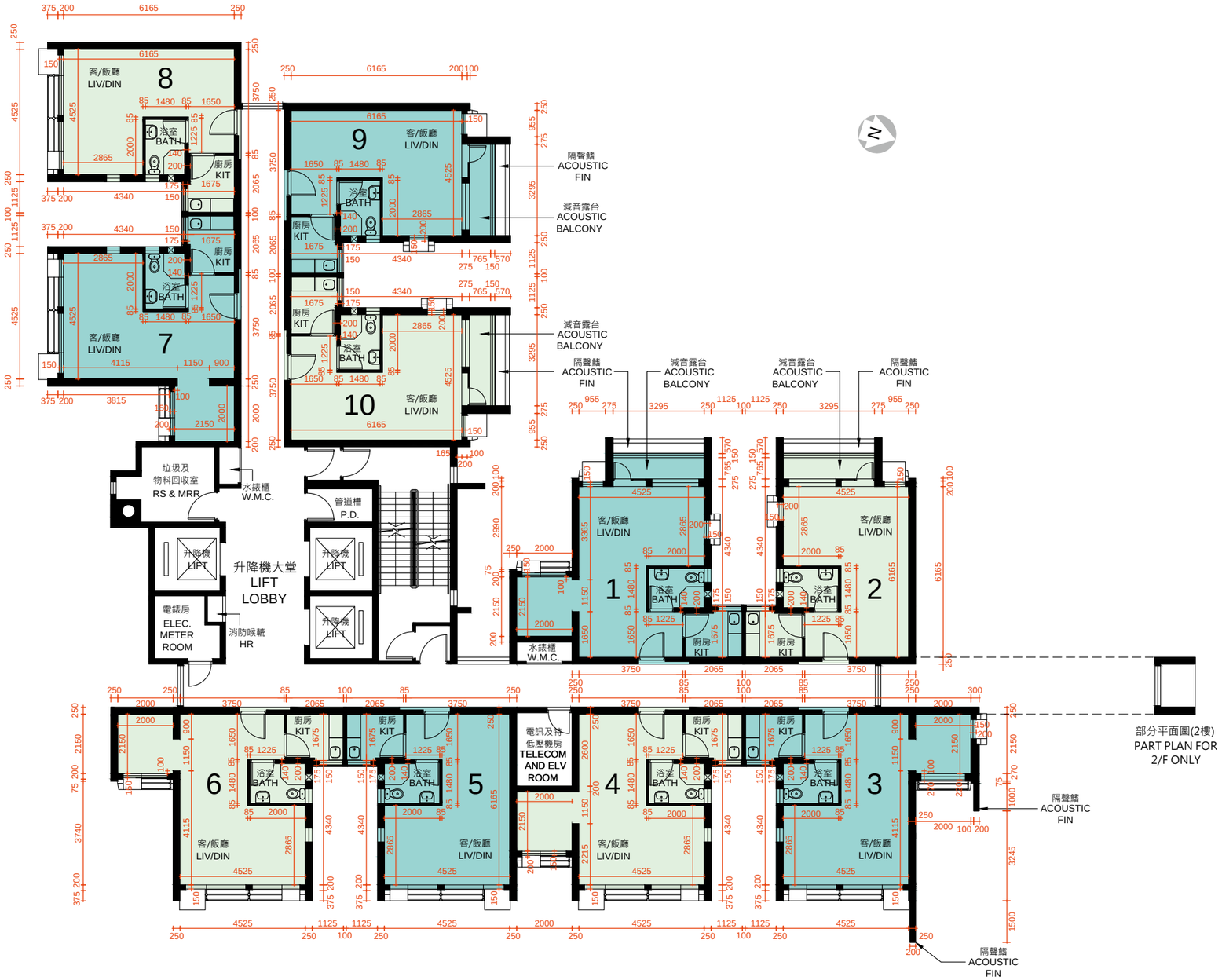
註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except Flats 1, 2, 9 and 10).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 are 130mm, 160mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## B座2樓 – 37樓平面圖
## Block B 2/F – 37/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |

1. 每個住宅物業的層與層之間的高度為2.75米(37樓除外)。

   37樓每個住宅物業的層與層之間的高度為2.79米。

2. 2樓至36樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(1、2、9及10號單位除外)。

   2樓至36樓1、2、9及10號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。

   37樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米(1、2、9及10號單位除外)。

   37樓1、2、9及10號單位住宅物業的樓板(不包括灰泥)的厚度為200毫米、290毫米及450毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 37/F).

   The floor-to-floor height of each residential property on 37/F is 2.79m.

2. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 36/F are 160mm and 250mm (except Flats 1, 2, 9 and 10).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 on 2/F to 36/F are 130mm, 160mm and 250mm.

   The thicknesses of the floor slabs (excluding plaster) of each residential property on 37/F are 200mm and 290mm (except Flats 1, 2, 9 and 10).

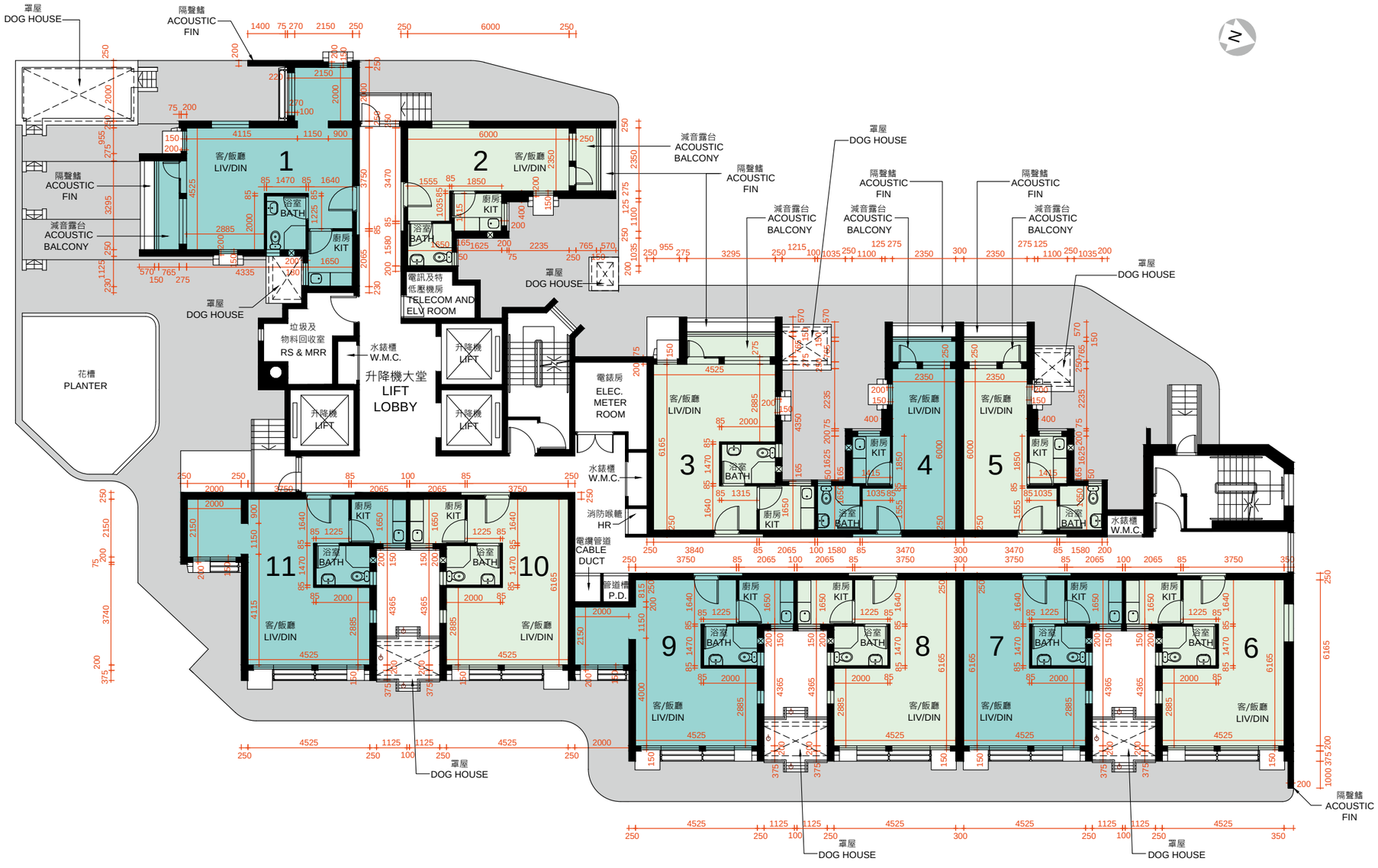
   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 9 and 10 on 37/F are 200mm, 290mm and 450mm.

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

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

# C座1樓平面圖
# Block C 1/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 簷篷/平台 | Canopy/Flat Roof |

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(1、2、3、4及5號單位除外)。

   1、2、3、4及5號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

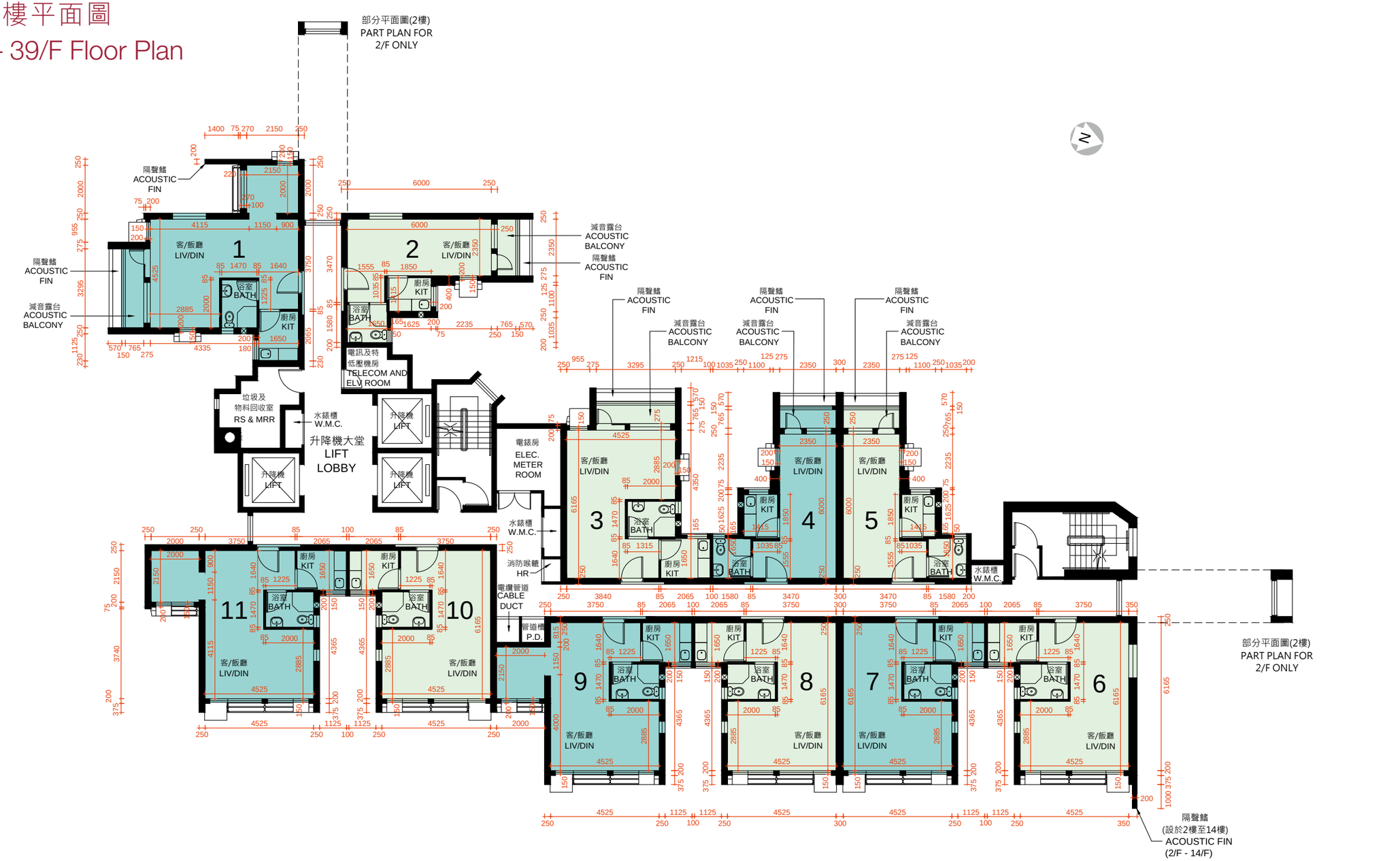
註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except Flats 1, 2, 3, 4 and 5).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 3, 4 and 5 are 130mm, 160mm and 215mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## C座2樓 – 39樓平面圖
## Block C 2/F – 39/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

# 發展項目的住宅物業的樓面平面圖
# Floor Plans of Residential Properties in the Development

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |

1. 每個住宅物業的層與層之間的高度為2.75米(39樓除外)。

   39樓每個住宅物業的層與層之間的高度為2.79米。

2. 2樓至38樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(1、2、3、4及5號單位除外)。

   2樓至38樓1、2、3、4及5號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。

   39樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米(1、2、3、4及5號單位除外)。

   39樓1、2、3、4及5號單位住宅物業的樓板(不包括灰泥)的厚度為200毫米及450毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 39/F).

   The floor-to-floor height of each residential property on 39/F is 2.79m.

2. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 38/F are 160mm and 215mm (except Flats 1, 2, 3, 4 and 5).

   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 3, 4 and 5 on 2/F to 38/F are 130mm, 160mm and 215mm.

   The thickness of the floor slab (excluding plaster) of each residential property on 39/F is 200mm (except Flats 1, 2, 3, 4 and 5).

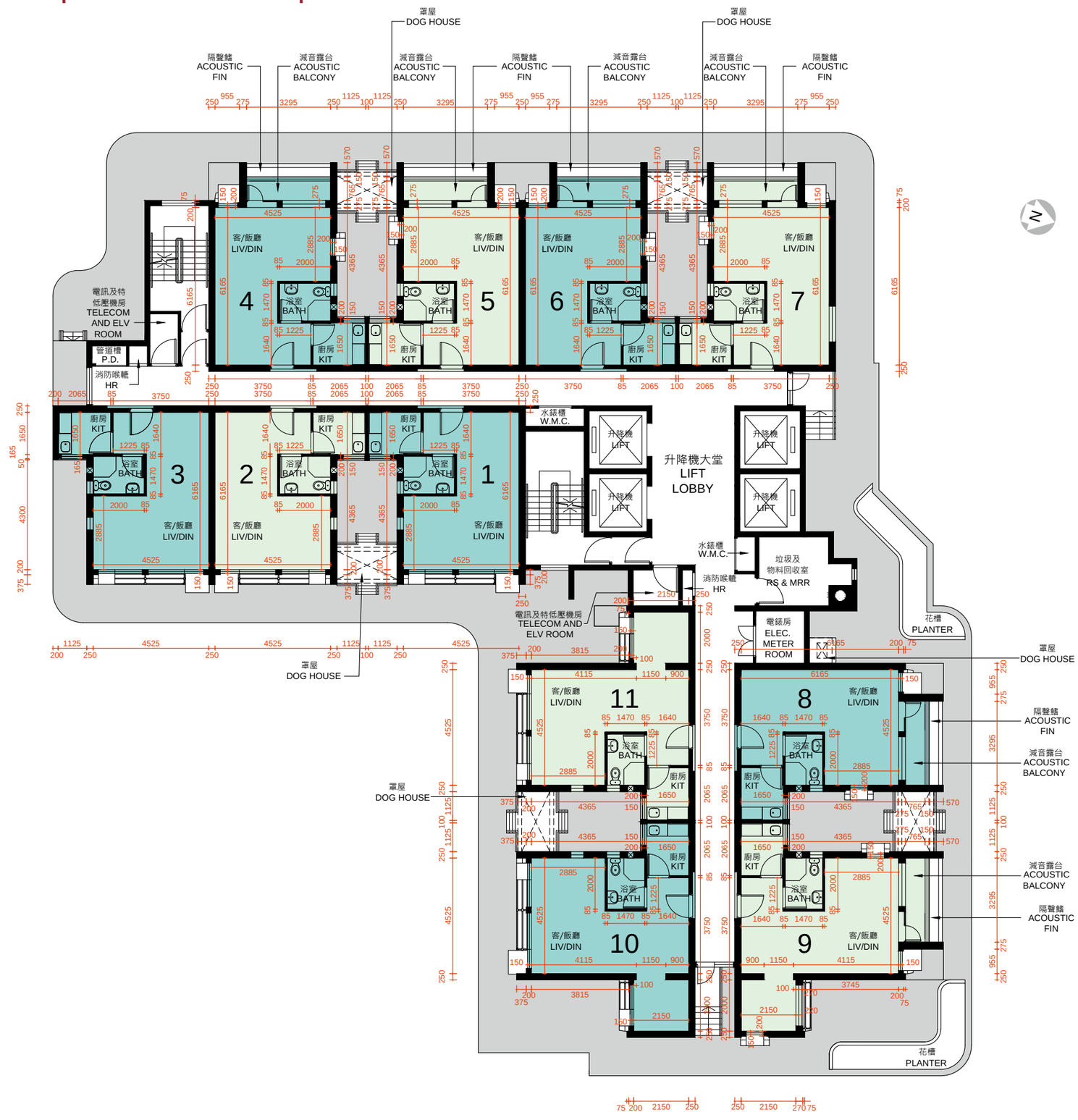
   The thicknesses of the floor slabs (excluding plaster) of Flats 1, 2, 3, 4 and 5 on 39/F are 200mm and 450mm.

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

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

### D座1樓平面圖
### Block D 1/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 簷篷/平台 | Canopy/Flat Roof |

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(4、5、6、7、8及9號單位除外)。

   4、5、6、7、8及9號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 are 130mm, 160mm and 215mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

### D座2樓 – 40樓平面圖
### Block D 2/F – 40/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |

1. 每個住宅物業的層與層之間的高度為2.75米(40樓除外)。

   40樓每個住宅物業的層與層之間的高度為2.79米。

2. 2樓至39樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(4、5、6、7、8及9號單位除外)。

   2樓至39樓4、5、6、7、8及9號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。

   40樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米(4、5、6、7、8及9號單位除外)。

   40樓4、5、6、7、8及9號單位每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及450毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 40/F).

   The floor-to-floor height of each residential property on 40/F is 2.79m.

2. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 39/F are 160mm and 215mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 on 2/F to 39/F are 130mm, 160mm and 215mm.

   The thickness of the floor slab (excluding plaster) of each residential property on 40/F is 200mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 on 40/F are 200mm and 450mm.

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

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

# E座1樓平面圖
# Block E 1/F Floor Plan




比例尺 SCALE: 0 5 (米) (m)

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 簷篷/平台 | Canopy/Flat Roof |

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(4、5、6、7、8及9號單位除外)。

   4、5、6、7、8及9號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 are 130mm, 160mm and 215mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

## 發展項目的住宅物業的樓面平面圖
## Floor Plans of Residential Properties in the Development

### E座2樓 – 40樓平面圖
### Block E 2/F – 40/F Floor Plan



## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |

1. 每個住宅物業的層與層之間的高度為2.75米(40樓除外)。

   40樓每個住宅物業的層與層之間的高度為2.79米。

2. 2樓至39樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(4、5、6、7、8及9號單位除外)。

   2樓至39樓4、5、6、7、8及9號單位的住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。

   40樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米(4、5、6、7、8及9號單位除外)。

   40樓4、5、6、7、8及9號單位每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及450毫米。

3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)

註： 平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 40/F).

   The floor-to-floor height of each residential property on 40/F is 2.79m.

2. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 39/F are 160mm and 215mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 on 2/F to 39/F are 130mm, 160mm and 215mm.

   The thickness of the floor slab (excluding plaster) of each residential property on 40/F is 200mm (except Flats 4, 5, 6, 7, 8 and 9).

   The thicknesses of the floor slabs (excluding plaster) of Flats 4, 5, 6, 7, 8 and 9 on 40/F are 200mm and 450mm.

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

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

# 12 發展項目中的住宅物業的面積
## Area of Residential Properties in the Development

| 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))<br>平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>sq.m. (sq.ft.) | 其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎)<br>Area of other specified items (Not included in the Saleable Area)<br>sq.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| A座<br>Block A | 1樓 – 40樓<br>1/F – 40/F | 1 | **45.3 (488)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 2 | **39.7 (427)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 3 | **41.6 (448)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 4 | **41.0 (441)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

# 發展項目中的住宅物業的面積
# Area of Residential Properties in the Development

| 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))<br>平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>sq.m. (sq.ft.) | 其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎)<br>Area of other specified items (Not included in the Saleable Area)<br>sq.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| A座<br>Block A | 1樓 – 40樓<br>1/F – 40/F | 5 | **35.4 (381)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 6, 7 | **41.5 (447)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 8 | **35.7 (384)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 9 | **39.7 (427)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 10 | **45.5 (490)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

## 發展項目中的住宅物業的面積
## Area of Residential Properties in the Development

| 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.m. (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.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 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 |
| B座 Block B | 1樓 – 37樓 1/F – 37/F | 1 | **45.3 (488)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 2, 9, 10 | **39.7 (427)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 3 | **41.6 (448)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 4 | **41.0 (441)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

## 發展項目中的住宅物業的面積
## Area of Residential Properties in the Development

| 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))<br>平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>sq.m. (sq.ft.) | 其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎)<br>Area of other specified items (Not included in the Saleable Area)<br>sq.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| B座<br>Block B | 1樓 – 37樓<br>1/F – 37/F | 5 | **35.4 (381)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 6 | **41.5 (447)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 7 | **41.3 (445)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 8 | **35.7 (384)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

## 發展項目中的住宅物業的面積
## Area of Residential Properties in the Development

| 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.m. (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.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 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 |
| C座 Block C | 1樓 – 39樓 1/F – 39/F | 1 | **45.9 (494)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 2 | **30.0 (323)**<br>露台 Balcony: 2.9 (31)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 3 | **39.8 (428)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 4 | **28.9 (311)**<br>露台 Balcony: 2.8 (30)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 5 | **29.2 (314)**<br>露台 Balcony: 2.8 (30)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 6 | **36.4 (392)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

# 發展項目中的住宅物業的面積
# Area of Residential Properties in the Development

| 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.m. (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.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 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 |
| C座 Block C | 1樓 – 39樓 1/F – 39/F | 7, 8 | **35.0 (377)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 9 | **41.0 (441)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 10 | **35.3 (380)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 11 | **41.5 (447)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

## 發展項目中的住宅物業的面積
## Area of Residential Properties in the Development

| 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.m. (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.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 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 |
| D座 Block D | 1樓 – 40樓 1/F – 40/F | 1 | **35.7 (384)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 2 | **34.8 (375)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 3 | **35.1 (378)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 4, 7, 8 | **39.6 (426)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 5, 6 | **38.8 (418)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 9 | **45.5 (490)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 10, 11 | **41.5 (447)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

# 發展項目中的住宅物業的面積
# Area of Residential Properties in the Development

| 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))<br>平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>sq.m. (sq.ft.) | 其他指明項目的面積(不計算入實用面積)<br>平方米(平方呎)<br>Area of other specified items (Not included in the Saleable Area)<br>sq.m. (sq.ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| E座<br>Block E | 1樓 – 40樓<br>1/F – 40/F | 1 | **35.7 (384)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 2 | **34.8 (375)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 3 | **35.1 (378)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 4, 7, 8 | **39.6 (426)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 5 ,6 | **38.8 (418)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 9 | **45.5 (490)**<br>露台 Balcony: 3.8 (41)<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |
| | | 10, 11 | **41.5 (447)**<br>露台 Balcony: –<br>工作平台 Utility Platform: –<br>陽台 Verandah: – | – | – | – | – | – | – | – | – | – | – |

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。

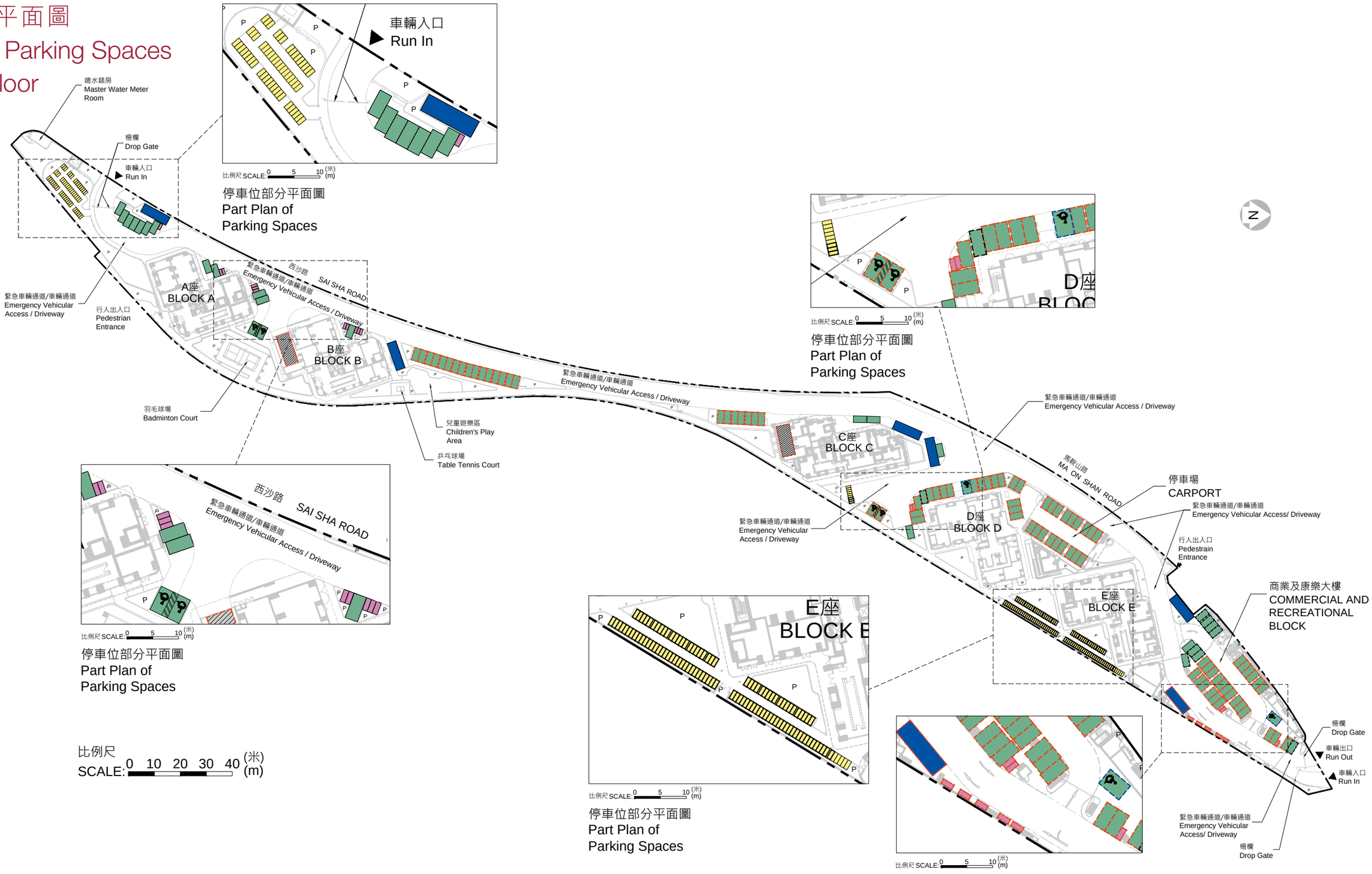
The saleable area of each residential property listed above is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

# 13 發展項目中的停車位的樓面平面圖
## Floor Plan of Parking Spaces in the Development

### 地下停車位平面圖
### Floor Plan of Parking Spaces on Ground Floor



# 發展項目中的停車位的樓面平面圖
# Floor Plan of Parking Spaces in the Development

圖例 NOTATION

| | | |
|---|---|---|
| ——·——·—— | 地界 | Lot Boundary |
| P | 花槽 | Planter |

| 停車位類別 Category of Parking Space | | 數目 Number | 每個停車位的尺寸(長x寬)(米) Dimensions of Each Parking Space (L x W) (m.) | 每個停車位的面積(平方米) Area of Each Parking Space (sq.m.) |
|---|---|---|---|---|
| | 露天汽車停車位<br>Open Car Parking Spaces | 17 | 5.0 X 2.5 | 12.50 |
| | 部分有蓋汽車停車位<br>Partially Covered Car Parking Spaces | 9 | 5.0 X 2.5 | 12.50 |
| | 有蓋汽車停車位<br>Covered Car Parking Spaces | 83 | 5.0 X 2.5 | 12.50 |
| | 露天汽車停車位(暢通易達停車位)<br>Open Car Parking Spaces (Accessible Parking Space) | 2 | 5.0 X 2.5 | 12.50 |
| | 有蓋汽車停車位(暢通易達停車位)<br>Covered Car Parking Spaces (Accessible Parking Space) | 2 | 5.0 X 2.5 | 12.50 |
| | 有蓋汽車停車位(暢通易達停車位)<br>Covered Car Parking Spaces (Accessible Parking Space) | 2 | 5.0 X 3.5 | 17.50 |
| | 露天單車停車位<br>Open Bicycle Parking Spaces | 67 | 1.8 X 0.75 | 1.35 |
| | 部分有蓋單車停車位<br>Partially Covered Bicycle Parking Spaces | 107 | 1.8 X 0.75 | 1.35 |
| | 露天電單車停車位<br>Open Motorcycle Parking Spaces | 11 | 2.4 X 1.0 | 2.40 |
| | 有蓋電單車停車位<br>Covered Motorcycle Parking Spaces | 10 | 2.4 X 1.0 | 2.40 |
| | 露天上落客貨停車位<br>Open Loading and Unloading Bays | 5 | 11.0 X 3.5 | 38.50 |
| | 有蓋上落客貨停車位<br>Covered Loading and Unloading Bay | 1 | 11.0 X 3.5 | 38.50 |
| | 有蓋垃圾車停車位<br>Covered Spaces for Refuse Collection Vehicle | 2 | 12.0 X 5.0 | 60.00 |

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

不適用 Not applicable

# 15 公契的摘要
# Summary of Deed of Mutual Covenant

處理以下各項的條文的摘要：

除在售樓説明書另有定義外，下述用詞的意義將等同於「公契」內該用詞的意義。請參閱「公契」。

## A 發展項目的公用部分

**「公用地方與設施」**指全部或任何一項(視乎上下文意而定)：(i)「屋苑公用地方與設施」；(ii)「住宅大廈公用地方與設施」；及(iii)所有根據「公契」或「副公契」(如有者)之條款指定為公用地方與設施的「屋苑」的部分與其設施。如情況適用，所有「公用地方與設施」均包括《建築物管理條例》(第344章)附表1指定的恰當及相關公用部分。

**「屋苑公用地方與設施」**指擬供「屋苑」整體而非其中任何個別部分公用與共享的「該土地」及「屋苑」的地方、系統、裝置與設施，包括但不限於在「該租契」第3.17條所指的休憩空間(構成「住宅大廈公用地方與設施」之休憩空間除外)、「綠化區」(構成「住宅大廈公用地方與設施」之「綠化區」除外)、「斜坡構築物」、車輛入口、總電掣房、變壓器房、垃圾及物料回收房、廢物收集站、儲物室、技工工場、簷篷、潔淨服務承辦商辦事處、位於「屋苑」入口的閘門、外牆(附屬於「住宅大廈」的外牆(如有者)除外)、「緊急車輛通道」、屋苑管理處、消防栓及街道消防栓上水泵及水缸房、平台、行人天橋、氣體調壓室、橫向屏幕、電訊豎管房、灌溉水缸房、升降機、升降機槽、升降機控制室、升降機大堂、「垃圾車專用停車位」、花灑泵房、總水錶房、業主立案法團辦事處、花槽、總水錶房的天台、樓梯、街道消防栓水缸、消防控制室、電錶房、管道槽、食水及沖廁水泵房、消防上水泵及水缸房、電訊及特低壓電房、電訊及廣播設備室、應急發電機房、消防及花灑泵房、消防喉轆水泵及水缸房、儲物室、只為「停車場」內已建或擬建的消防喉轆水泵及水缸房服務的所有牆、柱、樑、天花板、天台樓板、樓板的結構和任何其他結構部件、花灑控制閥房，以及在「屋苑」內提供或安裝並擬為「屋苑」整體而非其中任何個別部分提供服務的其他地方與任何其他系統、裝置與設施，即現於「公契」所夾附圖則以橙色、橙色加黑斜線、橙色加黑交叉斜線、黃色及灰色顯示(只要該等地方、系統、裝置及設施可在圖則辨識)以資識別的範圍，以及香港房屋委員會(下稱「房委會」)可隨時按照「公契」之條款指定為「屋苑公用地方與設施」並且擬供「屋苑」整體而非其中任何個別部分公用與共享的「該土地」及「屋苑」的附加地方、系統、裝置及設施，但(「公契」另有明文定義及規定者除外)不包括「住宅大廈公用地方與設施」、屬任何「公共事業公司」及電訊及廣播服務供應商的裝置和「屋苑」內由個別「業主」擁有獨有和專有權持有、使用、佔用與享用的地方和「屋苑」內只為任何個別「業主」提供服務的設施。

Summary of Provisions that Deal with the Following Matters:

Unless otherwise defined in this sales brochure, capitalised and other terms used in the following shall have the same meaning of such terms used in the Deed of Mutual Covenant ("DMC"). Please refer to the DMC for reference.

## A The Common Parts of the Development

**"Common Areas and Facilities"** shall mean (as the context may require) all or any of (i) the Estate Common Areas and Facilities; (ii) the Residential Blocks Common Areas and Facilities and (iii) all those parts and such of the facilities of the Estate designated as common areas and facilities in accordance with the provisions of the DMC or Sub-DMC (if any), each of which Common Areas and Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

**"Estate Common Areas and Facilities"** shall mean the areas, systems, devices and facilities of the said land and the Estate intended for the common use and benefit of the Estate as a whole and not just any particular part thereof and shall include, but not limited to, the open space referred to in Clause 3.17 of the said lease (other than the open space forming part of the Residential Blocks Common Areas and Facilities), Greenery Area (other than the Greenery Area forming part of the Residential Blocks Common Areas and Facilities), Slope Structures, vehicular entrance(s), main switch room(s), transformer room(s), refuse storage and material recovery chamber(s), junk collection point(s), store(s), artisans' workshop, canopy, cleansing contractor's office, drop gate(s) at the entrances of the Estate, external wall(s) (other than those pertaining to the Residential Blocks (if any)), the Emergency Vehicular Access, estate management office, fire hydrant and street fire hydrant upfeed pump and tank room(s), flat roof(s), footbridge, gas kiosk(s), horizontal screen(s), telecommunications riser room, irrigation water tank room, lift(s), lift shaft(s), lift control panel room, lift lobby(ies), Loading and Unloading Space(s) for Refuse Collection Vehicles, sprinkler pump room, master water meter room(s), owners' corporation office, planter(s), roof of master water meter room, staircase(s), street fire hydrant water tank(s), fire control room, electrical meter room(s), pipe duct(s), fresh and flush water pump room, fire services upfeed pump and tank room, telecommunications and extra low voltage room(s), telecommunication and broadcasting equipments room, emergency generator room, fire services and sprinkler pump room, hose reel water pump and tank room, store room, the structures of all walls, columns, beams, ceilings, roof slabs, floor slabs and any other structural elements serving exclusively the hose reel water pump and tank room erected or to be erected in the Carport, sprinkler control valve room, and such other areas and any other systems, devices and facilities provided or installed in the Estate and intended to serve the Estate as a whole and not just any particular part thereof which, for the purpose of identification only, are shown coloured Orange, Orange Hatched Black, Orange Cross-hatched Black, Yellow and Grey (insofar as such areas, systems, devices and facilities are identifiable on such plans) on the plans annexed to the DMC and such additional areas, systems, devices and facilities of the said land and the Estate intended for the common use and benefit of the Estate as a whole and not just any particular part thereof as may at any time be designated as Estate Common Areas and Facilities by the Hong Kong Housing Authority (hereinafter referred to as "HA") in accordance with the provisions of the DMC but (unless otherwise expressly defined and provided under the DMC) shall exclude the Residential Blocks Common Areas and Facilities, those installations belonging to any Utility Company and telecommunications and broadcasting services providers and

# 公契的摘要
# Summary of Deed of Mutual Covenant

**「住宅大廈公用地方與設施」**指及包括但不限於在「該租契」第3.17條所指的休憩空間(構成「屋苑公用地方與設施」之休憩空間除外)、「綠化區」(為免存疑,「綠化區」包括停車位上蓋的天台的混凝土結構上面的「綠化區」,但不包括構成「屋苑公用地方與設施」之「綠化區」)、羽毛球場、冷氣機平台、洗手間、隔聲鰭、「單車停車位」、電纜管道、兒童遊樂區、有蓋行人通道、罩屋、電纜槽、電線槽、電錶房、應急發電機房、消防中途增壓泵房、消防上水泵及中途增壓泵房、消防水缸、平台、沖廁水水缸、食水及沖廁水泵房、食水增壓泵房、綠化天台、綠化外牆、保安員櫃位、橫向屏幕、升降機、升降機槽、升降機大堂、消防升降機大堂、升降機機房、「住宅大廈的上落客貨停車位」、總電掣房、非結構預製外牆、附屬於「住宅大廈」的外牆(包括伸建物如「住宅單位」外的冷氣機罩)、管道槽、垃圾及物料回收室、垃圾及物料回收房、花灑控掣閥房、樓梯、乒乓球場、電訊及特低壓電房、儲物室、電訊及廣播設備室、變壓器房、通風管道房、加闊的公用走廊及升降機大堂、露天遊樂區(包括兒童遊樂區)、花槽、籃球場、通往「停車場」天台的樓梯和坡道以及在「住宅大廈」內提供或安裝並擬為「住宅大廈」整體提供服務的任何其他地方、系統、裝置與設施(及為免存疑,包括(i)停車位上蓋的天台的混凝土結構上面的防水薄膜及輔助管道、排水渠設施;及(ii)「停車場」天台的混凝土結構上面的防水薄膜),即現於「公契」所夾附圖則以啡色、啡色加黑斜線、啡色加黑交叉斜線及綠色虛線顯示(只要該等地方、系統、裝置及設施可在圖則辨識)以資識別的範圍,以及「房委會」可隨時按照「公契」之條款指定為「住宅大廈公用地方與設施」的附加地方、系統、裝置與設施,但(「公契」另有明文定義及規定者除外)並不包括「屋苑公用地方與設施」、屬任何「公共事業公司」及電訊及廣播服務供應商的裝置和「住宅大廈」內由個別「業主」擁有獨有和專有權持有、使用、佔用與享用的地方,以及「住宅大廈」內只為個別「業主」提供服務的設施。

such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner.

