

83 WING HONG STREET

SALES BROCHURE  
售樓說明書



## **New World New Purpose**

The Artisanal Movement is a cultural vision, a celebration of the human values of craftsmanship, heritage and imagination.

Today, as our business evolves in step with society, we look ahead to bring a new purpose to this vision: creating shared values for all stakeholders in communities that we serve, in order to make a positive impact on the world.

We believe in using the power of business and innovation to give back to society. Through three core areas - culture and creativity, sustainability, and social innovation - we will forge new paths that tie our business success to social progress.

Because together

We create

We are artisans

We are csv.

**we create  
we are artisans  
we are csv.**

*The Artisanal Movement*



INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development	83 Wing Hong Street
Number of block	1 block
Total number of storey	28 storeys including G/F (excluding 4 storeys of basement and roof)
Number of storeys for office	23 storeys (5/F-12/F, 15/F-16/F, 18/F-23/F & 25/F-31/F)
Number of storeys for parking	5 storeys (B4/F - G/F)
Number of storeys for mechanical & electrical plants and Communal Podium Garden	2 storeys (2/F-3/F)
Number of storeys for Office Entrance Lobbies & Shop	2 storeys (G/F-1/F)
Floor numbering as provided in the approved building plans for the Development	B4/F-B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F, Main Roof, Upper Roof & Top Roof
Omitted floor numbers	4/F, 13/F, 14/F & 24/F
Refuge floor	1 storey (17/F)
Intended manager	New World Property Management Company Limited

PARTIES INVOLVED IN THE DEVELOPMENT

Vendor	Bonson Holdings Limited
Authorized person for the Development	Mr CHAN Chung Yee Albert
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity	Wong & Ouyang (HK) Ltd.
Building contractor for the Development	Hip Seng Construction Company Limited
The firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development	Mayer Brown Howse Williams
Licensed bank or registered deposit-taking company authorized under section 16 of the Banking Ordinance that has made a loan or has undertaken to provide finance for the construction of the Development	Not Applicable
Any other person who has made a loan for the construction of the Development	New World Finance Company Limited (The loan has been settled) Marina Sun Limited

# INFORMATION ON THE DEVELOPMENT 發展項目的資料

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

座數

樓層總數

寫字樓層數

停車場層數

機電及公用平台花園層數

入口大堂及商店層數

發展項目的經批准的建築圖則所規定的樓層號數

被略去的樓層號數

庇護層

預定經理人

## 有參與發展項目的各方

賣方

發展項目的認可人士

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

發展項目的承建商

就發展項目中的非住宅物業的出售而代表賣方行事的律師事務所

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獲《銀行業條例》第16條認可的持牌銀行或註冊接受存款公司

已為發展項目的建造提供貸款的任何其他人

永康街83號

1幢

28層包括地下(不包括4層地庫及天台)

23層(5樓至12樓、15樓至16樓,18樓至23樓及25樓至31樓)

5層(B4樓至地下)

2層(2樓至3樓)

2層(地下至1樓)

B4樓至B1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓、天台、上層天台及頂層天台

4樓、13樓、14樓及24樓

1層(17樓)

新世界物業管理有限公司

Bonson Holdings Limited

陳頌義先生

王歐陽(香港)有限公司

協盛建築有限公司

孖士打律師行

何韋律師行

不適用

新世界金融有限公司 (此貸款已結清)

Marina Sun Limited

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development 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	Not Applicable 不適用
(b)	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 authorized person 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	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person 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) 的董事或公司秘書屬上述認可人士的家人	No 否
(d)	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 authorized person 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	Not Applicable 不適用
(e)	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 authorized person 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	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person 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) 的董事或公司秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	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 vendor in relation to the sale of non-residential units in the Development 賣方或該項目的承建商屬個人，並屬就該項目內的非住宅單位的出售代表賣方行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	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 vendor in relation to the sale of non-residential units in the Development 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賣方項目內的非住宅單位的出售代表賣方行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the company 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 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) 的董事或公司秘書屬上述律師事務所的經營人的家人	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor 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	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor 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	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT  
有參與發展項目的各方的關係

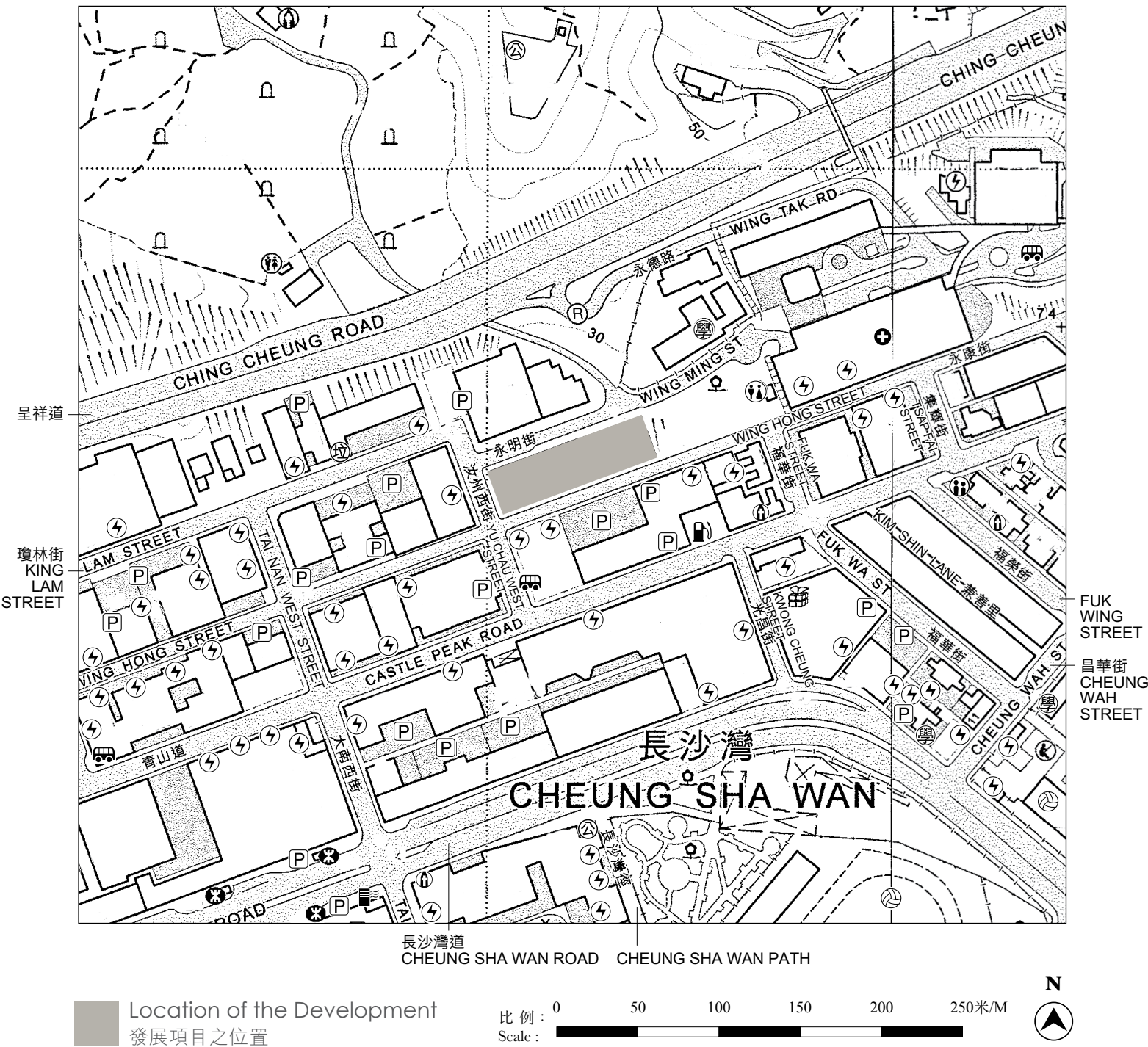
(l)	<p>The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor</p> <p>賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或公司秘書</p>	<p>No 否</p>
(m)	<p>The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor</p> <p>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</p>	<p>Not Applicable 不適用</p>
(n)	<p>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 vendor in relation to the sale of non-residential units in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor</p> <p>賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的非住宅單位的出售而代表賣方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</p>	<p>No 否</p>
(o)	<p>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</p> <p>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</p>	<p>No 否</p>
(p)	<p>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 company secretary of that vendor or contractor or of a holding company of that vendor</p> <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、董事或公司秘書</p>	<p>No 否</p>
(q)	<p>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</p> <p>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</p>	<p>Not Applicable 不適用</p>
(r)	<p>The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized 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</p> <p>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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團</p>	<p>No 否</p>
(s)	<p>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</p> <p>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</p>	<p>No 否</p>



# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖

The Location Plan is prepared based on survey sheet No.11-NW-A dated 9 January 2024 & 11-NW-B dated 11 October 2023 with adjustments where necessary.  
所在位置圖依據日期為2024年1月9日之測繪圖(編號11-NW-A)及2023年10月11日之測繪圖(編號11-NW-B)擬備，有需要處經修正處理。



Notes: 1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.  
2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 25/2022.

備註：1. 賣方建議準買家到發展項目作實地考察，以對發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。  
2. 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號25/2022。



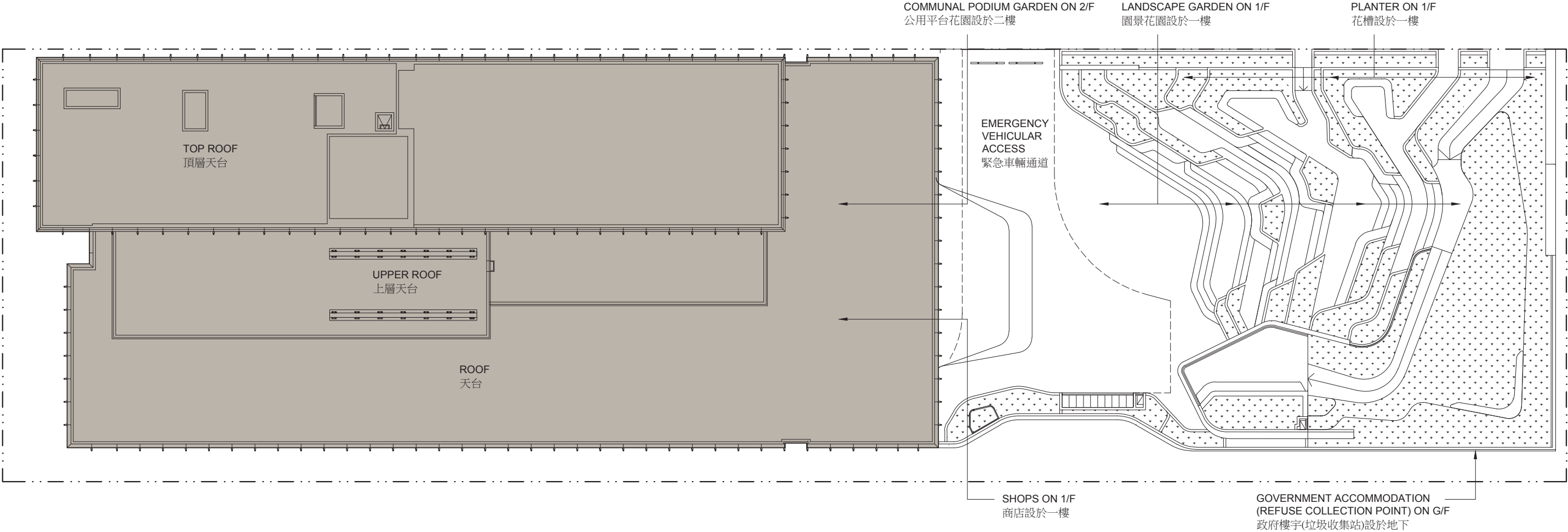
LAYOUT PLAN OF THE DEVELOPMENT  
發展項目的布局圖

WING MING STREET 永明街



WING HONG STREET 永康街

YU CHAU WEST STREET 汝洲西街

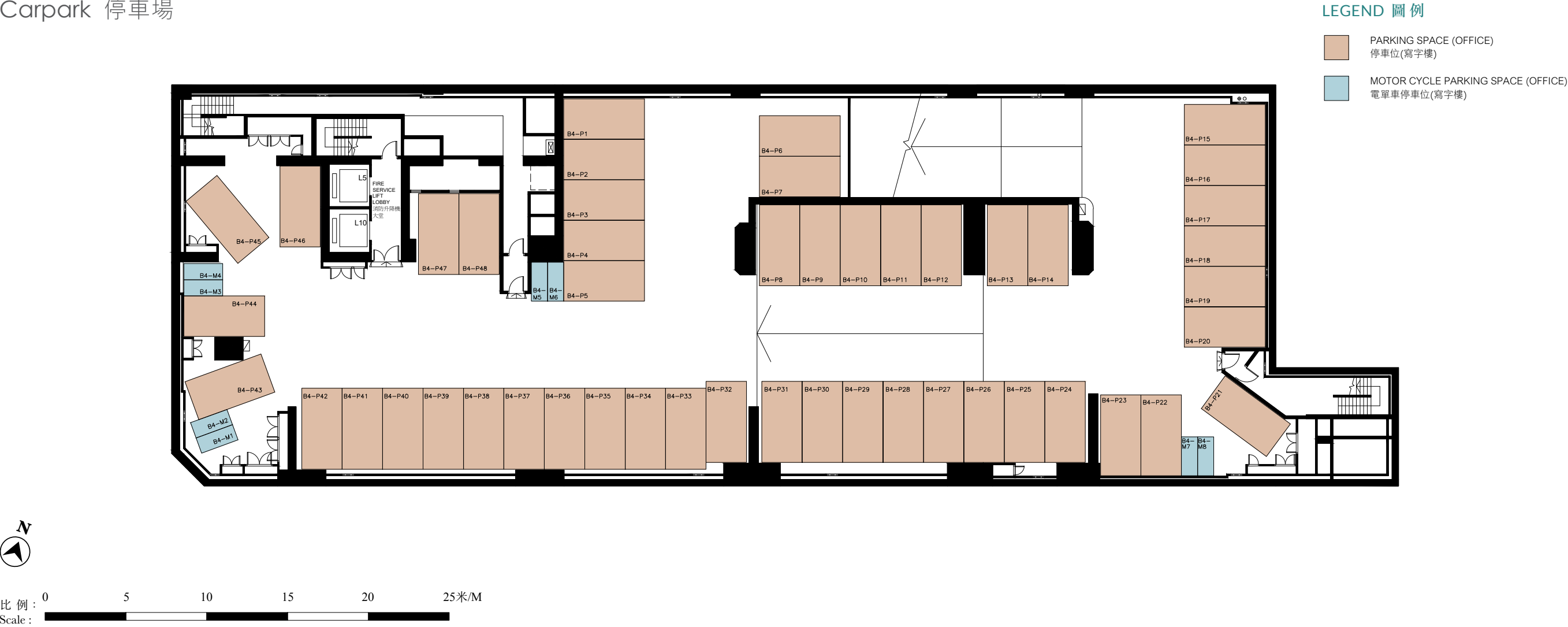


Boundary of the Development  
發展項目之界線



B4/F FLOOR PLAN  
地庫4樓樓面平面圖

Carpark 停車場



Number, Dimension and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimensions (Length x Width)(m) 尺寸(長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
Parking Space (Office) 停車位(寫字樓)	48	B4-P1 — B4-P48	5.0 x 2.5	12.5
Motor Cycle Parking Space (Office) 電單車停車位(寫字樓)	8	B4-M1 — B4-M8	2.4 x 1.0	2.4

- Notes:
1. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.