"**Residential Blocks Common Areas and Facilities**" shall mean and include, but not limited to, the open space referred to in Clause 3.17 of the said lease (other than the open space forming part of the Estate Common Areas and Facilities), Greenery Area (which, for the avoidance of doubt, includes the Greenery Area on top of the concrete structures of the roof(s) of the carpark shelter(s) but excludes the Greenery Area forming part of the Estate Common Areas and Facilities), badminton court, AC platform, toilet(s), acoustic fin(s), Bicycle Parking Spaces, cable duct(s), children's play area(s), covered walkway(s), dog house(s), electrical cable duct(s), electrical duct, electrical meter room(s), emergency generator room(s), fire services intermediate booster pump room(s), fire services upfeed pump and intermediate booster pump room(s), fire services water tank(s), flat roof(s), flush water tank(s), fresh and flush water pump room(s), fresh water booster pump room(s), green roof, green wall(s), guard counter(s), horizontal screen(s), lift(s), lift shaft(s), lift lobby(ies), firemen lift lobby, lift machine room(s), Loading and Unloading Space(s) for the Residential Blocks, main switch room, non-structural pre-fabricated external wall(s), the external wall(s) pertaining to the Residential Blocks including projections such as air-conditioner hoods outside the Residential Units, pipe duct(s), refuse storage & material recovery room(s), refuse storage and material recovery chamber(s), sprinkler control valve room, staircase(s), table tennis court, telecommunications and extra low voltage room(s), store(s), telecommunication and broadcasting equipments room(s), transformer room, vent duct room(s), wider common corridor(s) and lift lobby(ies), open play area (including children's play area), planter(s), basketball court, staircase and ramp to the roof of the Carport and any other areas, systems, devices and facilities provided or installed in the Residential Blocks and intended to serve exclusively the Residential Blocks as a whole (and for the avoidance of doubt, including (i) the waterproof membrane and the ancillary pipes, drains and facilities on top of the concrete structures of the roof(s) of the carpark shelter(s); and (ii) the waterproof membrane on top of the concrete structures of the roof of the Carport), which for the purpose of identification only, are shown coloured Brown, Brown Hatched Black, Brown Cross-hatched Black and Pecked Green Line (insofar as such areas, systems, devices and facilities are identifiable on such plans) on the plans annexed to the DMC and such additional areas, systems, devices and facilities as may at any time be designated as the Residential Blocks Common Areas and Facilities by the HA in accordance with the provisions of the DMC but (unless otherwise expressly defined and provided under the DMC) shall exclude the Estate Common Areas and Facilities, those installations belonging to any Utility Company and telecommunications and broadcasting services providers and such areas within the Residential Blocks in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Residential Blocks serving only any particular Owner.

## (B) 分配予發展項目中的每個住宅物業的不分割份數的數目

## (B) The Number of Undivided Shares Assigned to Each Residential Property in the Development

| 座數 Block | 樓層 Floor | 單位 Unit | 每一單位佔整體業權之不分割份數 Undivided Shares for Each Unit |
|---|---|---|---|
| A | 1樓 – 40樓 1/F – 40/F | 1, 10 | 71 / 131,086 |
| | | 2, 9 | 62 / 131,086 |
| | | 3, 6, 7 | 65 / 131,086 |
| | | 4 | 64 / 131,086 |
| | | 5 | 55 / 131,086 |
| | | 8 | 56 / 131,086 |
| B | 1樓 – 37樓 1/F – 37/F | 1 | 71 / 131,086 |
| | | 2, 9, 10 | 62 / 131,086 |
| | | 3, 6, 7 | 65 / 131,086 |
| | | 4 | 64 / 131,086 |
| | | 5 | 55 / 131,086 |
| | | 8 | 56 / 131,086 |
| C | 1樓 – 39樓 1/F – 39/F | 1 | 72 / 131,086 |
| | | 2 | 47 / 131,086 |
| | | 3 | 62 / 131,086 |
| | | 4 | 45 / 131,086 |
| | | 5 | 46 / 131,086 |
| | | 6 | 57 / 131,086 |
| | | 7, 8 | 55 / 131,086 |
| | | 9 | 64 / 131,086 |
| | | 10 | 55 / 131,086 |
| | | 11 | 65 / 131,086 |

| 座數 Block | 樓層 Floor | 單位 Unit | 每一單位佔整體業權之不分割份數 Undivided Shares for Each Unit |
|---|---|---|---|
| D | 1樓 – 40樓 1/F – 40/F | 1 | 56 / 131,086 |
| | | 2 | 54 / 131,086 |
| | | 3 | 55 / 131,086 |
| | | 4, 7, 8 | 62 / 131,086 |
| | | 5, 6 | 61 / 131,086 |
| | | 9 | 71 / 131,086 |
| | | 10, 11 | 65 / 131,086 |
| E | 1樓 – 40樓 1/F – 40/F | 1 | 56 / 131,086 |
| | | 2 | 54 / 131,086 |
| | | 3 | 55 / 131,086 |
| | | 4, 7, 8 | 62 / 131,086 |
| | | 5, 6 | 61 / 131,086 |
| | | 9 | 71 / 131,086 |
| | | 10, 11 | 65 / 131,086 |

### C 發展項目的管理人的委任年期

除《建築物管理條例》(第344章)另有規定，「房委會」應負責「該土地」及「屋苑」之管理，首屆任期為「公契」日起計二十四(24)個曆月或直至「業主立案法團」成立為止(以較早者為準)及必須繼續擔任「經理人」，直至「房委會」的任命按照「公契」的條文終止為止。

### C The Term of Years for which the Manager of the Development is Appointed

Subject to the provisions of the Building Management Ordinance (Cap. 344), HA shall undertake the management of the said land and the Estate for an initial term expiring 24 calendar months from the date of the DMC or until an Owners' Corporation is formed, whichever is the earlier and shall continue to be the Manager for such further period until the termination of the HA's appointment in accordance with the provisions of the DMC.

## D 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

(1) 每名「業主」均須繳付「經理人」釐定的月費，以分擔管理「屋苑」所招致的必要及合理費用、收費及開支，攤付金額乃根據每名「業主」以專有權持有、使用、佔用和享用的「屋苑」部分之「管理份數」按比例計算，並由「經理人」根據「公契」條文制訂的周年財政預算訂定。

每份周年財政預算須包括三個部分：

(a) 第一部分須涵蓋「業主」按相關的「授予地役權契據」下應付的一切款項；

(b) 第二部分須分為於「公契」第51(b)條所列出的3個分部分；及

(c) 第三部分須涵蓋於「公契」第51(c)條所列出的開支，

但受制於「公契」第51條載有的但書。

## D The Basis on which the Management Expenses are Shared Among the Owners of the Residential Properties in the Development

(1) Each of the Owners shall pay a monthly sum as determined by the Manager being the due proportion of the costs, charges and expenses necessarily and reasonably incurred in the management of the Estate in proportion to the number of Management Shares allocated to such part of the Estate of which he has the exclusive right to hold, use, occupy and enjoy. The amount of such monthly sum shall be determined by the Manager based on the annual budget made in accordance with the provisions of the DMC.

Every annual budget shall be in 3 parts:

(a) The first part shall cover all amounts payable by the Owners under the relevant Deed of Grant of Easement;

(b) The second part shall be divided into 3 sections as set out in Clause 51(b) of the DMC; and

(c) The third part shall cover expenditure as set out in Clause 51(c) of the DMC,

subject to the provisos as contained in Clause 51 of the DMC.

(2) 分配予發展項目中的每個住宅物業的「管理份數」的數目：

(2) The number of Management Shares allocated to each residential property in the Development is as follows:

| 座數 Block | 樓層 Floor | 單位 Unit | 每一單位佔整體管理份數 Management Shares for Each Unit |
|---|---|---|---|
| A | 1樓 – 40樓 1/F – 40/F | 1, 10 | 71 / 131,076 |
| | | 2, 9 | 62 / 131,076 |
| | | 3, 6, 7 | 65 / 131,076 |
| | | 4 | 64 / 131,076 |
| | | 5 | 55 / 131,076 |
| | | 8 | 56 / 131,076 |
| B | 1樓 – 37樓 1/F – 37/F | 1 | 71 / 131,076 |
| | | 2, 9, 10 | 62 / 131,076 |
| | | 3, 6, 7 | 65 / 131,076 |
| | | 4 | 64 / 131,076 |
| | | 5 | 55 / 131,076 |
| | | 8 | 56 / 131,076 |
| C | 1樓 – 39樓 1/F – 39/F | 1 | 72 / 131,076 |
| | | 2 | 47 / 131,076 |
| | | 3 | 62 / 131,076 |
| | | 4 | 45 / 131,076 |
| | | 5 | 46 / 131,076 |
| | | 6 | 57 / 131,076 |
| | | 7, 8 | 55 / 131,076 |
| | | 9 | 64 / 131,076 |
| | | 10 | 55 / 131,076 |
| | | 11 | 65 / 131,076 |

| 座數 Block | 樓層 Floor | 單位 Unit | 每一單位佔整體管理份數 Management Shares for Each Unit |
|---|---|---|---|
| D | 1樓 – 40樓<br>1/F – 40/F | 1 | 56 / 131,076 |
| | | 2 | 54 / 131,076 |
| | | 3 | 55 / 131,076 |
| | | 4, 7, 8 | 62 / 131,076 |
| | | 5, 6 | 61 / 131,076 |
| | | 9 | 71 / 131,076 |
| | | 10, 11 | 65 / 131,076 |
| E | 1樓 – 40樓<br>1/F – 40/F | 1 | 56 / 131,076 |
| | | 2 | 54 / 131,076 |
| | | 3 | 55 / 131,076 |
| | | 4, 7, 8 | 62 / 131,076 |
| | | 5, 6 | 61 / 131,076 |
| | | 9 | 71 / 131,076 |
| | | 10, 11 | 65 / 131,076 |

## E 計算管理費按金的基準

每個「單位」的「業主」須向「經理人」支付並由「經理人」無利息下保存一筆管理費按金，其金額不多於「經理人」根據首年管理費預算訂定之「業主」就其「單位」於「公契」條文下應付每月款項的三倍。

## F 賣方在發展項目中保留作自用的範圍

不適用

## E The Basis on which the Management Fee Deposit is Fixed

The Owner of each Unit shall pay to and at all times keep deposited with the Manager free of interest a sum not exceeding 3 times the monthly sum payable by the Owner under the provisions of the DMC in respect of the Unit as determined by the Manager based on the first year's budgeted management expenses.

## F The Area in the Development Retained by the Vendor for the Vendor's Own Use

Not applicable

註： 請查閱「公契」全文以了解上述條款及「公契」中其他條款的全部詳情。「公契」的全文可於房委會客務中心內之居屋銷售小組開放時間內免費查閱，並可於房委會就出售錦駿苑所指定的互聯網網站內閱覽。

Note : For full details of the above provisions and other provisions in the DMC, please refer to the DMC. Full script of the DMC is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre and is also available on the website designated by the HA for the sale of Kam Chun Court.

# 16 批地文件的摘要
# Summary of Land Grant

位於沙田市地段第596號之香港房屋委員會(下稱「承租人」,如語意容許,亦包括其繼承人或受讓人)之發展項目的政府租契日期為2020年2月26日並經由在土地註冊處以註冊摘要編號21091002280020登記及日期為2021年8月26日的批准書更改或修改(下統稱「該租契」)。

1 **該發展項目位於沙田市地段第596號(下稱「該土地」)。**

2 **「該土地」的批租年期為50年,由2020年2月26日起計(下稱「批租年期」)。**

3 **「該租契」條款第3.3條訂明:**

「承租人」須不時及在此後的所有時間在每當有需要或情況要求時妥善及足夠地自費管理、修理、維護、支持、保養、鋪設、清洗、刷淨、清潔、清空、改動及保持「該土地」及現有或其後任何時間位於「該土地」的樓宇或物業單位及所有其他架設物及建築物,所有「該土地」內的山坡上,擋土結構和護土牆,及所有屬於和以任何形式屬於或附屬於「該土地」或任何位於其上之樓宇、物業單位、架設物及建築物的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道,並且全面執行需要及必須的所有修葺、清洗及修改工程,一切必須達致令地政總署署長(下稱「署長」)滿意為止。

4 **「該租契」條款第3.7條訂明:**

「承租人」須在「批租年期」內每當有需要時承擔、支付及容許製造、建築、維修及修改「該土地」或其任何部分所需或在「該土地」內或屬於「該土地」並與其它附近或毗鄰的樓宇共用的所有或任何道路、巷道、行人道、溝渠、籬笆及公用牆、化糞池、私人或公共污水渠及排水渠的成本及費用的合理份數及部分。該份數及部分將由「署長」指定及決定(其決定為最終決定及對「承租人」具約束力)及將由「署長」以未付之地租形式徵收。

5 **「該租契」條款第3.13條訂明:**

除「該租契」的條款及契諾另有規定外,「承租人」不得使用或准許或容許他人使用「該土地」或其任何部分或任何已建或擬建於「該土地」的建築物或其任何部分作私人住宅及「該租契」所述的商業樓宇及附屬設施以外的用途。特此説明,已建或擬建於「該土地」的建築物內的任何住宅單位不得用作私人住宅用途以外的任何其他用途。

The government lease governing the Development entered into by The Hong Kong Housing Authority ("the Lessee" which expression shall where the context so admits include its successors and assigns) in respect of Sha Tin Town Lot No.596 is dated the 26th day of February 2020 as varied or modified by Approval Letter dated the 26th day of August 2021 and registered in the Land Registry by Memorial No. 21091002280020 (hereinafter collectively referred to as "the Lease").

1 **The Development is situated on Sha Tin Town Lot No. 596 ("the said land").**

2 **The said land is granted for a term of 50 years ("Lease Term") commencing from the 26th day of February 2020.**

3 **Clause No. 3.3 of the said lease stipulates that:**

The Lessee shall from time to time and at all times hereafter, when where and as often as need or occasion shall require, at the Lessee's own proper costs and charges well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the said land and the messuage or tenement, messuages or tenements and all other erections and buildings now or which may at any time hereafter be standing upon the said land, all the slopes, earth-retaining structures and retaining walls within the said land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the said land or any of the said messuages, tenements, erections and buildings in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director of Lands ("the Director").

4 **Clause No. 3.7 of the said lease stipulates that:**

The Lessee shall during the Lease Term as often as need shall require bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, lanes, pavements, channels, fences and party walls, cesspools, private or public sewers and drains requisite for or in or belonging to the said land or any part thereof in common with other premises near or adjoining thereto. Such share and proportion shall be fixed and determined by the Director (whose determination shall be final and binding on the Lessee) and shall be recoverable by the Director in the nature of rent in arrears.

5 **Clause No. 3.13 of the said lease stipulates that:**

Subject to the terms and covenants contained in the said lease, the Lessee shall not use or permit or suffer to be used the said land or any part thereof or any building or buildings erected or to be erected thereon or any part of such building or buildings for any purpose other than for private residential purposes together with such commercial accommodation and ancillary facilities as referred to in the said lease and in particular, any residential flats in the building or buildings erected or to be erected on the said land shall not be used for any purpose other than for private residential purposes.

6 「該租契」條款第3.15條訂明：

「承租人」須自費以令「署長」及食物環境衞生署署長滿意的方式於「該土地」建築、提供及維持完整的垃圾收集系統。

7 「該租契」條款第3.16條訂明：

「承租人」未經「署長」事先書面同意，不得移除或干擾生長於「該土地」或相鄰範圍的樹木。「署長」發出有關書面同意時，可在其認為合適的情況下，施加有關移植、補償性環境美化工程或重植的條件。

8 「該租契」條款第3.17條訂明：

(a) 「承租人」須在「該土地」內以令「署長」滿意的方式，自費提供及維持面積不少於6,403平方米的休憩空間，且不得使用、准許或容許他人使用該休憩空間作供「該土地」已建或擬建的建築物的住客及佔用人及其真正賓客和訪客使用及享用的動態及靜態康樂用途以外的任何其他用途。「署長」就何謂休憩空間的決定為最終決定及對「承租人」具約束力。

(b) 根據「該租契」條款第3.17(a)條提供的休憩空間須被指定為「該租契」條款第3.21(a)(v)條所指的「公用地方」並成為其中一部分。

9 「該租契」條款第3.18條訂明：

「承租人」須在「該土地」及平台(如有)未有建築之任何部分，自費進行環境美化工程及種植樹木和灌木，其後須以令「署長」滿意的方式保養及使其維持在安全、潔淨、整齊、井然而健壯的狀態。

10 「該租契」條款第3.20條訂明：

(a) 除於「該租契」條款第3.20條(b)款、(c)款及(d)款另有規定外，「業主」(按下文定義)無論何時均不得出售、轉讓、讓與、轉易、按揭、押記、批租、分租、放棄管有或以其他方式處置其「住宅單位」(按下文定義)或其任何部分或其中的任何權益(無論是以直接或間接保留、授予任何優先拒絕要約權、選擇權或授權書的方式或是以任何其他方法、安排或任何形式的文件)或就此等目的訂立任何協議。

(b) 「業主」可無須事先向「承租人」繳付「補價」(按下文定義)，將轉讓予他的「住宅單位」按揭或押記，惟前提是必須獲得房屋署署長的事先書面批准，而房屋署署長在授予該批准時可施加他認為合適的條款及條件，包括(除其他外)繳付行政費(如被要求時)及該按揭或押記須符合房屋署

6 Clause No. 3.15 of the said lease stipulates that:

The Lessee shall at its own expense and to the satisfaction of the Director and the Director of Food and Environmental Hygiene construct, provide and maintain within the said land a comprehensive system of refuse collection.

7 Clause No. 3.16 of the said lease stipulates that:

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

8 Clause No. 3.17 of the said lease stipulates that:

(a) The Lessee shall at its own expense provide and maintain within the said land to the satisfaction of the Director open space of not less than 6,403 square metres in area and shall not use, permit or suffer to be used the said open space for any purpose other than for active and passive recreational purposes for the use and enjoyment by the residents and occupiers of the building or buildings erected or to be erected on the said land and their bona fide guests and visitors. The decision of the Director as to what constitutes open space shall be final and binding on the Lessee.

(b) The open space provided in accordance with Clause No. 3.17(a) of the said lease shall be designated as and form part of the Common Areas referred to in Clause No. 3.21(a)(v) of the said lease.

9 Clause No. 3.18 of the said lease stipulates that:

The Lessee shall at its own expense landscape and plant with trees and shrubs any portion of the said land and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

10 Clause No. 3.20 of the said lease stipulates that:

(a) Except as provided in Clauses Nos. 3.20(b), (c) and (d) of the said lease, no owner (as defined hereafter) shall at any time, sell, assign, alienate, convey, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his residential flat (as defined hereafter) or any part thereof or any interest therein (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do.

(b) An owner may, without first making payment of the Premium (as defined hereafter) to the Lessee, mortgage or charge the residential flat assigned to him provided that the prior written approval of the Director of Housing shall be obtained who may, in granting such approval, impose such terms and conditions as he sees fit including, inter alia, payment of an administrative fee (if required) and that the mortgage or charge shall be in a form approved by the Director of Housing and shall

署長批准的格式並載有房屋署署長要求的條文。

(c) 「業主」無須事先向「承租人」繳付「補價」而有權就其「住宅單位」訂立任何臨時買賣協議、買賣協議及轉讓契據，惟前提是：

(i) 以買方身份訂立該臨時買賣協議的人士為「合資格買方」(按下文定義)；

(ii) 以買方身份訂立買賣協議及轉讓契據的人士為「承租人」以其獨有及絕對酌情權提名購買該「住宅單位」的人士；

(iii) 已遵從及遵守「承租人」以其獨有及絕對酌情權施加的所有要求、條款及條件(包括繳付行政費(如被要求時))；

(iv) 每份根據「該租契」條款第3.20(c)條規定訂立的臨時買賣協議、買賣協議及轉讓契據須載有並受制於「承租人」以其獨有及絕對酌情權要求或授權的條款及條件，並須受「該租契」條款第3.20條所載的條款及條件限制；以及

(v) 倘若「業主」於「首次轉讓契據」(按下文定義)日期起計兩年期間屆滿前訂立臨時買賣協議，則臨時買賣協議、買賣協議及轉讓契據中所訂立的售價不得多於「買價」(按下文定義)。

(d) 於「期間」(按下文定義)屆滿後，

(i) 「業主」有權出售、轉讓、讓與、轉易、按揭、押記、批租、分租、放棄管有或以其認為適合的其他方式處置其「住宅單位」，惟前提是須向「承租人」繳付「補價」以及向房屋署署長繳付用作釐定「補價」的行政費(如被要求時)；以及

(ii) 在向「承租人」繳付「補價」前，「業主」可就其「住宅單位」訂立買賣協議，惟前提是該協議的條件須規定於轉讓「住宅單位」前及於該協議訂立日期的28日之內或房屋署署長可另行以書面批准的延長限期內向「承租人」繳付「補價」。

(e) 儘管「該租契」條款第3.20(a)條有所規定，「業主」可無須事先向「承租人」繳付「補價」，但須在遵照「承租人」施加的條款及條件(包括但不限於繳付行政費(如被要求時))的情況下，將其「住宅單位」或其中的任何權益轉讓予由「承租人」以其獨有及絕對酌情權以書面批准的該名或該等人士，或就此目的訂立任何協議。

(f) 在「業主」根據「該租契」條款第3.20(d)條向「承租人」繳付「補價」後，「該租契」條款第3.20條將不再適用於該「業主」的「住宅單位」，並對該「業

contain such provisions as the Director of Housing may require.

(c) An owner shall be entitled to enter into any provisional agreement for sale and purchase, agreement for sale and purchase and assignment of his residential flat without first making payment of the Premium to the Lessee provided that:

(i) the person entering into the provisional agreement for sale and purchase as the purchaser is an eligible purchaser (as defined hereafter);

(ii) the person entering into the agreement for sale and purchase and the assignment as the purchaser is a person nominated by the Lessee in his sole and absolute discretion to buy such residential flat;

(iii) all requirements, terms and conditions (including the payment of administrative fees, if required) as may be imposed by the Lessee in his sole and absolute discretion are observed and complied with;

(iv) the provisional agreement for sale and purchase, agreement for sale and purchase and assignment entered into pursuant to the provisions of Clause No. 3.20(c) of the said lease shall each be subject to and contain such terms and conditions as may be required or authorized by the Lessee in his sole and absolute discretion and shall each be made subject to the terms and conditions contained in Clause No. 3.20 of the said lease; and

(v) in the event of the owner entering into the provisional agreement for sale and purchase before the expiry of two years from the date of the First Assignment (as defined hereafter), the sale price under the provisional agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be at a price not more than the Purchase Price (as defined hereafter).

(d) After the expiry of the Period (as defined hereafter),

(i) an owner shall be entitled to sell, assign, alienate, convey, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his residential flat as he sees fit subject to the payment of the Premium to the Lessee together with an administrative fee payable to the Director of Housing for determination of the Premium (if required); and

(ii) an owner may enter into an agreement for sale and purchase of his residential flat prior to the payment of the Premium to the Lessee provided that it is a condition of such agreement that the Premium shall be paid to the Lessee prior to the assignment of the residential flat and within 28 days of the date of the agreement or within such extended period as may otherwise be approved in writing by the Director of Housing.

(e) Notwithstanding Clause No. 3.20(a) of the said lease, an owner may, without first making payment of the Premium to the Lessee and in conformity with such terms and conditions as may be imposed by the Lessee (including but not limited to the payment of administrative fees, if required), assign his residential flat or any interest therein or enter into any agreement so to do to such person or persons as the Lessee may in its sole and absolute discretion approve in writing.

(f) Upon payment of the Premium by an owner to the Lessee in accordance with Clause No. 3.20(d) of the said lease, Clause No. 3.20 of the said lease shall no longer apply to and cease to have

主」的「住宅單位」失去效力。

(g) 就「該租契」條款第3.20條而言：

(i) 「合資格買方」指獲得「承租人」核證為符合資格購買「住宅單位」或其中任何權益的人士；

(ii) 「首次轉讓契據」指「承租人」向該「住宅單位」的首位「業主」轉讓「住宅單位」的首份轉讓契據；

(iii) 「承租人」一詞不包括其受讓人；

(iv) 「最初市值」指在「首次轉讓契據」中指明的「住宅單位」的市值；

(v) 「業主」指獲「承租人」根據「該租契」條款第3.19(a)條轉讓或同意轉讓「該土地」的不分割份數連同在「該土地」已建或擬建的建築物內之「住宅單位」的獨有管有權的人士；而就「該租契」條款第3.20條而言，包括其業權繼承人及「住宅單位」的承按人或承押記人；

(vi) 「期間」指「首次轉讓契據」的日期後起計的一段為期10年的期間；

(vii) 「補價」指由房屋署署長釐定的款額(其釐定為最終決定及對「住宅單位」的「業主」具約束力)，該款額須根據以下公式計算：

$$\text{「補價」} = \text{「現行市值」} \times \frac{(\text{「最初市值」} - \text{「買價」})}{\text{「最初市值」}}$$

就計算「補價」而言，「現行市值」指在「業主」繳付「補價」時由房屋署署長評估的「住宅單位」的市值；

(viii) 「買價」指於「首次轉讓契據」中指明之「承租人」向「業主」出售「住宅單位」的價錢；以及

(ix) 「住宅單位」指於「該土地」已建或擬建的建築物內並獲分配「該土地」的不分割份數的住宅單位。

(h) 儘管「該租契」條款第3.20條(c)款、(e)款及(g)款有相反規定，「承租人」根據「該租契」條款第3.20條給予或作出任何批准、核證或提名或行使任何酌情權須受運輸及房屋局局長不時施加的條款及條件(如有)限制。

## 11 「該租契」條款第3.23(a)至(d)條及第3.23(f)條訂明：

(a) 「承租人」須在「該土地」內以令「署長」滿意的方式提供及維持：

(i) 供停泊根據《道路交通條例》及其下的規例或任何修訂法例獲發牌並屬於「該土地」已建或擬建並用作私人住宅用途的建築物的住客及其真正賓客和訪客的汽車(電單車和貨車除外)的停車位，除非另行獲

effect on the owner's residential flat.

(g) For the purposes of Clause No. 3.20 of the said lease:

(i) "eligible purchaser" means a person who has been certified by the Lessee to be eligible for the purchase of a residential flat or any interest therein;

(ii) "First Assignment" means the first assignment of a residential flat from the Lessee to the first owner of that residential flat;

(iii) the expression "Lessee" excludes its assigns;

(iv) "Initial Market Value" means the market value of the residential flat as specified in the First Assignment;

(v) "owner" means a person to whom the Lessee has assigned or agreed to assign an undivided share or undivided shares of and in the said land together with the right of exclusive possession of a residential flat in the building or buildings erected or to be erected on the said land under Clause No. 3.19(a) of the said lease; and for the purpose of Clause No. 3.20 of the said lease includes his successors-in-title and the mortgagee or chargee in respect of the residential flat;

(vi) "Period" means a period of 10 years after the date of the First Assignment;

(vii) "Premium" means an amount determined by the Director of Housing (whose determination shall be final and binding on the owner of the residential flat) which shall be calculated according to the following formula:

$$\text{Premium} = \text{Prevailing Market Value} \times \frac{(\text{Initial Market Value} - \text{Purchase Price})}{\text{Initial Market Value}}$$

whereas for the purpose of calculating the Premium, the Prevailing Market Value is the market value of the residential flat assessed by the Director of Housing as at the time when the owner pays the Premium;

(viii) "Purchase Price" means the price of the residential flat sold by the Lessee to the owner as specified in the First Assignment; and

(ix) "residential flat" means a residential flat in the building or buildings erected or to be erected on the said land and to which an undivided share or undivided shares of and in the said land has or have been allocated.

(h) Notwithstanding anything to the contrary contained in Clauses Nos. 3.20(c), (e) and (g) of the said lease, the giving or making of any approval, certification or nomination or the exercise of any discretion by the Lessee under Clause No. 3.20 of the said lease shall be subject to such terms and conditions (if any) as may be imposed from time to time by the Secretary for Transport and Housing.

## 11 Clauses Nos. 3.23(a) to (d) and (f) of the said lease stipulate that:

(a) The Lessee shall provide and maintain within the said land to the satisfaction of the Director:

(i) spaces for the parking of motor vehicles (excluding motor cycles and goods vehicles) licensed under the Road Traffic Ordinance, any regulations made thereunder and any

得「署長」的書面同意，停車位的數目須為95。除「該租契」第3.23條(a)(v)款另有規定，每個停車位的尺寸最少須為2.5米寬及5.0米長而樓底高度最少須為2.4米，除非另行獲得「署長」的書面同意；

(ii) 供停泊根據《道路交通條例》及其下的規例或任何修訂法例獲發牌並屬於「該土地」已建或擬建並用作非住宅用途(不包括工業)的建築物的佔用人及其真正賓客和訪客的汽車(電單車和貨車除外)的停車位，按「該土地」已建或擬建並用作非住宅用途(不包括工業)的建築物以每200平方米總樓面面積或其部分設置一個停車位的比率提供。就計算停車位要求而言，「署長」可全權酌情豁免任何「該土地」已建或擬建的建築物的總樓面面積。除「該租契」第3.23條(a)(vi)款另有規定，每個停車位的尺寸最少須為2.5米寬及5.0米長而樓底高度最少須為2.4米，除非另行獲得「署長」的書面同意；

(iii) 供停泊根據《道路交通條例》及其下的規例或任何修訂法例獲發牌並屬於「該土地」已建或擬建並用作私人住宅用途的建築物的住客及其真正賓客和訪客的電單車的停車位，除非另行獲得「署長」的書面同意，停車位的數目須為21，而且除非另行獲得「署長」的書面同意，每個停車位的尺寸最少須為1米寬及2.4米長而樓底高度最少須為2.4米；

(iv) 供停泊屬於「該土地」已建或擬建並用作私人住宅用途的建築物的住客及其真正賓客和訪客的單車的停車位，除非另行獲得「署長」的書面同意，停車位的數目須為174；

(v) 從依照根據「該租契」第3.23條(a)(i)款提供的停車位當中，須保留及指定5個供停泊根據《道路交通條例》及其下的規例或任何修訂法例界定的傷殘人士並屬於「該土地」已建或擬建並用作私人住宅用途的建築物的住客及其真正賓客和訪客的汽車的停車位。該等停車位的位置及水平須得到「署長」的書面批准而尺寸須由建築事務監督或「署長」全權酌情決定；

(vi) 從依照根據「該租契」第3.23條(a)(ii)款提供的停車位當中，須保留及指定1個供停泊根據《道路交通條例》及其下的規例或任何修訂法例界定的傷殘人士並屬於「該土地」已建或擬建並用作非住宅用途(不包括工業)的建築物的佔用人及其真正賓客和訪客的汽車的停車位。該等停車位的位置及水平須得到「署長」的書面批准而尺寸須由建築事務監督或「署長」全權酌情決定；及

amending legislation and belonging to the residents of the building or buildings erected or to be erected on the said land for private residential purposes and their bona fide guests and visitors and, unless the Director otherwise consents in writing, the number of spaces shall be 95. Save as otherwise provided under Clause No. 3.23(a)(v) of the said lease, each space shall, unless the Director otherwise consents in writing, have a minimum dimension of 2.5 metres in width and 5 metres in length with a minimum headroom of 2.4 metres;

(ii) spaces for the parking of motor vehicles (excluding motor cycles and goods vehicles) licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the building or buildings erected or to be erected on the said land for non-residential (excluding industrial) purposes and their bona fide guests and visitors at the rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the said land for non-residential (excluding industrial) purposes. In calculating the parking requirement for this purpose, the Director may at his sole discretion exclude the gross floor area of any building or buildings erected or to be erected on the said land. Save as otherwise provided under Clause No. 3.23(a)(vi) of the said lease, each space shall, unless the Director otherwise consents in writing, have a minimum dimension of 2.5 metres in width and 5 metres in length with a minimum headroom of 2.4 metres;

(iii) spaces for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the building or buildings erected or to be erected on the said land for private residential purposes and their bona fide guests and visitors and, unless the Director otherwise consents in writing, the number of spaces shall be 21 and each space shall, unless the Director otherwise consents in writing, have a minimum dimension of 1 metres in width and 2.4 metres in length with a minimum headroom of 2.4 metres;

(iv) spaces for the parking of bicycles belonging to residents of the building or buildings erected or to be erected on the said land for private residential purposes and their bona fide guests and visitors and, unless the Director otherwise consents in writing, the number of spaces shall be 174;

(v) out of the spaces provided under Clause No. 3.23(a)(i) of the said lease, 5 spaces shall be reserved and designated for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the building or buildings erected or to be erected on the said land for private residential purposes and their bona fide guests and visitors. The spaces so provided shall be located at such position and level as shall be approved in writing by the Director and of such dimension as shall be determined by the Building Authority or the Director at his sole discretion;

(vi) out of the spaces provided under Clause No. 3.23(a)(ii) of the said lease, 1 space shall be reserved and designated for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the building or buildings erected or to be erected on the said land for non-residential (excluding industrial) purposes and their bona fide guests and visitors. The spaces so provided shall be located at such position and level as shall be approved in writing by the Director and of such dimension as shall be determined by the Building Authority or the Director at his sole discretion; and

(vii) 供停泊根據《道路交通條例》及其下的規例或任何修訂法例獲發牌並屬於「該土地」已建或擬建並用作私人住宅用途的建築物的住客的真正賓客和訪客的汽車的額外停車位，除非另行獲得「署長」的書面同意，停車位的數目須為10而且除非另行獲得「署長」的書面同意，每個停車位的尺寸最少須為2.5米寬及5米長而樓底高度最少須為2.4米。

(b) 根據「該租契」條款第3.23條(a)(i)款、(a)(ii)款、(a)(iii)款、(a)(iv)款、(a)(v)款、(a)(vi)款及(a)(vii)款提供的停車位不得用於除上述各款所列之用途以外的任何其他用途。特此説明，上述停車位不得用作汽車存放、陳列或展覽，以作出售或其他用途或用作提供汽車清潔及美容服務。

(c) 「承租人」須以令「署長」滿意的方式在「該土地」內提供及維持：

(i) 供根據《道路交通條例》及其下的規例或任何修訂法例獲發牌的汽車作上落客貨用途的停車位，除非另行獲得「署長」的書面同意，上述供汽車作上落客貨用途的停車位的數目須為6。除非另行獲得「署長」的書面同意，上述供汽車作上落客貨用途的停車位的尺寸最少須為3.5米寬及11米長而樓底高度最少須為4.7米，及不得用作與「該土地」已建或擬建的建築物相關的汽車作上落客貨用途之外的任何其他用途。在上述供汽車作上落客貨用途的停車位當中，5個須為「該土地」已建或擬建並用作私人住宅用途的建築物的住客所用，而1個須為屬於「該土地」已建或擬建並用作非住宅用途(不包括工業)的建築物的佔用人所用；及

(ii) 供垃圾收集車作裝卸用途的停車位，除非另行獲得「署長」的書面同意，上述供垃圾收集車作裝卸用途的停車位的數目須為2。除非另行獲得「署長」的書面同意，上述供垃圾收集車作裝卸用途的停車位的尺寸最少須為5米寬及12米長而樓底高度最少須為4.5米，及不得用作與「該土地」已建或擬建的建築物相關的垃圾收集車作裝卸用途之外的任何其他用途。

(d) 就計算「該租契」條款第3.14(a)條所指的總樓面面積而言，

(i) 以下的停車位不應該納入計算：

(I) 根據「該租契」條款第3.23(a)條提供並位於「該土地」地面水平以下的停車位；以及

(II) 根據「該租契」條款第3.23(c)條提供並位於「該土地」地面水平或地面水平以下的停車位；

(vii) additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the bona fide guests and visitors of the residents of the building or buildings erected or to be erected on the said land for private residential purposes and, unless the Director otherwise consents in writing, the number of spaces shall be 10 and each space shall, unless the Director otherwise consents in writing, have a minimum dimension of 2.5 metres in width and 5 metres in length with a minimum headroom of 2.4 metres.

(b) The spaces provided in accordance with Clauses Nos. 3.23(a)(i), (a)(ii), (a)(iii), (a)(iv), (a)(v), (a)(vi) and (a)(vii) of the said lease shall not be used for any purpose other than for the respective purposes set out in the said sub-clauses and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) The Lessee shall provide and maintain within the said land to the satisfaction of the Director:

(i) spaces for the loading and unloading of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and the number of spaces for the loading and unloading of motor vehicles as aforesaid shall, unless the Director otherwise consents in writing, be 6. Each of the spaces so provided for the loading and unloading of motor vehicles shall, unless the Director otherwise consents in writing, have a minimum dimension of 3.5 metres in width and 11 metres in length with a minimum headroom of 4.7 metres and shall not be used for any purpose other than for the loading and unloading of motor vehicles in connection with the building or buildings erected or to be erected on the said land. Of the spaces so provided for the loading and unloading of motor vehicles, 5 spaces shall be for the use of the residents of the building or buildings erected or to be erected on the said land for private residential purposes and 1 space shall be for the use of the occupiers of the building or buildings erected or to be erected on the said land for non-residential (excluding industrial) purposes; and

(ii) spaces for the loading and unloading of refuse collection vehicles and the number of spaces for the loading and unloading of refuse collection vehicles as aforesaid shall, unless the Director otherwise consents in writing, be 2. Each of the spaces so provided for the loading and unloading of refuse collection vehicles shall, unless the Director otherwise consents in writing, have a minimum dimension of 5 metres in width and 12 metres in length with a minimum headroom of 4.5 metres and shall not be used for any purpose other than for the loading and unloading of refuse collection vehicles in connection with the building or buildings erected or to be erected on the said land.

(d) For the purpose of calculating the total gross floor area stipulated in Clause No. 3.14(a) of the said lease,

(i) there shall not be taken into account

(I) the spaces provided in accordance with Clause No. 3.23(a) of the said lease if they are provided below ground level; and

(II) the spaces provided in accordance with Clause No. 3.23(c) of the said lease if they are provided at or below ground level;

(ii) 倘若根據「該租契」條款第3.23(a)條提供的停車位位於「該土地」地面水平或地面水平以上或根據「該租契」條款第3.23(c)條提供的停車位位於「該土地」地面水平以上，該等停車位的百分之五十及為該等停車位而設的其他部分(包括但不限於升降機大堂、樓梯平台、行人通道、機動和流通區及機房)的百分之五十應該納入計算「該租契」條款第3.14(a)條所指的總樓面面積，而「署長」就該計算的決定為最終決定及對「承租人」具有約束力。

(f) 就「該租契」條款第3.23條而言，何謂「該土地」的地面水平或任何停車位是否處於地面水平、或在其上、或在其下將由「署長」決定，其決定為最終決定及對「承租人」具約束力。

## 12 「該租契」條款第3.26條訂明：

(a) 在「該土地」展開任何工程包括但不限於地盤勘察工程、打樁或其他地基工程和其他土木工程及建造工程之前，「承租人」必須先諮詢香港鐵路有限公司(下稱「該公司」)，以確保任何該等工程不會損毀、干預或危害任何鐵路工程、構築物、設施或裝置，或鐵路(鐵路據《香港鐵路條例》第2條及其下的規例或任何修訂法例(下稱「鐵路條例」)定義)及其延伸部分(下稱「鐵路」)之安全運作(就此而言，「署長」之決定為最終)。如「署長」要求，「承租人」須自費採取「該公司」要求的預防措施，以確保任何鐵路工程、構築物、設施或裝置和「鐵路」運作安全。

(b) 「承租人」須履行一切關乎「鐵路」之條例、附屬則例及規例。

(c) 「承租人」須自費履行建築事務監督、消防處處長及其他一切有關的政府部門及法定機構對建造(包括使用的物料)、維修及保養連接「鐵路」或其附近的任何建築物的任何部分提出的一切特別要求。

(d) 「承租人」須准許「署長」、「該公司」及其獲正式授權的人員、傭工及承辦商有權在所有時間不論是否備有工具、車輛、機器或設備進出、往返及再經過「該土地」和已建於其上的任何建築物，以進行工程及進行與「鐵路」相關的任何勘測、視察、檢驗、保養、改善或建設。「署長」及其獲正式授權的人員、傭工及承辦商毋須就其行使「該租契」條款第3.26(d)條所賦予的權利所產生或附帶產生而對「承租人」造成或使其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且「承租人」不得向任何上述人士提出索償或抗議。

(e) 如「鐵路條例」第4條所授予「該公司」經營鐵路或影響「該土地」的鐵路部份的專營權(包括任何延期)屆滿時，「該租契」條款第3.26條所指的「該公司」應(如適用)指政府、其代理人或政府指定的第三方。

(ii) if the spaces provided in accordance with Clause No. 3.23(a) of the said lease are provided at or above ground level or the spaces provided in accordance with Clause No. 3.23(c) of the said lease are provided above ground level, 50% of such spaces together with 50% of the other areas including but not limited to lift lobbies, landings, pedestrian access routes, manoeuvring and circulation areas and plant rooms serving such spaces shall be taken into account for the calculation of the total gross floor area stipulated in Clause No. 3.14(a) of the said lease as to which the decision of the Director shall be final and binding on the Lessee.