2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：

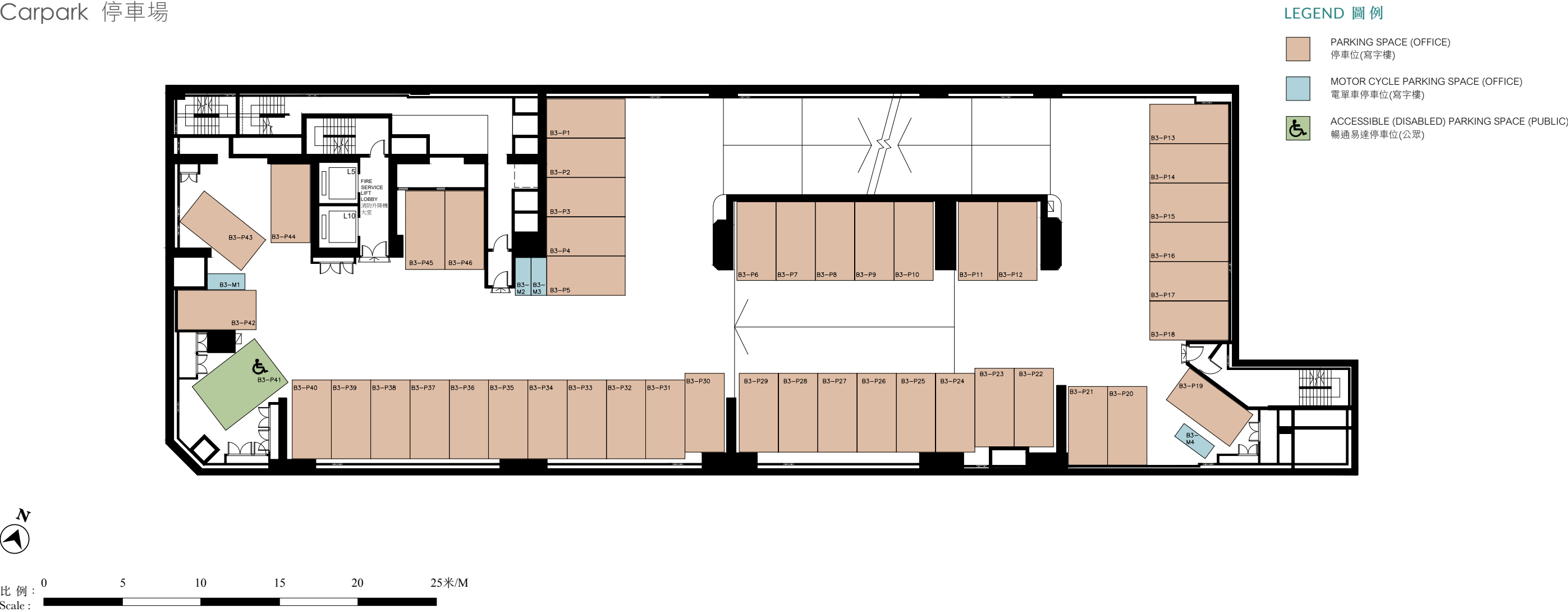
1. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。

2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

3. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。
- 7

B3/F FLOOR PLAN  
地庫3樓樓面平面圖

Carpark 停車場



Number, Dimension and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimensions (Length x Width)(m) 尺寸 (長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積 (平方米)
Parking Space (Office) 停車位(寫字樓)	45	B3-P1 — B3-P40, B3-P42 — B3-P46	5.0 x 2.5	12.5
Motor Cycle Parking Space (Office) 電單車停車位(寫字樓)	4	B3-M1 — B3-M4	2.4 x 1.0	2.4
Accessible (Disabled) Parking Space (Public) 暢通易達停車位(公眾)	1	B3-P41	5.0 x 3.5	17.5

- Notes:
1. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.

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3. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：

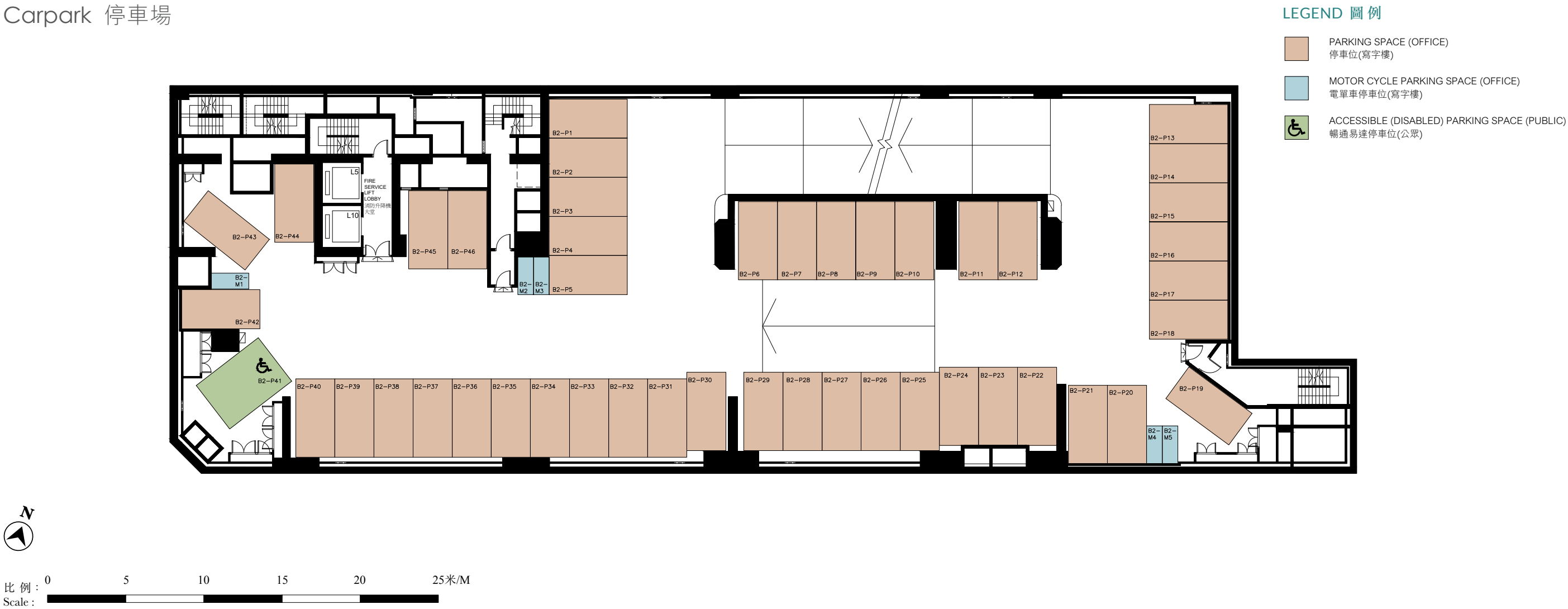
1. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。

2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

3. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。
- 8

B2/F FLOOR PLAN  
地庫2樓樓面平面圖

Carpark 停車場



Number, Dimension and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimensions (Length x Width)(m) 尺寸 (長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積 (平方米)
Parking Space (Office) 停車位(寫字樓)	45	B2-P1 — B2-P40, B2-P42 — B2-P46	5.0 x 2.5	12.5
Motor Cycle Parking Space (Office) 電單車停車位(寫字樓)	5	B2-M1 — B2-M5	2.4 x 1.0	2.4
Accessible (Disabled) Parking Space (Public) 暢通易達停車位(公眾)	1	B2-P41	5.0 x 3.5	17.5

- Notes:
1. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.

2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：

1. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。

2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

3. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。
- 9

B1/F FLOOR PLAN  
地庫1樓樓面平面圖

Carpark 停車場



Number, Dimension and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimensions (Length x Width)(m) 尺寸 (長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積 (平方米)
Parking Space (Office) 停車位(寫字樓)	41	B1-P4 — B1-P40, B1-P42 — B1-P45	5.0 x 2.5	12.5
Parking Space (Shop) 停車位(商店)	3	B1-P1 — B1-P3	5.0 x 2.5	12.5
Motor Cycle Parking Space (Office) 電單車停車位(寫字樓)	2	B1-M1 — B1-M2	2.4 x 1.0	2.4
Accessible (Disabled) Parking Space (Public) 暢通易達停車位(公眾)	1	B1-P41	5.0 x 3.5	17.5

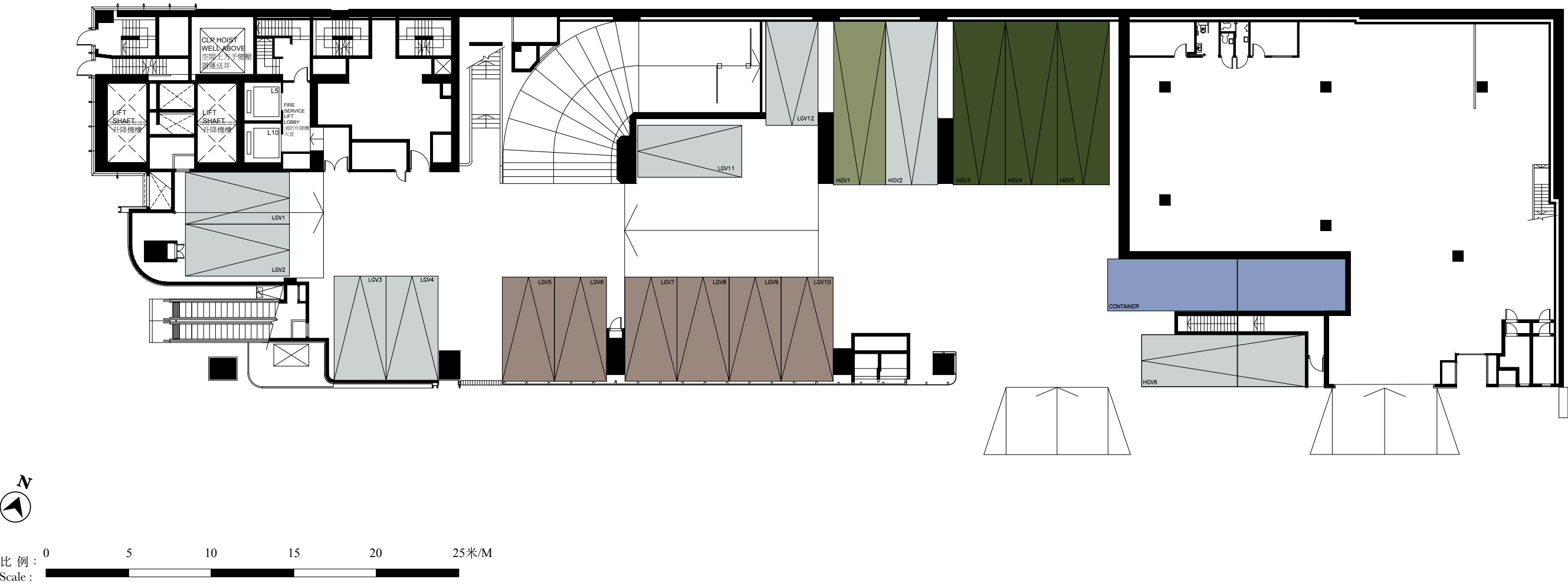
- Notes:
  - All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  - The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  - The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.
- 備註：
  - 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  - 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