(f) For the purpose of Clause No. 3.23 of the said lease, the decision of the Director as to what constitutes ground level or whether any space is at, above or below ground level shall be final and binding on the Lessee.

## 12 Clause No. 3.26 of the said lease stipulates that:

(a) Prior to the commencement of any works whatsoever on the said land including but not limited to site investigation works, piling or other foundation works and other civil engineering and buildings works, the Lessee shall consult the MTR Corporation Limited (hereinafter referred to as "the Corporation") so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under section 2 of the Mass Transit Railway Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the MTR Ordinance") and any extension thereto (hereinafter referred to as "the Railway") (as to which the decision of the Director shall be conclusive) and if required by the Director, the Lessee shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the operation of the Railway.

(b) The Lessee shall comply with all Ordinances, by-laws and regulations relating to the Railway.

(c) The Lessee shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway.

(d) The Lessee shall permit the Director, the Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the said land and any building or buildings erected thereon at all times with or without tools, vehicles, machinery or equipment to carry out works, and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Director and his duly authorized officers, servants and contractors shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee arising out of or incidental to the exercise of the rights conferred under Clause No. 3.26(d) of the said lease and no claim or objection whatsoever shall be made against any of them by the Lessee.

(e) In the event the Corporation ceases to operate the Railway or any part of the Railway affecting the said land upon the expiry of the franchise (including any extension thereto) granted under section 4 of the MTR Ordinance or otherwise, any reference to the Corporation in Clause No. 3.26 of the said lease shall where appropriate mean the Government, its nominee or a third party designated by the Government.

**13** 「該租契」條款第3.28條訂明：

(a) 「承租人」須確保在「該土地」內擬進行的工程不會不良地影響其附近並屬於路政署署長的公路構築物N698及相關的天橋、行人天橋、構築物、行人道及設施(以下統稱「公路構築物及設施」)的結構完整性。

(b) 「承租人」須向路政署署長提交有關「公路構築物及設施」的監察報告以作資料及記錄之用。如果在建設工程期間發現構築物有任何異常移動或損壞，「承租人」須立即向路政署署長滙報。

(c) 「承租人」須避免對「公路構築物及設施」造成損壞。如果工程對「公路構築物及設施」造成任何不良影響，「承租人」應停止工程，並立即通知路政署署長。「承租人」須自費修復任何對「公路構築物及設施」的損壞並使路政署署長滿意。

(d) 「公路構築物及設施」須被修復至路政署署長接受的永久條件並符合「公路標準」。

(e) 路政署署長、其承辦商、傭工、代理人、工人或任何獲路政署署長授權的人士有權，不論是否備有工具、設備、機器或保養車輛及經合理通知及受監督下，不時獲准許進入「該土地」和已建或擬建於其上的任何建築物，以進行對「公路構築物及設施」的視察、保養和維修。「承租人」不會就此而收到賠償或其他款項。

(f) 除經路政署署長書面批准之擬進行的工程外，擬進行的工程應與「公路構築物及設施」的構築物、支柱或地基有至少2米的距離。

**14** 「該租契」條款第3.29條訂明：

(a) 除非事先得到渠務署署長書面同意，否則不得在「該租契」的附圖(「附圖」)上以粉紅加黑斜線標示的渠務專用範圍(下稱「渠務專用範圍」)上、上方、下面、之上、之下或之內豎立、興建或放置任何建築物、構築物或任何建築物或構築物的支撐物件。除非車輛可隨時駛走，否則不得停泊於「渠務專用範圍」之上或之內。「署長」就何謂可隨時駛走的車輛的決定為最終決定，並對「承租人」具約束力。

(b) 儘管「該租契」條款第3.29(a)條有所規定，如獲得渠務署署長事先書面同意並受制於渠務署署長可施加的條款及條件，一座建築物或構築物或建築物或構築物之部分的支撐物件可獲准許建於「渠務專用範圍」上方或之內，惟須有一個從「渠務專用範圍」的地面水平向上延伸至不少於高度5.1米的淨空間。

(c) 任何可能阻塞「該租契」條款第3.29(d)條所指的「公用設施」或引致其超出荷載的物件或物料，不論性質為何，都不得放置於「渠務專用範圍」之內。倘若渠務署署長認為(其意見為最終意見，並對「承租人」具約束力)

**13** Clause No. 3.28 of the said lease stipulates that:

(a) The Lessee shall ensure that the proposed works within the said land shall not adversely affect the structural integrity of the nearby highways structures N698 and related flyover, footbridge, structures, pavements and facilities (hereinafter collectively referred to as"the Highways Structures and Facilities") belonging to the Director of Highways.

(b) The Lessee shall submit monitoring reports with regard to the Highways Structures and Facilities to the Director of Highways for information and record. The Lessee shall report immediately to the Director of Highways if any abnormal movement or damage of the structures is detected during the construction works.

(c) The Lessee shall prevent damage to the Highways Structures and Facilities. The Lessee should stop work in case there is any adverse settlement or effect to the Highways Structures and Facilities and notify the Director of Highways immediately. Any damage to the Highways Structures and Facilities shall be made good by the Lessee at its own cost and to the satisfaction of the Director of Highways.

(d) The Highways Structures and Facilities should be reinstated to a permanent condition acceptable to the Director of Highways and in compliance with the Highways Standards.

(e) The Director of Highways, his contractors, servants, agents, workmen or any persons so authorized by him with or without tools, equipment, machinery or maintenance vehicles and subject to reasonable notice and supervision, shall from time to time be permitted free access to the said land and the building or buildings erected or to be erected thereon for inspection, maintenance and repairing of the Highways Structures and Facilities. The Lessee shall receive no compensation or other payments in this respect.

(f) Except the proposed works as may be approved in writing by the Director of Highways, the proposed works shall have a minimum 2 metres clearance from the structures, columns or foundations of the Highways Structures and Facilities.

**14** Clause No. 3.29 of the said lease stipulates that:

(a) Except with the prior written consent of the Director of Drainage Services, no building, structure or support for any building or structure shall be erected, constructed or placed on, over, under, above, below or within the areas of drainage reserve shown coloured pink hatched black on the plan annexed to the said lease ("the Plan") (hereinafter collectively referred to as "the Drainage Reserve Area"). No vehicles except those that can be readily driven away shall be parked on or within the Drainage Reserve Area. The decision of the Director of Drainage Services as to whether the vehicles can be readily driven away shall be final and binding on the Lessee.

(b) Notwithstanding Clause No. 3.29(a) of the said lease, with the prior written consent of the Director of Drainage Services and subject to such terms and conditions as he may impose, a building or structure or support for part of a building or structure may be permitted over or within the Drainage Reserve Area provided that there is a clear space extending upwards from the ground level of the Drainage Reserve Area to a height of not less than 5.1 metres.

(c) No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities (referred to in Clause No. 3.29(d) of the said lease) shall be placed within the Drainage Reserve Area. Where in the opinion of the Director of Drainage Services (whose

「渠務專用範圍」內有物件或物料可能會阻塞「公用設施」或引致其超出荷載，渠務署署長有權以書面通知要求「承租人」以各方面均令渠務署署長滿意的方式自費拆卸或移除該等物件或物料，並恢復「渠務專用範圍」的原狀。如「承租人」忽略或沒有在通知書訂明的限期內遵行有關要求，或情況緊急，渠務署署長可進行其認為必須的清除、拆卸及恢復原狀工程，「承租人」須按要求向政府支付該等工程的費用。

(d) 政府、「署長」、渠務署署長、獲其正式授權的人員、承辦商及工人，不論是否備有工具、設備、機器或汽車，均獲保留權利不受限制自由隨時進出、往返及或再經過「該土地」或其任何部分，以視察、鋪設、維修、保養及翻新經過或通過「渠務專用範圍」或其下面的任何或所有排水渠、污水渠、排水設施及所有其他服務，以及進行政府、「署長」、渠務署署長、其人員、承辦商及工人可能要求或授權的任何需要進行的工程，以視察、鋪設、維修、保養及翻新任何或上述所有排水渠、污水渠、排水設施及所有其他服務(「公用設施」)。

(e) 政府、「署長」、渠務署署長、其人員、承辦商及工人毋須對政府或上述人士行使「該租契」條款第3.29(c)條及3.29(d)條所賦予的權利所產生或附帶產生而對「承租人」造成或使「承租人」蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何上述損失、損害、滋擾或干擾向政府或上述人士提出索償，因行使上述權利和權力而須將挖掘的坑道恢復原狀的情況除外。

**15 「該租契」條款第3.30條訂明：**

(a) 除非事先得到水務署署長書面同意，否則不得在「附圖」上以粉紅加綠斜線標示的範圍(以下稱為「水務專用範圍」)上、上方、下面、之上、之下或之內豎立、興建或放置任何建築物、構築物或任何建築物或構築物的支撐物件。除非車輛可隨時駛走，否則不得停泊於「水務專用範圍」之上或之內。「水務委員會」就何謂可隨時駛走的車輛的決定為最終決定，並對「承租人」具約束力。

(b) 任何可能阻塞「該租契」條款第3.30(c)條所指的「水務裝置」或引致其超出荷載的物件或物料，不論性質為何，都不得放置於「水務專用範圍」之內。倘若水務署署長認為(其意見為最終意見，並對「承租人」具約束力)「水務專用範圍」內有物件或物料可能會阻塞「水務裝置」或引致其超出荷載，水務署署長有權以書面通知要求「承租人」以各方面均令水務署署長滿意的方式自費拆卸或移除該等物件或物料，並恢復「水務專用範

opinion shall be final and binding upon the Lessee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director of Drainage Services shall be entitled by notice in writing to call upon the Lessee, at the Lessee's expense and in all respects to the satisfaction of the Director of Drainage Services, to demolish or remove such objects or material and to reinstate the Drainage Reserve Area. If the Lessee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the Director of Drainage Services may carry out such removal, demolition and reinstatement works as he may consider necessary and the Lessee shall pay to the Government on demand the cost of such works.

(d) There is reserved unto the Government, the Director and the Director of Drainage Services, its or their duly authorized officers, contractors and workmen with or without tools, equipment, machinery or motor vehicles the right of unrestricted free ingress, egress and regress at all times to and from the said land or any part thereof for the purposes of inspecting, laying, repairing, maintaining and renewing any or all drains, sewers, drainage facilities and all other services running across, through or under the Drainage Reserve Area and carrying out any other works necessary for the purposes of inspecting, laying, repairing, maintaining and renewing any and all of the said drains, sewers, drainage facilities and all other services ("the Utilities") which the Government, the Director, the Director of Drainage Services, its or their officers, contractors and workmen may require or authorize.

(e) The Government, the Director, the Director of Drainage Services, its or their officers, contractors and workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee arising out of or incidental to the exercise by it or them of the rights conferred under Clauses Nos. 3.29(c) and 3.29(d) of the said lease and no claim shall be made against it or them by the Lessee in respect of any such loss, damage, nuisance or disturbance save in respect of the reinstatement of any trench excavation in the exercise of the aforesaid rights and power.

**15 Clause No. 3.30 of the said lease stipulates that:**

(a) Except with the prior written consent of the Director of Water Supplies, no building or structure or support for any building or structure shall be erected, constructed or placed on, over, under, above, below or within the area shown coloured pink hatched green on the Plan (hereinafter referred to as "the Waterworks Reserve Area"). No vehicles except those that can be readily driven away shall be parked on or within the Waterworks Reserve Area. The decision of the Water Authority as to whether the vehicles can be readily driven away shall be final and binding on the Lessee.

(b) No object or material or whatsoever nature which may obstruct access or cause excessive surcharge to the Waterworks Installation (referred to in Clause No. 3.30(c) of the said lease) shall be placed within the Waterworks Reserve Area. Where in the opinion of the Director of Water Supplies (whose opinion shall be final and binding upon the Lessee), there are objects or material within the Waterworks Reserve Area which may obstruct access or cause excessive surcharge to the Waterworks Installation, the Director of Water Supplies shall be entitled by notice in writing to call upon the Lessee, at the Lessee's expense and in all respects to the satisfaction of the Director of Water Supplies, to demolish or remove such objects or material and to reinstate the Waterworks Reserve Area. If the Lessee shall neglect or fail to comply with such notice within the

圍」的原狀。如「承租人」忽略或沒有在通知書訂明的限期內遵行有關要求，或情況緊急，水務署署長可進行其認為必須的清除、拆卸及恢復原狀工程，「承租人」須按要求向政府支付該等工程的費用。

(c) 政府、「署長」、水務署署長、獲其正式授權的人員、承辦商、獲許可人及工人，不論他們是否由政府、「署長」、水務署署長或獲其正式授權的承辦商或獲許可人聘請，及不論是否備有工具、設備、機器或汽車，均獲保留權利自由及不受限制地隨時進出、往返及再經過「該土地」或其任何部分，以視察、鋪設、安裝、操作、保養、維修及翻新經過或通過「水務專用範圍」或其下面的任何或所有政府水管、閥門、閥井、或閥室及類似並與政府水管有關的裝置及所有其他服務(下稱「水務裝置」)。

(d) 政府、「署長」、水務署署長及任何於「該租契」第3.30(b)及3.30(c)條所指的人士毋須對政府或上述人士行使「該租契」條款第3.30(b)及3.30(c)條所賦予的權利所產生或附帶產生而對「承租人」造成或使「承租人」蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何上述損失、損害、滋擾或干擾向政府或上述人士提出索償。

(e) 除非事先得到水務署署長書面同意，否則不得在「水務專用範圍」內種植樹木及平整土地。

**16 「該租契」條款第3.31條訂明：**

(a) 「承租人」確認在「附圖」上以藍色線顯示的位置有食水管，及在「附圖」上以紅色線顯示的位置有海水管(以下統稱「現有水管」)。在「該土地」的建設完成前，「承租人」須自費按水務署署長要求將「現有水管」改道至「該土地」外的位置，並以良好及熟練的技術方式進行及完成該改道工程，並須在所有方面達至水務署署長滿意。

(b) 如「承租人」沒有履行其在「該租契」第3.31(a)條的義務並使水務署署長滿意(水務署署長對「承租人」的義務有否被滿意地履行的決定為最終決定及對「承租人」具約束力)，政府可進行有必要的改道工程，費用由「承租人」承擔，「承租人」須應要求向政府支付相等於該等費用的金額，該金額由水務署署長決定，其決定為最終決定及對「承租人」具約束力。

(c) 「承租人」須在「該租契」第3.31(a)條所述的改道工程完成前准許政府、水務署署長、其人員、承辦商、代理人及任何獲水務署署長授權的人士有權自由及不受限制地進出、往返及再經過「該土地」，以保養和維修「現有水管」及／或其暫時的替代，以及進行、視察、檢查和監督「該租契」第3.31(b)條所述的工程。

period specified therein, or as required in an emergency, the Director of Water Supplies may carry out such removal, demolition and reinstatement works as he may consider necessary and the Lessee shall pay to the Government on demand the cost of such works.

(c) There is reserved unto the Government, the Director, the Director of Water Supplies, its or their duly authorized officers, contractors, licensees, workmen whether employed by the Government, the Director or the Director of Water Supplies or by their duly authorized contractors or licensees, whether with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress and at all times to, from and through the said land or any part thereof for the purposes of inspecting, laying, installing, operating, maintaining, repairing and renewing any or all of the Government water mains, valves, valve pits or chambers and the like relating to the Government water mains and all other services (hereinafter collectively referred to as "the Waterworks Installation") running across, through or under the Waterworks Reserve Area.

(d) The Government, the Director, the Director of Water Supplies and any of the classes of persons referred to in Clauses Nos. 3.30(b) and 3.30(c) of the said lease shall have no liability whatsoever to the Lessee in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee arising out of or incidental to the exercise by it or them of the rights conferred under Clauses Nos. 3.30(b) and 3.30(c) of the said lease and no claim shall be made against it or them by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(e) Except with the prior written consent of the Director of Water Supplies, tree planting and site formation shall be prohibited at the Waterworks Reserve Area.

**16 Clause No. 3.31 of the said lease stipulates that:**

(a) The Lessee acknowledges that there are fresh water mains at the location as indicated by a blue line and salt water mains at the location as indicated by a red line on the Plan (hereinafter collectively referred to as "the Existing Watermains"). Prior to completion of the development of the said land, the Lessee shall at his own expense divert the Existing Watermains to such location or locations outside the said land as the Director of Water Supplies may require and carry out and complete the diversion works in a good and workmanlike manner in all respects to the satisfaction of the Director of Water Supplies.

(b) If the Lessee fails to carry out the obligations under Clause No. 3.31(a) of the said lease to the satisfaction of the Director of Water Supplies, whose decision as to whether the obligations have been satisfactorily carried out shall be final and binding on the Lessee, the Government may carry out the necessary diversion works at the cost of the Lessee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Water Supplies whose determination shall be final and binding on the Lessee.

(c) The Lessee shall permit the Government, the Director of Water Supplies, his officers, contractors, agents and any authorized persons authorized by the Director of Water Supplies the free and unobstructed right of ingress, egress and regress to, from and through the said land for the purposes of maintaining and repairing the Existing Watermains and/or its temporary replacement prior to completion of the diversion works under Clause No. 3.31(a) of the said lease, and carrying out, inspecting, checking and supervising the works under Clause No. 3.31(b) of the said lease.

(d) 政府、水務署署長、其人員、承辦商、代理人及獲水務署署長授權人士毋須對「現有水管」的存在及政府、其工人及任何獲其授權人士在行使「該租契」條款第3.31(c)條所賦予的權利所產生或附帶產生而對「承租人」或其他人士造成或使「承租人」或其他人士蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何上述損失、損害、滋擾或干擾向政府、其工人及任何在「該租契」第3.31(c)條下的獲授權的人士提出索償。

**17 「該租契」條款第3.32條訂明：**

(a) 「承租人」現確認「該土地」可能受山泥傾瀉和巨石下墜的危害所影響，包括因天然山坡而在「該土地」範圍以外出現的危害。

(b) 當天然山坡出現塌方時，「承租人」須准許「署長」、其人員、承辦商、工人及任何其他獲其授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制地進出、往返及再經過「該土地」或其任何部分或已建或擬建於其上的任何建築物，以視察和進行任何「署長」認為需要的並跟天然山坡的塌方有關的工程。

(c) 政府和「署長」毋須對「承租人」或任何其他人士，不論是否因「署長」行使「該租契」條款第3.32(b)條所賦予的權利而有權進入「該土地」及進行工程所產生或附帶產生而造成或使「承租人」或任何其他人蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何上述損失、損害、滋擾或干擾向政府或「署長」或獲其授權的人士提出索償或賠償。

(d) 「承租人」須就任何由「承租人」根據「該租契」條款第3.32條而正在進行或一直進行的任何工程，或「承租人」在進行工程期間的任何遺漏、疏忽或缺失，或「承租人」在設計任何該等工程上的任何遺漏、疏忽或缺失所引致(不論任何或如何引致)的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(包括但不限於對財產的損害或損失、人命損失及人身傷害)向政府作出彌償，並使政府持續得到彌償。

**18 「該租契」條款第3.33(c)條訂明：**

在發展或重建「該土地」時及受制於「該租契」包含的條款及契諾，

(c) (i) 「承租人」須自費向運輸及房屋局常任秘書長(房屋)提交一份圖則供運輸及房屋局常任秘書長(房屋)書面批准，該圖則須標示將會於「該土地」或已建或擬建於「該土地」的建築物內提供及維持綠化(包括但不限於提供栽種於土壤的植物)的部分(下稱「綠化範圍」)、「綠

(d) The Government, the Director of Water Supplies, his officers, contractors, agents and any persons authorized by the Director of Water Supplies shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any person arising out of or incidental to the presence of the Existing Watermains and the exercise of the rights by the Government, its workmen and any other persons authorized under Clause No. 3.31(c) of the said lease, and no claim whatsoever shall be made against the Government, its workmen and any persons authorized under Clause No. 3.31(c) of the said lease by the Lessee in respect of any such loss, damage, nuisance or disturbance.

**17 Clause No. 3.32 of the said lease stipulates that:**

(a) The Lessee hereby acknowledges that the said land may be affected by landslide and boulder fall hazards, including those arising from outside the said land due to the nature of the natural terrain.

(b) The Lessee shall upon failure of the natural terrain permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the said land or any part thereof and any building erected or to be erected thereon for the purpose of inspecting and carrying out any works in connection with the failure of the natural terrain which the Director may consider necessary.

(c) Neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any other person whether arising out of or incidental to the exercise by the Director of the right of entry and the carrying out of any works under Clause No. 3.32(b) of the said lease and the Lessee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance.

(d) The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising in connection with any works being carried out or having been carried out by the Lessee pursuant to the terms of Clause 3.32 of the said lease or any omission, neglect or default by the Lessee in carrying out any such works or any omission, neglect or default by the Lessee in the design work including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

**18 Clause No. 3.33(c) of the said lease stipulates that:**

Upon development and redevelopment of the said land and subject to the terms and covenants contained in the said lease,

(c) (i) The Lessee shall at his own expense submit to the Permanent Secretary for Transport and Housing (Housing) for his written approval a plan indicating such portion or portions of the said land or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the Permanent Secretary for

化範圍」的佈局和面積以及其他運輸及房屋局常任秘書長(房屋)可全權酌情要求或指定的資料(包括但不限於「綠化範圍」的建築工程的位置及詳情)(該建議書連同圖則下稱「綠化建議書」)。運輸及房屋局常任秘書長(房屋)就「綠化建議書」內何謂綠化及「該土地」或建築物的哪些部分構成「綠化範圍」作出的決定為最終決定，並對「承租人」具約束力。上述獲運輸及房屋局常任秘書長(房屋)批准的建議書下稱「獲批准綠化建議書」。就「該租契」條款第3.33(c)條而言，「建築工程」應根據《建築物條例》、任何其下的規例及任何修訂法例而界定；

(ii) 「承租人」須根據獲批的「獲批准綠化建議書」自費實施及完成「綠化範圍」的建築工程，並在及後以在所有方面令運輸及房屋局常任秘書長(房屋)滿意的方式對其作出保養。除非得到運輸及房屋局常任秘書長(房屋)的事先書面批准，否則不得對「獲批准綠化建議書」或標示「綠化範圍」的圖則作出修訂、改動、更改、修改或取代；以及

(iii) 除非得到運輸及房屋局常任秘書長(房屋)的事先書面批准，於「獲批准綠化建議書」內顯示的「綠化範圍」須被指定為「公用地方」並成為其中一部分，及該「綠化範圍」不得被用作根據「獲批准綠化建議書」中列明的佈局、面積、位置及詳情的「綠化範圍」以外的任何用途。

**19** **「該租契」條款第4.2條訂明：**

「承租人」須就任何違反「該租契」的條款和契諾所引致(不論是直接或間接引致的)或任何「署長」認為(其意見為最終決定並對「承租人」具約束力)因「該土地」的使用、「該土地」或其任何部分的建設或重建、在「該土地」進行的任何活動或「承租人」在「該土地」進行的任何其他工程(不論該等使用、建設或重建、活動或工程是否符合或違反「該租契」的條款和契諾)而對「該土地」相鄰或毗連土地或「該土地」造成的任何損壞或土壤和地下水污染所引致的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(不論任何及如何引致)向政府作出彌償，並使政府持續得到彌償。

**20** **「該租契」條款第4.3條訂明：**

不得於「該土地」豎立或建造墳墓或骨灰龕，亦不得於「該土地」安葬或存放任何人類骸骨或動物骸骨，而不論該骸骨是否存放在陶罐或骨灰甕內。

Transport and Housing (Housing) may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the Permanent Secretary for Transport and Housing (Housing) as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the said land or building or buildings constitute the Greenery Area shall be final and binding on the Lessee. The aforesaid submission as approved by the Permanent Secretary for Transport and Housing (Housing) is hereinafter referred to as "the Approved Greenery Submission". For the purpose of Clause No. 3.33(c) of the said lease, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(ii) the Lessee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the Permanent Secretary for Transport and Housing (Housing). No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the Permanent Secretary for Transport and Housing (Housing); and

(iii) except with the prior written approval of the Permanent Secretary for Transport and Housing (Housing), the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

**19** **Clause No. 4.2 of the said lease stipulates that:**

The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any breach of the terms and covenants contained in the said lease or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the said land where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Lessee), arisen out of any use of the said land or any development or redevelopment of the said land or part thereof or out of any activities carried out on the said land or out of any other works carried out thereon by the Lessee whether or not such use, development or redevelopment, activities or works are in compliance with the terms and covenants contained in the said lease or in breach thereof.

**20** **Clause No. 4.3 of the said lease stipulates that:**

No grave or columbarium shall be erected or made on the said land, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

# 批地文件的摘要
# Summary of Land Grant

**21** 「該租契」條款第4.4條訂明：

除非獲「署長」事先書面同意，「承租人」不得削去、移走或後移任何相鄰或毗連「該土地」的政府土地或進行任何補強、填土或任何類型的斜坡護土工程。給予同意時，「署長」可憑其酌情權加入任何其認為合適的條款及條件，包括以他釐定的補地價批出額外政府土地作為「該土地」的延伸。

**22** 「該租契」條款第4.5條訂明：

(a) 如果任何土地存在或已經被削去、移走或後移或補強或填土或進行任何類型的斜坡護土工程，不論有否經「署長」預先書面同意，亦不論是在「該土地」內或任何政府土地內，旨在構建、平整或開發「該土地」或其中任何部分或「承租人」按「該租契」條款需要進行的任何其他工程或作任何其他用途，「承租人」必須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其後必要的其他工程，以便保護與承托「該土地」和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。「承租人」必須在「批租年期」內自費維持「該土地」、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程於修繕妥當的狀態，並使署長滿意。

(b) 「該租契」條款第4.5(a)條的規定並沒有影響政府該等條件下的權利，特別是「該租契」條款第4.4條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或「承租人」進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自「該土地」任何土地或任何相鄰或毗連政府土地或出租土地，「承租人」須自費進行修復或彌補，使「署長」滿意，並須就所有凡因上述塌方、山泥傾瀉或地陷而導致(不論是直接或間接引致的)或與上述塌方、山泥傾瀉或地陷相關的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(不論任何或如何引致)對政府作出彌償，並使政府持續得到彌償。

(d) 除了「該租契」規定對違反該等條款的任何其他權利或補償外，「署長」有權發出書面通知要求「承租人」進行、修建和保養「該土地」、斜坡處理工程、護土牆或其他承托物、保護物和排水或附屬工程或其他工程或還原及修復任何塌方、山泥傾瀉或地陷。如果「承租人」不理會或未能在通知指明的期限內，遵從該通知的要求，並使「署長」滿意，「署長」可立即執行和進行任何必要的工程，「承租人」須按政府要求即時償還政府因此產生的費用，連同任何行政或專業費用及開支。

**21** Clause No. 4.4 of the said lease stipulates that:

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

**22** Clause No. 4.5 of the said lease stipulates that:

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

(b) Nothing in Clause No. 4.5(a) of the said lease shall prejudice the Government's rights under the said lease, in particular Clause No. 4.4 of the said lease.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said land or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions, and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

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

**23** 「該租契」條款第4.6條訂明：

未經「署長」的事先書面批准，不得在「該土地」使用碎石設備。

**24** 「該租契」條款第4.7條訂明：

如果在發展或重建「該土地」或其中任何部分時已安裝預應力地樁，則在其整個使用年期內，「承租人」須自費以令「署長」滿意的方式對預應力地樁進行定期保養及監察，並在「署長」不時依其絕對酌情認為需要時提供上述此類監察工程的報告和資料給「署長」，如「承租人」不理會或未能進行上述要求的定期監察工程，「署長」可隨即執行及進行所需的定期監察工程，而「承租人」須按要求時償還給政府該等工程的費用。

**25** 「該租契」條款第4.8條訂明：

(a) 倘若來自「該土地」或受「該土地」任何發展項目影響的其他範圍的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業(下稱「政府的物業」)，「承租人」須自費清理該等廢物並為對「政府的物業」所造成的任何損壞作出彌補。「承租人」須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所引致(不論是直接或間接引致的)或與上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾相關的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(不論任何或如何引致)對政府作出彌償，並使政府持續得到彌償。

(b) 儘管「該租契」條款第4.8(a)條有所規定，「署長」可以(但無義務)應「承租人」的要求在「政府的物業」清理廢物並對「政府的物業」所造成的任何損壞作出彌補，而「承租人」須應要求向政府支付有關的費用。

**26** 「該租契」條款第4.9條訂明：

「承租人」須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下統稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免損壞、干擾或阻礙位於、跨越、低於或毗鄰「該土地」或其中部分的任何政府或其他現有排水渠、水道或渠道、總水管、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱「服務設施」)。「承租人」在進行上述任何工程之前，須進行或促使他人進行適當的調查及必要的查詢，確定任何「服務設施」的現況及水平位置，並須向「署長」提交處理任何可受「工程」影響的「服務設施」的書面建議，以待全面審批，及不得在取得「署長」對「工程」及上述建議作出的書

**23** Clause No. 4.6 of the said lease stipulates that:

No rock crushing plant shall be permitted on the said land without the prior written consent of the Director.

**24** Clause No. 4.7 of the said lease stipulates that:

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

**25** Clause No. 4.8 of the said lease stipulates that:

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the said land, or from other areas affected by any development of the said land being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Lessee shall at its own expense remove the waste from and make good any damage done to the Government properties. The Lessee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions, and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding Clause No. 4.8(a) of the said lease, the Director may (but is not obliged to), at the request of the Lessee remove the waste from and make good any damage done to the Government properties and the Lessee shall pay to the Government on demand the cost thereof.

**26** Clause No. 4.9 of the said lease stipulates that:

The Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the said land or any part thereof (hereinafter collectively referred to as "the Services"). The Lessee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit its proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and

面批准之前進行該等工程。「承租人」須履行「署長」於批准上述建議時對「服務設施」施加的任何要求和承擔符合該等要求支出的費用，包括任何所需的改道、重鋪或修復的費用。「承租人」必須自費支付並在一切方面維修、彌補及修復因上述「工程」對「該土地」或其中部分或任何「服務設施」所造成的任何損壞、干擾或阻礙，使「署長」滿意(除非「署長」另作選擇，明渠、污水渠、雨水渠或總水管之修復須由「署長」進行，「承租人」須在按要求時向政府支付該等工程費用)。如果「承租人」未能對「該土地」或其中部分或任何「服務設施」進行上述必要的改道、重鋪、維修、彌補及修復工程，並使「署長」滿意，「署長」可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，「承租人」須在被要求時向政府支付該等工程費用。

27 「該租契」條款第4.10條訂明：

(a) 「承租人」須自費建造與保養不論在「該土地」邊界內或政府土地上「署長」認為需要的排水渠及渠道，以便截斷與引導所有落在或流經「該土地」的暴雨或雨水到最接近的水道、集水井、渠道或政府雨水渠，以令「署長」滿意。「承租人」須對上述暴雨或雨水造成的任何損壞或滋擾而導致(不論是直接或間接導致的)或與上述暴雨或雨水造成的任何損壞或滋擾相關的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(不論任何或如何引致)自行負責並向政府作出彌償，並使政府持續得到彌償。

(b) 連接「該土地」的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建成及已啟用)的工程可由「署長」進行，但「署長」毋須就因此產生的任何損失或損害對「承租人」負責。「承租人」須在被要求時向政府支付上述連接工程的費用，或者該等連接工程亦可由「承租人」自費進行，並使「署長」滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由「承租人」自費保養，直至按要求時由「承租人」移交給政府，由政府出資負責以後的保養。「承租人」須在被要求時向政府支付有關上述連接工程的技術審核之費用。若「承租人」未能保養上述在政府土地內修建的任何一段連接工程，「署長」可進行他認為必要的保養工程，「承租人」須在被要求時向政府支付該等工程的費用。

to such aforesaid proposals. The Lessee shall comply with and at its own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Lessee shall at its own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the said land or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Lessee shall pay to the Government on demand the cost of such works). If the Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the said land or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

27 Clause No. 4.10 of the said lease stipulates that:

(a) The Lessee shall construct and maintain at its own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the said land or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the said land, and the Lessee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions, and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the said land to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee at its own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Lessee at its own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Lessee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

## 28 「該租契」條款第5.3條訂明：

(a) 政府、任何毗連或鄰近土地或處所的承租人、租戶、佔用人和獲許可人或任何其他獲得任何上述人正式授權的人士均獲保留權利讓氣體、電力、淡水或鹹水、污物、污水、空氣、煙或其他排出物、電話、水、公用事業設施及其他服務，藉通過或經過「該土地」或其上面或下面或其任何部分的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)以往來該等毗連或鄰近土地或處所。

(b) 政府、任何毗連或鄰近土地或處所的承租人、租戶、佔用人和獲許可人或任何其他獲得任何上述人士正式授權的人均獲保留權利隨時出入、經過和再經過「該土地」或其任何部分，以視察、保養、維修及翻新「該租契」條款第5.3(a)條所指通過或經過「該土地」或其上面或下面或其任何部分的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)，以便讓氣體、電力、淡水或鹹水、污物、污水、空氣、煙或其他排出物、電話、水、公用事業設施及其他服務往來該等毗連或鄰近土地或處所，惟政府毋須對「承租人」因任何毗連或鄰近土地或處所的承租人、租戶、佔用人或獲許可人或任何其他獲得任何上述人士正式授權的人行使「該租契」條款第5.3(b)條所賦予的權利所產生或附帶產生而對「承租人」造成或使「承租人」蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何該等損失、損害、滋擾或干擾向政府提出索償。

(c) 「承租人」須以令「署長」滿意的方式自費維持、保養及維修「該租契」條款第5.3(a)條所指的所有及任何雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)。

## 29 「該租契」條款第5.5條訂明：

除非事先獲得「署長」的書面同意，否則「承租人」不得進行或允許或容許他人進行任何與已建或擬建於「該土地」的任何住宅單位有關的工程，包括但不限於拆卸或改動任何間隔牆、樓板、天台樓板或間隔結構，致使該單位內部連結及可通往建於或擬建於「該土地」的任何毗連或相鄰住宅單位。至於何謂使一個單位內部連結及可通往任何毗連或相鄰住宅單位的工程，「署長」的決定為最終決定，並對「承租人」具約束力。

註：

1. 自2022年7月1日起，運輸及房屋局局長已更改為房屋局局長。
2. 自2022年7月1日起，運輸及房屋局常任秘書長(房屋)已更改為房屋局常任秘書長。
3. 請查閱批地文件全文及批地文件附圖以了解上述條款及批地文件中其他條款的全部詳情。批地文件的全文可於房委會客務中心內之居屋銷售小組開放時間內免費查閱。

## 28 Clause No. 5.3 of the said lease stipulates that:

(a) There is reserved unto the Government and the lessees, tenants, occupiers and licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them the right of passage of gas, electricity, fresh or salt water, soil, drainage, air, smoke or other effluent, telephone, water, utility, and other services to and from such adjoining or neighbouring land or premises through such gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) passing along, through, over, upon, under or in the said land or any part thereof.

(b) There is reserved unto the Government and the lessees, tenants, occupiers and licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them the right of free ingress, egress and regress to and from the said land or any part thereof for the purpose of inspecting, maintaining, repairing and renewing all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) referred to in Clause No. 5.3(a) of the said lease passing along, through, over, upon, under or in the said land or any part thereof through which gas, electricity, fresh or salt water, soil, drainage, air, smoke or other effluent, telephone, water, utility and other services pass to and from such adjoining or neighbouring land or premises provided that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee arising out of or incidental to the exercise of the rights by the lessees, tenants, occupiers or licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them under Clause No. 5.3(b) of the said lease and no claim shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(c) The Lessee shall at its own expense uphold, maintain and repair all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) referred to in Clause No. 5.3(a) of the said lease, all to be done to the satisfaction of the Director.

## 29 Clause No. 5.5 of the said lease stipulates that:

Except with the prior written consent of the Director, the Lessee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on the said land, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on the said land. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Lessee.

Notes:

1. Since 1 July 2022, the Secretary for Transport and Housing has been changed to the Secretary for Housing.
2. Since 1 July 2022, the Permanent Secretary for Transport and Housing (Housing) has been changed to the Permanent Secretary for Housing.
3. For full details of the above provisions and other provisions in the Land Grant, please refer to the Land Grant and the plan annexed to the Land Grant. Full script of the Land Grant is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre.

# 17 公共設施及公眾休憩用地的資料
# Information on Public Facilities and Public Open Spaces

## A 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

**排水渠及渠道**

**(i) 批地文件的有關條文**

除在本部分另有定義外，下述用詞的意義將等同於「批地文件的摘要」內該用詞的意義。請參閱「批地文件的摘要」。

**「該租契」條款第4.10條訂明：**

(a) 「承租人」須自費建造與保養不論在「該土地」邊界內或政府土地上「署長」認為需要的排水渠及渠道，以便截斷與引導所有落在或流經「該土地」的暴雨或雨水到最接近的水道、集水井、渠道或政府雨水渠，以令「署長」滿意。「承租人」須對上述暴雨或雨水造成的任何損壞或滋擾而導致(不論是直接或間接導致的)或與上述暴雨或雨水造成的任何損壞或滋擾相關的一切責任、索償、損失、損害、開支、支出、費用、要求、法律行動及訴訟(不論任何或如何引致)自行負責並向政府作出彌償，並使政府持續獲到彌償。

(b) 連接「該土地」的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建成及已啟用)的工程可由「署長」進行，但「署長」毋須就因此產生的任何損失或損害對「承租人」負責。「承租人」須在被要求時向政府支付上述連接工程的費用，或者該等連接工程亦可由「承租人」自費進行，並使「署長」滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由「承租人」自費保養，直至按要求時由「承租人」移交給政府，由政府出資負責以後的保養。「承租人」須在被要求時向政府支付有關上述連接工程的技術審核之費用。若「承租人」未能保養上述在政府土地內修建的任何一段連接工程，「署長」可進行他認為必要的保養工程，「承租人」須在被要求時向政府支付該等工程的費用。

**(ii) 「公契」的有關條文**

除在本售樓說明書另有定義外，下述用詞的意義將等同於「公契」內該用詞的意義。請參閱「公契」。

i. 根據「公契」第四節第18條第(j)(1)及(2)項，「經理人」有權力、職能和責任保持以下設施運作良好及修繕妥當：

(1) 現時或此後任何時間位於「屋苑」或相鄰土地中、下或內以完全或局部供「屋苑」各「業主」及佔用人共用的所有水泵、泵房、水缸、喉管、水管、污水渠、廁所、排水渠、水道、電纜、電線、器具與設備；

## A Any Facilities that are Required under the Land Grant to be Constructed and Provided for the Government, or for Public Use

**DRAINS AND CHANNELS**

**(i) Relevant Provisions of the Land Grant**

Unless otherwise defined in this section, capitalised and other terms used in the following shall have the same meaning of such terms used in the Summary of Land Grant. Please refer to the Summary of Land Grant for reference.

**Clause No. 4.10 of the said lease stipulates that:**

(a) The Lessee shall construct and maintain at its own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the said land or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the said land, and the Lessee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the said land to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee at its own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Lessee at its own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Lessee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.