G/F FLOOR PLAN  
地下樓面平面圖

Entrance Foyer 入口大堂

LEGEND 圖例

- CONTAINER VEHICLE SPACE  
貨櫃車位
- 
- LOADING/ UNLOADING BAY
- 
- 上落客貨車位

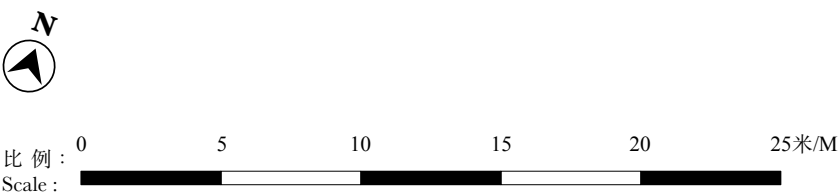
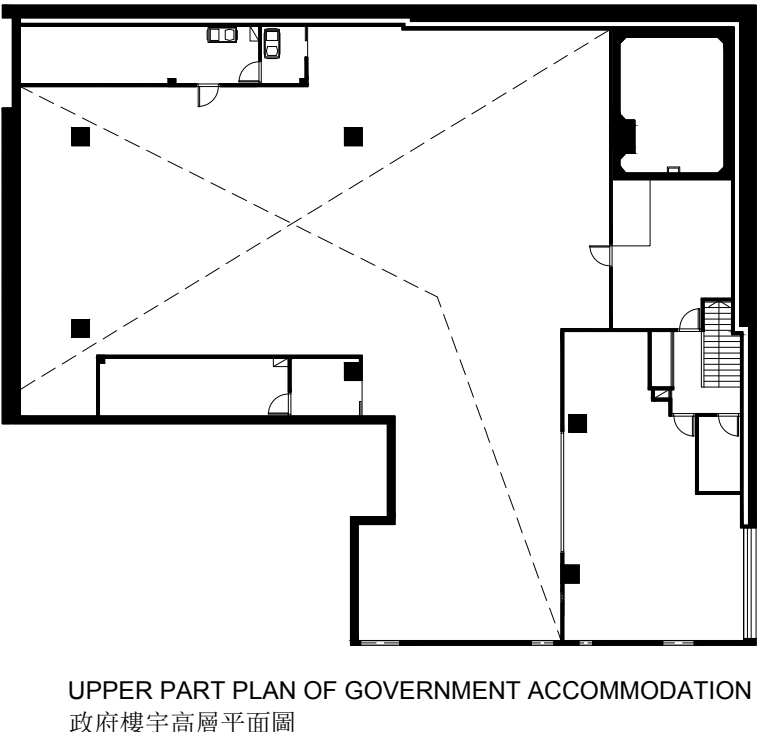
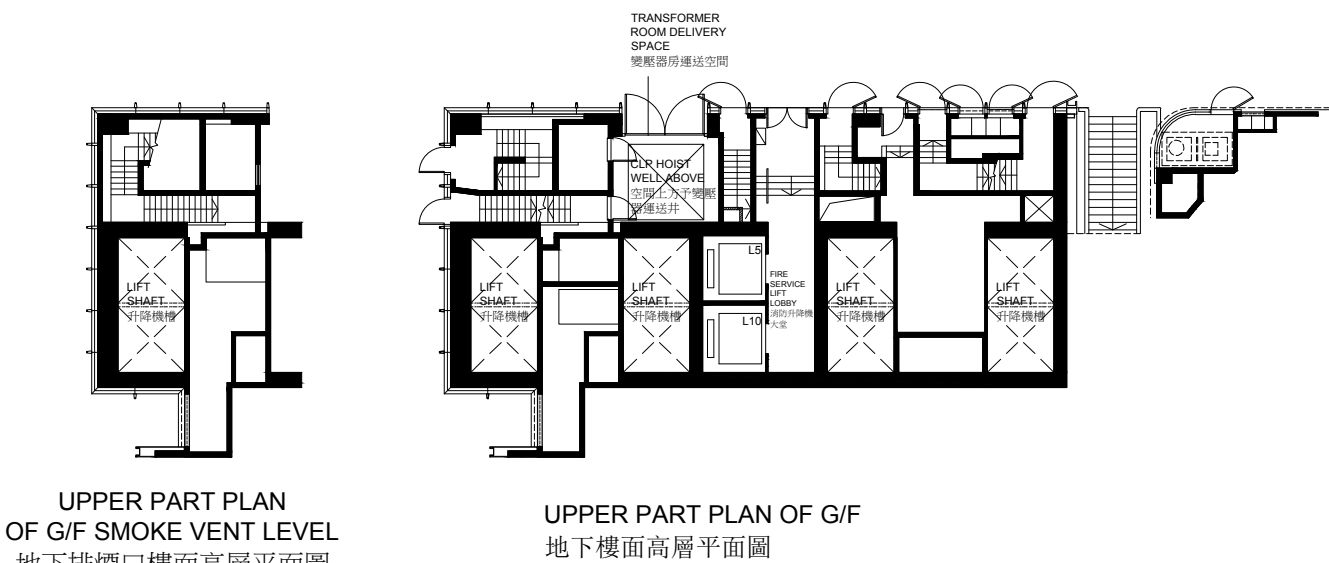
LOADING/UNLOADING BAY (SHOP)  
上落客貨車位(商店)HEAVY GOOD VEHICLE PARKING SPACE (OFFICE)  
重型客貨車停車位(寫字樓)

Number, Dimension and Areas of Parking Spaces 停車位的數目、尺寸及面積

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimensions (Length x Width)(m) 尺寸(長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
Container Vehicle Space 貨櫃車位	1	Container	16.0 x 3.5	56.0
Loading / Unloading Bay 上落客貨車位	8	LGV1 — LGV4, LGV11 — LGV12, HGV2 & HGV6	LGV: 7.0 x 3.5 HGV: 11.0 x 3.5	LGV: 24.5 HGV: 38.5
Light Good Vehicle Parking Space (Office) 輕型客貨車停車位(寫字樓)	6	LGV5 — LGV10	7.0 x 3.5	24.5
Loading / Unloading Bay (Shop) 上落客貨車位(商店)	1	HGV1	11.0 x 3.5	38.5
Heavy Good Vehicle Parking Space (Office) 重型客貨車停車位(寫字樓)	3	HGV3 — HGV5	11.0 x 3.5	38.5

G/F FLOOR PLAN  
地下樓面平面圖

Entrance Foyer 入口大堂



- Notes:
1. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  3. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

- 備註：
1. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  3. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。



1/F FLOOR PLAN  
1樓樓面平面圖

Office Lobby 寫字樓大堂

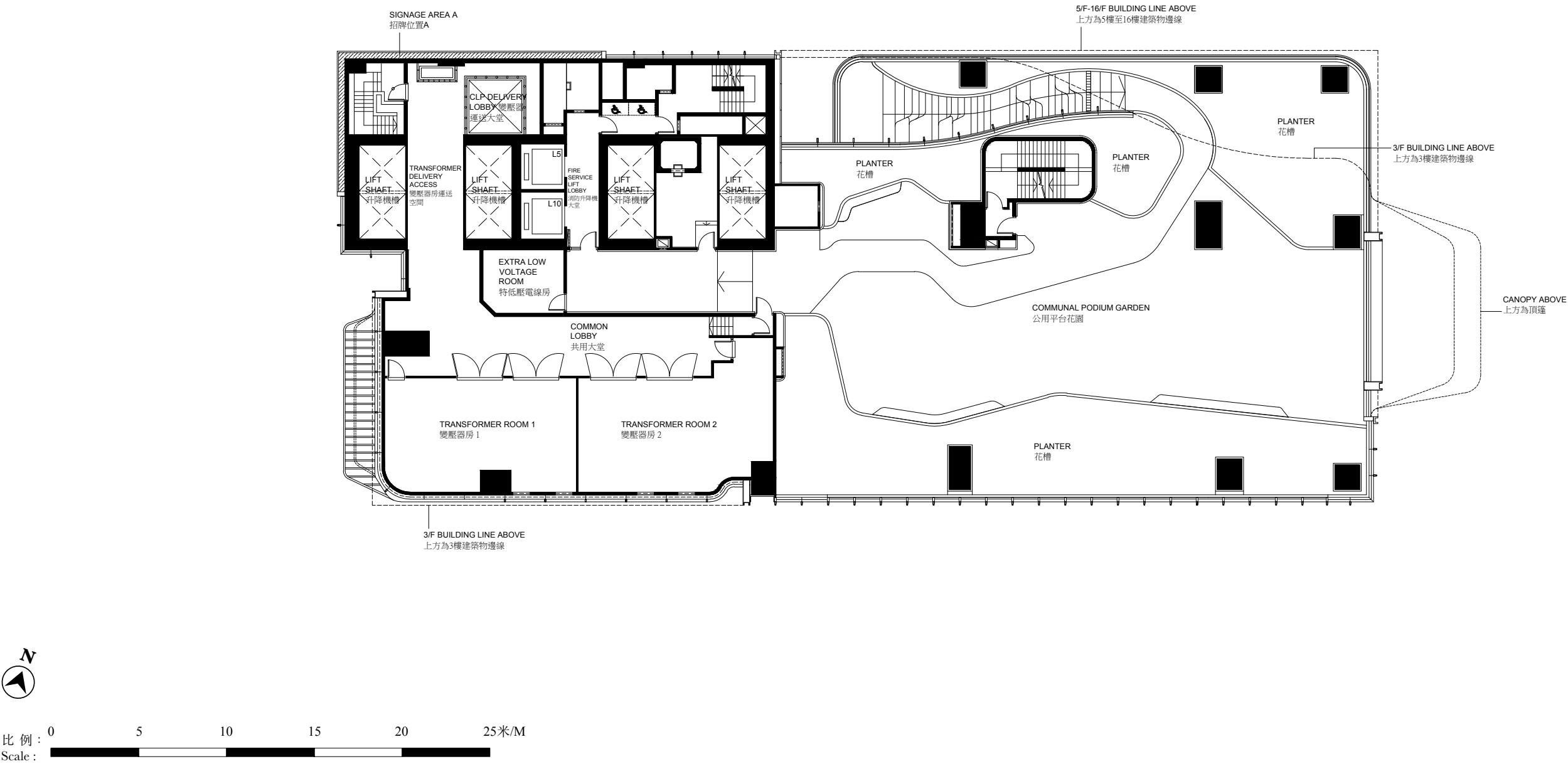


- Notes:
1. The dimensions in the floor plans area are all structural dimensions in millimetre.
  2. There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
  3. All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
  4. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  5. The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
  6. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

- 備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  2. 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
  3. 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
  4. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  5. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
  6. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

2/F FLOOR PLAN  
2樓樓面平面圖

Communal Podium Garden 公用平台花園

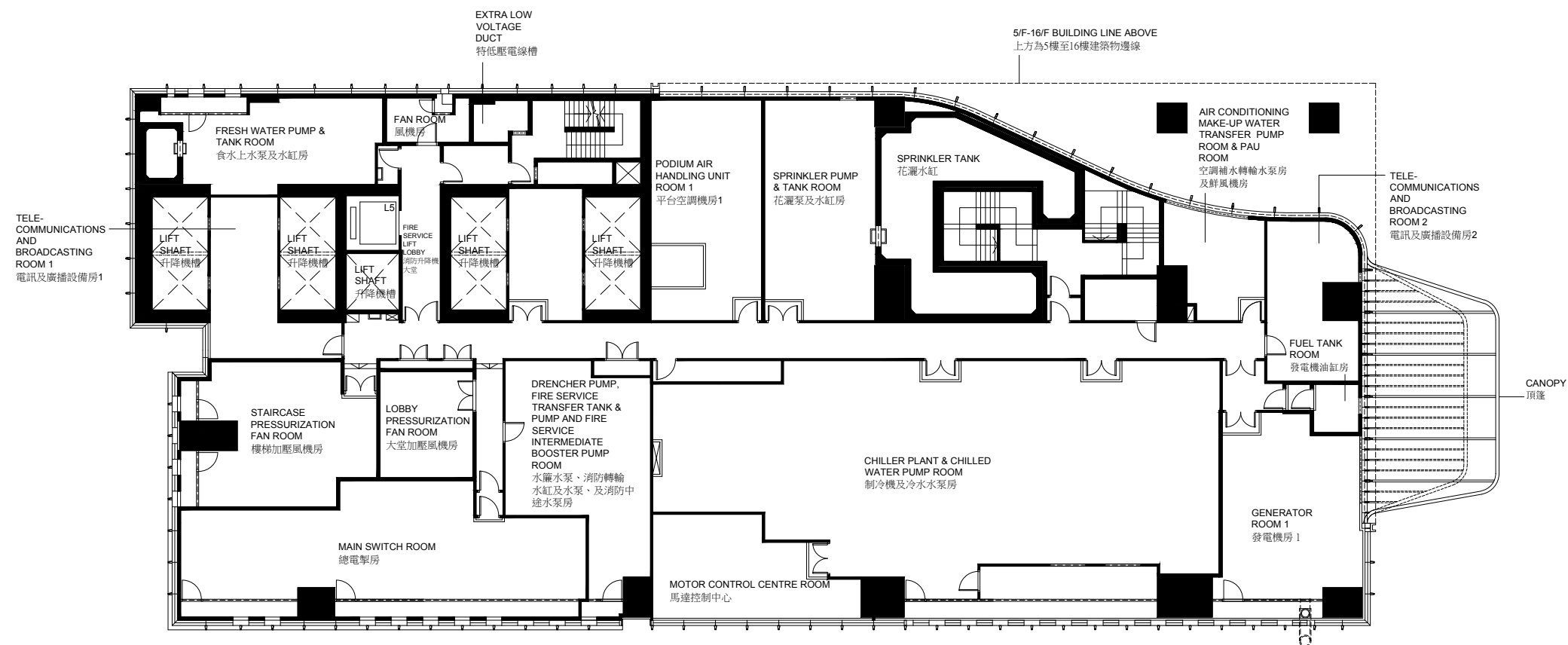


Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

3/F FLOOR PLAN  
3樓樓面平面圖

Mechanical & Electrical Floor 機電層



比例：0 5 10 15 20 25米/M  
Scale :

Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

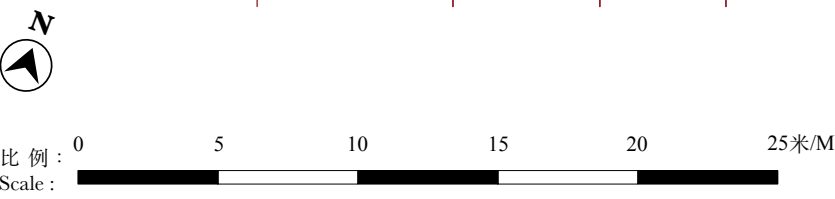
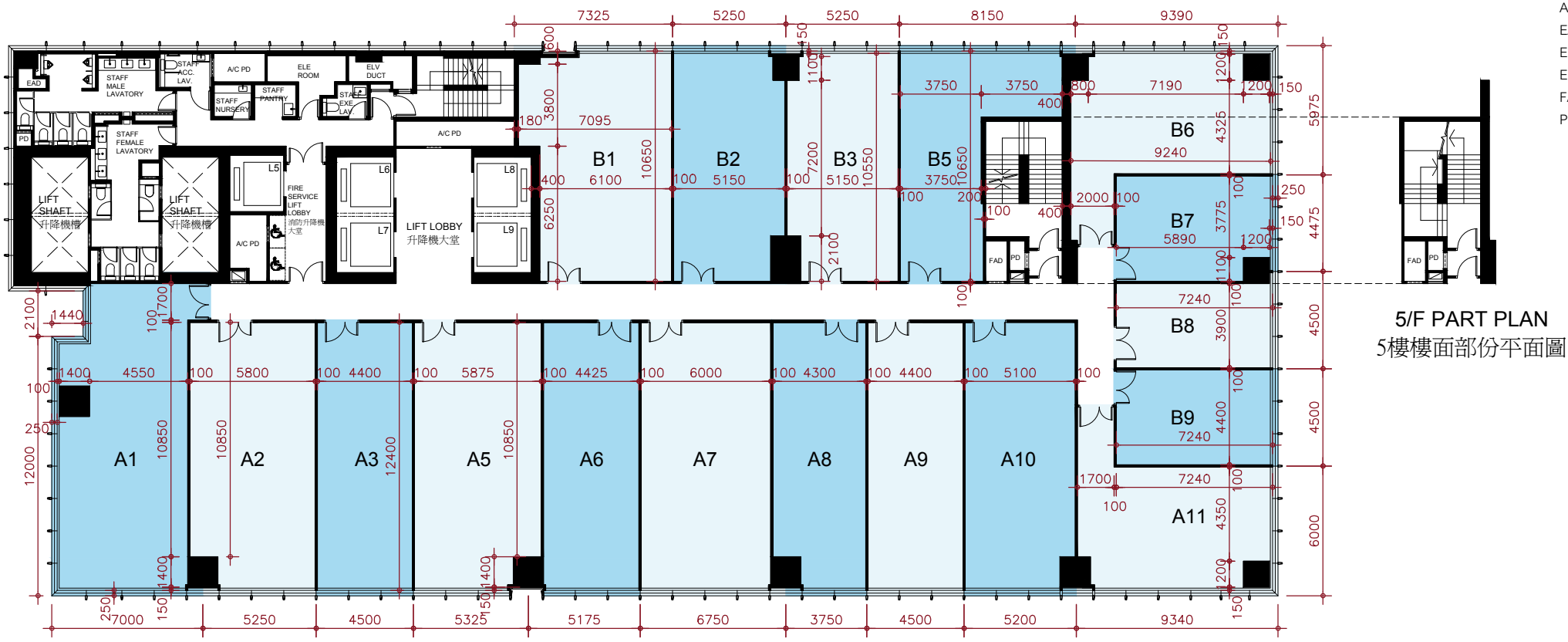
備註：  
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

5/F-12/F & 15/F-16/F FLOOR PLAN (13/F & 14/F are omitted)  
5樓至12樓及15樓至16樓樓面平面圖 (不設13樓及14樓)

Office 寫字樓

LEGEND 圖例

- STAFF MALE LAVATORY = 男員工洗手間  
STAFF FEMALE LAVATORY = 女員工洗手間  
STAFF ACC.LAV. = STAFF ACCESSIBLE LAVATORY = 員工暢通易達洗手間  
STAFF NURSERY = 員工育嬰室  
STAFF EXE. LAV. = STAFF EXECUTIVE LAVATORY = 員工行政人員洗手間  
STAFF PANTRY = 員工茶水間  
A/C PD = AIR CONDITIONING PIPE DUCT = 空調管槽  
EAD = EXHAUST AIR DUCT = 排風管槽  
ELE ROOM = ELECTRICAL ROOM = 電氣房  
ELV DUCT = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽  
FAD = FRESH AIR DUCT = 鮮風管槽  
PD = PIPE DUCT = 管槽

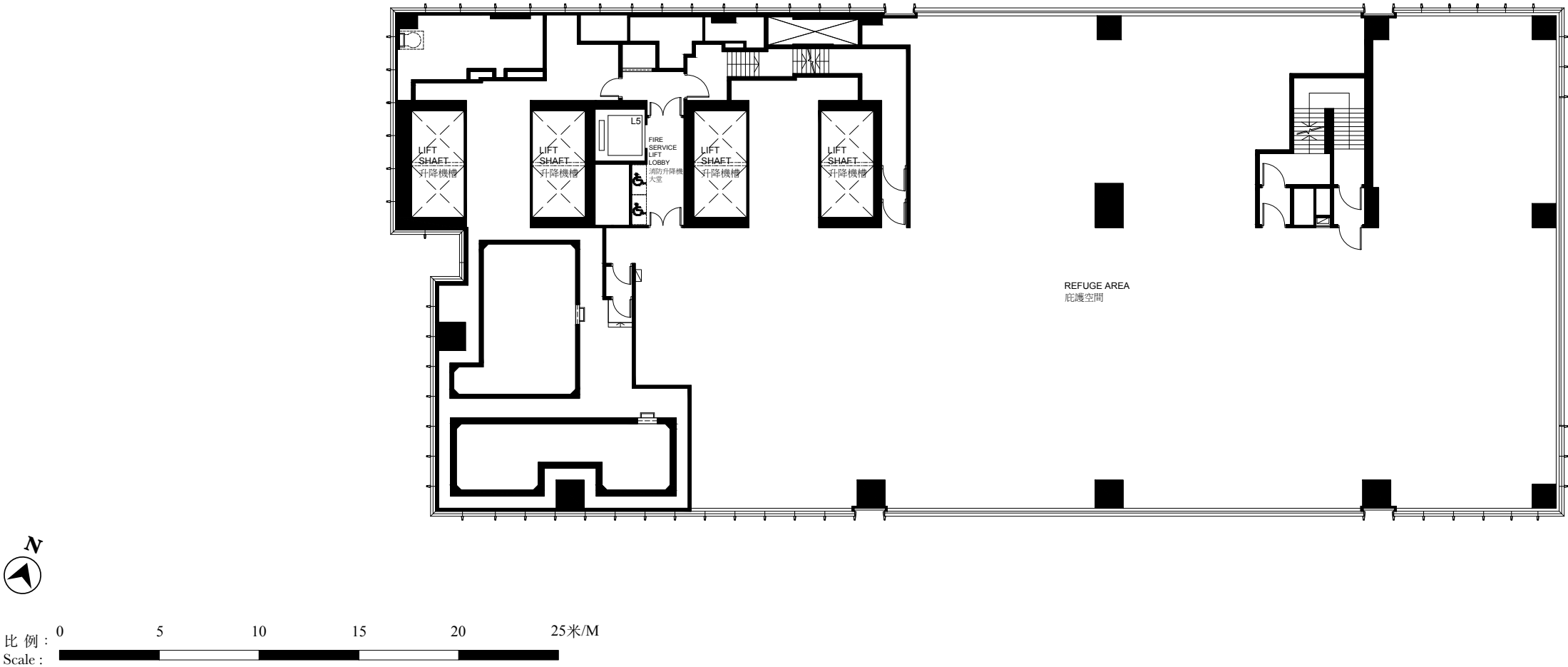


- Notes:
1. The floor-to-floor height of 5/F-12/F & 15/F (13/F & 14/F are omitted) is approximately 4.17m and 16/F is approximately 4.27m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
  2. There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
  3. Floor loading capacity is approximately 3kPa.
  4. The dimensions in the floor plans area are all structural dimensions in millimetre.
  5. All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
  6. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  7. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  8. The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
  9. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.
  10. 13/F & 14/F are omitted.

- 備註：
1. 層與層之間的高度於5樓至12樓及15樓(不設13樓及14樓)約為4.17m及16樓約為4.27m(以經批准的建築圖則為基礎擬備)。層與層之間的高度是指該樓層之石屎地台面與上一層石屎地台面之高度距離。
  2. 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
  3. 樓面負重約3kPa。
  4. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  5. 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
  6. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  7. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  8. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
  9. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。
  10. 不設13樓及14樓。

17/F FLOOR PLAN  
17樓樓面平面圖

Refuge Floor 庇護層



- Notes:
1. The floor-to-floor height of 17/F is approximately 3.53m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
  2. There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
  3. Floor loading capacity is approximately 3kPa.
  4. The dimensions in the floor plans area are all structural dimensions in millimetre.
  5. All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
  6. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  7. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  8. The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
  9. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

- 備註：
1. 層與層之間的高度於17樓約為3.53m(以經批准的建築圖則為基礎擬備)。層與層之間的高度是指該樓層之石屎地台面與上一層石屎地台面之高度距離。
  2. 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
  3. 樓面負重約3kPa。
  4. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  5. 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
  6. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  7. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  8. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
  9. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。



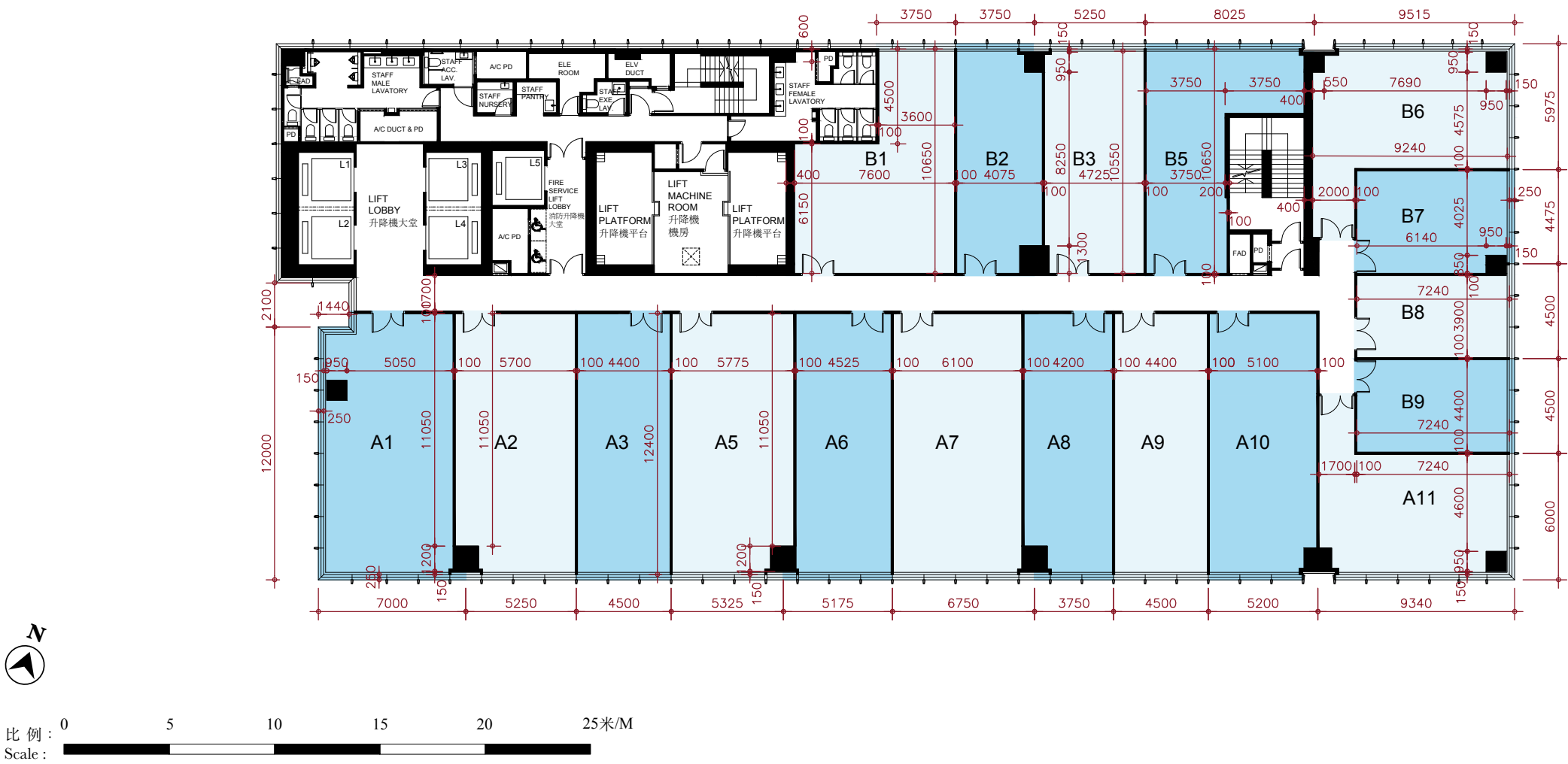
# 18/F FLOOR PLAN

## 18樓樓面平面圖

Office 寫字樓

### LEGEND 圖例

- STAFF MALE LAVATORY = 男員工洗手間  
STAFF FEMALE LAVATORY = 女員工洗手間  
STAFF ACC.LAV. = STAFF ACCESSIBLE LAVATORY = 員工暢通易達洗手間  
STAFF NURSERY = 員工育嬰室  
STAFF EXE. LAV. = STAFF EXECUTIVE LAVATORY = 員工行政人員洗手間  
STAFF PANTRY = 員工茶水間  
A/C DUCT & PD = AIR CONDITIONING DUCT & PIPE DUCT = 空調管槽及管槽  
A/C PD = AIR CONDITIONING PIPE DUCT = 空調管槽  
EAD = EXHAUST AIR DUCT = 排風管槽  
ELE ROOM = ELECTRICAL ROOM= 電氣房  
ELV DUCT = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽  
FAD = FRESH AIR DUCT = 鮮風管槽  
PD = PIPE DUCT = 管槽



#### Notes:

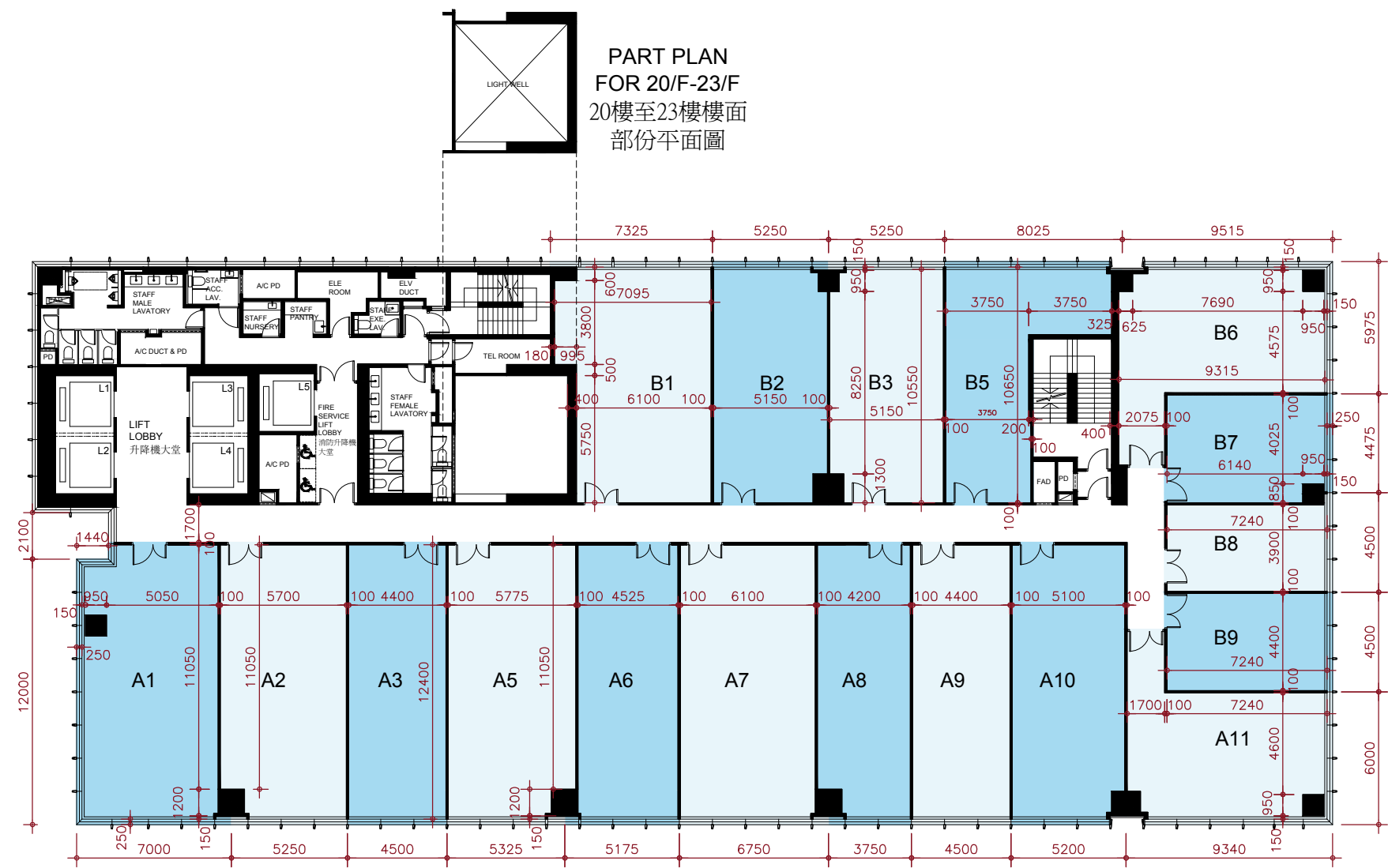
1. The floor-to-floor height of 18/F is approximately 4.17m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
2. There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
3. Floor loading capacity is approximately 3kPa.
4. The dimensions in the floor plans area are all structural dimensions in millimetre.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
6. All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
7. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
8. The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
9. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

#### 備註：

1. 層與層之間的高度於18樓約為4.17m(以經批准的建築圖則為基礎擬備)。層與層之間的高度是指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
3. 樓面負重約3kPa。
4. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
5. 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
6. 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
7. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
8. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
9. 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

19/F-23/F FLOOR PLAN  
19樓至23樓樓面平面圖

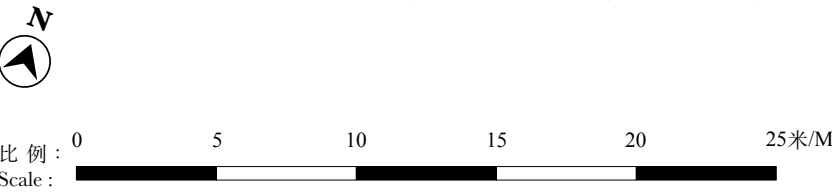
Office 寫字樓



PART PLAN  
FOR 20/F-23/F  
20樓至23樓樓面  
部份平面圖

LEGEND 圖例

- STAFF MALE LAVATORY = 男員工洗手間
- STAFF FEMALE LAVATORY = 女員工洗手間
- STAFF ACC.LAV. = STAFF ACCESSIBLE LAVATORY = 員工暢通易達洗手間
- STAFF NURSERY = 員工育嬰室
- STAFF EXE. LAV. = STAFF EXECUTIVE LAVATORY = 員工行政人員洗手間
- STAFF PANTRY = 員工茶水間
- A/C DUCT & PD = AIR CONDITIONING DUCT & PIPE DUCT = 空調管槽及管槽
- A/C PD = AIR CONDITIONING PIPE DUCT = 空調管槽
- EAD = EXHAUST AIR DUCT = 排風管槽
- ELE ROOM = ELECTRICAL ROOM= 電氣房
- ELV DUCT = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽
- FAD = FRESH AIR DUCT = 鮮風管槽
- PD = PIPE DUCT = 管槽
- TEL ROOM = TELE-COMMUNICATION ROOM = 電話房
- LIGHT WELL = 天井



- Notes:
- The floor-to-floor height of 19/F-23/F is approximately 4.17m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
  - There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
  - Floor loading capacity is approximately 3kPa.
  - The dimensions in the floor plans area are all structural dimensions in millimetre.
  - All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
  - All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  - The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  - The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
  - The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

- 備註：
- 層與層之間的高度於19樓至23樓約為4.17m(以經批准的建築圖則為基礎擬備)。層與層之間的高度是指該樓層之石屎地台面與上一層石屎地台面之高度距離。
  - 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調設備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
  - 樓面負重約3kPa。
  - 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
  - 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  - 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
  - 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

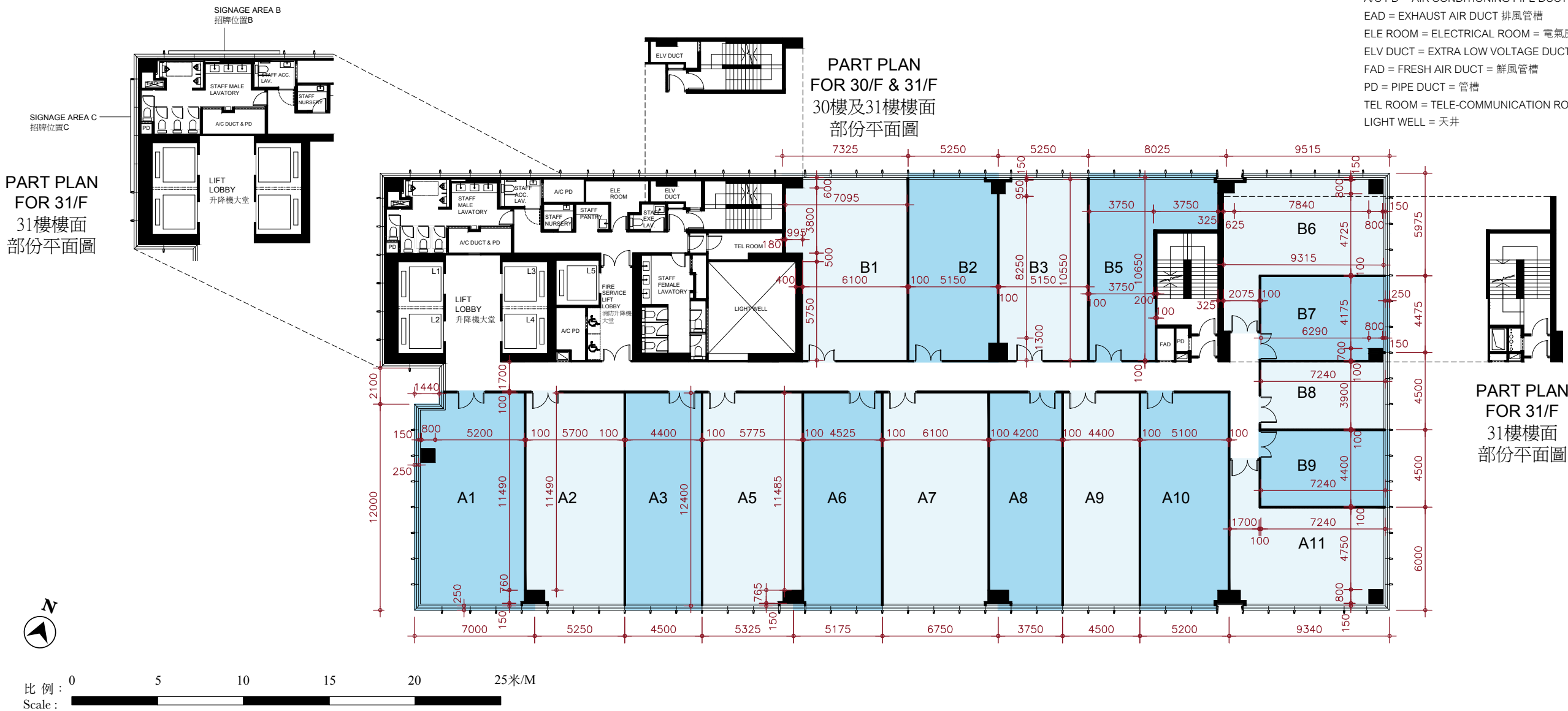


25/F-31/F FLOOR PLAN  
25樓至31樓樓面平面圖

Office 寫字樓

LEGEND 圖例

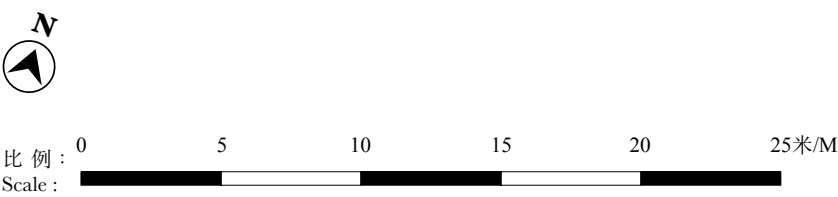
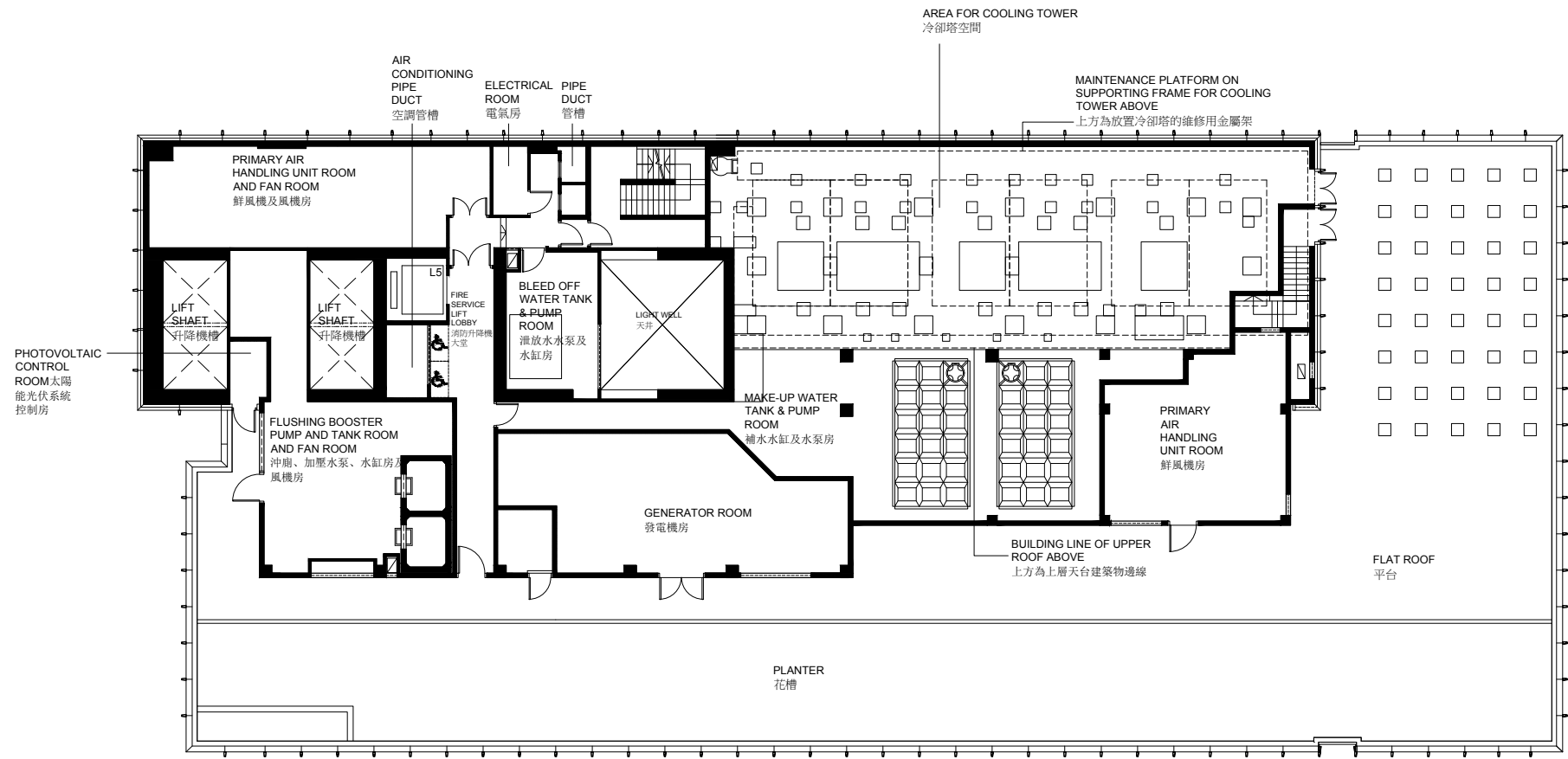
- STAFF MALE LAVATORY = 男員工洗手間  
STAFF FEMALE LAVATORY = 女員工洗手間  
STAFF ACC.LAV. = STAFF ACCESSIBLE LAVATORY = 員工暢通易達洗手間  
STAFF NURSERY = 員工育嬰室  
STAFF EXE. LAV. = STAFF EXECUTIVE LAVATORY = 員工行政人員洗手間  
STAFF PANTRY = 員工茶水間  
A/C DUCT & PD = AIR CONDITIONING DUCT & PIPE DUCT = 空調管槽及管槽  
A/C PD = AIR CONDITIONING PIPE DUCT = 空調管槽  
EAD = EXHAUST AIR DUCT 排風管槽  
ELE ROOM = ELECTRICAL ROOM = 電氣房  
ELV DUCT = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽  
FAD = FRESH AIR DUCT = 鮮風管槽  
PD = PIPE DUCT = 管槽  
TEL ROOM = TELE-COMMUNICATION ROOM = 電話房  
LIGHT WELL = 天井