**(ii) Relevant Provisions of the Deed of Mutual Covenant ("DMC")**

Unless otherwise defined in this sales brochure, capitalised and other terms used in the following shall have the same meaning of such terms used in the DMC. Please refer to the DMC for reference.

i. Pursuant to Clause 18(j)(1) and (2) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to keep in good repair and condition:

(1) all water pumps, pumphouses, tanks, mains, pipes, sewers, lavatories, drains, water-courses, cables, wires, apparatus and equipment which are now or may at any time hereafter be in, under or within the Estate or the land adjacent thereto which are wholly or partly for the common use of the Owners and occupiers of the Estate;

(2) 不論位於「該土地」邊界範圍內、相鄰土地上或「政府」土地上，按「該租契」規定須由「業主」建造和維修以令地政總署署長滿意的排水渠和渠道。

ii. 根據「公契」第四節第18條第(r)項，「經理人」有權力、職能和責任採取一切必要或適當的措施促使「業主」實施「該租契」，特別是按「該租契」規定視察、保養、維修、拆卸、清除、修復、搭建或建築「該土地」、「該租契」條款第3.17(a)條要求提供的休憩場地、斜坡、斜坡處理工程、護土構築物、護土牆及其他承托物、保護物、輔助渠和在「該土地」及任何毗鄰或毗連政府土地或出租土地(如適用)的其他工程及構築物，(如適用)達至地政總署署長、渠務署署長或其他政府部門(視情況而定)滿意。

iii. 根據「公契」第四節第18條第(ba)項，「經理人」有權力、職能和責任按照「該租契」條款第4.10(a)條以令地政總署署長滿意的方式建造和保養所需的排水渠及渠道，以便截斷與引導所有落在或流經「該土地」的暴雨或雨水到最接近的水道、集水井、渠道或政府雨水渠。

iv. 根據「公契」第四節第18條第(bb)項，「經理人」有權力、職能和責任以令地政總署署長滿意的方式維持、保養及維修「該租契」條款第5.3(c)條所指的全部或任何雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)。

v. 根據「公契」第七節第51(b)(1)條第(iv)項，由「經理人」準備的周年財政預算的第二部分第一節應包括現已或將會為支撐「屋苑」而建造的地基、支柱及其他構築物(專為「住宅大廈」或「房屋委員會樓宇」而設者除外)，以及位於「該土地」內或外專為「該土地」及／或「屋苑」提供服務(專為「住宅大廈」或「房屋委員會樓宇」而設者除外)或根據「該租契」規定需要維修的排水渠、溝渠、污水渠、水管、總水喉管和渠道及其他地方的維修費用與開支和所有其他費用與支出。

vi. 根據「公契」第七節第51(b)(1)條第(xix)項，由「經理人」準備的周年財政預算的第二部分第一節應包括製造、建造、修理和修改所有或任何「屋苑」或其任何與其它相鄰或毗鄰的樓宇共用的部分所需要的或所擁有的道路、巷道、行人道、渠道、籬笆及公用牆(構成「住宅單位」之部分除外)、化糞池、私人或公共污水渠及排水渠的成本及費用的合理份數及部分。

(2) the drains and channels, whether within the boundaries of the said land or the land adjacent thereto or on Government land, which the Owners are required by the said lease to construct and maintain to the satisfaction of the Director of Lands.

ii. Pursuant to Clause 18(r) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to take all steps necessary or expedient for compliance by the Owners with the said lease and, in particular, to inspect, maintain, repair, demolish, remove, reinstate, erect or construct in accordance with the provisions of the said lease and (if applicable) to the satisfaction of the Director of Lands, Director of Drainage Services or other Government departments (as the case may be) all the said land, the open space required to be provided under Clause No. 3.17(a) of the said lease, slopes, slope treatment works, earth-retaining structures, retaining walls and other support, protection, drainage, ancillary and other works and structures within the said land and also any adjacent or adjoining Government or leased land (if applicable).

iii. Pursuant to Clause 18(ba) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to construct and maintain the drains and channels necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain, all storm-water or rain-water falling or flowing on to the said land to the satisfaction of the Director of Lands in accordance with Clause No. 4.10(a) of the said lease.

iv. Pursuant to Clause 18(bb) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to uphold, maintain and repair all or any of the gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) referred to in Clause No. 5.3(c) of the said lease to the satisfaction of the Director of Lands.

v. Pursuant to Clause 51(b)(1)(iv) of Section VII of the DMC, the first section of the second part of the annual budget prepared by the Manager shall cover the costs and expenses of maintaining and all other expenses and outgoings payable in respect of the foundations, columns and other structures constructed or to be constructed for the support of the Estate (excluding those exclusively serving the Residential Blocks or the HA Accommodation) and the drains, nullahs, sewers, pipes, watermains and channels and such other areas whether within or outside the said land serving the said land and/or the Estate (excluding those serving exclusively the Residential Blocks or the HA Accommodation), or that are required to be maintained under the said lease.

vi. Pursuant to Clause 51(b)(1)(xix) of Section VII of the DMC, the first section of the second part of the annual budget prepared by the Manager shall cover the expenses for a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, lanes, pavements, channels, fences and party walls (excluding those forming part of the Residential Unit(s)), cesspools, private or public sewers and drains requisite for or in or belonging to the Estate or any part thereof in common with other premises near or adjoining thereto.

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

**公用事業設施或其他服務**

**(i) 批地文件的有關條文**

「該租契」條款第5.3條訂明：

(a) 政府、任何毗連或鄰近土地或處所的承租人、租戶、佔用人和獲許可人或任何其他獲得任何上述人正式授權的人士均獲保留權利讓氣體、電力、淡水或鹹水、污物、污水、空氣、煙或其他排出物、電話、水、公用事業設施及其他服務，藉通過或經過「該土地」或其上面或下面或其任何部分的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)以往來該等毗連或鄰近土地或處所。

(b) 政府、任何毗連或鄰近土地或處所的承租人、租戶、佔用人和獲許可人或任何其他獲得任何上述人士正式授權的人均獲保留權利隨時出入、經過和再經過「該土地」或其任何部分，以視察、保養、維修及翻新「該租契」條款第5.3(a)條所指通過或經過「該土地」或其上面或下面或其任何部分的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)，以便讓氣體、電力、淡水或鹹水、污物、污水、空氣、煙或其他排出物、電話、水、公用事業設施及其他服務往來該等毗連或鄰近土地或處所，惟政府毋須對「承租人」因任何毗連或鄰近土地或處所的承租人、租戶、佔用人或獲許可人或任何其他獲得任何上述人士正式授權的人行使「該租契」條款第5.3(b)條所賦予的權利所產生或附帶產生而對「承租人」造成或使「承租人」蒙受的任何損失、損害、滋擾或干擾承擔任何責任，以及「承租人」無權就任何該等損失、損害、滋擾或干擾向政府提出索償。

(c) 「承租人」須以令「署長」滿意的方式自費維持、保養及維修「該租契」條款第5.3(a)條所指的所有及任何雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)。

**(ii) 「公契」的有關條文**

請參閱上文第A(ii)i, A(ii)ii, A(ii)iii, A(ii)iv, A(ii)v及A(ii)vi段。

## B Any Facilities that are Required under the Land Grant to be Managed, Operated or Maintained for Public Use at the Expense of the Owners of the Residential Properties in the Development

**UTILITY OR OTHER SERVICES**

**(i) Relevant Provisions of the Land Grant**

Clause No. 5.3 of the said lease stipulates that:

(a) There is reserved unto the Government and the lessees, tenants, occupiers and licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them the right of passage of gas, electricity, fresh or salt water, soil, drainage, air, smoke or other effluent, telephone, water, utility, and other services to and from such adjoining or neighbouring land or premises through such gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) passing along, through, over, upon, under or in the said land or any part thereof.

(b) There is reserved unto the Government and the lessees, tenants, occupiers and licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them the right of free ingress, egress and regress to and from the said land or any part thereof for the purpose of inspecting, maintaining, repairing and renewing all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) referred to in Clause No. 5.3(a) of the said lease passing along, through, over, upon, under or in the said land or any part thereof through which gas, electricity, fresh or salt water, soil, drainage, air, smoke or other effluent, telephone, water, utility and other services pass to and from such adjoining or neighbouring land or premises provided that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee arising out of or incidental to the exercise of the rights by the lessees, tenants, occupiers or licensees of any adjoining or neighbouring land or premises or any other persons duly authorized by any of them under Clause No. 5.3(b) of the said lease and no claim shall be made against the Government by the Lessee in respect of any such loss, damage, nuisance or disturbance.

(c) The Lessee shall at its own expense uphold, maintain and repair all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) referred to in Clause No. 5.3(a) of the said lease, all to be done to the satisfaction of the Director.

**(ii) Relevant Provisions of the Deed of Mutual Covenant ("DMC")**

Please see paragraphs A(ii)i, A(ii)ii, A(ii)iii, A(ii)iv, A(ii)v and A(ii)vi above.

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

不適用

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

不適用

Ⓒ Any Open Space that is Required under the Land Grant to be Managed, Operated or Maintained for Public Use at the Expense of the Owners of the Residential Properties in the Development

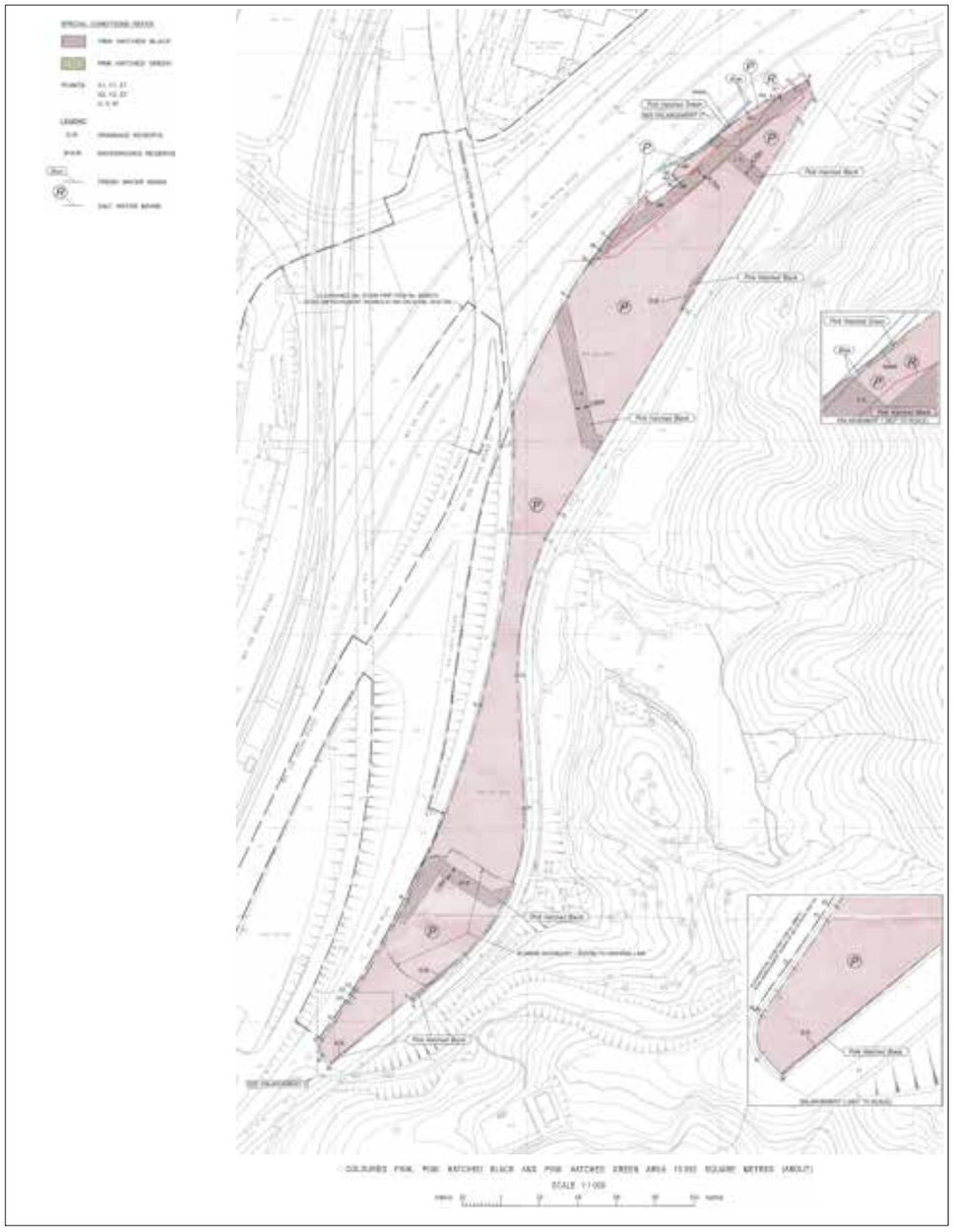
Not applicable

Ⓓ Any Part of the Land (on which the Development is Situated) that is Dedicated to the Public for the Purposes of Regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable

## 公共設施及公眾休憩用地的資料
## Information on Public Facilities and Public Open Spaces

### 錦駿苑「該租契」附圖(摘錄)
### Extract of Plan Annexed to the said Lease of Kam Chun Court



N

圖例 NOTATION

| | |
|---|---|
| | 粉紅色加黑斜線<br>Pink Hatched Black |
| | 粉紅色加綠斜線<br>Pink Hatched Green |
| D.R. | 渠務專用範圍<br>Drainage Reserve |
| W W R | 水務專用範圍<br>Waterworks Reserve |
| Blue | 食水管<br>Fresh Water Mains |
| R | 海水管<br>Salt Water Mains |

# 18 對買方的警告
# Warning to Purchasers

香港房屋委員會(下稱「房委會」)所委聘的律師，只代表房委會，並不能保障買方的權益。各買方宜另行委託其所選擇的律師行，就其向房委會購買居者有其屋計劃單位事宜，提供意見及作為其代表。

**注意事項：**

1. 倘買方另行委託其所選擇的律師行，就購買單位事宜代表他們，有關的律師行即能夠在買樓交易的每個階段，向買方提供獨立意見。
2. 買方會在房委會的職員面前，簽署買賣協議。儘管如此，有關職員只會向買方詮釋買賣協議的內容，並見證其簽署買賣協議，但不會就買賣協議或與交易有關的任何其他事宜，向買方提供任何法律意見。
3. 倘買方沒有另行委託其所選擇的律師行代表他們完成買樓交易，便會在房委會的律師處，簽立轉讓契據。房委會的律師只會向買方詮釋轉讓契據的內容，並見證其簽立轉讓契據，而不會在交易中擔任買方的代表律師，亦不會就買賣協議或與交易有關的任何其他事宜，向買方提供意見。在該等情況下，房委會就交易支付的法律費用，須由買方(而非房委會)承擔。由於房委會的律師在交易中並非買方的律師，因此不能保障買方的權益。

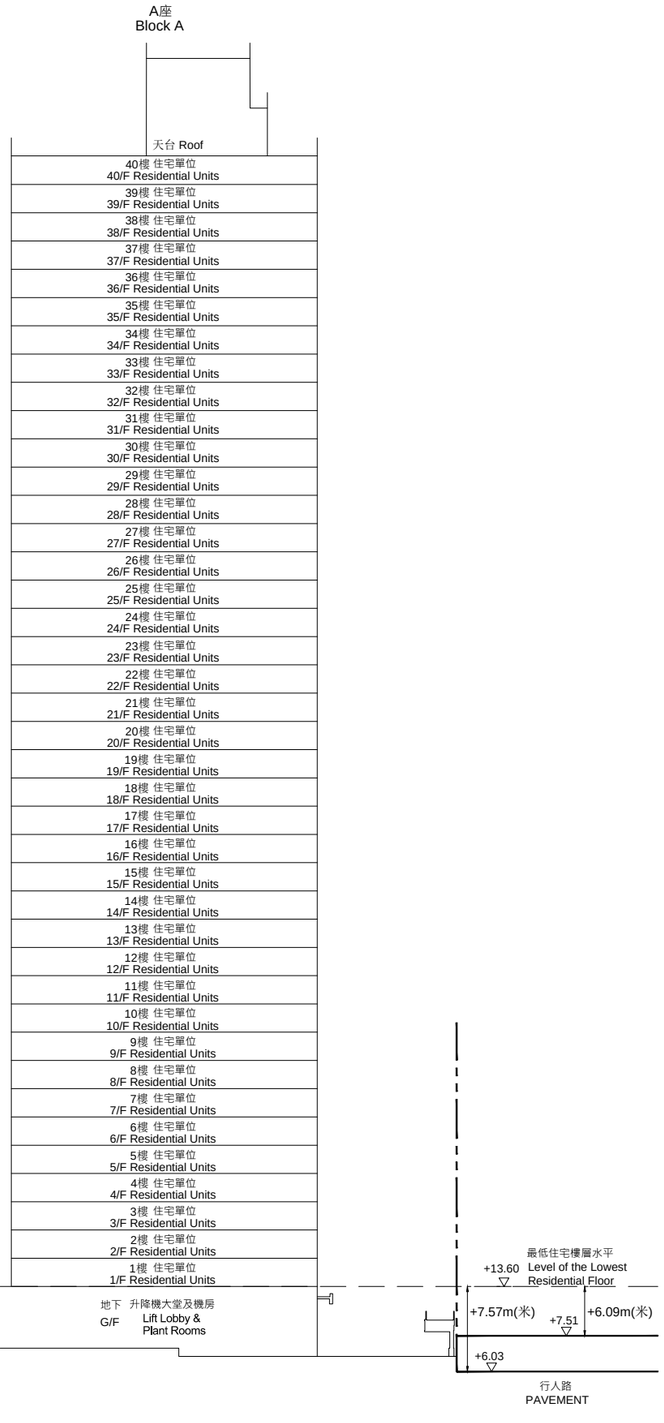
The solicitors appointed by the Hong Kong Housing Authority (HA) are acting for the HA only and will not be able to protect the purchasers' interest. All purchasers are urged to instruct a separate firm of solicitors of their choice to advise them and act for them in relation to their purchase of a Home Ownership Scheme flat from the HA.

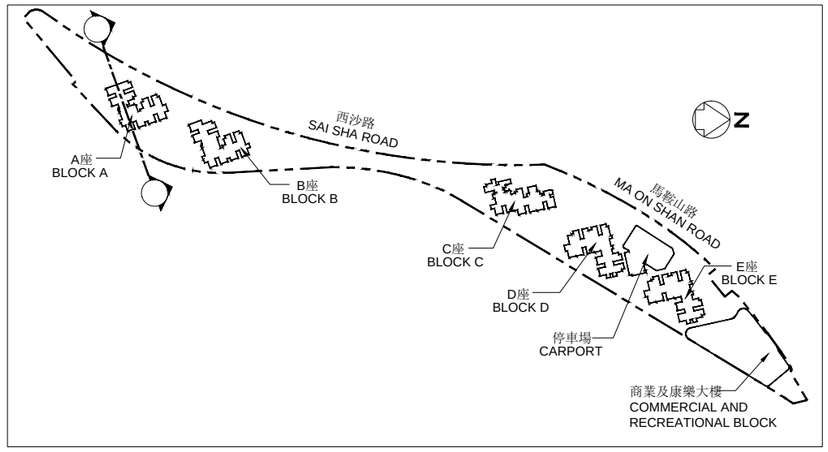
**It should be noted that:**

1. If the purchasers instruct a separate firm of solicitors of their choice to act for the purchasers in relation to their purchase, that firm of solicitors will be able to give independent advice to the purchasers at every stage of their purchase.
2. Although the purchasers will sign the agreement for sale and purchase (ASP) before the staff of the HA, the staff will only interpret the contents of the ASP to the purchasers and attest their signing of the ASP. The staff will not give the purchasers any legal advice on the ASP or any other matters in connection with the transaction.
3. If the purchasers do not instruct a separate firm of solicitors of their choice to act for them in their completion of the purchase, they will execute the assignment before the solicitors of the HA. The solicitors of the HA will only interpret the contents of the assignment to them and attest their execution, and will not act as the purchasers' solicitors in the transaction, and will not advise the purchasers on the ASP or any other matters in connection with the transaction. In such cases, the legal fees of the HA in the transaction shall be borne by the purchasers and not the HA. The solicitors of the HA, not being the purchasers' solicitors in the transaction, will not be able to protect the purchasers' interest.

# 19 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## A座
## Block A




指示圖 KEY PLAN

1. 毗連建築物(A座)的一段行人路為香港主水平基準以上6.03米至7.51米。

   The part of pavement adjacent to the building (Block A) is 6.03 metres to 7.51 metres above the Hong Kong Principal Datum.

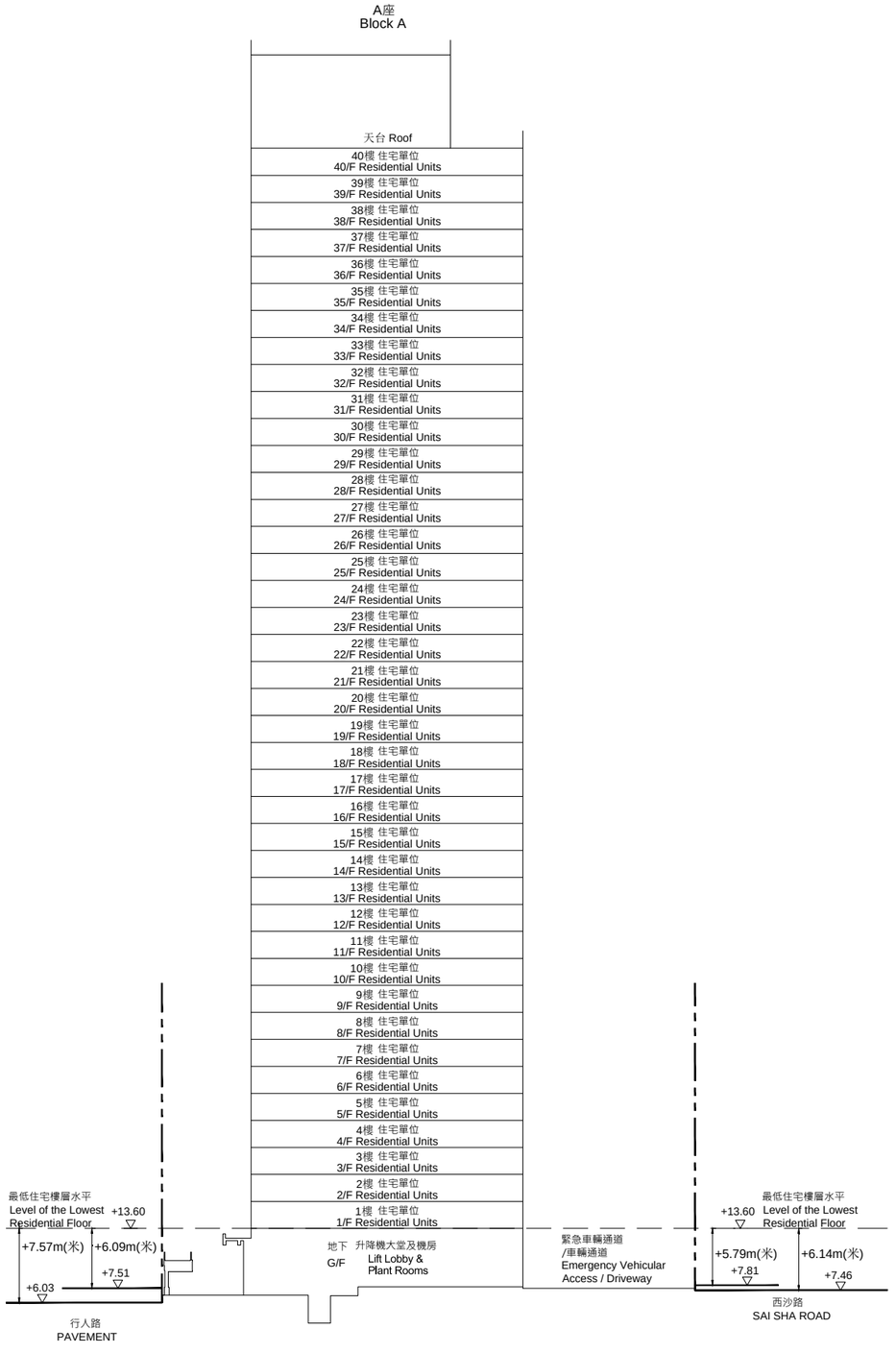
2. 毗連建築物(A座)的一段西沙路為香港主水平基準以上7.46米至7.81米。

   The part of Sai Sha Road adjacent to the building (Block A) is 7.46 metres to 7.81 metres above the Hong Kong Principal Datum.

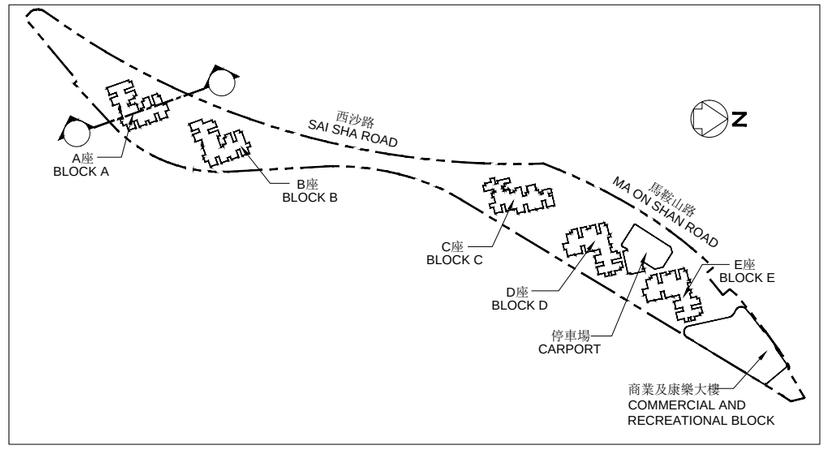
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# A座
# Block A




## 發展項目中的建築物的橫截面圖
## Cross-section Plan of Building in the Development




指示圖 KEY PLAN

1. 毗連建築物(A座)的一段行人路為香港主水平基準以上6.03米至7.51米。

   The part of pavement adjacent to the building (Block A) is 6.03 metres to 7.51 metres above the Hong Kong Principal Datum.

2. 毗連建築物(A座)的一段西沙路為香港主水平基準以上7.46米至7.81米。

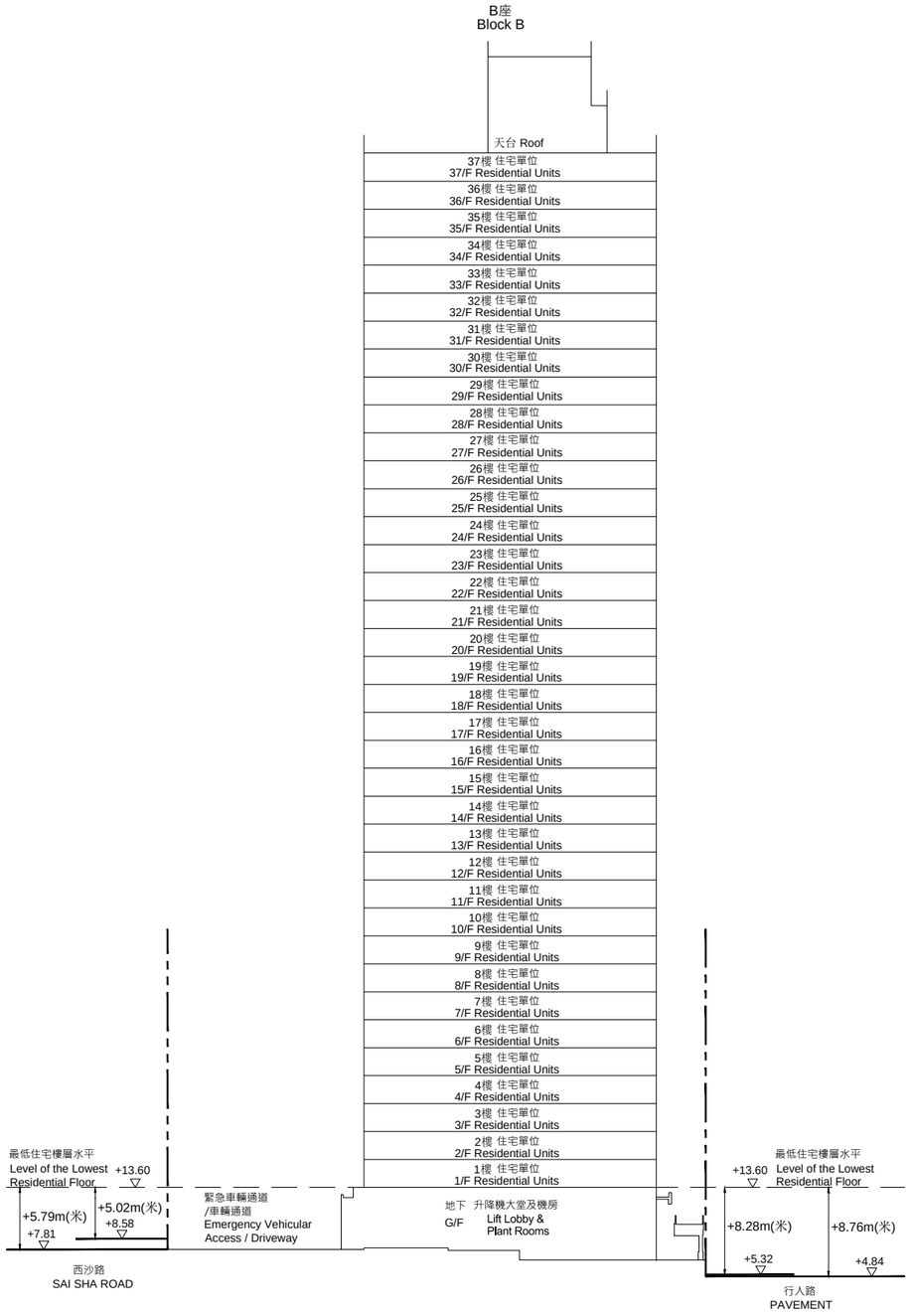
   The part of Sai Sha Road adjacent to the building (Block A) is 7.46 metres to 7.81 metres above the Hong Kong Principal Datum.

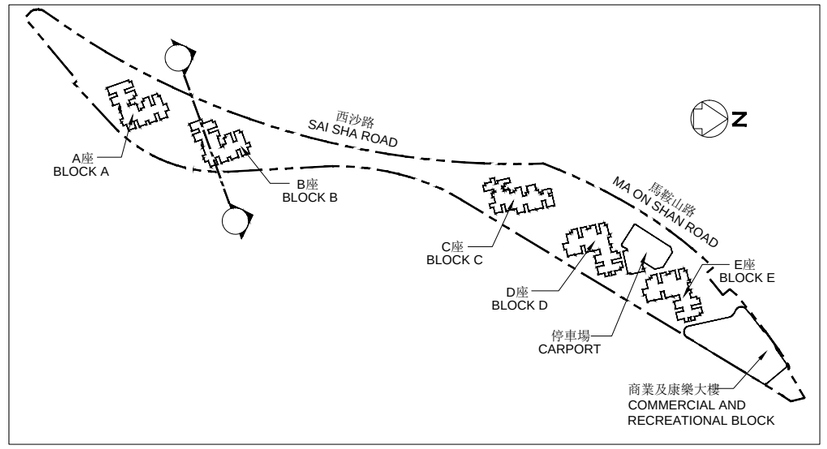
### 圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## B座
## Block B




指示圖 KEY PLAN

1. 毗連建築物(B座)的一段行人路為香港主水平基準以上4.84米至5.32米。

   The part of pavement adjacent to the building (Block B) is 4.84 metres to 5.32 metres above the Hong Kong Principal Datum.

2. 毗連建築物(B座)的一段西沙路為香港主水平基準以上7.81米至8.58米。

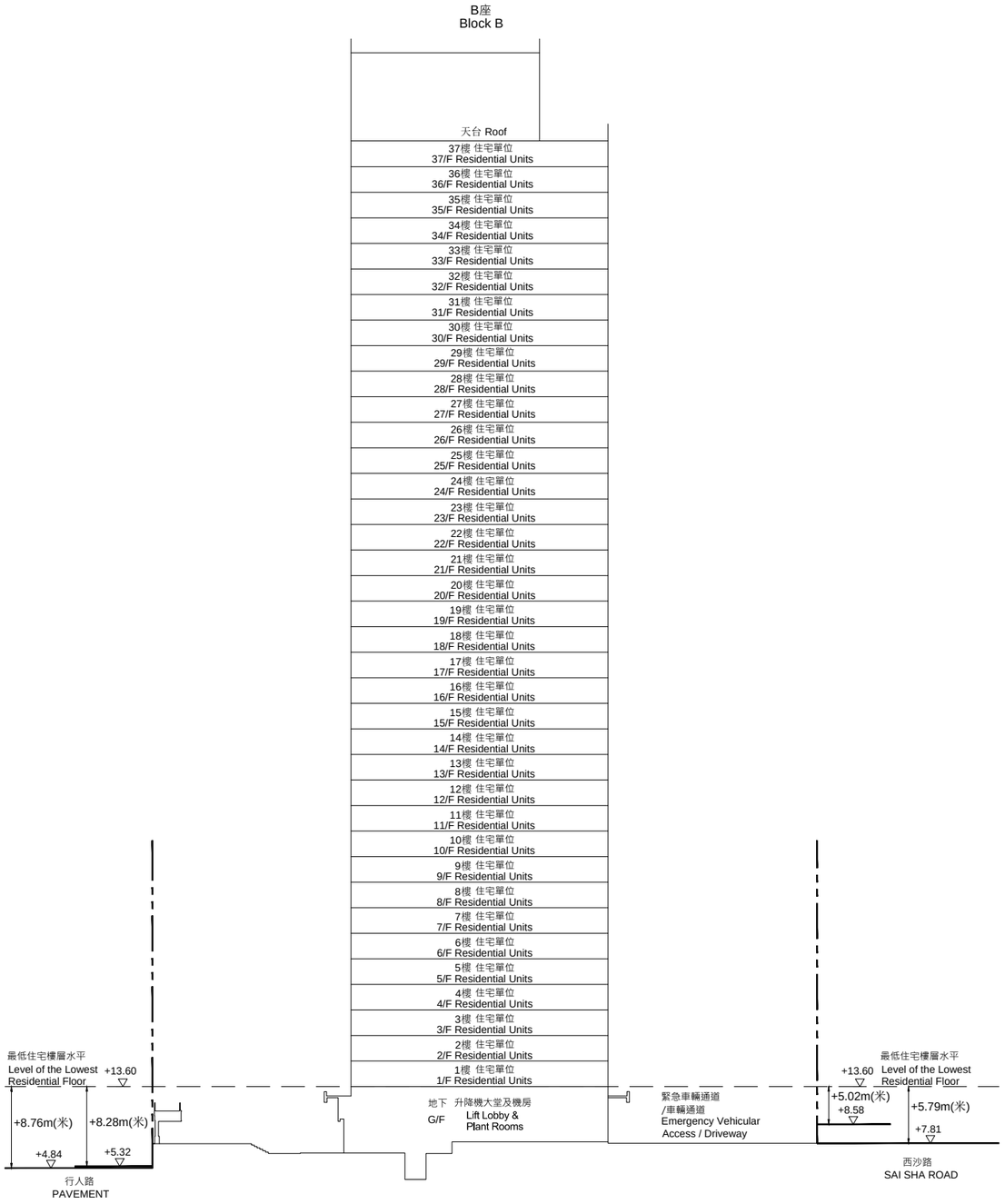
   The part of Sai Sha Road adjacent to the building (Block B) is 7.81 metres to 8.58 metres above the Hong Kong Principal Datum.

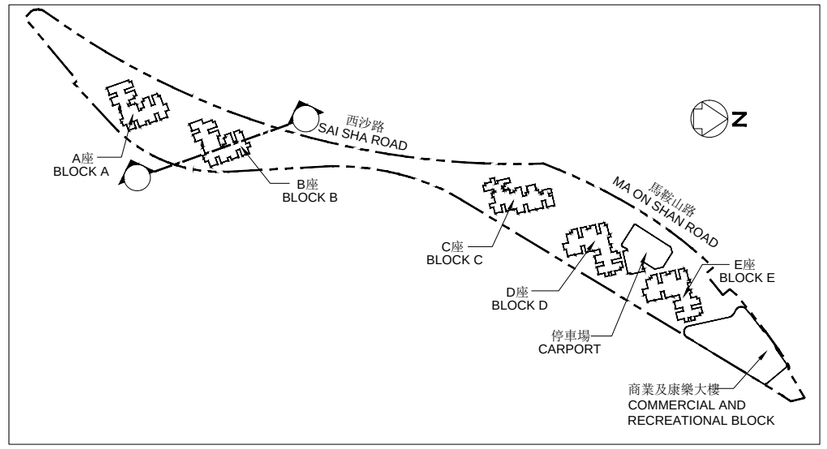
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## B座
## Block B




指示圖 KEY PLAN

1. 毗連建築物(B座)的一段行人路為香港主水平基準以上4.84米至5.32米。

   The part of pavement adjacent to the building (Block B) is 4.84 metres to 5.32 metres above the Hong Kong Principal Datum.

2. 毗連建築物(B座)的一段西沙路為香港主水平基準以上7.81米至8.58米。

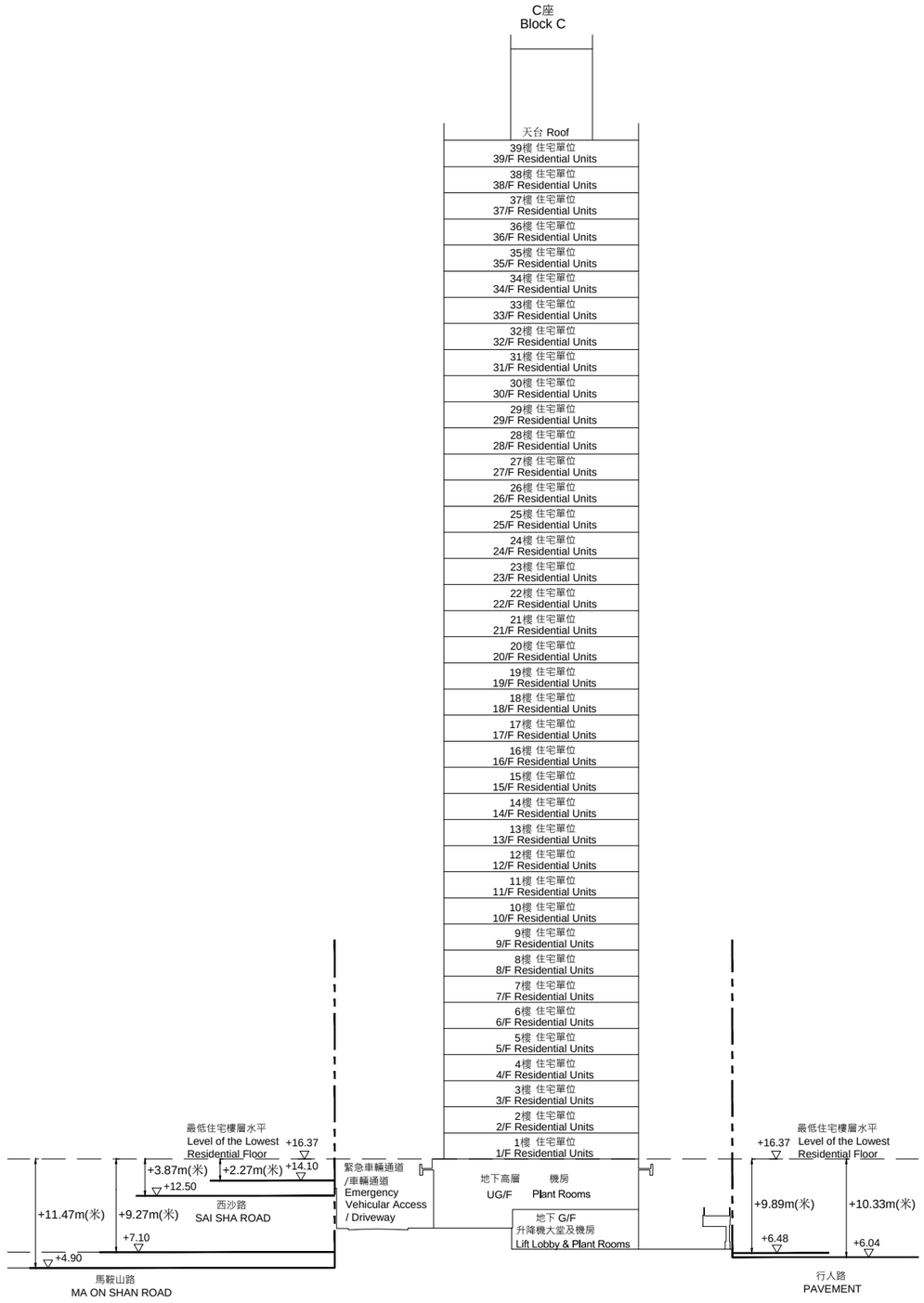
   The part of Sai Sha Road adjacent to the building (Block B) is 7.81 metres to 8.58 metres above the Hong Kong Principal Datum.