- Notes:
- The floor-to-floor height of 25/F-29/F is approximately 4.17m, 30/F is approximately 4.50m and 31/F is approximately 4.70m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
  - There are raised and/or sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
  - Floor loading capacity is approximately 3kPa.
  - The dimensions in the floor plans area are all structural dimensions in millimetre.
  - All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
  - All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
  - The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
  - The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.
  - The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

- 備註：
- 層與層之間的高度於25樓至29樓約為4.17m、30樓約為4.50m及31樓約為4.70m(以經批准的建築圖則為基礎擬備)。層與層之間的高度是指該樓層之石屎地台面與上一層石屎地台面之高度距離。
  - 部份區域用以安裝機電設備的升級及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
  - 樓面負重約3kPa。
  - 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 所用平面圖受制於屋宇署及地政署之最後批准(如適用)。
  - 所有平面圖所顯示之布局，室內及室外設計、裝置、裝修物料，及設備受制於完工時的最後調整。
  - 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  - 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。
  - 賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

# ROOF FLOOR PLAN 天台平面圖

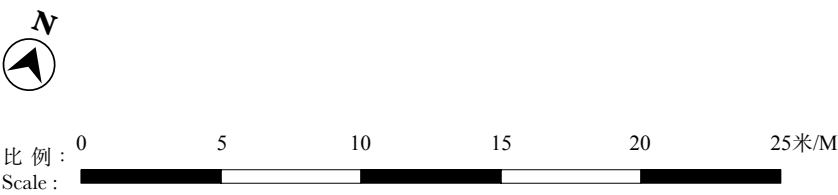
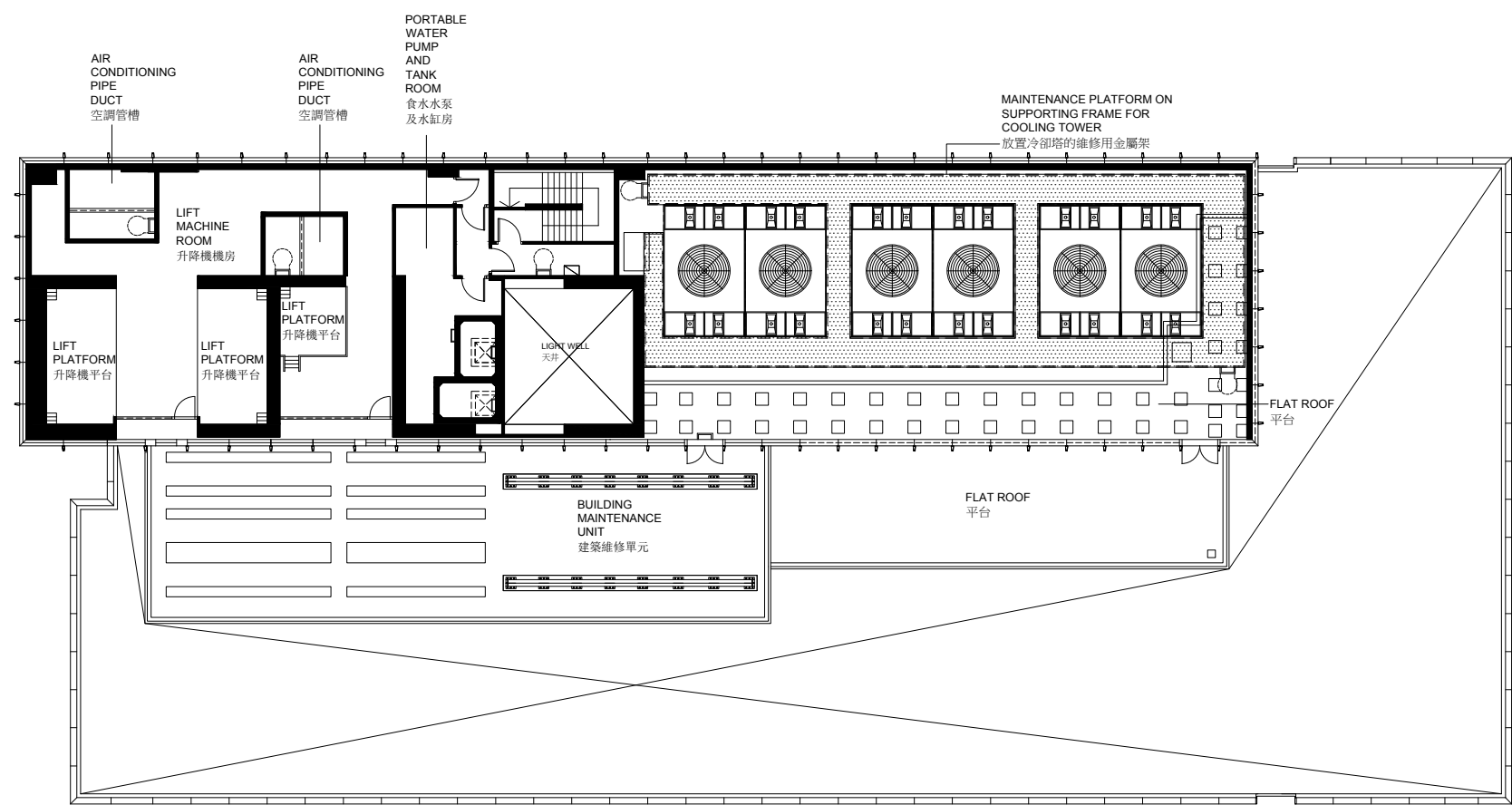


Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

# UPPER ROOF FLOOR PLAN

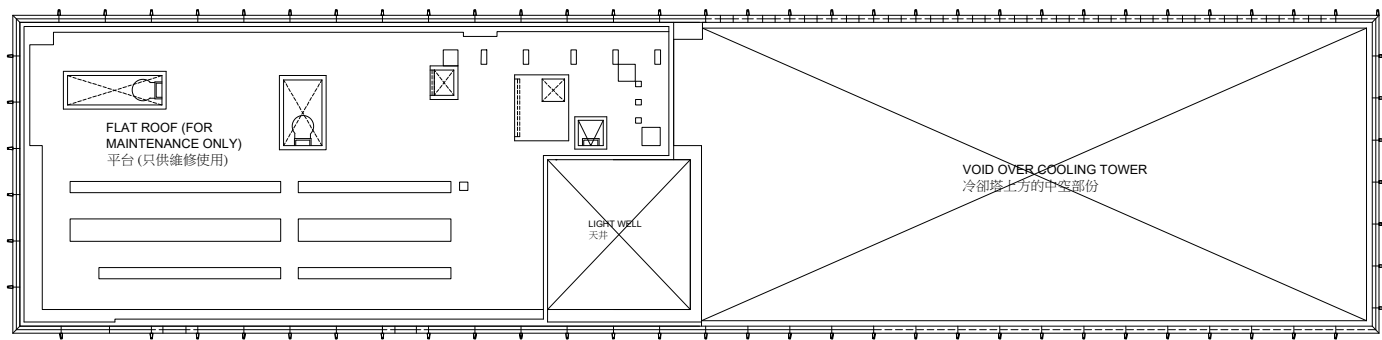
## 上層天台平面圖



Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

TOP ROOF FLOOR PLAN  
頂層天台平面圖



比例：0 5 10 15 20 25米/M  
Scale：

Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：  
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。

AREA OF COMMERCIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的商業項目的面積

Office Units

寫字樓單位

Floor 樓層	Unit 單位	Saleable Area (sq.ft.) 實用面積 (平方呎)	Other Area (sq.ft.) 其他面積 (平方呎)	Gross Floor Area* (sq.ft.) 建築面積* (平方呎)
5/F-12/F & 15/F-16/F 5樓至12樓及 15樓至16樓	A1	996	-	1,626
	A2	797		1,301
	A3	618		1,009
	A5	804		1,313
	A6	630		1,029
	A7	849		1,387
	A8	592		966
	A9	618		1,009
	A10	716		1,169
	A11	658		1,074
	B1	812		1,326
	B2	622		1,015
	B3	622		1,015
	B5	622		1,015
	B6	716		1,170
	B7	396		646
	B8	336		548
	B9	366		598
18/F 18樓	A1	883	-	1,469
	A2	787		1,309
	A3	618		1,028
	A5	797		1,326
	A6	644		1,071
	A7	860		1,431
	A8	581		967
	A9	618		1,028
	A10	713		1,186
	A11	654		1,089
	B1	738		1,228
	B2	482		802
	B3	583		971
	B5	616		1,026
	B6	715		1,189
	B7	398		663
	B8	333		554
	B9	366		609

Note:

1. 4/F, 13/F, 14/F and 24/F are omitted.

2. 17/F is refuge floor.

\*Remarks:

1. The Gross Floor Area of each property includes the Saleable Area and the apportioned common area of such property.

2. The apportioned common area of each property includes common lifts, lift lobbies, corridor, communal lavatories, refuge area, communal podium garden and Electrical & Mechanical rooms, etc. (if such area is included in the calculation of the apportioned common area)

Office Units

寫字樓單位

Floor 樓層	Unit 單位	Saleable Area (sq.ft.) 實用面積 (平方呎)	Other Area (sq.ft.) 其他面積 (平方呎)	Gross Floor Area* (sq.ft.) 建築面積* (平方呎)
19/F-23/F 19樓至23樓	A1	883	-	1,451
	A2	787		1,294
	A3	618		1,015
	A5	797		1,310
	A6	644		1,059
	A7	860		1,414
	A8	581		955
	A9	618		1,015
	A10	713		1,172
	A11	654		1,076
	B1	819		1,346
	B2	622		1,022
	B3	622		1,022
	B5	616		1,012
	B6	716		1,177
	B7	398		655
	B8	333		548
	B9	366		602
25/F-31/F 25樓至31樓	A1	880	-	1,447
	A2	789		1,298
	A3	618		1,015
	A5	800		1,315
	A6	641		1,054
	A7	857		1,410
	A8	584		959
	A9	618		1,015
	A10	713		1,172
	A11	654		1,076
	B1	819		1,346
	B2	622		1,022
	B3	622		1,022
	B5	615		1,011
	B6	716		1,178
	B7	400		657
	B8	332		545
	B9	366		602

備註：

1. 不設4樓、13樓、14樓及24樓。

2. 17樓為底護層。

\* 備註：

1. 每個物業的建築面積包括該物業的實用面積及攤分公共地方面積。

2. 每個物業的攤分公共地方面積包括公用升降機、升降機大堂、走廊、公用洗手間、庇護區、公用平台花園及機電房等(如有把面積計算在內)。

# AREA OF COMMERCIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的商業項目的面積

### Commercial Units 商業單位

Floor 樓層	Unit 單位	Saleable Area (sq.ft.) 實用面積 (平方呎)	Other Area (sq.ft.) 其他面積 (平方呎)	Gross Floor Area* (sq.ft.) 建築面積* (平方呎)
1/F 1樓	Shop 1 商店1	695	-	1,050
	Shop 2 商店2	1,326		2,002
	Shop 3 商店3	689		1,041
	Shop 5 商店5	1,329		2,007
	Shop 6 商店6	1,204		1,818
	Shop 7 商店7	496		749

\*Remarks:

1. The Gross Floor Area of each property includes the Saleable Area and the apportioned common area of such property.

2. The apportioned common area of each property includes common lifts, lift lobbies, corridor, communal lavatories, refuge area, communal podium garden and Electrical & Mechanical rooms, etc. (if such area is included in the calculation of the apportioned common area).

\* 備註：

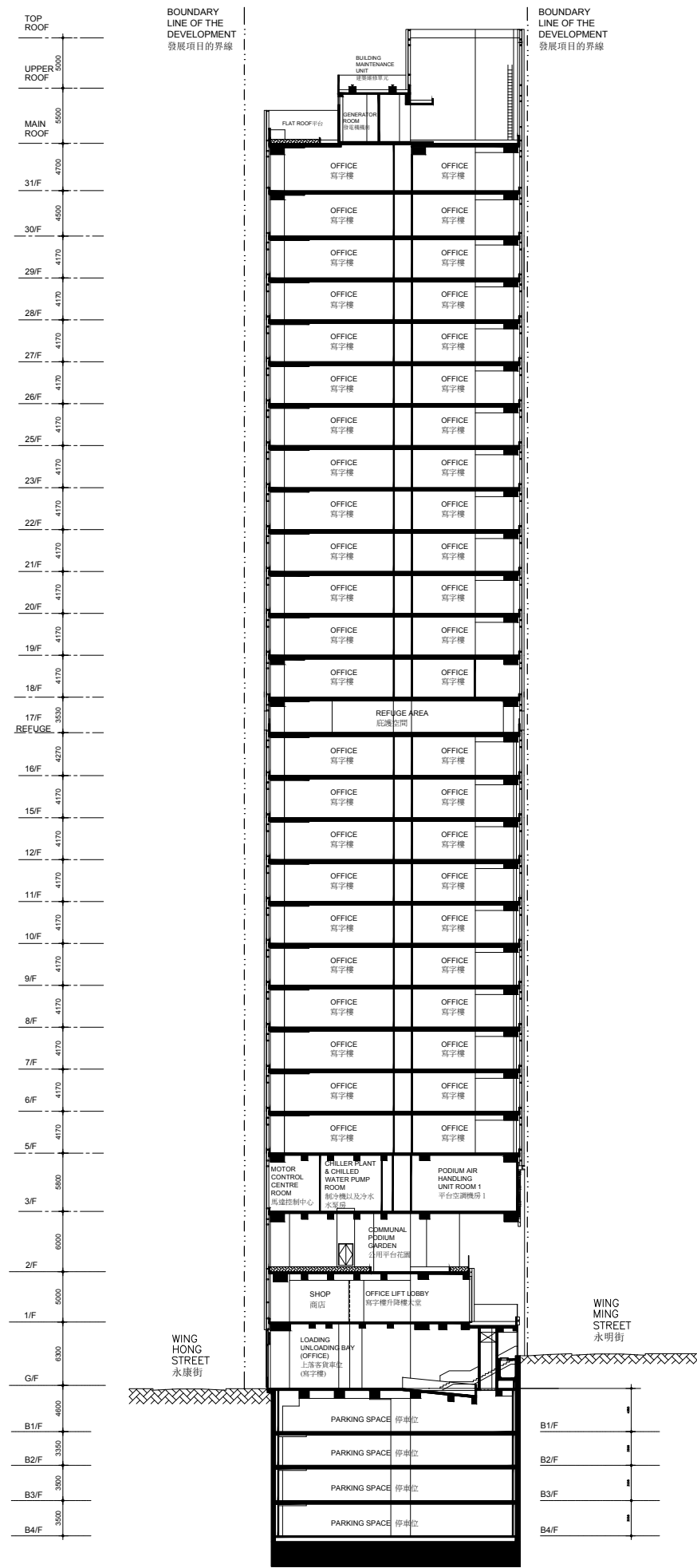
1. 每個物業的建築面積包括該物業的實用面積及攤分公共地方面積。

2. 每個物業的攤分公共地方面積包括公用升降機、升降機大堂、走廊、公用洗手間、庇護區, 公用平台花園及機電房等(如有把面積計算在內)。

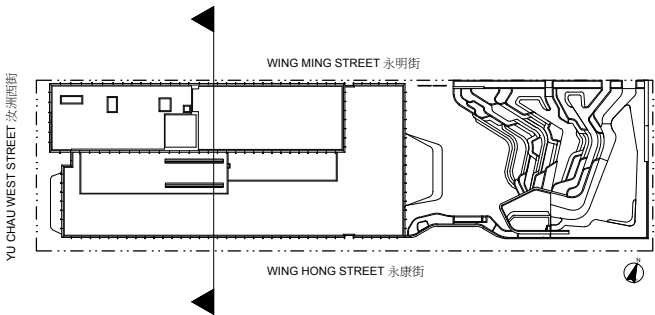
### Signage Areas 招牌位置

Signage Area 招牌位置	Unit 單位	Other Area (sq.m) 其他面積 (平方米)
1/F & 2/F 1樓和2樓	Signage Area A 招牌位置 A	132.165 14.85 (m.米)(Length長度) x 8.9 (m.米)(Height高度) (Facing Wing Ming Street at 1/F) (1樓面向永明街)
		69.42 7.8 (m.米)(Length長度) x 8.9 (m.米)(Height高度) (Facing Yu Chau West Street at 2/F) (2樓面向汝州西街)
31/F 31樓	Signage Area B 招牌位置 B	34.45 6.5 (m.米)(Length長度) x 5.3 (m.米)(Height高度)
31/F 31樓	Signage Area C 招牌位置 C	34.45 6.5 (m.米)(Length長度) x 5.3 (m.米)(Height高度)

SECTION PLAN  
橫截面圖



Key Plan 索引圖

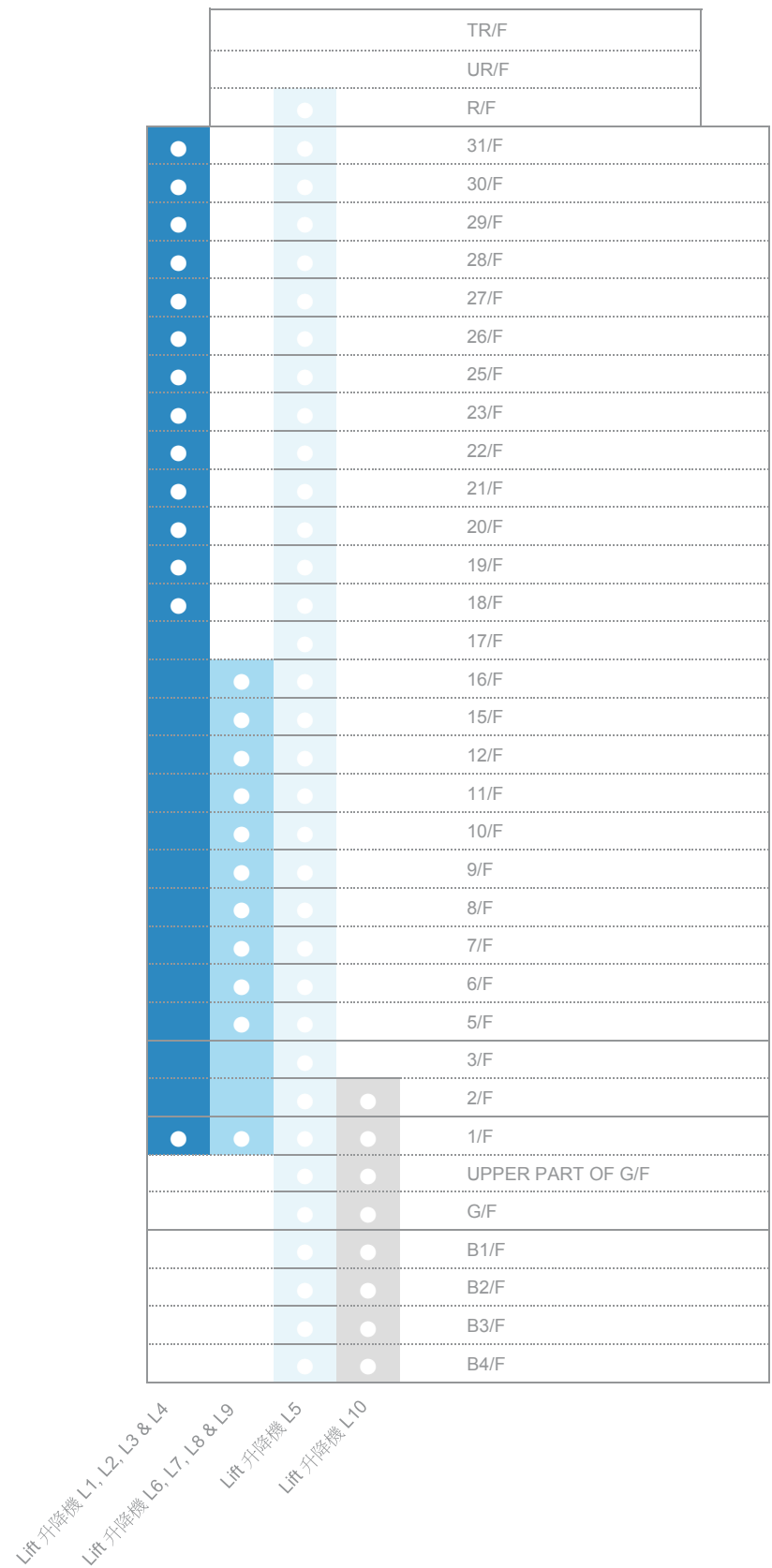


- Notes:
1. This section plan is not drawn to scale.
  2. The dimensions in the section plan are all structural dimensions in millimetre.
- 備註：
1. 此橫截面圖並非按照比例繪圖。
  2. 橫截面圖之尺規所列數字為以毫米標示之建築結構尺寸。



# VERTICAL TRANSPORTATION SYSTEM

## 垂直運輸系統



### LEGEND 圖例

- PASSENGER LIFT (HIGH ZONE)  
客用升降機 (高層)
- PASSENGER LIFT (LOW ZONE)  
客用升降機 (低層)
- SERVICE/FIREMAN'S LIFT  
服務/消防升降機
- PASSENGER LIFT (CARPARK)  
客用升降機 (停車場)

Note:  
The vertical transportation system is not drawn to scale.

備註：  
此垂直運輸系統並非按照比例繪圖。

## SALIENT POINTS OF GOVERNMENT LAND GRANT

1. The Development is constructed on The Remaining Portion of New Kowloon Inland Lot No. 6572 (the "**Lot**") held under an Agreement and Conditions of Sale registered in the Land Registry as Conditions of Sale No. 20309 (the "**Government Grant**").
  2. The term of the Government Grant is 50 years commencing from the 15th day of September 2017.
  3. Special Condition No. (3) of the Government Grant stipulates that:-
    - “(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing passageway used by the Government and all members of the public on that portion of the lot shown coloured pink stippled red on the plan annexed hereto (hereinafter referred to as "**the Pink Stippled Red Area**") and that portion of the lot shown coloured pink hatched blue stippled red on the plan annexed hereto (hereinafter referred to as "**the Pink Hatched Blue Stippled Red Area**") (which existing passageway is hereinafter referred to as "**the Existing Passageway**").
    - (ii) Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Passageway and no objection or claim whatsoever shall be made or raised by the Purchaser in respect of or on account of the same.
    - (iii) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses at his absolute discretion), the Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Passageway or any part thereof save for those resulted from the carrying out of the works for minor touch-up and surfacing, the works to be carried out under sub-clause (c) of this Special Condition and the works in respect of the Pink Hatched Blue Stippled Red Area to be carried out under Special Condition No. (8)(b) hereof (hereinafter collectively referred to as "**the EP Works**"). For the purpose of this Special Condition, the decision of the Director as to what constitute the EP Works shall be final and binding on the Purchaser.
  - (b) The Purchaser shall throughout the term hereby agreed to be granted permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Pink Stippled Red Area (hereinafter referred to as "**the Passageway**") and the Pink Hatched Blue Stippled Red Area and shall ensure that such access shall not be unreasonably interfered with or obstructed by the carrying out of the EP Works or otherwise. The Passageway shall be designated as and form part of the Common Areas referred to in Special Condition No. (27)(a)(vi) hereof.
  - (c) The Purchaser shall at his own expense keep, manage, maintain and repair the Passageway in good and substantial repair and condition in all respects to the satisfaction of the Director.
  - (d) The Purchaser shall not use the Passageway or any part or parts thereof for any purpose other than public pedestrian passage or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Passageway or any part or parts thereof.
  - (e) (i) No building, structure, projection, support for any building or structure shall be erected or constructed within or above the Passageway or any part or parts thereof.
  - (ii) Notwithstanding sub-clause (e)(i) of this Special Condition, with the prior written approval of the Building Authority and subject to such terms and conditions as the Building Authority may impose, the Purchaser may erect or construct or permit to be erected or constructed over or under or both over and under the Passageway a building or structure or support for any building or structure provided that there is a clear space extending upwards from the ground level or levels of the Passageway to a height of not less than 5.1 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes a clear space and the ground level or levels of the Passageway shall be final and binding upon the Purchaser.
  - (f) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a), (b), (c) and (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, management, maintenance, repair and use of the Existing Passageway and the Purchaser's non-fulfilment of his obligations under sub-clauses (a), (b), (c) and (d) of this Special Condition or otherwise.
  - (g) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clause (b) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Passageway or any part or parts thereof to the public for the right of passage.
  - (h) It is hereby expressly agreed and declared that the obligations on the part of the Purchaser contained in sub-clause (b) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor, or otherwise and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.”
4. Special Condition No. (4) of the Government Grant stipulates that:-
  - “(a) The Purchaser shall:
    - (i) on or before the 31st day of December 2023 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

## SALIENT POINTS OF GOVERNMENT LAND GRANT

- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "**the Green Areas**"); and
- (II) provide and construct such bridges, tunnels, overpasses, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas.

- (ii) on or before the 31st day of December 2023 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and
  - (iii) maintain at his own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government in accordance with Special Condition No. (5) hereof.
- (b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.
  - (c) The Government, the Director, his officers, contractors, his or their workmen and any other persons duly authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or the Director or his officers, contractors, his or their workmen and any other persons duly authorized by him or them in respect of any such loss, damage, nuisance or disturbance."