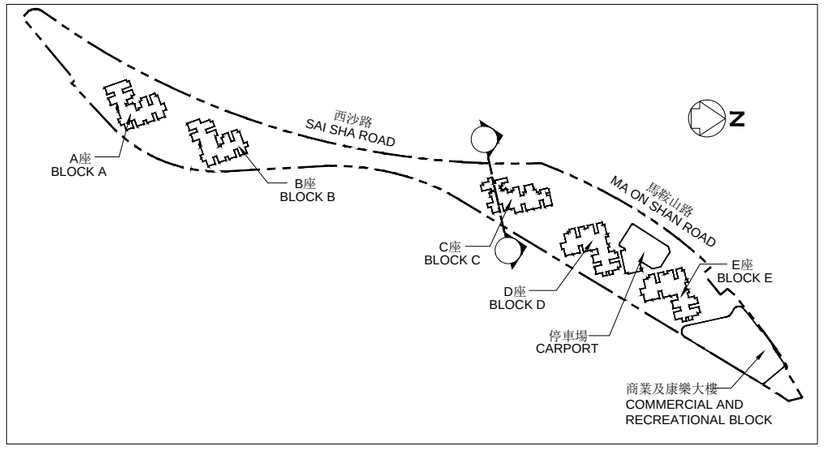
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## C座
## Block C




指示圖 KEY PLAN

1. 毗連建築物(C座)的一段行人路為香港主水平基準以上6.04米至6.48米。

   The part of pavement adjacent to the building (Block C) is 6.04 metres to 6.48 metres above the Hong Kong Principal Datum.

2. 毗連建築物(C座)的一段馬鞍山路為香港主水平基準以上4.90米至7.10米。

   The part of Ma On Shan Road adjacent to the building (Block C) is 4.90 metres to 7.10 metres above the Hong Kong Principal Datum.

3. 毗連建築物(C座)的一段西沙路為香港主水平基準以上12.50米至14.10米。

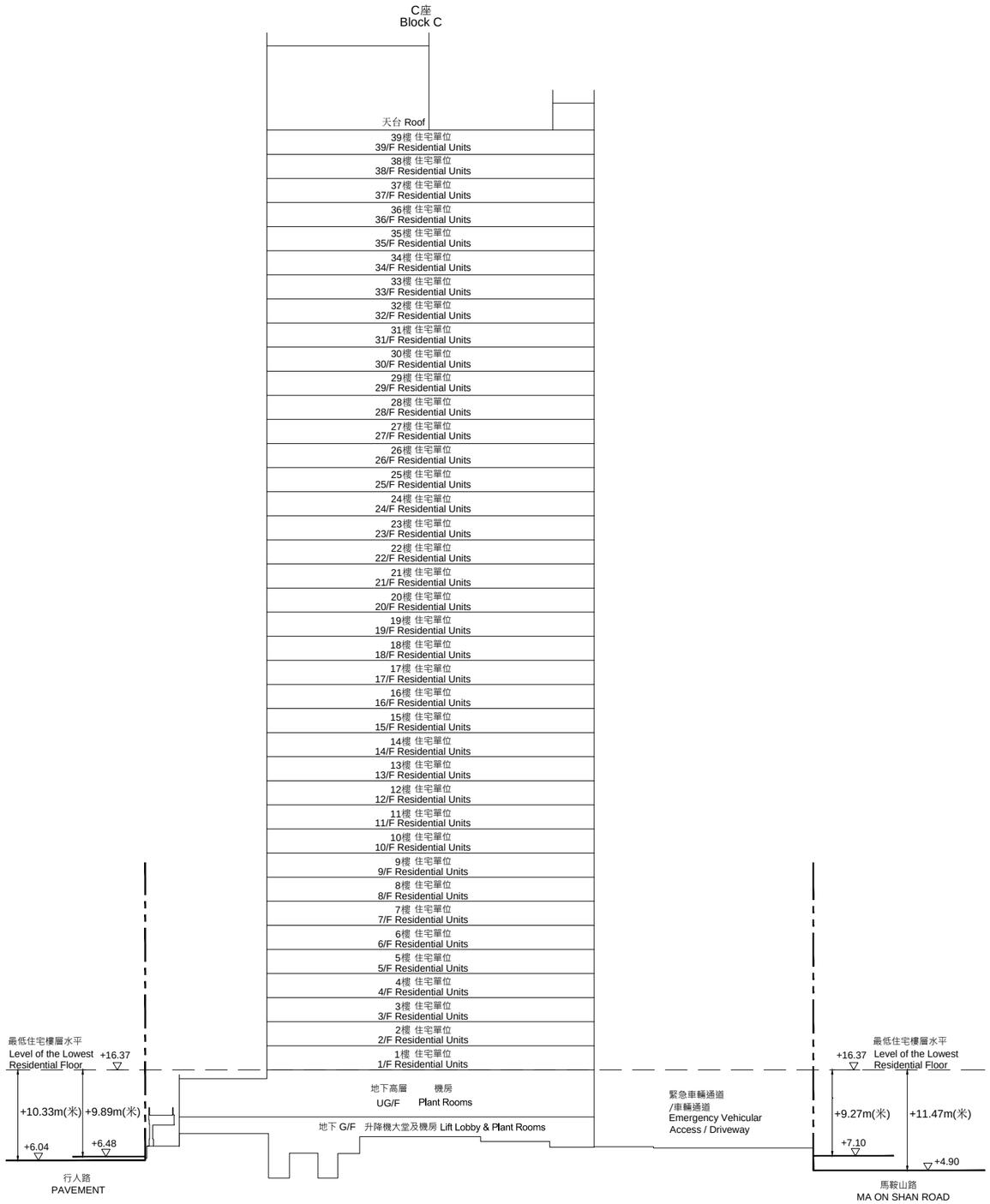
   The part of Sai Sha Road adjacent to the building (Block C) is 12.50 metres to 14.10 metres above the Hong Kong Principal Datum.

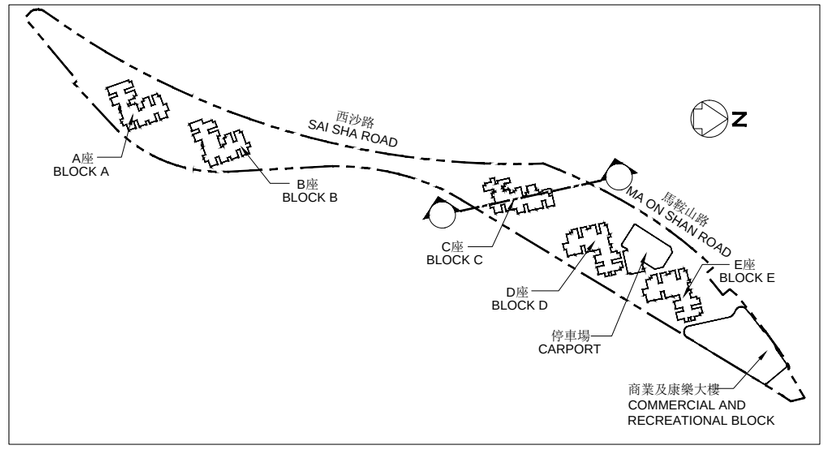
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## C座
## Block C




指示圖 KEY PLAN

1. 毗連建築物(C座)的一段行人路為香港主水平基準以上6.04米至6.48米。

   The part of pavement adjacent to the building (Block C) is 6.04 metres to 6.48 metres above the Hong Kong Principal Datum.

2. 毗連建築物(C座)的一段馬鞍山路為香港主水平基準以上4.90米至7.10米。

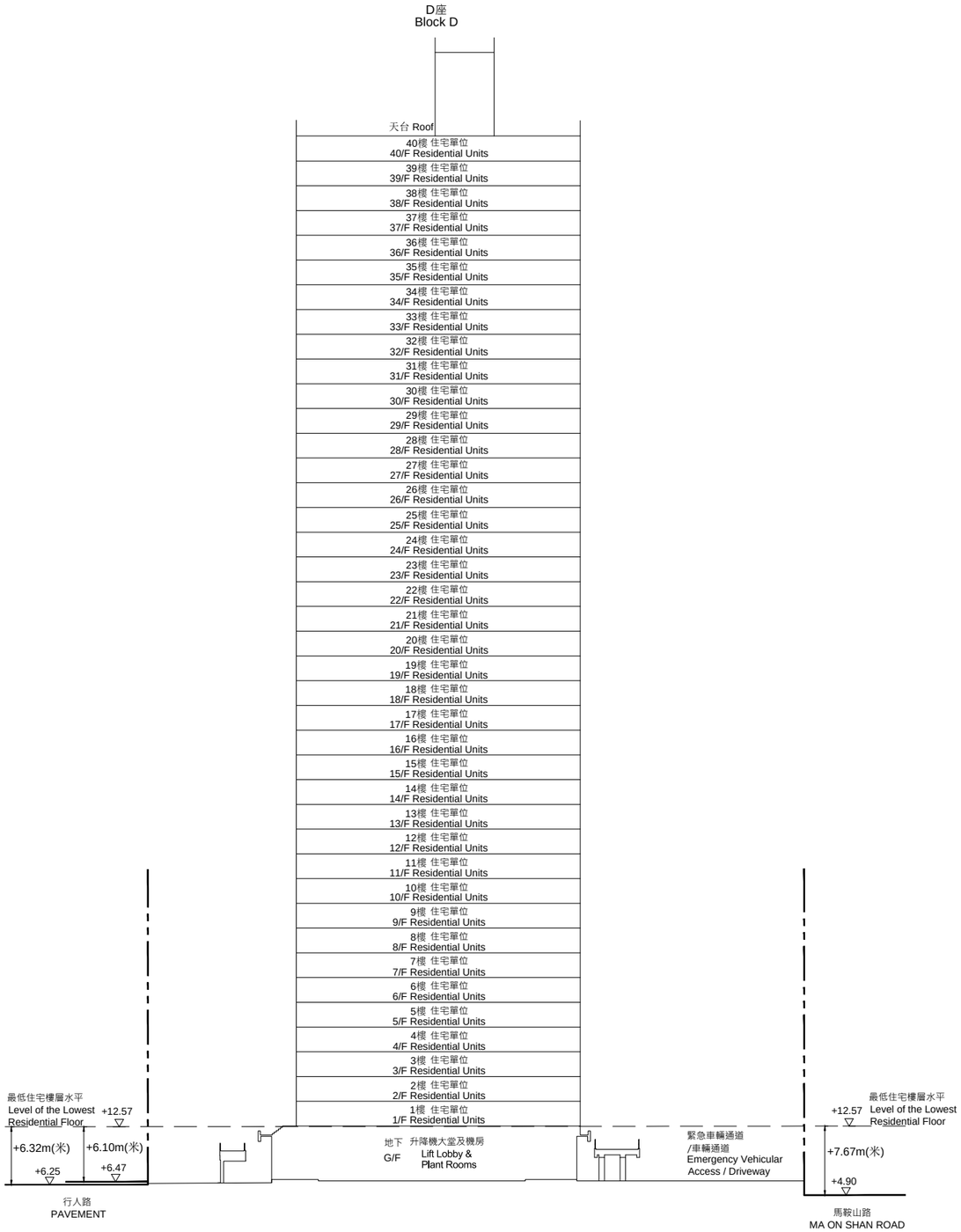
   The part of Ma On Shan Road adjacent to the building (Block C) is 4.90 metres to 7.10 metres above the Hong Kong Principal Datum.

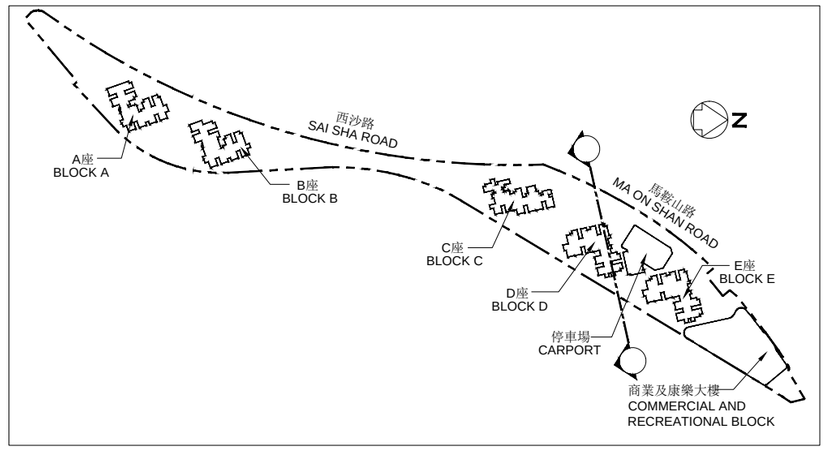
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## D座
## Block D




指示圖 KEY PLAN

1. 毗連建築物(D座)的一段行人路為香港主水平基準以上6.25米至6.47米。

   The part of pavement adjacent to the building (Block D) is 6.25 metres to 6.47 metres above the Hong Kong Principal Datum.

2. 毗連建築物(D座)的一段馬鞍山路為香港主水平基準以上4.90米。

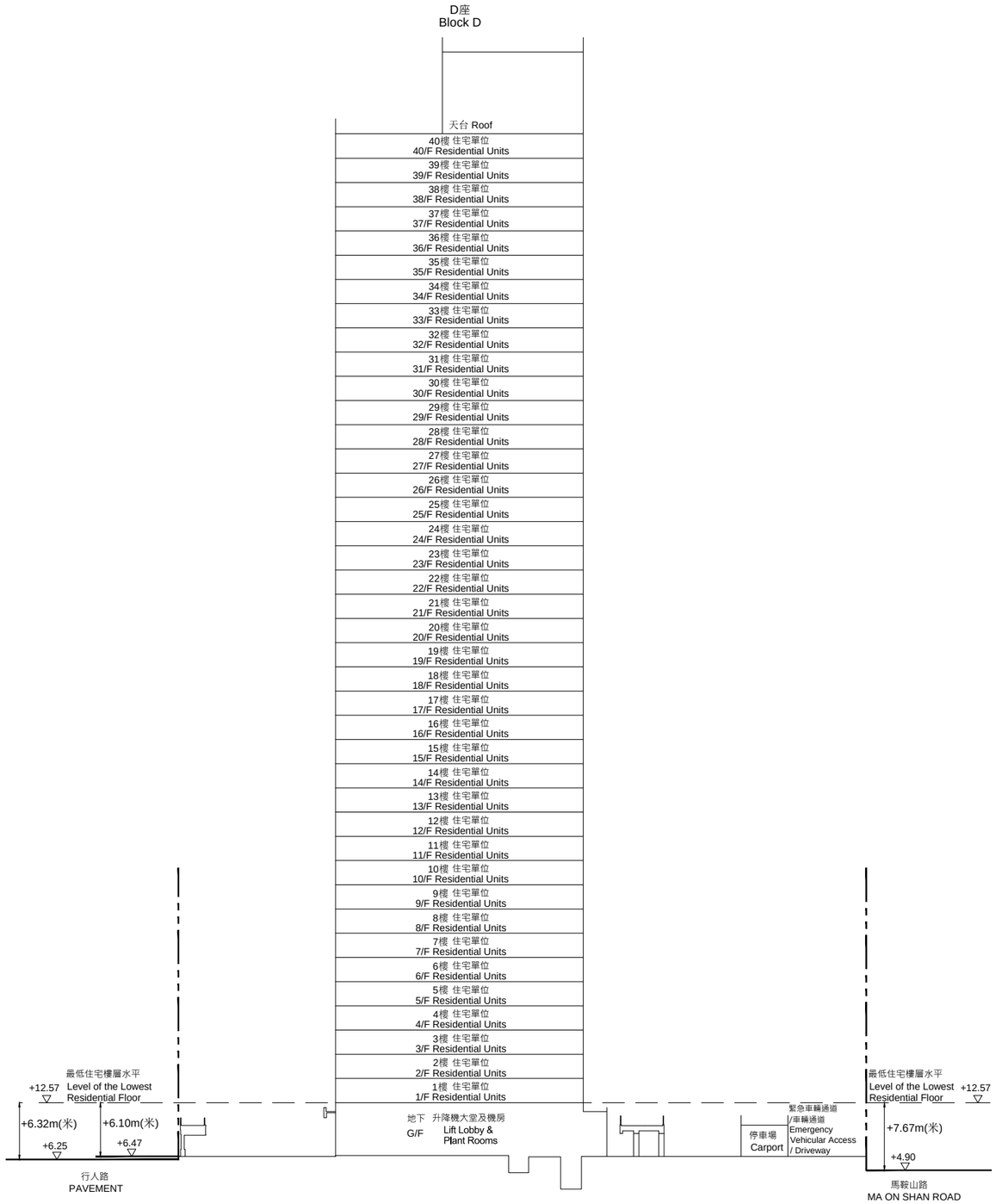
   The part of Ma On Shan Road adjacent to the building (Block D) is 4.90 metres above the Hong Kong Principal Datum.

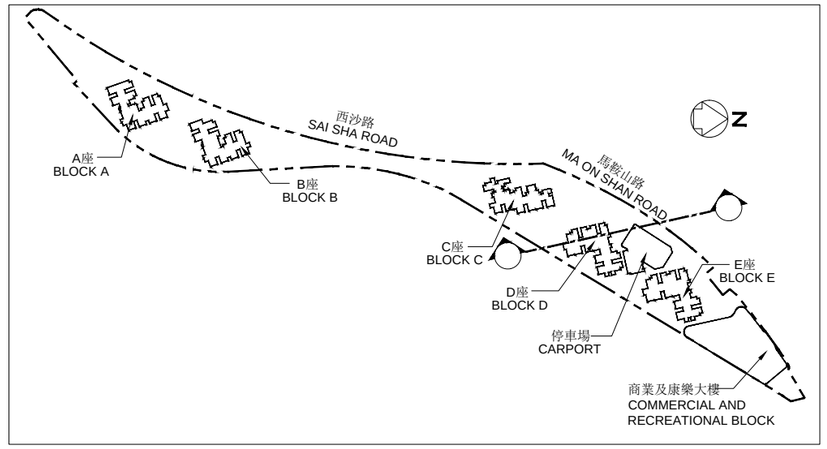
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## D座
## Block D




指示圖 KEY PLAN

1. 毗連建築物(D座)的一段行人路為香港主水平基準以上6.25米至6.47米。

   The part of pavement adjacent to the building (Block D) is 6.25 metres to 6.47 metres above the Hong Kong Principal Datum.

2. 毗連建築物(D座)的一段馬鞍山路為香港主水平基準以上4.90米。

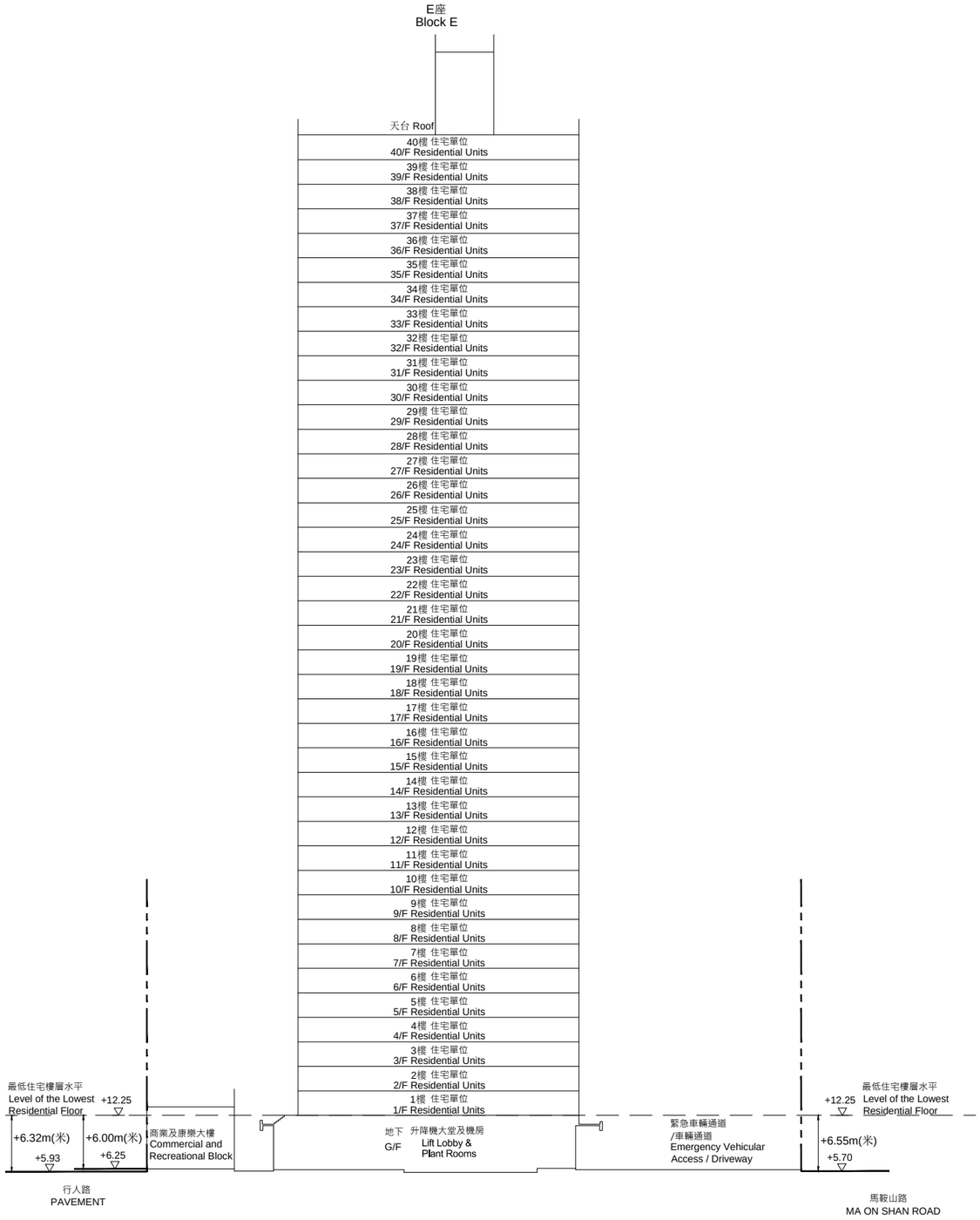
   The part of Ma On Shan Road adjacent to the building (Block D) is 4.90 metres above the Hong Kong Principal Datum.

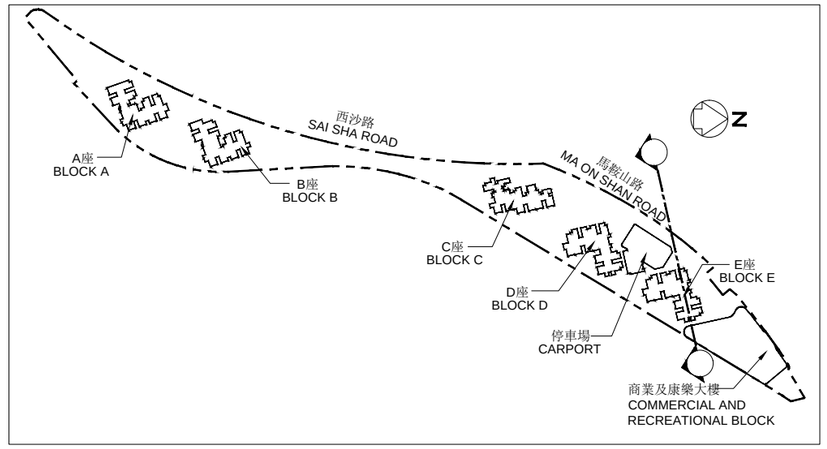
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 發展項目中的建築物的橫截面圖
# Cross-section Plan of Building in the Development

## E座
## Block E




指示圖 KEY PLAN

1. 毗連建築物(E座)的一段行人路為香港主水平基準以上5.93米至6.25米。

   The part of pavement adjacent to the building (Block E) is 5.93 metres to 6.25 metres above the Hong Kong Principal Datum.

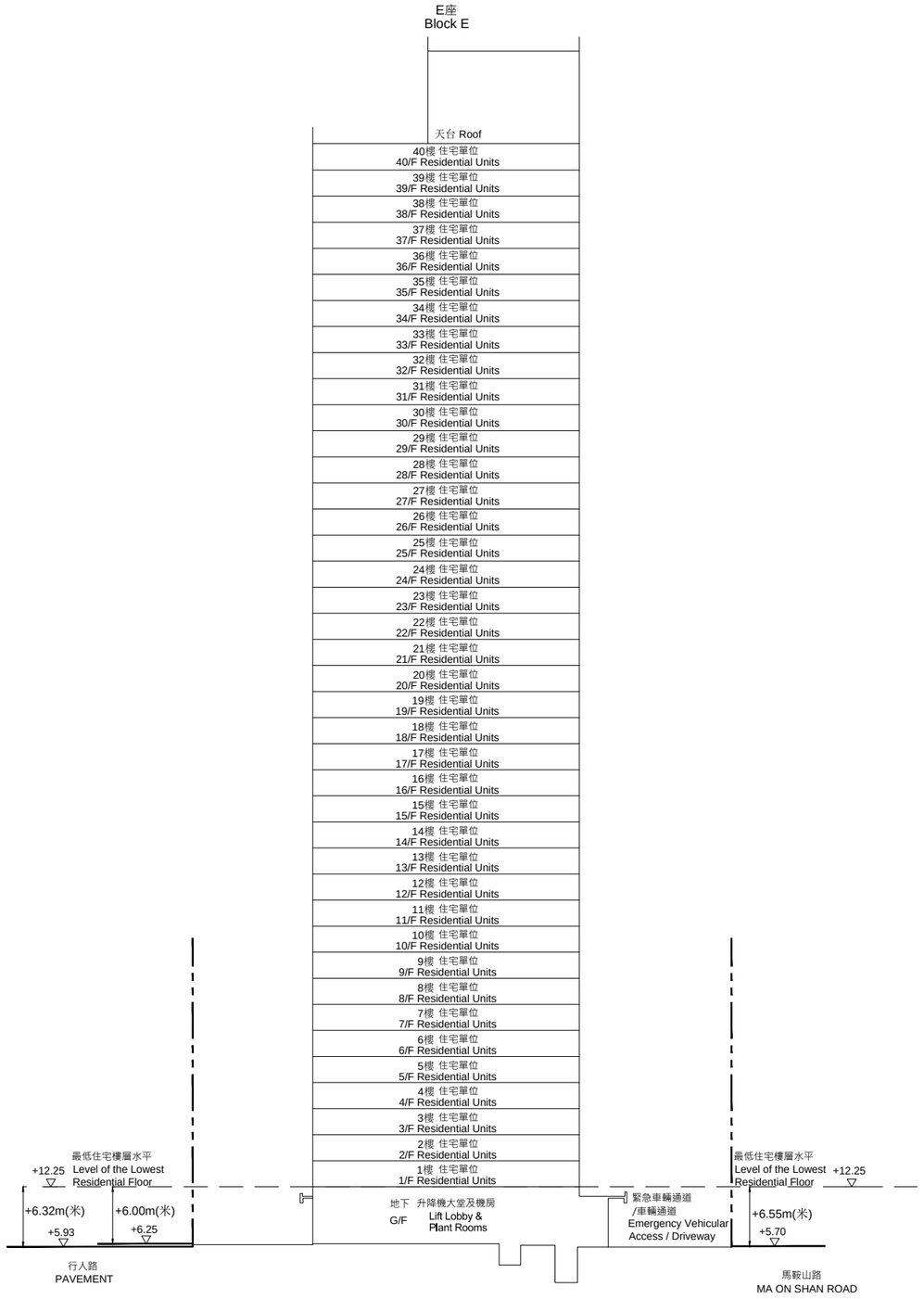
2. 毗連建築物(E座)的一段馬鞍山路為香港主水平基準以上5.70米。

   The part of Ma On Shan Road adjacent to the building (Block E) is 5.70 metres above the Hong Kong Principal Datum.

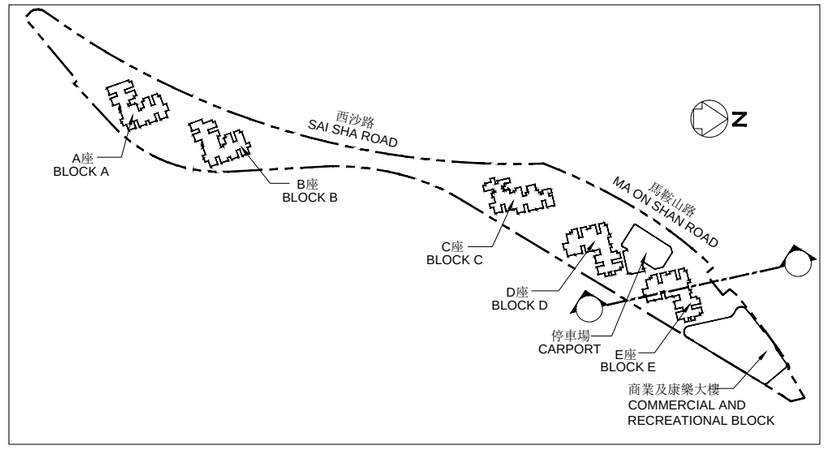
圖例 NOTATION

| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# E座
# Block E




## 發展項目中的建築物的橫截面圖
## Cross-section Plan of Building in the Development




指示圖 KEY PLAN

1. 毗連建築物(E座)的一段行人路為香港主水平基準以上5.93米至6.25米。

   The part of pavement adjacent to the building (Block E) is 5.93 metres to 6.25 metres above the Hong Kong Principal Datum.

2. 毗連建築物(E座)的一段馬鞍山路為香港主水平基準以上5.70米。

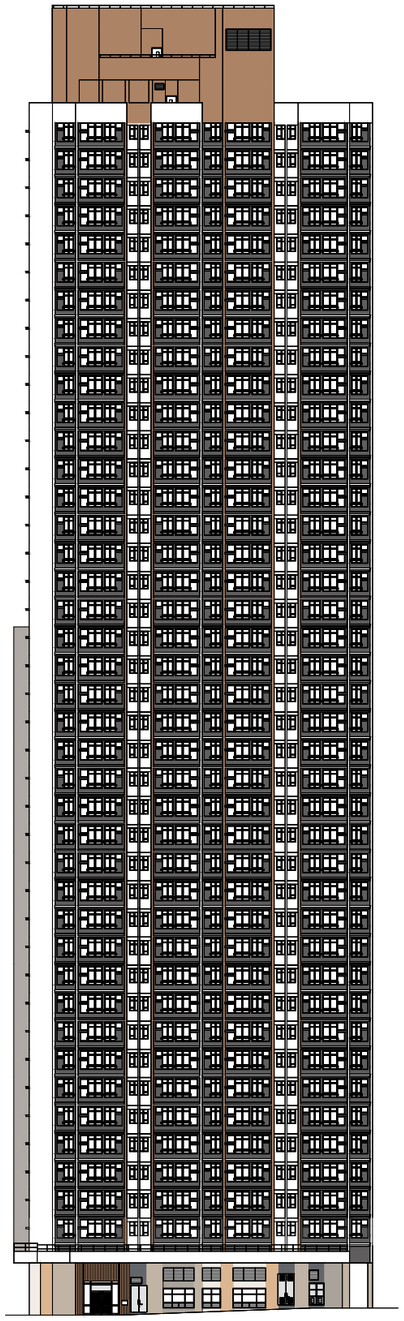
   The part of Ma On Shan Road adjacent to the building (Block E) is 5.70 metres above the Hong Kong Principal Datum.

圖例 NOTATION

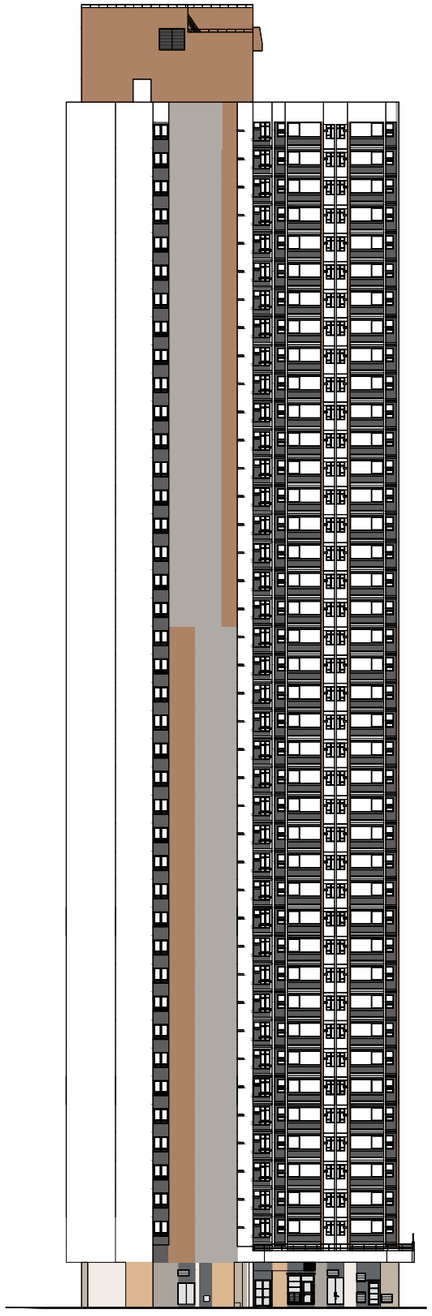
| | | |
|---|---|---|
| — - - — | 發展項目的邊界 | Boundary Line of the Development |
| ▽ | 香港主水平基準上高度(米) | Height (in metres) above the Hong Kong Principal Datum |

# 20 立面圖 Elevation Plan

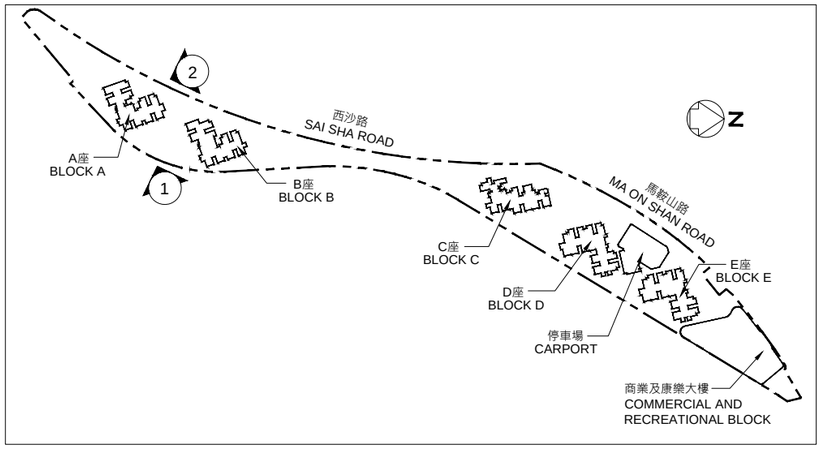
## A座立面圖 Block A Elevation Plan



東北面立面圖“1”
North East Elevation Plan “1”



西北面立面圖“2”
North West Elevation Plan “2”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

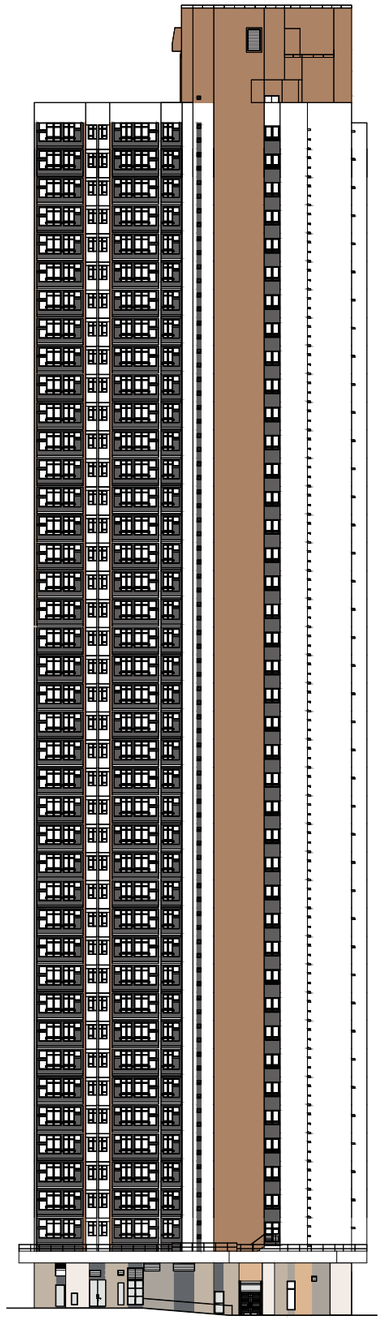
(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

(2) are in general accordance with the outward appearance of the Development.

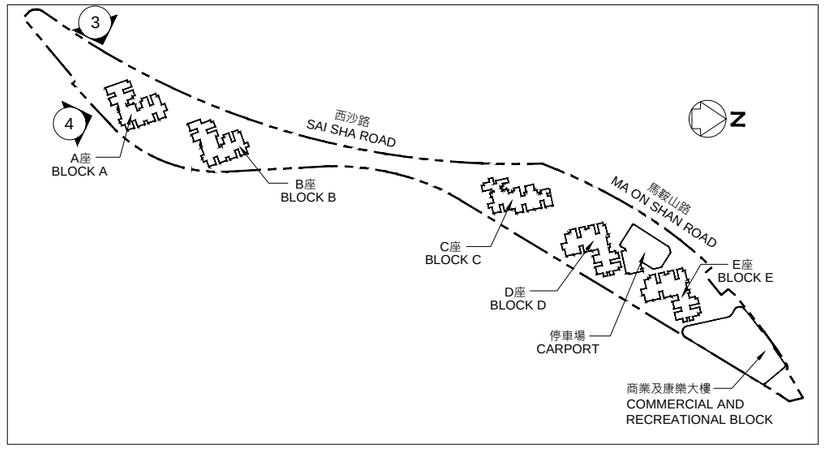
## A座立面圖
## Block A Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



東南面立面圖“4”
South East Elevation Plan “4”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年6月2日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

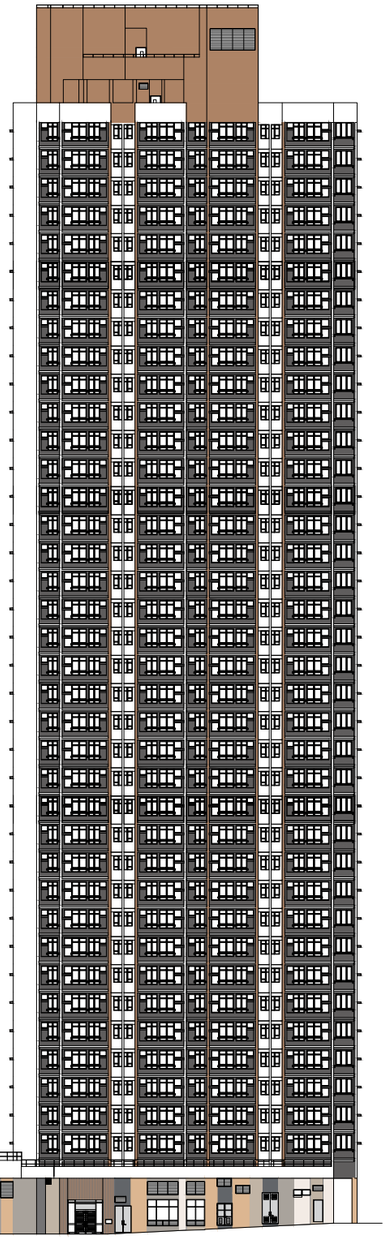
The elevations shown on this plan:

(1) are prepared on the basis of the approved general building plans for the Development as of 2 June 2022; and

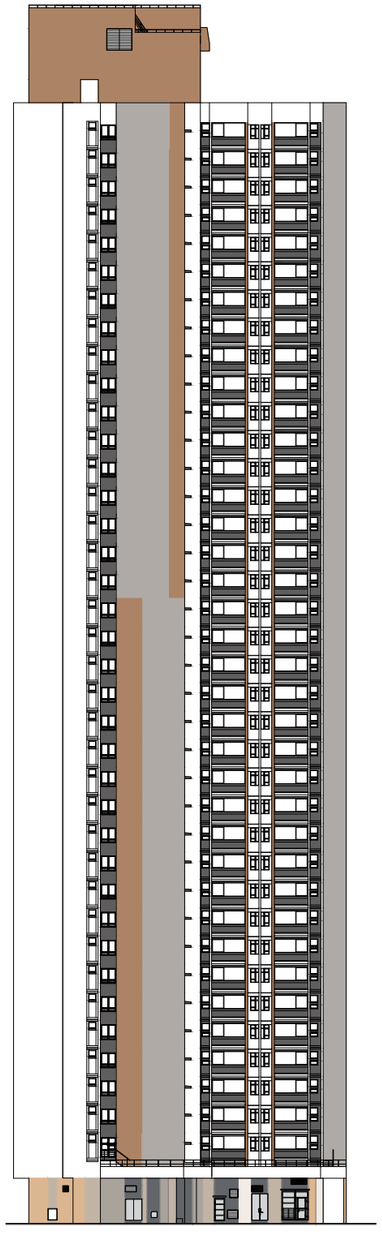
(2) are in general accordance with the outward appearance of the Development

# 立面圖
# Elevation Plan

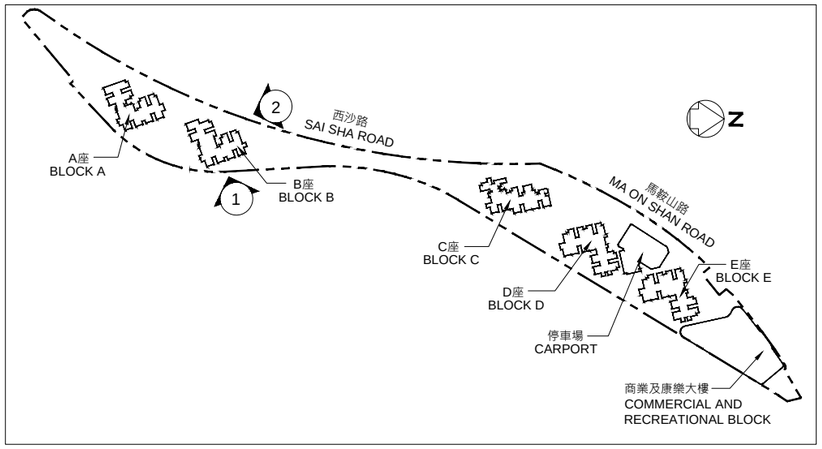
## B座立面圖
## Block B Elevation Plan



東北面立面圖“1”
North East Elevation Plan “1”



西北面立面圖“2”
North West Elevation Plan “2”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

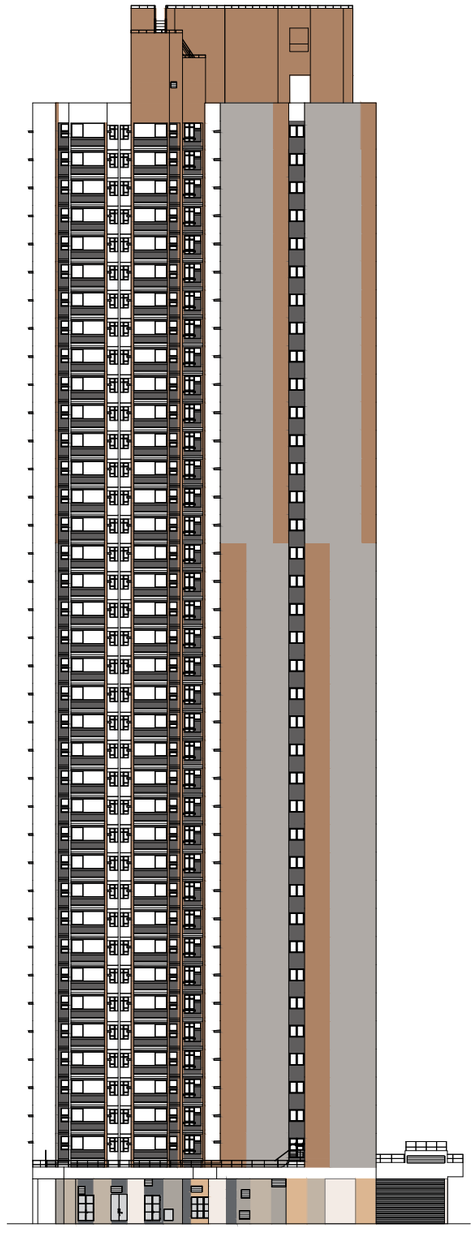
(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

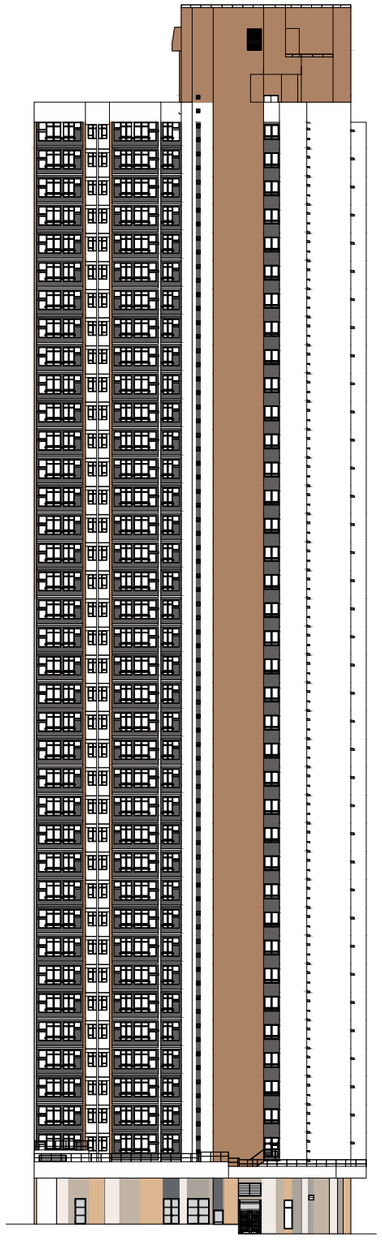
(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

(2) are in general accordance with the outward appearance of the Development.

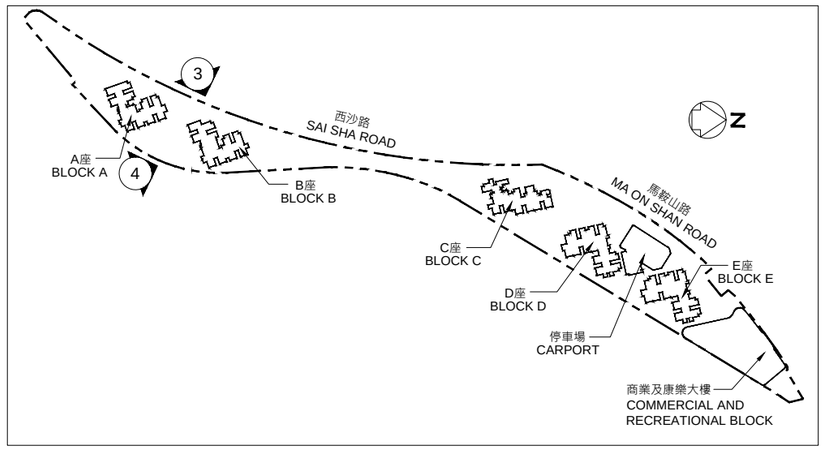
# B座立面圖
# Block B Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



東南面立面圖“4”
South East Elevation Plan “4”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年6月2日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

(1) are prepared on the basis of the approved general building plans for the Development as of 2 June 2022; and

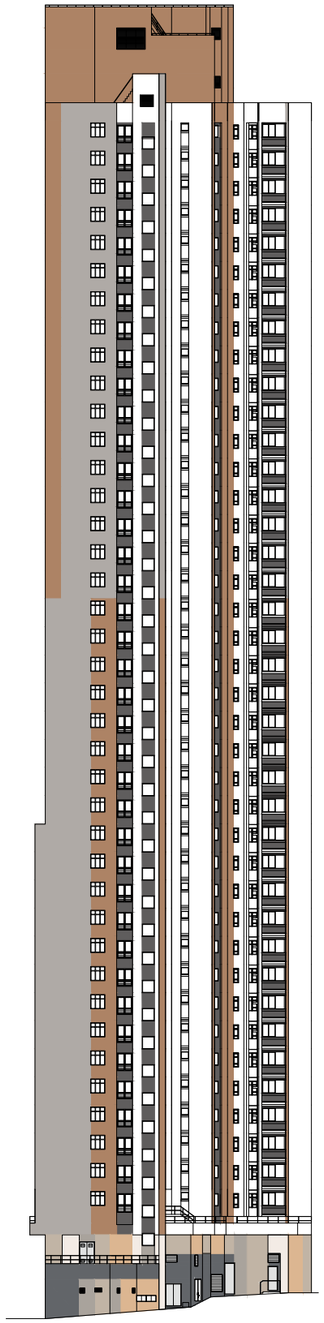
(2) are in general accordance with the outward appearance of the Development

# 立面圖
# Elevation Plan

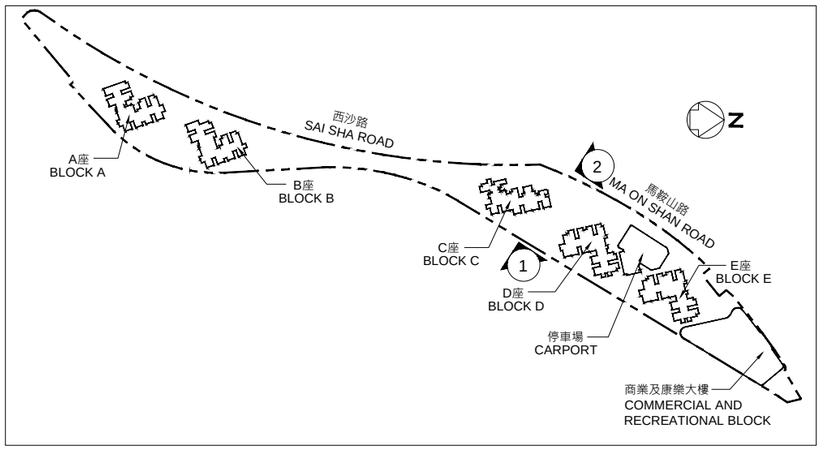
## C座立面圖
## Block C Elevation Plan



東北面立面圖“1”
North East Elevation Plan “1”



西北面立面圖“2”
North West Elevation Plan “2”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

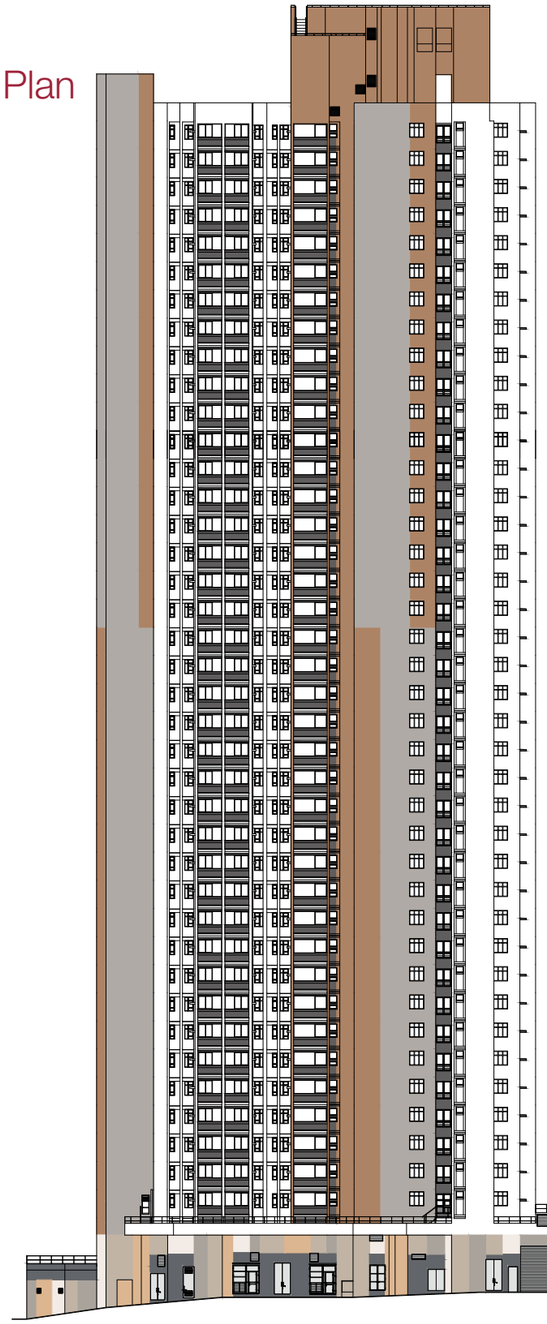
(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

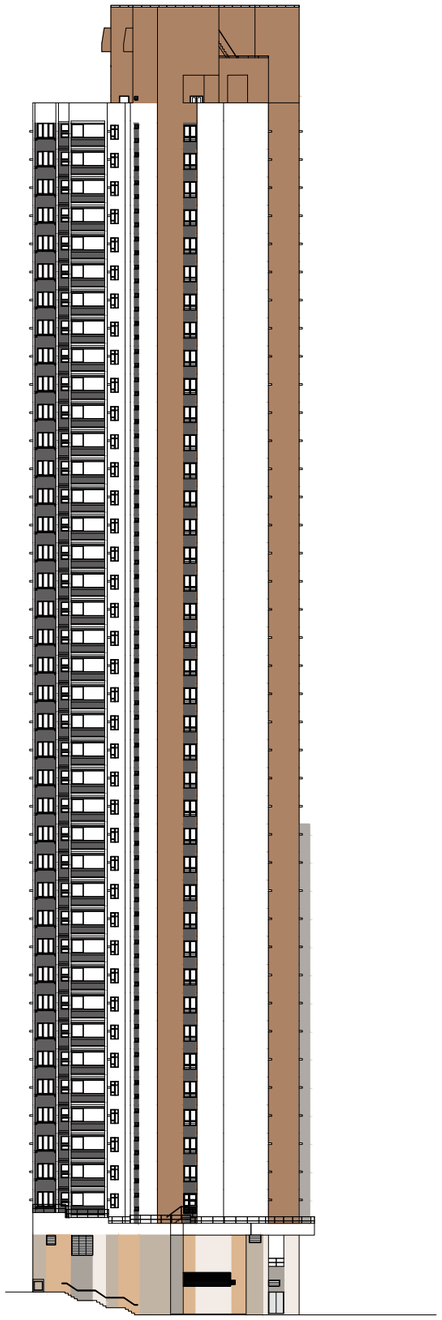
(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

(2) are in general accordance with the outward appearance of the Development.

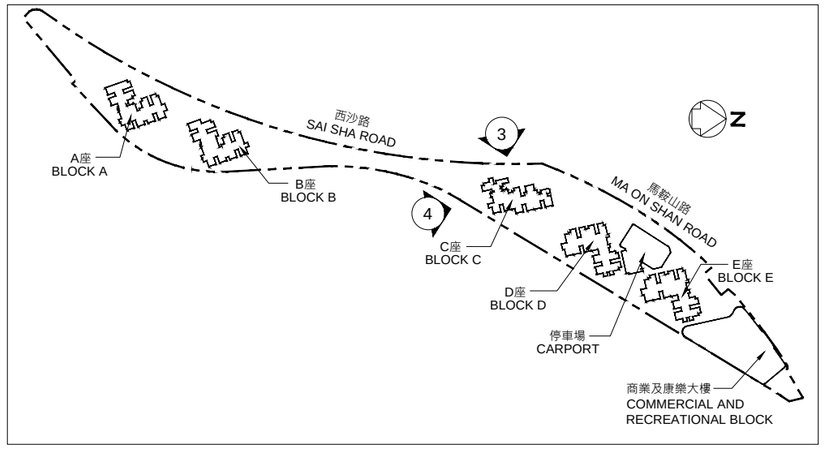
## C座立面圖
## Block C Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



東南面立面圖“4”
South East Elevation Plan “4”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年6月2日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

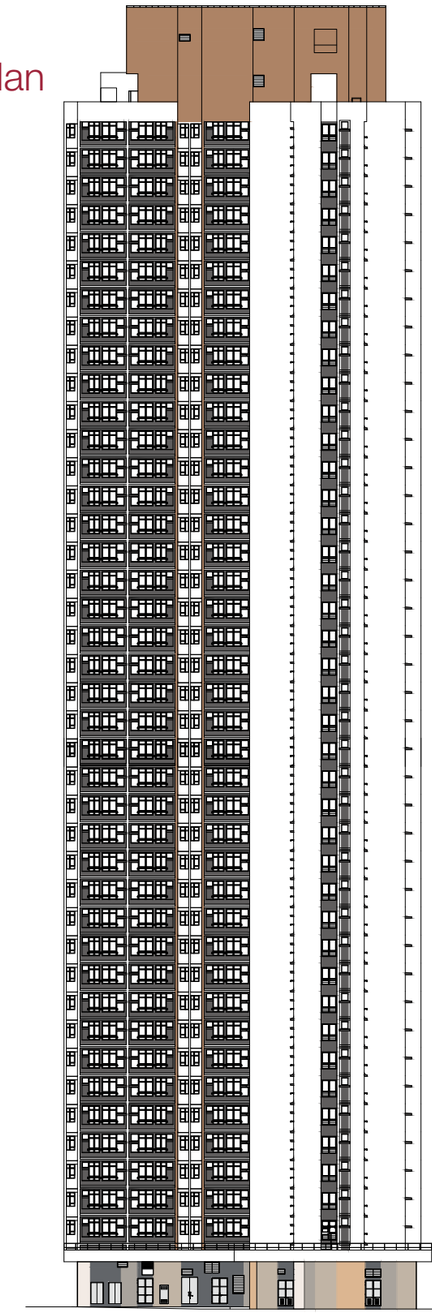
The elevations shown on this plan:

(1) are prepared on the basis of the approved general building plans for the Development as of 2 June 2022; and

(2) are in general accordance with the outward appearance of the Development

# 立面圖
# Elevation Plan

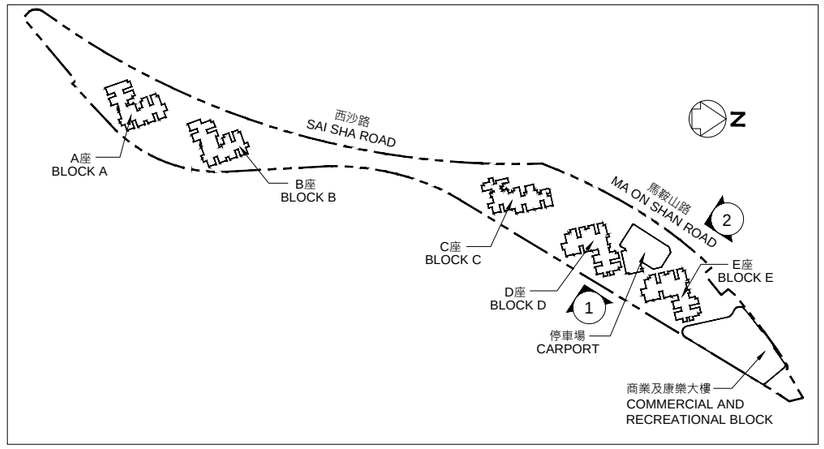
## D座立面圖
## Block D Elevation Plan



東北面立面圖“1”
North East Elevation Plan “1”



西北面立面圖“2”
North West Elevation Plan “2”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

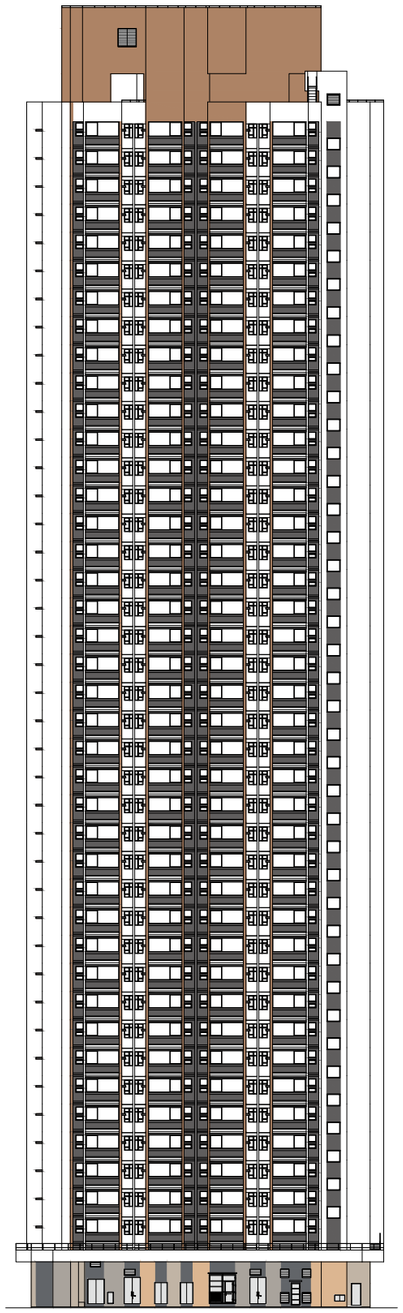
(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

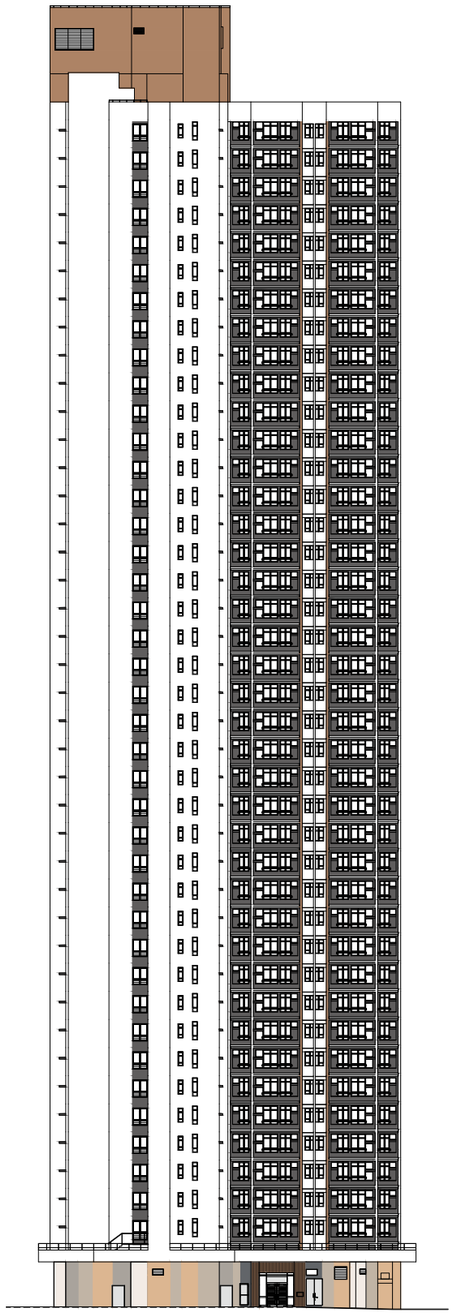
(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

(2) are in general accordance with the outward appearance of the Development.

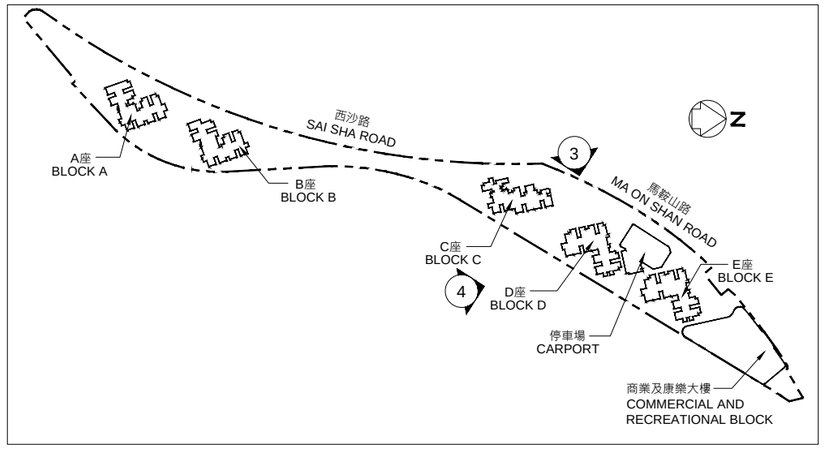
## D座立面圖
## Block D Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



東南面立面圖“4”
South East Elevation Plan “4”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

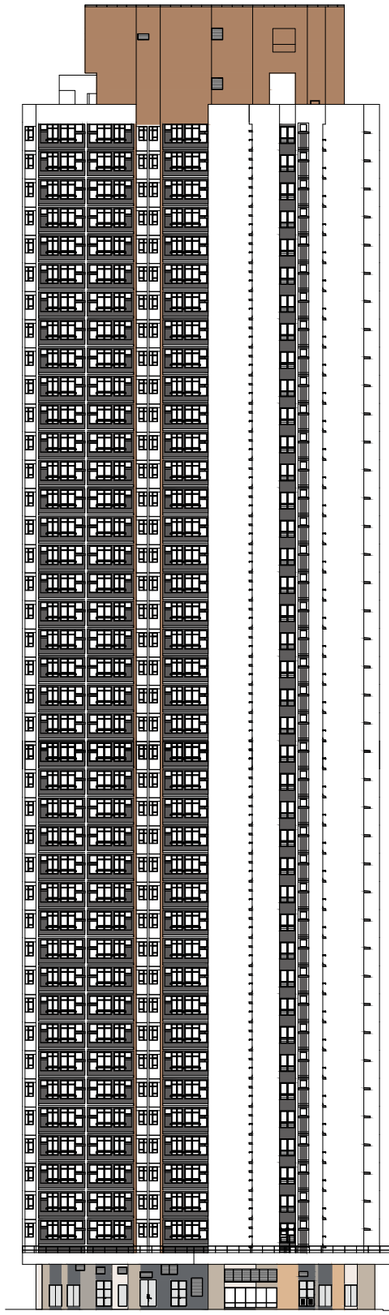
The elevations shown on this plan:

(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

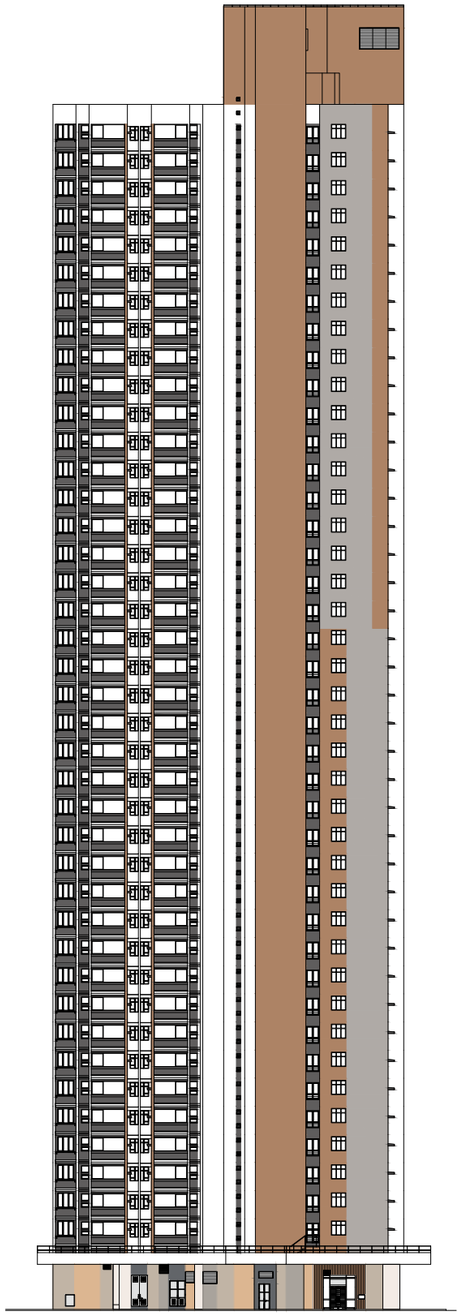
(2) are in general accordance with the outward appearance of the Development.

# 立面圖
# Elevation Plan

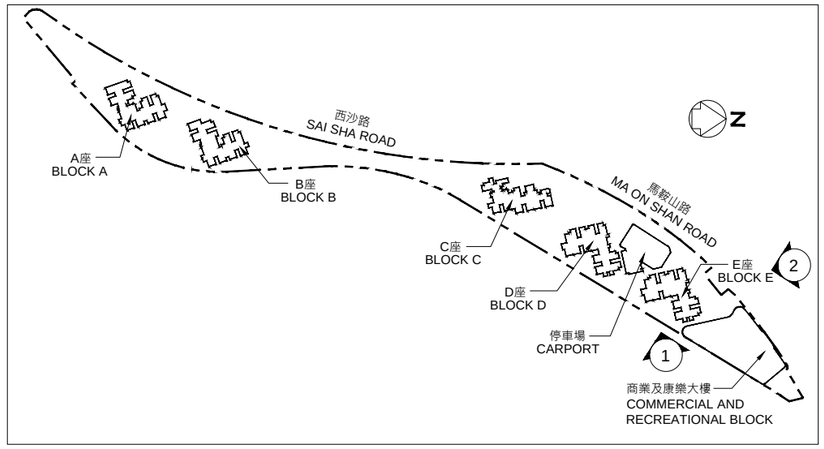
## E座立面圖
## Block E Elevation Plan



東北面立面圖“1”
North East Elevation Plan “1”



西北面立面圖“2”
North West Elevation Plan “2”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年11月4日的該項目的經批准的建築圖則為基礎擬備；及

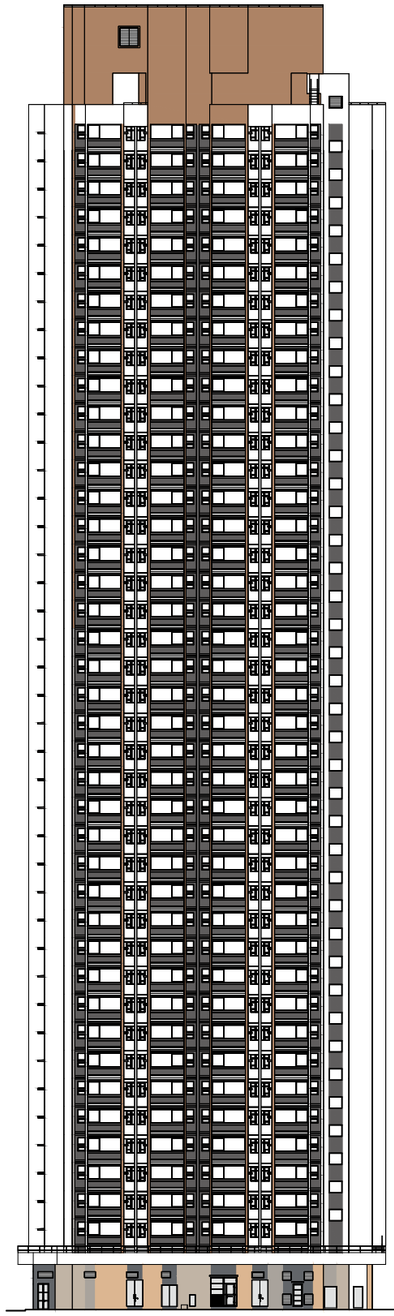
(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

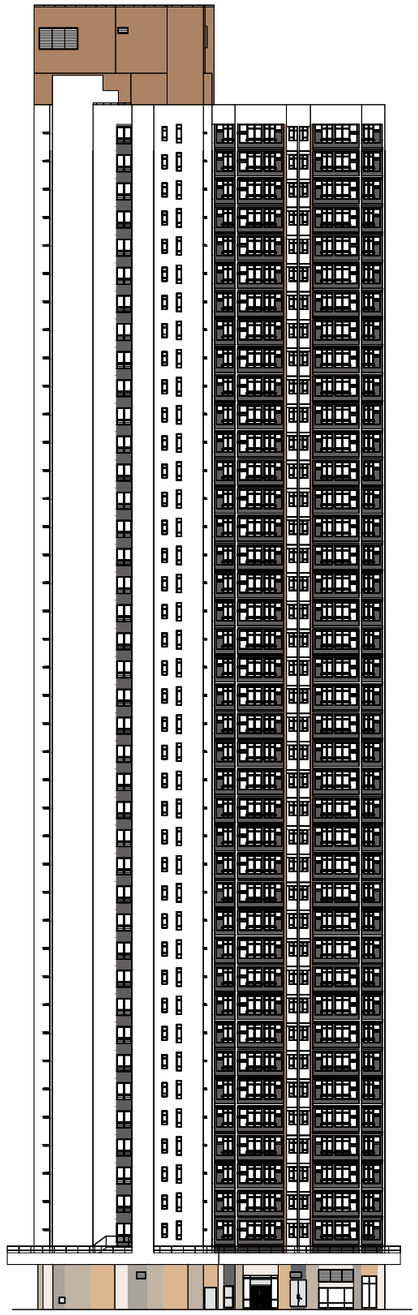
(1) are prepared on the basis of the approved general building plans for the Development as of 4 November 2022; and

(2) are in general accordance with the outward appearance of the Development.

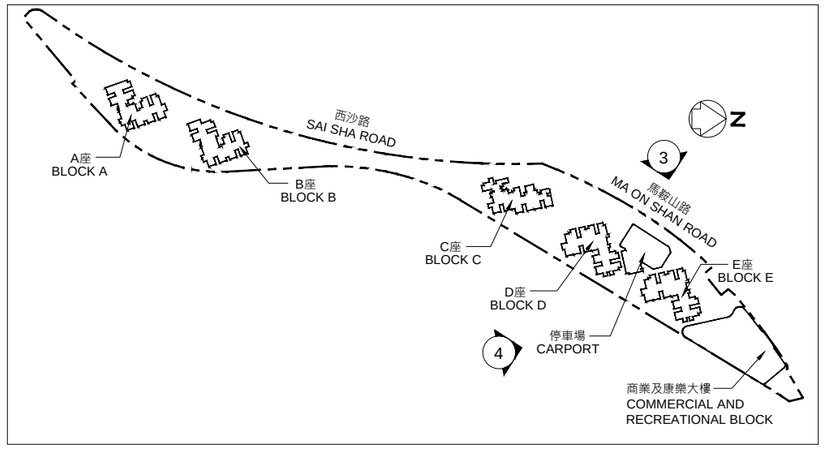
## E座立面圖
## Block E Elevation Plan



西南面立面圖“3”
South West Elevation Plan “3”



東南面立面圖“4”
South East Elevation Plan “4”




指示圖 KEY PLAN

本圖所顯示的立面：

(1) 以2022年6月2日的該項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

(1) are prepared on the basis of the approved general building plans for the Development as of 2 June 2022; and

(2) are in general accordance with the outward appearance of the Development

# 21 發展項目中的公用設施的資料
## Information on Common Facilities in the Development

| | | 有上蓋遮蓋<br>Covered | 無上蓋遮蓋<br>Uncovered | 總面積<br>Total Area |
|---|---|---|---|---|
| 住客會所(包括供住客使用的任何康樂設施)<br>Residents' clubhouse (including any recreational facilities for residents' use) | 平方米<br>sq.m. | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable |
| | 平方呎<br>sq.ft. | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable |
| 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)<br>Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) | 平方米<br>sq.m. | 不適用<br>Not applicable | 1,102.1 | 1,102.1 |
| | 平方呎<br>sq.ft. | 不適用<br>Not applicable | 11,863 | 11,863 |
| 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)<br>Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) | 平方米<br>sq.m. | 1,469.4 | 2,411.3 | 3,880.7 |
| | 平方呎<br>sq.ft. | 15,817 | 25,955 | 41,772 |

註： 上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

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

1. 備有關於該發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. 錦駿苑已簽立的公契的文本存放在住宅物業的售樓處於開放時間內以供閱覽。

3. 無須為閱覽付費。

1. A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.

2. A copy of the Deed of Mutual Covenant in respect of Kam Chun Court that has been executed is available for inspection during opening hours at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

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

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| 1 | **外部裝修物料 EXTERIOR FINISHES** | | |
| a | **外牆**<br>**External wall** | 髹上外牆漆。地下和地下低層外牆局部鋪砌瓷磚。 | Finished with external paint. Some finished with ceramic wall tiles at G/F and lower ground floor. |
| b | **窗**<br>**Window** | A座及B座1號至2號單位(i)向西南面的窗選用鋁質窗框配有色玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用有色強化玻璃及(ii)其他的窗選用鋁質窗框配清玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。<br>其他單位的客/飯廳及廚房選用鋁質窗框配清玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。<br>浴室選用鋁質窗框配壓花清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化壓花清玻璃。<br>部分單位設有減音窗。減音窗由一層鋁質趟窗框配強化清玻璃及一層鋁質窗框及可以用四角匙(如有)開啓的固定窗框配清玻璃窗組成。所有減音窗設有吸音物料的鋁質疏孔面板。<br>部分單位設有固定窗。固定窗選用鋁質固定窗框配清玻璃，部分固定窗框可以用四角匙(如有)開啓。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。<br>有關裝設減音窗及/或固定窗的單位及有關窗戶的位置，請參閱第139頁至第143頁。 | For Flats 1 and 2 of Blocks A and B, (i) aluminium window frame fitted with tinted float glass is fitted to windows facing south-west of each flat. When any part of the glass panel is less than 1.1m above floor level, tempered tinted float glass is used for such glass panel and (ii) aluminium window frame fitted with clear float glass is fitted to other windows of each flat. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel.<br>For other flats, aluminium window frame fitted with clear float glass is fitted to living / dining room and kitchen of each flat. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel.<br>Aluminium window frame fitted with clear patterned glass for bathroom. When any part of the glass panel is less than 1.1m above floor level, tempered clear patterned glass is used for such glass panel.<br>Acoustic windows are installed in some of the flats. Acoustic windows comprise of a layer of aluminium sliding window frame fitted with tempered clear float glass and a layer of aluminium window frame and fixed window frame openable with allen key (if any) fitted with clear float glass. All acoustic windows are fitted with sound absorptive material cladded with aluminium lining panel with perforations.<br>Fixed windows are installed in some of the flats. Fixed windows comprising aluminium window frame fitted with clear float glass and with part of the windows openable with allen key (if any).<br>When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel. Please refer to page 139 to page 143 for flats installed with acoustic windows and/or fixed windows and the locations of such windows. |
| c | **窗台**<br>**Bay window** | 不適用 | Not applicable |
| d | **花槽**<br>**Planter** | 不適用 | Not applicable |

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| 1 | **外部裝修物料 EXTERIOR FINISHES** | | |
| e | **陽台或露台**<br>**Verandah or balcony** | **(i) 露台：**<br>A座及B座1號及2號單位設有露台。露台選用固定鋁質趟窗框配有色強化玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用有色強化玻璃。<br>A座及B座9號及10號單位，C座1號至5號單位，D座及E座4號至9號單位設有露台。露台選用固定鋁質趟窗框配強化清玻璃。若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。<br>牆壁及天花板髹上外牆漆，部分牆壁及天花板覆蓋設有吸音物料的鋁質疏孔面板。地板及牆腳線以過底磚鋪砌。<br>有關設有露台的單位及有關露台的位置，請參閱第22頁至第41頁。<br>**是否有蓋：**所有露台均有蓋。<br>**(ii) 陽台：**不適用 | **(i) Balcony:**<br>Balconies are provided in Flats 1 and 2 of Blocks A and B. Aluminium fixed sliding window frame fitted with tempered tinted float glass is installed in balcony. When any part of the glass panel is less than 1.1m above floor level, tempered tinted float glass is used for such glass panel.<br>Balconies are provided in Flats 9 and 10 of Blocks A and B, Flats 1 to 5 of Block C and Flats 4 to 9 of Blocks D and E. Aluminium fixed sliding window frame fitted with tempered clear float glass is installed in balcony. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel.<br>Walls and ceiling are finished with external paint and partially fitted with sound absorptive material cladded with aluminium lining panels with perforations. Floor and skirting are finished with homogeneous tiles.<br>Please refer to page 22 to page 41 for flats with balconies and locations of such balconies.<br>**Whether it is covered:** All balconies are covered.<br>**(ii) Verandah:** Not applicable |
| f | **乾衣設施**<br>**Drying facilities for clothing** | 客/飯廳部分窗外設有鋁質晾衣架。(A及B座1號、2號、9號及10號單位,C座1至5號單位，D及E座4至9號單位除外)<br>A及B座1號、2號、9號及10號單位，C座1至5號單位，D及E座4至9號單位露台的天花板設有不銹鋼晾衣桿。 | Aluminium drying racks are fitted outside some of the windows of the living/dining room. (Except Flat 1, Flat 2, Flat 9 and Flat 10 of Blocks A and B, Flats 1 to 5 of Block C and Flats 4 to 9 of Blocks D and E)<br>Stainless steel clothing drying rod is fitted at the ceiling of balcony of Flat 1, Flat 2, Flat 9 and Flat 10 of Blocks A and B, Flats 1 to 5 of Block C and Flats 4 to 9 of Blocks D and E. |
| 2 | **室內裝修物料 INTERIOR FINISHES** | | |
| a | **大堂**<br>**Lobby** | **地下主入口大堂：**<br>牆壁以瓷磚鋪砌及/或髹上乳膠漆。地板以過底磚鋪砌。天花板設有鋁質天花及髹上乳膠漆。<br>**標準樓層升降機大堂：**<br>牆壁髹上外牆漆。地板及牆腳線以過底磚鋪砌。天花板髹上外牆漆。 | **Ground floor lobby:**<br>Walls are finished with ceramic tiles and/or emulsion paint. Floor is finished with homogeneous tiles. Ceiling is fitted with aluminium suspended ceiling and is finished with emulsion paint.<br>**Typical floor lobby:**<br>Walls are finished with external paint. Floor and skirting are finished with homogeneous tiles. Ceiling is finished with external paint. |
| b | **內牆及天花板**<br>**Internal wall and ceiling** | 客/飯廳的牆壁及天花板髹上乳膠漆。 | Walls and ceiling of living/dining room are finished with emulsion paint. |
| c | **內部地板**<br>**Internal floor** | 客/飯廳的地板為混凝土搪平地台。所有單位並未設有牆腳線。 | Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats. |
| d | **浴室**<br>**Bathroom** | 牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。 | Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. |
| e | **廚房**<br>**Kitchen** | 牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。 | Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. |

| 3 | 室內裝置 INTERIOR FITTINGS | | |
|---|---|---|---|
| a | **門**<br>**Doors** | **單位大門：**<br>單位大門選用漆面實心木門配五金配件及防盜眼。<br>**浴室門：**<br>浴室門選用空心木門(一面漆面，一面膠板面)配五金配件。<br>**廚房門：**<br>廚房門選用漆面實心木門配防火玻璃及五金配件。<br>**露台門：**<br>露台門選用鋁質門框配夾層強化清玻璃。 | **Flat entrance door:**<br>Entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer.<br>**Bathroom door:**<br>Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries.<br>**Kitchen door:**<br>Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.<br>**Balcony door:**<br>Balcony door is made of aluminium door frame fitted with laminated tempered clear float glass. |
| b | **浴室**<br>**Bathroom** | 裝置及設備包括搪瓷洗手盆、搪瓷水箱及坐廁、搪瓷廁紙斗、鍍鉻黃銅混合式面盆水龍頭、牆鏡、晾衣桿、以過底磚及人造麻石磚為飾面的淋浴間、鍍鉻黃銅混合式花灑水龍頭及花灑套裝和浴簾桿。冷熱水供水系統採用銅喉管。 | Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite tiles, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for cold and hot water supply system. |
| c | **廚房**<br>**Kitchen** | 廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭，灶台面為人造樹脂。冷熱水供水系統採用銅喉管。 | Kitchen is fitted with stainless steel sink unit, chromium plated brass sink mixer and cooking bench top with polymer resin surface. Copper pipes are used for cold and hot water supply system. |
| d | **睡房**<br>**Bedroom** | 不適用 | Not applicable |
| e | **電話**<br>**Telephone** | 客/飯廳設有一個電話插座。 | One telephone outlet is provided in the living/dining room. |

| 3 | 室內裝置 INTERIOR FITTINGS | | |
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| f | **天線**<br>**Aerials** | 客/飯廳設有兩個電視/調頻收音機插座接收本地電視及電台節目。兩個空間預留給電訊及廣播服務及部分單位設有一個空間預留給買家自行安裝電視/調頻收音機插座。有關插座及空間預留的數目，請參閱「住宅物業機電裝置數量說明表」。 | Two TV/FM outlets for local TV and FM radio programmes. Two reserved spaces for telecommunications and broadcasting services and one reserved space for installation of TV/FM outlet by purchasers for some of flats are provided in the living/dining room. For number of outlets and reserved spaces, please refer to the Schedule of Mechanical and Electrical Provisions of Residential Properties. |
| g | **電力裝置**<br>**Electrical installations** | 各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的數目，請參閱「住宅物業機電裝置數量說明表」。 | Consumer unit is provided in the living/dining room of each flat. All cable conduits are concealed. All socket outlets are protected by Residual Current Device. For number of socket outlets and connection units, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties. |
| h | **氣體供應**<br>**Gas supply** | 煤氣供應接駁點設於廚房。 | Town gas supply connection point is provided in the kitchen. |
| i | **洗衣機接駁點**<br>**Washing machine connection point** | 各單位廚房設有洗衣機來水及去水接駁點。 | Water supply and drainage connection points for washing machine are provided in the kitchen of each flat. |
| j | **供水**<br>**Water supply** | 冷熱水供水系統採用銅喉管。所有水管均為外露。 | Copper pipes are used for cold and hot water supply system. All water pipes are exposed. |

| 4 | 雜項 MISCELLANEOUS | | |
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| a | **升降機**<br>**Lifts** | **三部「奧的斯」牌客用升降機服務A座**<br>• 一部客用升降機服務地下至20樓<br>• 一部客用升降機服務地下至40樓<br>• 一部客用升降機服務地下及21樓至40樓<br>**三部「奧的斯」牌客用升降機服務B座**<br>• 一部客用升降機服務地下至18樓<br>• 一部客用升降機服務地下至37樓<br>• 一部客用升降機服務地下及19樓至37樓<br>**三部「奧的斯」牌客用升降機服務C座**<br>• 一部客用升降機服務地下及1樓至20樓<br>• 一部客用升降機服務地下至39樓<br>• 一部客用升降機服務地下及21樓至39樓<br>**四部「奧的斯」牌客用升降機服務D座**<br>• 兩部客用升降機服務地下至20樓<br>• 兩部客用升降機服務地下及21樓至40樓<br>**四部「奧的斯」牌客用升降機服務E座**<br>• 兩部客用升降機服務地下至20樓<br>• 兩部客用升降機服務地下及21樓至40樓 | **Three "Otis" passenger lifts serving Block A**<br>• 1 passenger lift serving G/F to 20/F<br>• 1 passenger lift serving G/F to 40/F<br>• 1 passenger lift serving G/F & 21/F to 40/F<br>**Three "Otis" passenger lifts serving Block B**<br>• 1 passenger lift serving G/F to 18/F<br>• 1 passenger lift serving G/F to 37/F<br>• 1 passenger lift serving G/F & 19/F to 37/F<br>**Three "Otis" passenger lifts serving Block C**<br>• 1 passenger lift serving G/F & 1/F to 20/F<br>• 1 passenger lift serving G/F to 39/F<br>• 1 passenger lift serving G/F & 21/F to 39/F<br>**Four "Otis" passenger lifts serving Block D**<br>• 2 passenger lifts serving G/F to 20/F<br>• 2 passenger lifts serving G/F & 21/F to 40/F<br>**Four "Otis" passenger lifts serving Block E**<br>• 2 passenger lifts serving G/F to 20/F<br>• 2 passenger lifts serving G/F & 21/F to 40/F |
| b | **信箱**<br>**Letter box** | 地下主入口大堂設有每戶專用的不銹鋼信箱。 | Stainless steel letter box is provided for each flat at ground floor lobby. |
| c | **垃圾收集**<br>**Refuse collection** | A座1樓至40樓、B座1樓至37樓、C座1樓至39樓、D座1樓至40樓及E座1樓至40樓的公用地方設有垃圾及物料回收室及垃圾槽，於B座及C座地面的公用地方設有垃圾及物料回收房用作中央處理垃圾。垃圾將會用垃圾車來收集。 | Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 40/F of Block A, 1/F to 37/F of Block B, 1/F to 39/F of Block C, 1/F to 40/F of Block D and 1/F to 40/F of Block E. Refuse storage and material recovery chamber is provided in the common area on ground level of Block B and Block C for centralised processing of refuse. Refuse will be collected by refuse collection vehicles. |
| d | **水錶、電錶及氣體錶**<br>**Water meter, electricity meter and gas meter** | 各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝煤氣錶(買方須自行申請安裝煤氣錶)。 | Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for town gas meter is provided in the kitchen of each flat (purchasers are required to make an individual application for installation of town gas meter). |

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| 5 | **保安設施 SECURITY FACILITIES** | |
| | 設有閉路電視監察系統監控升降機內，各地下入口，各臨時庇護處，各頂層出口及外圍範圍狀況。閉路電視監控設備設於各住宅樓宇地下保安護衛員櫃位內。 | Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor entrances, temporary refuge spaces, exits to roof floor and external area.<br>The monitoring equipment for CCTV system is provided at the guard counter on ground floor of each residential building. |
| 6 | **設備 APPLIANCES** | |
| | 每個單位的浴室或廚房設有一部「TGC」牌煤氣熱水爐(型號ST13SK)。<br>有關熱水爐的安裝位置請參閱「住宅物業機電裝置數量説明表」。 | One “TGC” town gas water heater (Model No. ST13SK) is provided in the bathroom or kitchen of each flat.<br>Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties regarding the location of water heater. |

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

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

A座 BLOCK A

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 客/飯廳 Living/Dining Room | 燈掣 | Lighting Switch | | 4 | 3 | 4 | 4 | 3 | 4 | 4 | 3 | 3 | 4 |
| | 雙極開關掣 | Double Pole Switch | | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 3 |
| | 天花燈咀 | Ceiling Lamp Holder | | 4 | 3 | 4 | 4 | 3 | 4 | 4 | 3 | 3 | 4 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 11 | 8 | 11 | 11 | 8 | 11 | 11 | 8 | 8 | 11 |
| | 電話插座 | Telephone Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 電視/調頻收音機插座 | TV/FM Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註1) | Connection Unit (Note 1) | | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 3 |
| | 空間預留給電訊及廣播服務(註2) | Reserved Space for Telecommunication and Broadcasting Services (Note 2) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 空間預留給電視/調頻收音機插座(註3) | Reserved Space for TV/FM Outlet (Note 3) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 | Door Bell | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴按鈕 | Door Bell Push Button | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 大門電話對講機 | Doorphone Handset | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 用戶總掣連配電箱 | Consumer Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 Bathroom | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 接駁器(註4) | Connection Unit (Note 4) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 煤氣熱水爐 | Town Gas Water Heater | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

A座 BLOCK A

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 廚房 Kitchen | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培單頭插座 | 13A Single Socket Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器連開關掣(註5) | 2A Switched Fused Connection Unit (Note 5) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培裝有熔斷器的接駁器連開關掣(註6) | 13A Switched Fused Connection Unit (Note 6) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註7) | Connection Unit (Note 7) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 煤氣供應接駁點 | Town Gas Supply Connection Point | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機來水接駁點 | Water Supply Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機去水接駁點 | Drainage Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 露台 Balcony | 燈掣 | Lighting Switch | | 1 | 1 | — | — | — | — | — | — | 1 | 1 |
| | 牆壁燈具(註8) | Wall Mounted Light Fitting (Note 8) | | 1 | 1 | — | — | — | — | — | — | 1 | 1 |

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 業主須自行提供及安裝燈泡。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. The Light Bulb shall be provided and installed by owners.

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

| | | | 樓層 Floor | 1樓至37樓 1/F to 37/F | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 客/飯廳 Living/Dining Room | 燈掣 | Lighting Switch | | 4 | 3 | 4 | 4 | 3 | 4 | 4 | 3 | 3 | 3 |
| | 雙極開關掣 | Double Pole Switch | | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 2 |
| | 天花燈咀 | Ceiling Lamp Holder | | 4 | 3 | 4 | 4 | 3 | 4 | 4 | 3 | 3 | 3 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 11 | 8 | 11 | 11 | 8 | 11 | 11 | 8 | 8 | 8 |
| | 電話插座 | Telephone Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 電視/調頻收音機插座 | TV/FM Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註1) | Connection Unit (Note 1) | | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 2 |
| | 空間預留給電訊及廣播服務(註2) | Reserved Space for Telecommunication and Broadcasting Services (Note 2) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 空間預留給電視/調頻收音機插座(註3) | Reserved Space for TV/FM Outlet (Note 3) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 | Door Bell | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴按鈕 | Door Bell Push Button | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 大門電話對講機 | Doorphone Handset | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 用戶總掣連配電箱 | Consumer Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 Bathroom | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 接駁器(註4) | Connection Unit (Note 4) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 煤氣熱水爐 | Town Gas Water Heater | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

| | | | 樓層 Floor | 1樓至37樓 1/F to 37/F | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 廚房 Kitchen | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培單頭插座 | 13A Single Socket Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器連開關掣(註5) | 2A Switched Fused Connection Unit (Note 5) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培裝有熔斷器的接駁器連開關掣(註6) | 13A Switched Fused Connection Unit (Note 6) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註7) | Connection Unit (Note 7) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 煤氣供應接駁點 | Town Gas Supply Connection Point | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機來水接駁點 | Water Supply Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機去水接駁點 | Drainage Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 露台 Balcony | 燈掣 | Lighting Switch | | 1 | 1 | — | — | — | — | — | — | 1 | 1 |
| | 牆壁燈具(註8) | Wall Mounted Light Fitting (Note 8) | | 1 | 1 | — | — | — | — | — | — | 1 | 1 |

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 業主須自行提供及安裝燈泡。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. The Light Bulb shall be provided and installed by owners.

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

C座 BLOCK C

| | | | 樓層 Floor | 1樓至39樓 1/F to 39/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 客/飯廳 Living/Dining Room | 燈掣 | Lighting Switch | | 4 | 2 | 3 | 2 | 2 | 3 | 3 | 3 | 4 | 3 | 4 |
| | 雙極開關掣 | Double Pole Switch | | 3 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 3 | 2 | 3 |
| | 天花燈咀 | Ceiling Lamp Holder | | 4 | 2 | 3 | 2 | 2 | 3 | 3 | 3 | 4 | 3 | 4 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 11 | 5 | 8 | 5 | 5 | 8 | 8 | 8 | 11 | 8 | 11 |
| | 電話插座 | Telephone Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 電視/調頻收音機插座 | TV/FM Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註1) | Connection Unit (Note 1) | | 3 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 3 | 2 | 3 |
| | 空間預留給電訊及廣播服務(註2) | Reserved Space for Telecommunication and Broadcasting Services (Note 2) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 空間預留給電視/調頻收音機插座(註3) | Reserved Space for TV/FM Outlet (Note 3) | | 1 | — | 1 | — | — | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 | Door Bell | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴按鈕 | Door Bell Push Button | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 大門電話對講機 | Doorphone Handset | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 用戶總掣連配電箱 | Consumer Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 Bathroom | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | 1 | — | 1 | — | — | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 接駁器(註4) | Connection Unit (Note 4) | | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 煤氣熱水爐 | Town Gas Water Heater | | 1 | — | 1 | — | — | 1 | 1 | 1 | 1 | 1 | 1 |

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

C座 BLOCK C

| | | | 樓層 Floor | 1樓至39樓 1/F to 39/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 廚房 Kitchen | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培單頭插座 | 13A Single Socket Outlet | | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器連開關掣(註5) | 2A Switched Fused Connection Unit (Note 5) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培裝有熔斷器的接駁器連開關掣(註6) | 13A Switched Fused Connection Unit (Note 6) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註7) | Connection Unit (Note 7) | | 1 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 煤氣供應接駁點 | Town Gas Supply Connection Point | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機來水接駁點 | Water Supply Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機去水接駁點 | Drainage Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | — | 1 | — | 1 | 1 | — | — | — | — | — | — |
| | 煤氣熱水爐 | Town Gas Water Heater | | — | 1 | — | 1 | 1 | — | — | — | — | — | — |
| 露台 Balcony | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | — | — | — | — | — | — |
| | 牆壁燈具(註8) | Wall Mounted Light Fitting (Note 8) | | 1 | 1 | 1 | 1 | 1 | — | — | — | — | — | — |

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用(1、3、6至11號單位)。
   安裝於浴室之接駁器供抽氣扇接駁之用(2、4、5號單位)。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇及煤氣熱水爐接駁之用(2、4、5號單位)。
   安裝於廚房之接駁器供抽氣扇接駁之用(1、3、6至11號單位)。
8. 業主須自行提供及安裝燈泡。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater (for flat no. 1, 3, 6 to 11).
   The Connection Unit installed inside bathroom is for connecting exhaust fan (for flat no. 2, 4, 5).
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Units installed inside kitchen are for connecting exhaust fan and town gas water heater (for flat no. 2, 4, 5).
   The Connection Unit installed inside kitchen is for connecting exhaust fan (for flat no. 1, 3, 6 to 11).
8. The Light Bulb shall be provided and installed by owners.

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

**住宅物業機電裝置數量說明表**
**Schedule of Mechanical & Electrical Provisions of Residential Properties**

**D座 BLOCK D**

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 客/飯廳 Living/Dining Room | 燈掣 | Lighting Switch | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| | 雙極開關掣 | Double Pole Switch | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| | 天花燈咀 | Ceiling Lamp Holder | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 11 | 11 | 11 |
| | 電話插座 | Telephone Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 電視/調頻收音機插座 | TV/FM Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註1) | Connection Unit (Note 1) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| | 空間預留給電訊及廣播服務(註2) | Reserved Space for Telecommunication and Broadcasting Services (Note 2) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 空間預留給電視/調頻收音機插座(註3) | Reserved Space for TV/FM Outlet (Note 3) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 | Door Bell | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴按鈕 | Door Bell Push Button | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 大門電話對講機 | Doorphone Handset | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 用戶總掣連配電箱 | Consumer Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 Bathroom | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 接駁器(註4) | Connection Unit (Note 4) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 煤氣熱水爐 | Town Gas Water Heater | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

D座 BLOCK D

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 廚房 Kitchen | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培單頭插座 | 13A Single Socket Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器連開關掣(註5) | 2A Switched Fused Connection Unit (Note 5) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培裝有熔斷器的接駁器連開關掣(註6) | 13A Switched Fused Connection Unit (Note 6) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註7) | Connection Unit (Note 7) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 煤氣供應接駁點 | Town Gas Supply Connection Point | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機來水接駁點 | Water Supply Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機去水接駁點 | Drainage Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 露台 Balcony | 燈掣 | Lighting Switch | | — | — | — | 1 | 1 | 1 | 1 | 1 | 1 | — | — |
| | 牆壁燈具(註8) | Wall Mounted Light Fitting (Note 8) | | — | — | — | 1 | 1 | 1 | 1 | 1 | 1 | — | — |

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 業主須自行提供及安裝燈泡。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. The Light Bulb shall be provided and installed by owners.

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

E座 BLOCK E

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 客/飯廳 Living/Dining Room | 燈掣 | Lighting Switch | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| | 雙極開關掣 | Double Pole Switch | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| | 天花燈咀 | Ceiling Lamp Holder | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 11 | 11 | 11 |
| | 電話插座 | Telephone Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 電視/調頻收音機插座 | TV/FM Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註1) | Connection Unit (Note 1) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| | 空間預留給電訊及廣播服務(註2) | Reserved Space for Telecommunication and Broadcasting Services (Note 2) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 空間預留給電視/調頻收音機插座(註3) | Reserved Space for TV/FM Outlet (Note 3) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴 | Door Bell | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 門鈴按鈕 | Door Bell Push Button | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 大門電話對講機 | Doorphone Handset | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 用戶總掣連配電箱 | Consumer Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 浴室 Bathroom | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 雙極開關掣 | Double Pole Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 接駁器(註4) | Connection Unit (Note 4) | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 煤氣熱水爐 | Town Gas Water Heater | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

## 住宅物業機電裝置數量說明表
## Schedule of Mechanical & Electrical Provisions of Residential Properties

E座 BLOCK E

| | | | 樓層 Floor | 1樓至40樓 1/F to 40/F | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 單位 Flat | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 廚房 Kitchen | 燈掣 | Lighting Switch | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 抽氣扇開關掣 | Switch for Exhaust Fan | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 天花燈咀 | Ceiling Lamp Holder | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培單頭插座 | 13A Single Socket Outlet | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13安培雙頭插座 | 13A Twin Socket Outlet | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器 | 2A Fused Connection Unit | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2安培裝有熔斷器的接駁器連開關掣(註5) | 2A Switched Fused Connection Unit (Note 5) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13安培裝有熔斷器的接駁器連開關掣(註6) | 13A Switched Fused Connection Unit (Note 6) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 接駁器(註7) | Connection Unit (Note 7) | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 煤氣供應接駁點 | Town Gas Supply Connection Point | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機來水接駁點 | Water Supply Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 洗衣機去水接駁點 | Drainage Connection Point for Washing Machine | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 露台 Balcony | 燈掣 | Lighting Switch | | — | — | — | 1 | 1 | 1 | 1 | 1 | 1 | — | — |
| | 牆壁燈具(註8) | Wall Mounted Light Fitting (Note 8) | | — | — | — | 1 | 1 | 1 | 1 | 1 | 1 | — | — |

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 業主須自行提供及安裝燈泡。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. The Light Bulb shall be provided and installed by owners.

# 24 服務協議
## Service Agreements

不適用 Not applicable

# 25 地稅
## Government Rent

賣方須就住宅物業繳付地稅直至及包括該住宅物業轉讓予買方的轉讓契據日期，或如該住宅物業空置管有權交予買方的日期較轉讓契據的日期遲，則直至及包括空置管有權交予買方的當日，但須以下列條件為前提：在該住宅物業轉讓予買方的轉讓契據日期的14個工作日後，賣方無須就繳付該住宅物業的地稅負上責任。

The Vendor is liable for the Government rent payable for the residential property up to and inclusive of the date of assignment of the residential property to the purchaser, or the date on which vacant possession of the residential property is given to the purchaser if that is later than the date of assignment, provided that the Vendor shall not be liable for the Government rent payable for the residential property for more than 14 working days after the date of assignment of the residential property to the purchaser.

# 26 買方的雜項付款
## Miscellaneous Payments by Purchaser

賣方並無為住宅物業繳交水、電力及氣體的按金，因此，在向買方交付住宅物業在空置情況下的管有權時，買方無須向賣方補還水、電力及氣體的按金。

在交付時，買方無須向賣方支付清理廢料的費用。

註： 買方須自費及自行安排清理所有裝修廢料，並將其搬離屋苑。

The Vendor has not paid any deposits for water, electricity and gas for the residential property. As such, on the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to reimburse the Vendor for the deposits for water, electricity and gas.

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

Note : The purchaser shall at his own costs dispose and remove his decoration debris out of the Court.

# 27 欠妥之處的保養責任期
## Defects Liability Warranty Period

買方如在該住宅物業買賣成交日期後的一年內，向賣方發出書面通知，賣方須自費並在合理切實可行的範圍內，盡快把住宅物業、裝置、裝修物料或設備的欠妥之處作出補救(買方的行為或疏忽而導致的欠妥之處，則不在此列)。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within one year after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances, caused otherwise than by the act or neglect of the purchaser.

# 28 斜坡維修 Maintenance of Slopes

**A** 根據批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡。有關規定的條款如下：

**(i)** 「該租契」(定義見批地文件的摘要)條款第3.3條訂明：

「承租人」須不時及在此後的所有時間在每當有需要或情況要求時妥善及足夠地自費管理、修理、維護、支持、保養、鋪設、清洗、刷淨、清潔、清空、改動及保持「該土地」(定義見批地文件的摘要)及現有或其後任何時間位於「該土地」的樓宇或物業單位及所有其他架設物及建築物、所有「該土地」內的山坡、擋土結構和護土牆及所有屬於和以任何形式屬於或附屬於「該土地」或任何位於其上之樓宇、物業單位、架設物及建築物的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的所有修葺、清洗及修改工程，一切必須達致令「署長」(定義見批地文件的摘要)滿意為止。

**(ii)** 「該租契」條款第4.5條訂明：

(a) 如果任何土地存在或已經被削去、移走或後移或補強或填土或進行任何類型的斜坡處理工程，不論有否經「署長」預先書面同意，亦不論是在「該土地」內或任何政府土地內，旨在構建、平整或開發「該土地」或其中任何部分或「承租人」按「該租契」條款需要進行的任何其他工程或作任何其他用途，「承租人」必須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其後必要的其他工程，以便保護與承托「該土地」和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。「承租人」必須在「批租年期」(定義見批地文件的摘要)內自費維持「該土地」、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程於修繕妥當的狀態，並使「署長」滿意。

(b) 「該租契」條款第4.5(a)條的規定並沒有影響政府在「該租契」下的權利，特別是「該租契」條款第4.4條賦予政府的權利。

**A** The Land Grant requires the owners of the residential properties in the Development to maintain any slopes at their own cost. The terms of the requirement are:

**(i)** Clause No. 3.3 of the said lease (as defined in the Summary of Land Grant) stipulates that:

The Lessee shall from time to time and at all times hereafter, when where and as often as need or occasion shall require, at the Lessee's own proper costs and charges well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the said land (as defined in the Summary of Land Grant) and the messuage or tenement, messuages or tenements and all other erections and buildings now or which may at any time hereafter be standing upon the said land, all the slopes, earth-retaining structures and retaining walls within the said land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in anywise belong or appertain unto the said land or any of the said messuages, tenements, erections and buildings in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director (as defined in the Summary of Land Grant).

**(ii)** Clause No. 4.5 of the said lease stipulates that:

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

(b) Nothing in Clause No. 4.5(a) of the said lease shall prejudice the Government's rights under the said lease, in particular Clause No. 4.4 of the said lease.

(c) 倘若因為任何構建、平整、開發或「承租人」進行其他工程或任何其他原因在任何時候造成或發生塌方、山泥傾瀉或地陷，不論發生在或來自「該土地」的任何土地或任何相鄰或毗連政府土地或出租土地，「承租人」須自費進行修復或彌補，使「署長」滿意，並須就所有凡因上述塌方、山泥傾瀉或地陷而導致(不論是直接或間接導致的)或與上述塌方、山泥傾瀉或地陷相關的一切責任、索償、損失、損害、開支、支出、費用 、要求、法律行動及訴訟(不論任何或如何引致)向政府作出彌償，並使政府持續得到彌償。

(d) 除了「該租契」規定對違反該等條款的任何其他權利或補償外，「署長」有權發出書面通知要求「承租人」進行、修建和保養「該土地」、斜坡處理工程、護土牆或其他承托物、保護物和排水或附屬工程或其他工程，或還原及修復任何塌方、山泥傾瀉或地陷。如果「承租人」不理會或未能在通知指明的期限內，遵從該通知的要求，並使「署長」滿意，「署長」可立即執行與進行任何必要的工程，「承租人」須按政府要求即時償還政府因此產生的費用，連同任何行政或專業費用及開支。

(B) 每名擁有人均須分擔維修工程的費用。

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said land or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

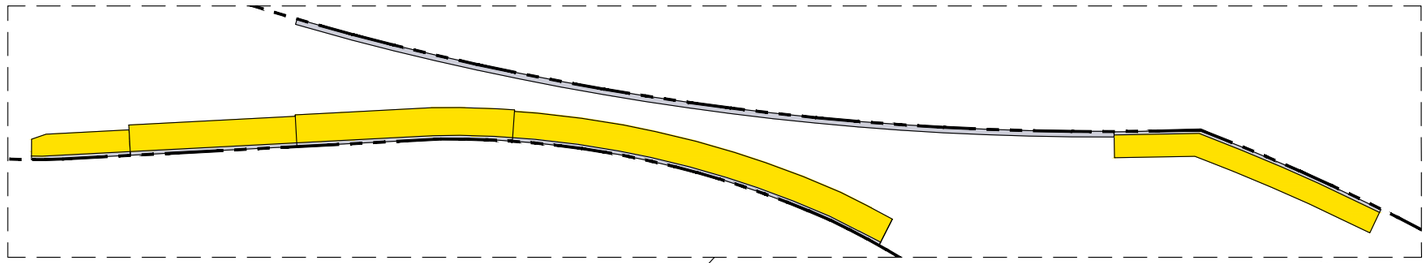
(d) In addition to any other rights or remedies provided in the said lease for breach of any of the terms and covenants contained in the said lease, the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining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

(B) Each of the owners is obliged to contribute towards the costs of the maintenance works.

## 斜坡維修
## Maintenance of Slopes

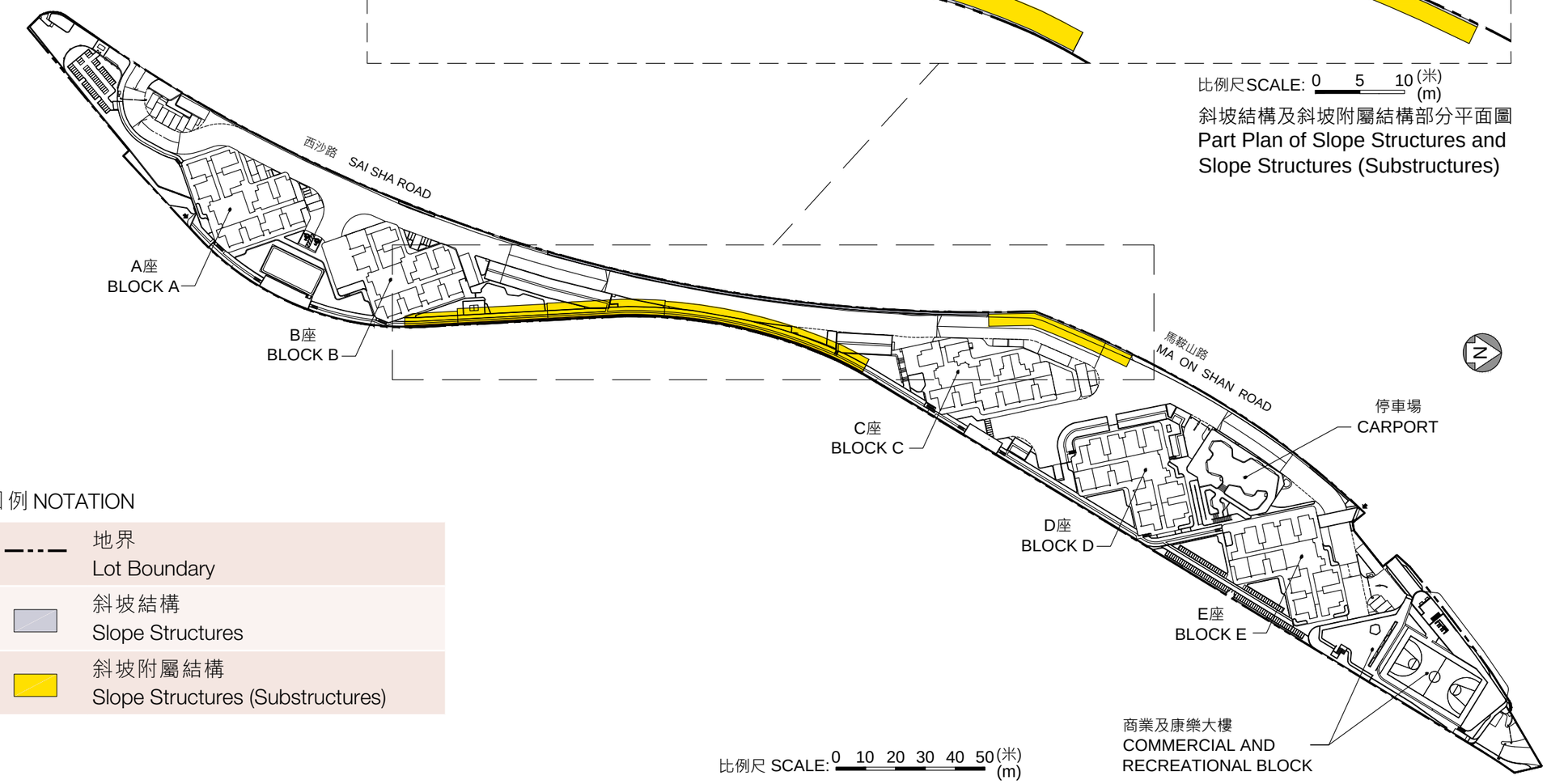
Ⓒ 顯示該斜坡及已經或將會在該發展項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則。

Ⓒ A plan showing the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated.



比例尺SCALE: 0 5 10 (米) (m)

斜坡結構及斜坡附屬結構部分平面圖
Part Plan of Slope Structures and Slope Structures (Substructures)



## D 根據該發展項目的公契(「公契」)，該發展項目的管理人獲擁有人授權進行維修工程。

### 「公契」的有關條文

除在售樓說明書另有定義外，下述用詞的意義將等同於「公契」內該用詞的意義。請參閱「公契」。

**(i) 「公契」第四節第18條第(r)項、第(ad)項及第(aw)項規定，「經理人」應具有以下權力、職能和義務：**

第18條第(r)項：採取一切必要或適當的措施促使「業主」實施「該租契」，特別是按「該租契」規定視察、保養、維修、拆卸、清除、修復、搭建或建築「該土地」、「該租契」條款第3.17(a)條要求提供的休憩場地、斜坡、斜坡處理工程、護土構築物、護土牆及其他承托物、保護物、輔助渠和在「該土地」及任何毗鄰或毗連政府土地或出租土地(如適用)的其他工程及構築物，(如適用)達至「署長」、渠務署署長或其他政府部門(視情況而定)滿意。

第18條第(ad)項：聘請適當的合資格人士依據「該租契」規定和「斜坡保養指南」、「斜坡保養手冊」及有關政府部門對斜坡、護土牆及其它構築物保養不時發佈的指南就「斜坡結構」進行檢查、維護及保養使其處於良好狀態及開展必要的工程。為免存疑，特此規定「屋苑」的「業主」有責任按「該租契」和「斜坡保養指南」、「斜坡保養手冊」及上述指引自費保養「斜坡結構」及進行一切必要工程。如果「經理人」已盡其一切合理努力，但未能向全體「業主」收集工程所需費用，「經理人」對進行「該租契」要求的有關工程無須承擔個人責任，該等工程須由「業主」負責。「業主」須支付「經理人」進行上述保養與維修工程所合法支出或擬支出的一切費用。「業主立案法團」(如成立)亦具有「公契」第18條第(ad)項提述的授權及權力。

第18條第(aw)項：保養「該土地」、斜坡處理工程、護土牆，或其他承托物、保護物、輔助渠或其他「該租契」第4.5(a)條提述的工程處於良好的狀態並達至「署長」滿意。

## D Under the Deed of Mutual Covenant of the Development ("DMC"), the manager of the Development has the owners' authority to carry out the maintenance works.

### Relevant Provisions of the DMC

Unless otherwise defined in this sales brochure, capitalized and other terms used in the following shall have the same meaning of such terms used in the DMC. Please refer to the DMC for reference.

**(i) Clause 18(r), Clause 18(ad) and Clause 18 (aw) of Section IV of the DMC stipulates that the Manager shall have the following powers, functions and obligations:**

Clause 18(r): To take all steps necessary or expedient for compliance by the Owners with the said lease and, in particular, to inspect, maintain, repair, demolish, remove, reinstate, erect or construct in accordance with the provisions of the said lease and (if applicable) to the satisfaction of the Director, Director of Drainage Services or other Government departments (as the case may be) all the said land, the open space required to be provided under Clause No. 3.17(a) of the said lease, slopes, slope treatment works, earth-retaining structures, retaining walls and other support, protection, drainage, ancillary and other works and structures within the said land and also any adjacent or adjoining Government or leased land (if applicable).

Clause 18(ad): To engage suitably qualified personnel to inspect, keep and maintain, in good and substantial repair and condition, and carry out any necessary works in respect of the Slope Structures, in accordance with the provisions of the said lease and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes, retaining walls and other structures. For the avoidance of doubt, it is hereby declared that the onus is on the Owners of the Estate, at their own expense, to maintain and carry out all works in respect of the Slope Structures in accordance with the said lease and the Slope Maintenance Guidelines and the Slope Maintenance Manual and the guidelines aforesaid and the Manager shall not be personally liable for carrying out any such requirements of the said lease which shall remain the responsibility of the Owners of the Estate, if the Manager, having used all reasonable endeavours, has not been able to collect the costs of the required works from all of the aforesaid Owners. The Owners shall pay to the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out any such maintenance and repair works as aforesaid. The Owners' Corporation, if formed, shall also have the authority and power mentioned in Clause 18(ad) of the DMC.

Clause 18(aw): To maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works referred to in Clause No. 4.5(a) of the said lease in good and substantial repair and condition to the satisfaction of the Director.

# 斜坡維修
# Maintenance of Slopes

**(ii) 「公契」附表三第26條規定：**

「業主」須按「斜坡保養指南」和「斜坡保養手冊」自費保養「該租契」要求的「斜坡結構」並進行一切有關工程。「房委會」須於「公契」之日後一個月內在「屋苑」管理處備存一整套「斜坡保養手冊」，供全體「業主」免費查閱並在「業主」繳交合理的複印費用後提供其副本給「業主」，所有收到的一切該等收費須撥入「特別基金」。

**E 擁有人自費就發展項目維修任何斜坡的承諾：**

不適用

**(ii) Clause 26 of the Third Schedule of the DMC stipulates that:**

The Owners shall, at their own expenses, maintain and carry out all works in respect of the Slope Structures as required by the said lease and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The Authority shall deposit a full copy of the Slope Maintenance Manual in the management office of the Estate within one month after the date of the DMC for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.

**E Owner's undertaking to maintain any slope in relation to the Development at the owner's own cost:**

Not applicable

# 29 批地文件修訂
## Modification of Land Grant

不適用 Not applicable

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

## 獲寬免總樓面面積的設施分項

於印製售樓説明書前呈交予並已獲房屋局常任秘書長辦公室的獨立審查組(前運輸及房屋局常任秘書(房屋)辦公室的獨立審查組)(下稱「獨立審查組」)批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

## Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Housing (formerly, the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing)) prior to the printing of the sales brochure is tabulated below.

| | | 面積(平方米) Area ($m^2$) |
|---|---|---|
| **根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(B)** | | |
| 1 | 停車場及上落客貨地方(公共交通總站除外)<br>Carpark and loading/unloading area excluding public transport terminus | 761.531 |
| 2 | 機房及相類設施<br>Plant rooms and similar services | |
| | 2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等<br>Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc. | 2,520.182 |
| | 2.2 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等<br>Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation, such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. | 5,228.367 |
| | 2.3 非強制性或非必要機房，例如空調機房、風櫃房等<br>Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. | 不適用<br>Not applicable |
| **根據《規劃規例》第23A(3)條不計算的總樓面面積 DISREGARDED GFA UNDER REGULATION 23A(3) OF THE B(P)R** | | |
| 3 | 供人離開或到達旅館時上落汽車的地方<br>Area for picking up and setting down persons departing from or arriving at the hotel by vehicle | 不適用<br>Not applicable |
| 4 | 旅館的輔助性設施<br>Supporting facilities for a hotel | 不適用<br>Not applicable |
| **根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2** | | |
| 5 | 露台<br>Balcony | 不適用<br>Not applicable |
| 6 | 加闊的公用走廊及升降機大堂<br>Wider common corridor and lift lobby | 2,676.509 |
| 7 | 公用空中花園<br>Communal sky garden | 不適用<br>Not applicable |
| 8 | 非住宅樓宇的公用平台花園<br>Communal podium garden for non-residential buildings | 不適用<br>Not applicable |

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

| | | 面積（平方米）Area ($m^2$) |
|---|---|---|
| **根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2** | | |
| 9 | 隔聲鰭<br>Acoustic fin | 2,157.797 |
| 10 | 翼牆、捕風器及風斗<br>Wing wall, wind catcher and funnel | 不適用<br>Not applicable |
| 11 | 非結構預製外牆<br>Non-structural prefabricated external wall | 2,253.151 |
| 12 | 工作平台<br>Utility platform | 不適用<br>Not applicable |
| 13 | 隔音屏障<br>Noise barrier | 不適用<br>Not applicable |
| **適意設施 AMENITY FEATURES** | | |
| 14 | 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室<br>Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office | 104.425 |
| 15 | 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等<br>Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities | 不適用<br>Not applicable |
| 16 | 有上蓋的園景區及遊樂場<br>Covered landscaped and play area | 不適用<br>Not applicable |
| 17 | 橫向屏障/有蓋人行道、花棚<br>Horizontal screens/covered walkways, trellis | 826.418 |
| 18 | 擴大升降機井道<br>Larger lift shaft | 870.805 |
| 19 | 煙囪管道<br>Chimney shaft | 不適用<br>Not applicable |
| 20 | 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房<br>Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room | 不適用<br>Not applicable |
| 21 | 強制性設施或必要機房所需的管槽、氣槽<br>Pipe duct, air duct for mandatory feature or essential plant room | 468.595 |
| 22 | 非強制性設施或非必要機房所需的管槽、氣槽<br>Pipe duct, air duct for non-mandatory or non-essential plant room | 不適用<br>Not applicable |
| 23 | 環保系統及設施所需的機房、管槽及氣槽<br>Plant room, pipe duct, air duct for environmentally friendly system and feature | 4.000 |
| 24 | 非住用發展項目中電影院、商場等的較高的淨高及前方中空<br>High headroom and void in front of cinema, shopping arcade etc. in non-domestic development | 197.000 |
| 25 | 非住用發展項目的公用主要入口（尊貴入口）上方的中空<br>Void over main common entrance (prestige entrance) in non-domestic development | 不適用<br>Not applicable |

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

| | | 面積（平方米）Area ($m^2$) |
|---|---|---|
| | **適意設施 AMENITY FEATURES** | |
| 26 | 複式住宅單位及洋房的中空<br>Void in duplex domestic flat and house | 不適用<br>Not applicable |
| 27 | 遮陽篷及反光罩<br>Sunshade and reflector | 不適用<br>Not applicable |
| 28 | 小型伸出物，例如空調機箱、窗台、伸出的窗台<br>Minor projection such as AC box, window cill, projecting window | 不適用<br>Not applicable |
| 29 | 伸出物，如空調機箱及伸出外牆超過750毫米的平台<br>Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall | 不適用<br>Not applicable |
| | **其他項目 OTHER EXEMPTED ITEMS** | |
| 30 | 庇護層，包括庇護層兼空中花園<br>Refuge floor including refuge floor cum sky garden | 不適用<br>Not applicable |
| 31 | 大型伸出／外懸設施下的有蓋面積<br>Covered area under large projecting/overhanging feature | 不適用<br>Not applicable |
| 32 | 公共交通總站<br>Public transport terminus | 不適用<br>Not applicable |
| 33 | 共用構築物及樓梯<br>Party structure and common staircase | 不適用<br>Not applicable |
| 34 | 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積<br>Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA | 380.221 |
| 35 | 公眾通道<br>Public passage | 不適用<br>Not applicable |
| 36 | 因建築物後移導致的覆蓋面積<br>Covered set back area | 不適用<br>Not applicable |
| | **額外總樓面面積 BONUS GFA** | |
| 37 | 額外總樓面面積<br>Bonus GFA | 不適用<br>Not applicable |

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

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

## 有關建築物的環境評估




## Environmental Assessment of the Building




## 發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予「獨立審查組」發展項目的公用部分的預計能量表現或消耗的最近期資料(見附表)。

## Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the ICU prior to the printing of the sales brochure (see tables).

| 第I部分 Part I | | |
|---|---|---|
| 提供中央空調<br>Provision of Central Air Conditioning | 否 NO | |
| 提供具能源效益的設施<br>Provision of Energy Efficient Features | 是 YES | |
| 擬安裝的具能源效益的設施<br>Energy Efficient Features Proposed | 1. 兩級光度照明系統<br>2. 高效能升降機 | 1. Two-level Lighting Control System<br>2. High Efficient Lift |

**第II部分 : 擬興建樓宇/部分樓宇預計每年能源消耗量(註1)**
**Part II : The Predicted Annual Energy Use of the Proposed Building / Part of Building (Note 1)**

| 位置<br>Location | 使用有關裝置的內部樓面面積(平方米)<br>Internal Floor Area Served ($m^2$) | 基線樓宇(註2)每年能源消耗量<br>Annual Energy Use of Baseline Building (Note 2) | | 擬興建樓宇每年能源消耗量<br>Annual Energy Use of Proposed Building | |
|---|---|---|---|---|---|
| | | 電力<br>千瓦小時/平方米/年<br>Electricity<br>kWh / $m^2$ / annum | 煤氣/石油氣<br>用量單位/平方米/年<br>Town Gas/LPG<br>unit / $m^2$ / annum | 電力<br>千瓦小時/平方米/年<br>Electricity<br>kWh / $m^2$ / annum | 煤氣/石油氣<br>用量單位/平方米/年<br>Town Gas/LPG<br>unit / $m^2$ / annum |
| 有使用中央屋宇裝備裝置(註3)的部分<br>Area Served by Central Building Services Installation (Note 3) | 27,982.74 | 71 | 不適用<br>Not applicable | 50.94 | 不適用<br>Not applicable |

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

**第III部分： 以下裝置乃按機電工程署公布的相關實務守則設計**
**Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)**

| 裝置類型 Type of Installations | 是 YES | 否 NO | 不適用 Not applicable |
|---|---|---|---|
| 照明裝置<br>Lighting Installations | ✓ | | |
| 空調裝置<br>Air Conditioning Installations | ✓ | | |
| 電力裝置<br>Electrical Installations | ✓ | | |
| 升降機的裝置<br>Lift Installations | ✓ | | |
| 以總能源為本的方法<br>Performance-based Approach | | | ✓ |

註：

1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

   (a) 「每年能源消耗量」與新建樓宇BEAM Plus標準（1.2版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. 「基線樓宇」與新建樓宇BEAM Plus標準（1.2版本）第4節及附錄8中的「基準建築物模式（零分標準）」具有相同涵義。

3. 「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》（2018年版）中的涵義相同。

Notes :

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh / $m^2$ / annum) and town gas / LPG consumption (unit / $m^2$ / annum), of the Development by the internal floor area served, where:

   (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (Version 1.2); and

   (b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (Version 1.2).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation (2018 edition) issued by the Electrical and Mechanical Services Department.

# 31 有關資料 Relevant Information

## A 零散山墳

有零散山墳散落於錦駿苑附近(請參閱138頁的參考圖)。部分錦駿苑單位可能望見該些零散山墳。

## B 交通噪音

錦駿苑受道路交通噪音影響。為改善情況，該發展項目將設置下列設施：

**隔聲鰭**

A座1樓至40樓的3號單位和1樓至22樓的8號單位，B座1樓至37樓的3號單位及C座1樓至39樓的1號單位和1樓至14樓的6號單位的外牆將裝設隔聲鰭(有關隔聲鰭的位置請參閱第139頁至第143頁的參考圖)。隔聲鰭屬公契內定義的「住宅大廈公用地方與設施」的一部分，須由錦駿苑住宅物業的業主出資管理及維修。

**減音露台、減音窗及固定窗**

部分錦駿苑單位設有減音露台、減音窗及／或固定窗(不能開啟)。(有關裝設有減音露台、減音窗及／或固定窗之單位及有關露台或窗戶的位置請參閱第139頁至第143頁的參考圖)。錦駿苑的公契有以下關於減音露台、減音窗及固定窗的規定(註)：

- 錦駿苑裝設有減音露台、減音窗及／或固定窗之單位的業主不得干擾、改動、變更或拆除該些裝設在其單位內的減音露台、減音窗及／或固定窗(根據公契規定作保養、維修或更換除外)。
- 房委會須在管理處內提供有關安裝、保養、更換或維修減音露台、減音窗及固定窗的圖則及方法供錦駿苑業主於日常辦公室時間內免費查閱。裝設於任何單位內的減音露台、減音窗及固定窗的保養、更換或維修工作須由有關單位的業主自費根據房委會提供的圖則及方法內所列明的標準及規格進行。有關單位的業主須以適當的物料及委任合資格的承辦商以進行有關的保養、更換或維修工作。
- 除進行保養、更換或維修工作外，固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何單位內的固定窗的保養、更換或維修工作須由有關單位的業主自費進行。

註： 有關公契條款只供參考，並以已簽立的公契的全文為準。公契的全文可於房委會客務中心內之居屋銷售小組開放時間內免費查閱。

## A Scattered Graves

Scattered graves are located in the proximity of Kam Chun Court (please refer to the reference plan on page 138). The scattered graves may be seen from some of the flats in Kam Chun Court.

## B Traffic Noise

Kam Chun Court is subject to road traffic noise. In order to improve the condition, the following facilities will be provided in the Development:

**Acoustic Fin**

Acoustic Fins will be installed at the external wall of Flat 3 from 1/F to 40/F and Flat 8 from 1/F to 22/F of Block A, Flat 3 from 1/F to 37/F of Block B and Flat 1 from 1/F to 39/F and Flat 6 from 1/F to 14/F of Block C. (Please refer to the reference plans on page 139 to page 143 for the location of the acoustic fins). The acoustic fins form part of the Residential Block Common Areas and Facilities as defined under the Deed of Mutual Covenant (DMC) and shall be managed and maintained by owners of residential properties in Kam Chun Court at their own expense.

**Acoustic Balconies, Acoustic Windows and Fixed Windows**

Acoustic balconies, acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Kam Chun Court. (Please refer to the reference plans on page 139 to page 143 for flats installed with acoustic balconies, acoustic windows and/or fixed windows and the locations of such balconies or windows). The DMC of Kam Chun Court contains the following provisions relating to acoustic balconies, acoustic windows and fixed windows (Note):

- Subject to any maintenance, repair or replacement in accordance with the requirements set out in the DMC, no owner of those units in Kam Chun Court installed with acoustic balconies, acoustic windows and/or fixed windows shall tamper, alter, vary or remove the acoustic balconies, acoustic windows and/or the fixed windows installed in his unit.
- The HA shall provide the drawings and methodology for the installation, maintenance, replacement or repair of the acoustic balconies, acoustic windows and the fixed windows at the management office for inspection by the owners of Kam Chun Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic balconies, acoustic windows and the fixed windows installed in any unit shall be made by the owner of relevant unit at his own costs in accordance with the standards and specifications set out in such drawings and methodology. The owners of such units shall use appropriate materials and appoint qualified contractors for carrying out such maintenance, replacement or repair.
- The fixed windows shall be kept closed and locked at all times for noise mitigation purpose except for maintenance, replacement or repair. The maintenance, replacement of repair of any of the fixed windows installed in any unit shall be made by the owner of the relevant unit at his own costs.

Note: The concerned provisions in the DMC are for reference only and are subject to the full script of the executed DMC. Full script of the DMC is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre.

# 有關資料
# Relevant Information

## C 連接欣安邨的行人天橋及相關設施

恆泰路及馬鞍山路之上方有一座有蓋行人天橋連同其支撐物、坡道、樓梯、升降機塔、升降機、花槽、相關園景、裝置、服務、裝修物料、底層結構及附帶構築物(統稱「該行人天橋」)。「該行人天橋」之部分位於錦駿苑的地界外，連接錦駿苑和欣安邨。(「該行人天橋」的位置，請參閱第21頁之布局圖)。根據一份日期為2021年3月17日的地役權授予及費用分攤契據(「**該契據**」)，錦駿苑業主、住客及佔用人以及其租戶、受僱人、訪客、工人及獲上述所有或任何人士授權的其他人士獲授予權利，可經過及再經過「該行人天橋」，而有關「該行人天橋」的開支及費用將由錦駿苑業主與欣安邨經理人根據「該契據」分攤和支付。「該契據」的全文可於房委會客務中心的開放時間內免費查閱。建議準買家參閱「該契據」，並按需要諮詢其專業顧問或律師的意見。

## D 裝修須知

在進行有關裝修工程時，須遵守《建築物條例》及有關規例的規定和監管制度。如屬小型工程，須符合《建築物(小型工程)條例》的簡化規定。業主在裝修前可以徵詢建築專業人士的意見，以確保符合《建築物條例》的規定。有關在進行裝修時須注意的事項及錦駿苑樓宇設計所預定的核准間隔牆示意圖，業主可參閱錦駿苑裝修指引。有關指引會於物業交吉時提供予業主。

## C Footbridge and Related Facilities connecting with Yan On Estate

There is a covered pedestrian footbridge over Hang Tai Road and Ma On Shan Road together with supports, ramp(s), staircase(s), lift tower(s), lift(s), planters, associated landscape, installations, services, finishes, substructures and ancillary structures (collectively, "the Footbridge") outside the lot boundary of Kam Chun Court connecting Kam Chun Court with Yan On Estate (please refer to the layout plan on page 21 for the location). According to a Deed of Grant of Easement and Cost Sharing ("**the said Deed**") dated the 17th day of March 2021, the owners, residents and occupiers of Kam Chun Court and their tenants, servants, visitors, workmen and other persons authorised by each or any of them in that behalf are granted the right to pass and repass on, along and through the Footbridge while the costs and expenses in relation to the Footbridge shall be apportioned and paid by the owners of Kam Chun Court and the Manager of Yan On Estate in accordance with the said Deed. Full script of the said Deed is available for inspection free of charge during opening hours at the HA Customer Service Centre. Prospective purchasers are advised to study the said Deed and consult their own professional advisers or solicitors for necessary advice.

## D Points to Note for Fitting Out

When carrying out fitting out works, the requirements of the Buildings Ordinance and its relevant legislations and control system shall be complied with. If the works are minor works, they shall comply with the simplified requirements of the Building (Minor Works) Regulation. Before fitting out works, the Owner may seek advice from a building professional to ensure compliance with the provisions of the Buildings Ordinance. For matters regarding the carrying out of fitting out works and for the indicative approved floor plan with partition wall layout in Kam Chun Court, please refer to the Guide for Decoration Works for Kam Chun Court, which will be made available to the Owner on the delivery of vacant possession of the flat.

## E 樓宇結構安全保證

香港房屋委員會(房委會)根據以下條文及註釋，向業主(註1)提供樓宇結構安全保證。

**保證期**

房委會會給予錦駿苑為期十年的樓宇結構安全保證。

錦駿苑的十年樓宇結構安全保證期由樓宇的佔用許可證的發出日期起計。

**保證範圍**

房委會保證樓宇的整體結構穩定完整，並在十年結構安全保證期內，負責任何或所有結構構件(註3)所需的全部結構修葺工作(註2)，包括修葺混凝土剝落及出現裂縫的地方，以維持樓宇(註5)整體結構穩定完整(註4)。

本保證並不包括以上保證範圍以外的修葺，例如：

i. 與樓宇整體結構穩定完整無關的損壞，包括天花滲水、窗戶滲水、牆身滲水、批盪裂縫、牆壁磚和地面磚損毀，以及其他的損壞；

註：

1. 「業主」指合乎本保證所保障之住宅樓宇的法定業主。
2. 在進行結構修葺工程時，房委會只負責使單位受影響部分回復到樓宇落成時的原有標準。
3. 「結構構件」指建築結構圖上清楚列明的構件(如支柱、橫樑、受力牆壁及地台)，而沒有列明的混凝土架或牆(如冷氣機罩／台、部分外牆、內部間隔牆等)都不在本保證範圍內。
4. 「結構穩定完整」指樓宇的結構及地基足以承受設計上負重及承托力的要求。
5. 「樓宇」不包括一切於外圍的工程及於外圍範圍內的地下水管、污水渠、道路、地面，以及一切設施。

## E Structural Safety Guarantee

The Hong Kong Housing Authority (HA) will provide Structural Safety Guarantee (SSG) to the owners (Note 1) in accordance with the following provisions and explanatory notes.

**Guarantee Period**

The SSG given by the HA to Kam Chun Court is valid for a period of 10 years.

The 10-year period of the SSG for Kam Chun Court counts from the date of issue of the Occupation Permit for the building.

**Coverage**

The HA guarantees the structural stability and integrity of the building as a whole within the guarantee period of 10 years and undertakes all structural repairs (Note 2), including repair to concrete spalling and cracking, to any or all of the structural components (Note 3), deemed necessary to uphold the overall structural stability and integrity (Note 4) of the building (Note 5).

Works of repairs not falling within the above-defined scope shall not be covered by this structural guarantee, for example:

i. Water seepage through ceilings, windows or walls, cracks in plaster and rendering, defects in wall and floor tiling and any other defects not related to the structural stability and integrity of the building;

Notes:

1. “Owners” refers to the legitimate owners of the domestic flats protected by this guarantee.
2. While carrying out the repair works, the HA is only responsible for reinstating the affected parts of the flats to the original standard at the time when the building was completed.
3. “Structural components” refers to the components (for example, columns, beams, load bearing walls and floor slabs) as specified clearly on the building structural plan. Concrete racks or walls not specified (for example, air-conditioner hoods/platforms, some external walls and internal partition walls, etc.) are not covered by this structural guarantee.
4. “Structural stability and integrity” refers to the load bearing capacity of the building’s foundation and structure as required by the design.
5. “Building” excludes exterior works and subterranean water pipes, sewers, roads, ground surfaces and all other facilities in the external area.

ii. 在結構上把單位改建、加建或改變原有用途；或因不適當使用而對樓宇所造成的損壞；以及

iii. 下列任何一項特別風險對樓宇造成的損壞：
- 任何氣體燃料爆炸所造成的損壞；
- 戰爭、火災、地震或山泥傾瀉造成的損壞；
- 房委會負責範圍以外的人士作出的行為或疏忽。

### 業主責任

為確保房委會能落實及履行此保證的義務，有關業主須准許房委會或獲房委會授權的任何人員，在出示授權證明下，於合理時間進入有關樓宇及樓宇範圍的任何建築物視察或進行有關檢驗和修葺工程。

若業主在保證期內察覺房委會須根據此保證進行有關的結構修葺工作，業主必須以第一時間及早通知房委會，否則房委會難以履行此保證的義務。

## F 轉讓限制

(a) 在簽署轉讓契據前，買方不得把單位轉讓予其他人士或機構。若買方要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於售價百分之五的款額，作為同意撤銷買賣協議買方應付的代價。此外，撤銷買賣協議受買賣協議的條款限制，包括買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用(包括印花稅(如有)及註冊費)。

(b) 若買方成為業主後轉讓或出租其單位，須按照轉讓契據的條款和政府租契所載的條款、契諾及條件處理。房委會不會回購或提名買家(居者有其屋計劃(居屋)第二市場除外)購買錦駿苑單位，而下列轉讓限制將適用於有關單位的業主：

**(i) 由房委會首次將單位售予業主的轉讓契據(下稱「首次轉讓契據」)日期起計兩年內：**
- 業主須在無需繳付補價的情況下，在居屋第二市場以不高於列於首次轉讓契據的原來買價(註)出售單位予房委會提名的人。

ii. Defects arising from structural alterations, additions or changes within flats or improper usage of the building; and

iii. Defects arising from the following special risks, including:
- explosions caused by inflammable gas;
- outbreak of war, fire, earthquake or landslide;
- acts or omission of a person for whom the HA is not responsible.

### Owners' Responsibility

To ensure that the HA can implement and perform its obligations under SSG, owners shall allow the HA or its authorised personnel, upon production of their authorisation proof, to enter the premises concerned or any part thereof at reasonable times for inspection or carrying out related inspection and repair works.

Within the guarantee period, if the owners note that it is necessary for the HA to carry out structural repairs under SSG, they must inform the HA in the first instance. Otherwise, the HA may not be able to fulfil its obligations under SSG.

## F Alienation Restrictions

(a) The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser requests for cancelling the Agreement for Sale and Purchase (ASP) where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel the ASP. Besides, the cancellation of the ASP is subject to the provisions of the ASP including the purchaser being required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any and registration fee) in connection with or arising from the cancellation of the ASP.

(b) A purchaser who wishes to assign or let the flat after becoming an owner will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. For Kam Chun Court, the HA will not buy back or nominate a buyer (except Home Ownership Scheme (HOS) Secondary Market) to buy the flats, and the following alienation restrictions will apply to the owners:

**(i) Within the first two years from the date of the first Deed of Assignment of the flat from the HA to an owner (the first assignment):**
- The owner has to sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at a price not more than the original purchase price (Note) under the first assignment.

**(ii) 由首次轉讓契據日期起計第三至第十年內：**

- 業主須在無需繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的人。

**(iii) 由首次轉讓契據日期起計十年後：**

- 業主可在無需繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的人。
- 業主亦可在繳付補價後於公開市場出售單位。
- 業主須繳付的補價，是根據屆時該單位並無轉讓限制的市值，按照該單位首次轉讓契據中所訂明的最初市值與原來買價(註)的百分比計算。換句話說，補價相等於原來買價(註)的折扣，化為現值計算。
- 有關補價程序，請瀏覽房委會／房屋署網站(www.housingauthority.gov.hk)。

(c) 買方須注意，在計算購樓時的折扣率所沿用的最初市值，是根據買方簽訂買賣協議時的市值。本銷售計劃單位的售價一經訂定，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數個月的差距。在這期間，單位的市值可能會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與訂定售價時的折扣率有所不同。補價款項將以簽訂買賣協議時確實的折扣率計算。

(d) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議(下稱「非法讓與」)，根據《房屋條例》(第283章)第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》(第283章)第27A條下之刑罰。

註： 原來買價相等於售價，是指首次轉讓契據中所列明的單位購買價。

**(ii) From the third to the tenth year from the date of the first assignment:**

- The owner has to sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.

**(iii) After ten years from the date of the first assignment:**

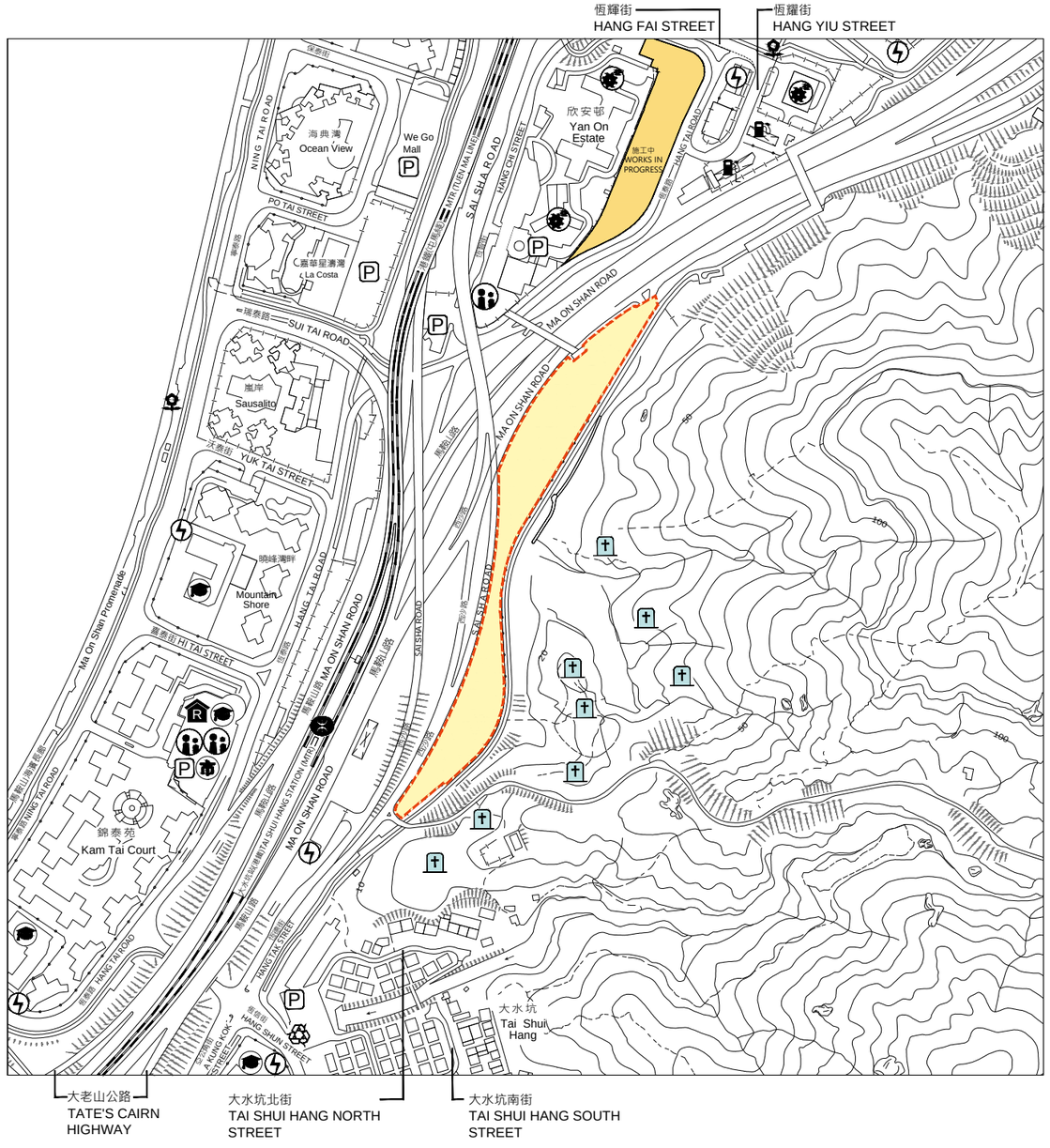
- The owner may sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.
- The owner may also sell the flat in the open market after payment of premium.
- The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the percentage difference between the original purchase price (Note) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note) to the prevailing market value.
- Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

(c) Purchasers should take note that the initial market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the ASP. The sale price of flats in the current sale exercise, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the sale price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.

(d) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat ("unlawful alienation") shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

Note: Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

# 32 參考圖 Reference Plan




比例尺 SCALE: 0 50 100 150 200 250 (米) (m)

N

**錦駿苑**
**Kam Chun Court**

## 圖例 NOTATION

| | | | |
|---|---|---|---|
| | 垃圾收集站<br>A Refuse Collection Point | | 學校(包括幼稚園)<br>A School (including a Kindergarten) |
| P | 公眾停車場(包括貨車停泊處)<br>A Public Carpark (including a Lorry Park) | | 公園<br>A Public Park |
| | 油站<br>A Petrol Filling Station | R | 宗教場所(包括教堂、廟宇及祠堂)<br>A Religious Institution (including a Church, a Temple and a Tsz Tong) |
| | 石油氣加氣站<br>A LPG Filling Station | | 社會福利設施(包括老人中心及弱智人士護理院)<br>Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled) |
| | 公用事業設施裝置<br>A Public Utility Installation | | 市場(包括濕貨市場及批發市場)<br>A Market (including a Wet Market and a Wholesale Market) |
| | 發電廠(包括電力分站)<br>A Power Plant (including Electricity Sub-stations) | | 公共交通總站(包括鐵路車站)<br>A Public Transport Terminal (including a Rail Station) |
| | 斜坡上有零散山墳*<br>Slope with Scattered Graves* | | 興建中的房委會房屋項目*<br>Housing Development of the HA under Construction* |

* 只作識別用
* For identification purposes only

此參考圖是參考地政總署測繪處於2025年2月2日出版之數碼地形圖(編號分別為T7-NE-C及T7-SE-B)及2025年2月13日出版之數碼地形圖(編號分別為T7-NE-D及T7-SE-A)製作，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Reference Plan is prepared with reference to the Digital Topographic Map Nos. T7-NE-C and T7-SE-B all dated 2 February 2025 and the Digital Topographic Map Nos. T7-NE-D and T7-SE-A all dated 13 February 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

註：
賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

Note:
The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

# A座單位的減音露台、減音窗及固定窗的參考圖
# Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block A



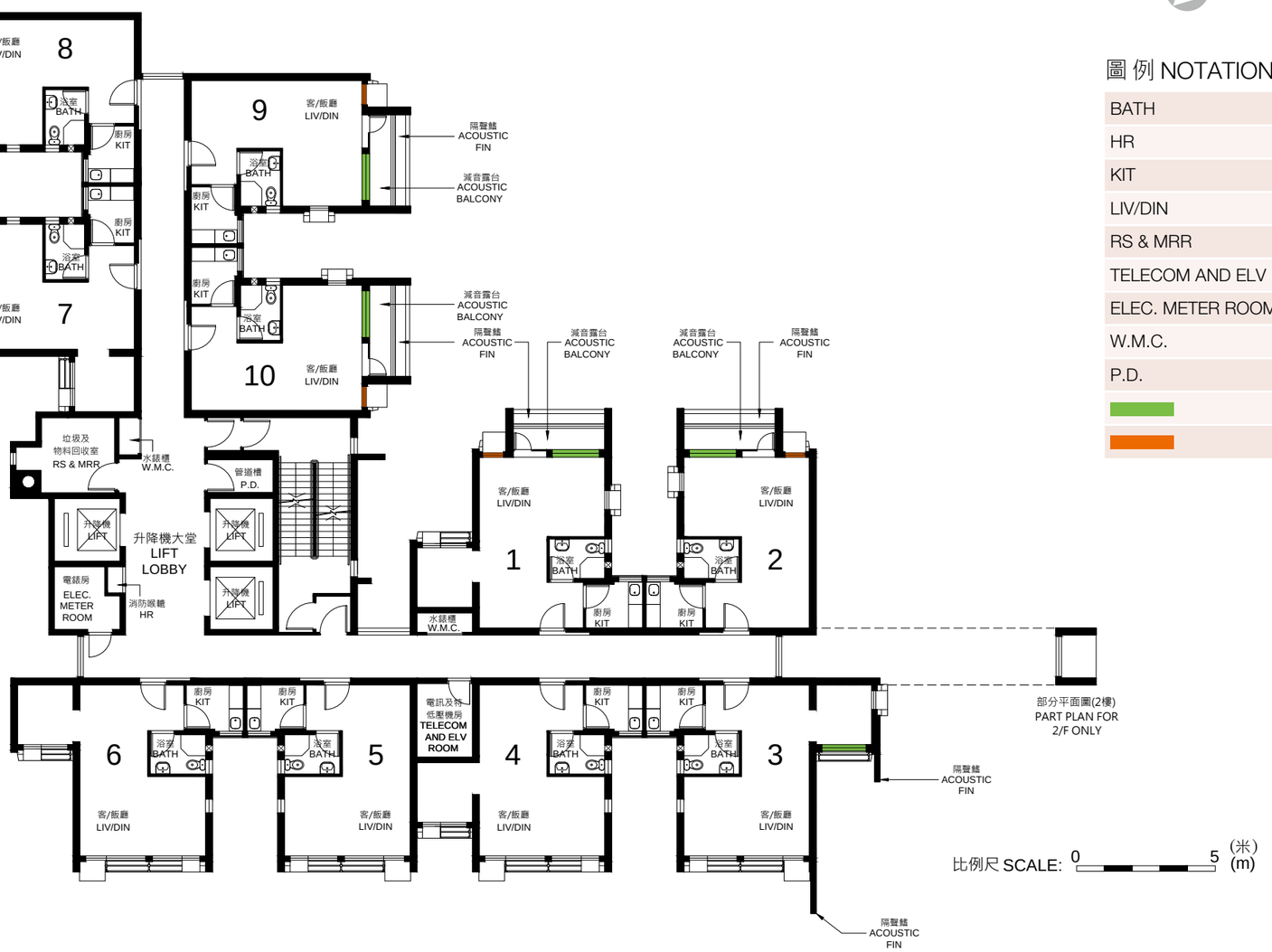

## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 減音窗 | Acoustic Window |
| | 固定窗 | Fixed Window |

比例尺 SCALE: 0 5 (米) (m)

## 參考圖
## Reference Plan

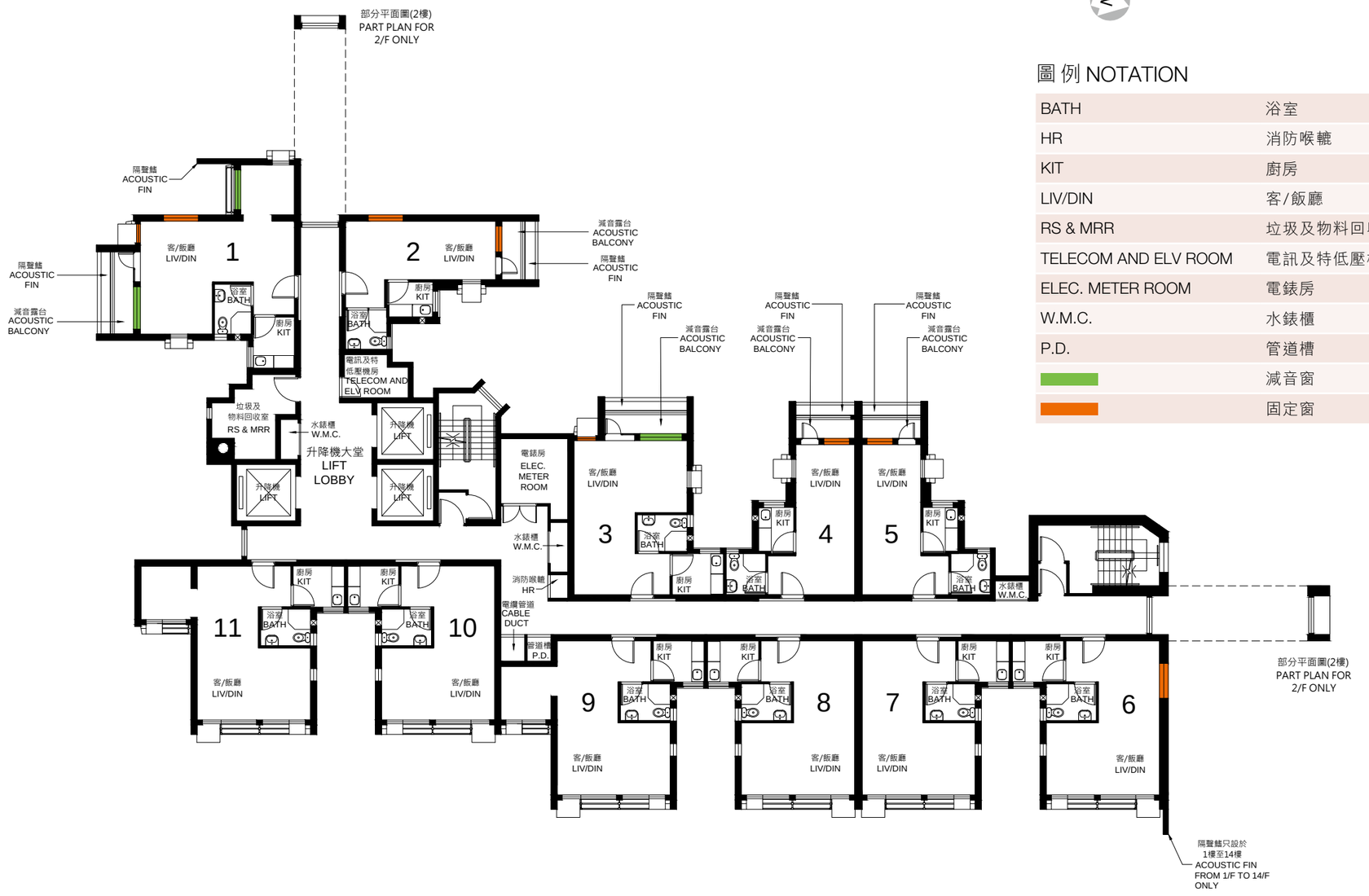
# B座單位的減音露台、減音窗及固定窗的參考圖
# Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block B




圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 減音窗 | Acoustic Window |
| | 固定窗 | Fixed Window |

# C座單位的減音露台、減音窗及固定窗的參考圖
# Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block C




## 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 減音窗 | Acoustic Window |
| | 固定窗 | Fixed Window |

比例尺 SCALE: 0 5 (米) (m)

## 參考圖
## Reference Plan

# D座單位的減音露台、減音窗及固定窗的參考圖
# Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block D




N

### 圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 減音窗 | Acoustic Window |
| | 固定窗 | Fixed Window |

比例尺 SCALE: 0 5 (米) (m)

# E座單位的減音露台、減音窗及固定窗的參考圖
# Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block E




圖例 NOTATION

| | | |
|---|---|---|
| BATH | 浴室 | Bathroom |
| HR | 消防喉轆 | Hose Reel |
| KIT | 廚房 | Kitchen |
| LIV/DIN | 客/飯廳 | Living/Dining Room |
| RS & MRR | 垃圾及物料回收室 | Refuse Storage and Material Recovery Room |
| TELECOM AND ELV ROOM | 電訊及特低壓機房 | Telecommunications and Extra Low Voltage Room |
| ELEC. METER ROOM | 電錶房 | Electrical Meter Room |
| W.M.C. | 水錶櫃 | Water Meter Cupboard |
| P.D. | 管道槽 | Pipe Duct |
| | 減音窗 | Acoustic Window |
| | 固定窗 | Fixed Window |

比例尺 SCALE: 0 5 (米) (m)

網址 WEBSITE

**www.housingauthority.gov.hk/hos/2024/KamChun**

發展項目及其周邊地區日後可能出現改變。

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

印製日期：2025年3月5日

Printing Date: 5 March 2025

香港房屋委員會
Hong Kong Housing Authority