### 5. Special Condition No. (9) of the Government Grant stipulates that:-

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2023."

### 6. Special Condition No. (10) of the Government Grant stipulates that:-

"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-residential purposes excluding:

- (a) hotel, petrol filling station and residential care home;
- (b) any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance, or any enactment amending the same or substituted therefor; and
- (c) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance, or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any regulations made thereunder or any other Ordinances shall be permitted."

### 7. Special Condition No. (11) of the Government Grant stipulates that:-

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

### 8. Special Condition No. (12) of the Government Grant stipulates that:-

- "(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants and not less than 50% of the said 20% (hereinafter referred to as "**the Greenery Area**") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot. The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the said 20% shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall, if so required by the Director, be designated as and form part of the Common Areas referred to in Special Condition No. (27)(a)(vi) hereof."



## SALIENT POINTS OF GOVERNMENT LAND GRANT

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

- “(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as **"the Technical Schedule"**) and the plans approved under Special Condition No. (15) (a) hereof at such locations, in such manner and designs, with such materials, to such standard and in such stages as may be approved by the Director, one refuse collection point on the ground level of the lot having a net operational floor area of not less than 319.2 square meters with a continuous street frontage of such length on Wing Hong Street to the satisfaction of the Director (which refuse collection point is hereinafter referred to as **"the Refuse Collection Point"**). Subject to the prior written approval of the Director under Special Condition No. (15)(a)(i) or (15)(a)(ii) hereof, some of the ancillary facilities and staff areas of the Refuse Collection Point as set out in the Technical Schedule may be located on the floor immediately above the ground level of the Refuse Collection Point (which ancillary facilities and staff areas not located on the ground level of the lot are hereinafter collectively referred to as **"the Remainder Part"**). The decision of the Director as to what constitutes the ground level of the lot, the continuous street frontage of the Refuse Collection Point and the Remainder Part shall be final and binding on the Purchaser. The Refuse Collection Point shall be completed and made fit for occupation and operation on or before the 31st day of December 2023 (which accommodation together with any other areas, facilities, vehicular access, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) are hereinafter collectively referred to as **"the Government Accommodation"**).
- (b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.
- (c) (i) For the purpose of determining the net operational floor area of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within the Government Accommodation as detailed in the Technical Schedule excluding any structures and partitions, circulation areas, a parking, loading and unloading space for refuse collection vehicles, a refuse loading area, a space for manoeuvring of refuse collection vehicles and hook-lift-truck, a space for accommodating mobile refuse compactors and stationed junk skip, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.
- (ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space.”

10. Special Condition No. (23) of the Government Grant stipulates that:

- “(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. against all liabilities, losses, expenses, claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation and in the building services installations therefor:

- (i) which may exist at the date of delivery of possession by the Purchaser of the Government Accommodation; and
- (ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Purchaser of the Government Accommodation (hereinafter referred to as **"Defects Liability Period"**).
- (b) Whenever required by the Director or F.S.I. or both, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation and the building services installations therefor which shall occur or become apparent within any Defects Liability Period. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation and the building services installations therefor which may exist at the date of delivery of possession thereof by the Purchaser.
- (c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of the Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.
- (d) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding upon the Purchaser) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser.
- (e) The Purchaser shall procure from its parent or other associated company as shall be determined by the Director at his absolute discretion a written guarantee whereby such company unconditionally and irrevocably:

## SALIENT POINTS OF GOVERNMENT LAND GRANT

- (i) guarantees the performance of obligations of the Purchaser under this Special Condition; and
- (ii) indemnifies and keeps indemnified the Government or F.S.I. or both against all losses, damages, costs, charges, expenses, liabilities, claims, demands, actions and proceedings whatsoever which may be incurred by the Government or F.S.I. or both by reason of or arising out of any breach or non-performance of any of the obligations of the Purchaser under this Special Condition.

The guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and shall be delivered to him within 60 days from the date of this Agreement. If the Purchaser has a parent or associated company incorporated outside Hong Kong and if required by the Director or F.S.I. or both, the Purchaser shall procure and furnish to the Director a performance bond or guarantee in a form acceptable in all respects to the Director to be given by a bank licensed under section 16 of the Banking Ordinance. Such bond or guarantee shall be for a sum of HK\$5,112,000.00 and shall be for the purpose of securing payment to the Government or F.S.I. or both of any sum which shall have been demanded under sub-clause (d) of this Special Condition and has not been paid by the Purchaser to the Government or F.S.I. or both.

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

11. Special Condition No. (25) of the Government Grant stipulates that:

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (27)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as **"the Items"**):

- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
- (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
- (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

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

- (c) For the purpose of this Special Condition only, the expression "Purchaser" shall exclude F.S.I."

12. Special Condition No. (29) of the Government Grant stipulates that:-

"Save and except as provided in Special Condition No. (8)(f) hereof, the Purchaser shall not, without the prior written consent of the Director, partition (whether by way of assignment or other disposal or by any other means) the lot or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Special Condition."

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

"Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the parking spaces provided within the lot in accordance with Special Condition No. (31) hereof shall not be:

(a) assigned except:

- (i) together with undivided shares in the lot giving the right to exclusive use and possession of a unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) to a person who is already the owner of an undivided share or shares in the lot with the right to exclusive use and possession of a unit or units in the building or buildings erected or to be erected on the lot; or

- (b) underlet except to the owners or occupiers of the building or buildings erected or to be erected on the lot."

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

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

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (34) hereof.

## SALIENT POINTS OF GOVERNMENT LAND GRANT

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government its agents and contractors from and against all costs charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

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

- "(a) No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
- (b) No memorial tablets shall be placed on the lot or in any building or buildings erected or to be erected on the lot."

Note :

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



# 政府批地文件的重要條款

1. 發展項目建於新九龍內地段第6572號餘段(「**該地段**」)。該地段根據在土地註冊處註冊為《賣地條件》第20309號(「**政府批地書**」)的《賣地協議及條件》承批。

2. 政府批地書的批地年期為50年，由2017年9月15日開始生效。

3. 政府批地書特別條款第(3)條訂明：

『(a) (i) 買方確認於本協議訂立日，於本文所夾附圖則以粉紅色加紅點顯示的該地段範圍(以下簡稱「**粉紅色加紅點範圍**」)及於本文所夾附圖則以粉紅色間藍斜線加紅點顯示的該地段範圍(以下簡稱「**粉紅色間藍斜線加紅點範圍**」)現存有由政府及公眾所使用的現行通道（以下簡稱「**現行通道**」)。

(ii) 茲毋損本文一般條款第5條之一般規定，買方將被視為已信納並接受該地段於本協議訂立日現存的狀態和條件，並且受制於現行通道存在及使用的情況，而買方不會就此或據此提出任何性質的反對或索償。

(iii) 除非事前獲署長書面同意(署長給予同意時有酌情全權制訂其視為恰當的條款與條件或拒絕同意)，買方不得阻塞、干預、關閉、改變、改道、搬遷、拆除或容許他人阻塞、干預、關閉、改變、改道、搬遷或拆除現行通道或其任何部份，除非是由進行小型修飾及平整工程、根據本特別條件第(c)分條所進行的工程及根據本文特別條件第(8)(b)款就粉紅色間藍斜線加紅點範圍所進行的工程（以下簡稱「**EP工程**」)所導致。就本特別條件而言，署長對EP工程定義作出的決定為最終決定及對買方具有約束力。

(b) 買方須於本文協定批授的整個年期允許政府及公眾人士於任何時間自由及無間斷以步行方式通過和再通過或穿越粉紅色加紅點範圍(以下簡稱「**通道**」)及粉紅色間藍斜線加紅點範圍，而無須繳付任何性質的款項，及須確保該通行不因EP工程的進行而受到不合理的干涉或阻礙。通道須指定為並構成本文特別條款第 (27)(a)(vi) 條所指的公用地方之一部分。

(c) 買方須自費保持、管理、維修及修理通道於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(d) 買方只能使用通道或其任何一個或多個部分作公眾人士行人通行的用途或署長自行酌情批准的其他用途。不得在通道或其任何一個或多個部分儲存貨物或停泊車輛。

(e) (i) 不得在通道內或之上或其任何一個或多個部份搭建或興建任何建築物、構築物、伸展、任何建築物或構築物的承托物。

(ii) 即使本特別條件第(e)(i)款規定，如事前獲屋宇署書面同意並受制於屋宇署可能施加的條款及條件，買方可搭建或興建或容許搭建或興建於通道其上或其下或兩者一幢建築物或構築物或任何建築物或構築物的承托物，惟由通道的地面水平向上伸延不少於5.1米的高度有一個淨空間。就本特別條件而言，署長對淨空間及通道的地面水平定義作出的決定為最終決定及對買方具有約束力。

(f) 倘因履行本特別條件(a)、(b)、(c)及(d)分條所指的責任或其他原因而導致或引致買家蒙受或招致任何損失、損害、滋擾或干擾，政府概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府索償。買家在此彌償並保持政府彌償於任何直接或間接因現行通道的存在、管理、保養、修理及使用及買家未能履行本特別條件(a)、(b)、(c)及(d)分條或其他特別條件所指的責任而導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序。

(g) 現明確同意、聲明及規定，儘管買方被施加本特別條款 (b) 款所載的義務，買方無意撥出而且政府亦無同意撥出通道或其任何部分給公眾通行。

(h) 現明確同意及聲明，買方不可基於其在本特別條款 (b) 款所載的義務而預期或要求任何有關額外上蓋面積或地積比率的特許權或權利，不論是按照《建築物（規劃）規例》第22(1)條、其任何修訂條文或替代條文或其他規定。為免產生疑問，買方明確放棄按照《建築物（規劃）規例》第22(1)條、其任何修訂條文或替代條文，提出任何及所有有關額外上蓋面積或地積比率任何特許權或權利的要求。』

4. 政府批地書特別條款第(4)條訂明：

『(a) 買方須：

(i) 於2023年12月31日或之前或署長批准的其他日期之前，自費按署長批准的方式、物料、標準、水平、定線及設計進行以下各項並在各方面達至署長滿意程度：

(I) 鋪設及塑造於附錄的圖則上以綠色顯示的未來公共道路部分（以下稱為「**綠色範圍**」）；及

(II) 在綠色範圍提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長全權酌情要求的其他構築物（以下合稱為「**該等構築物**」），

使綠色範圍可容納建築物、車輛和行人交通。

(ii) 於2023年12月31日或之前或署長批准的其他日期之前，自費在綠色範圍鋪設路面、鋪路緣及開水道，並按署長要求提供集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務、街燈、交通標誌、街道設施、道路標記及機器，達至署長滿意程度；及

(iii) 自費保養綠色範圍連同該等構築物及在該處建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記和機器，達至署長滿意程度，直至根據特別條款第 (5) 條向政府重新交付綠色範圍的管有權為止。

(b) 如買方沒有在本特別條款 (a) 款指定的日期或署長批准的其他日期之前履行其在該款之下的義務，政府可進行必要的工程，費用由買方承擔，買方須按要求向政府支付一筆相等於有關成本的金額，該金額由署長決定，而署長的決定須作為終論並對買方具有約束力。

(c) 倘因買方履行本特別條款第(a)條的義務或政府行使本特別條款第(b)條權力或其他情況，不論因處理或附帶之事宜而導致或令買方或其他任何人士蒙受任何損失、損害、滋擾或騷擾，政府、署長、其人員、承建商、其工人及獲其授權的其他任何人士概不承擔任何責任，及買方不得就任何該等損失、損害、滋擾或騷擾向政府或署長或其人員、承建商、其工人及獲其授權的其他任何人士作出索償賠償。』

5. 政府批地書特別條款第(9)條訂明：

『買方須全面遵照此等批地條款和香港現時或隨時生效的所有建築、衛生及規劃相關條例、附例和規例發展該地段，在該處興建一座或多座建築物。上述建築物應在2023年12月31日或之前建成並適宜佔用。』



# 政府批地文件的重要條款

6. 政府批地書特別條款第(10)條訂明：

『除了作非住宅用途以外，該地段或其任何部分或任何現已建於或將會建於該地段的建築物或其任何部分不得作任何其他用途，但非住宅用途不包括：

- (a) 酒店、加油站及護老院；
- (b) 任何行業現在或今後被《公眾衛生及市政條例》或其他修改或取替《公眾衛生及市政條例》的法例宣布為厭惡性行業；及
- (c) 使用及儲存《危險品條例》或其他修改或取替《危險品條例》的法例中所定義的危險品，但可准許使用及儲存獲《危險品條例》或其附屬規例或其他條例豁免牌照要求的少量危險品。』

7. 政府批地書特別條款第(11)條訂明：

『除非事前獲署長書面同意，而署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，否則不可移走或干預任何現於該地段或毗連土地生長的樹木。』

8. 政府批地書特別條款第(12)條訂明：

- 『(a) 買方須自費向署長提交園景設計圖以取得其批准，該園景設計圖須標明擬按照本特別條款(b)款規定於該地段內提供各園景工程的位置、佈局及規劃。
- (b) 該地段最少須有20%面積種植樹木、灌叢或其他植物，及前述的20%面積中，最少50%(以下簡稱「**綠化區域**」)須設於署長全權酌情指定的位置或樓層，以確保綠化區域在行人視線之內或可供進入該地段的任何人士或人等通行。署長就買方建議的園景工程是否構成前述的20%面積所作的決定須作為終論並對買方具有約束力。署長可全權酌情接納買方建議取代種植樹木、灌木或其他植物的其他非種植綠化特色。
- (c) 買方須按照經批准的園景美化總綱圖（以下稱為「**經批准的園景設計圖**」），自費在該地段進行園景工程並在各方面達至署長滿意程度；未經署長事先書面同意，不得對經批准的園景設計圖作任何修改、修訂、更改、改動或取代。
- (d) 買方其後須自費維持及保養園景工程，使其保持安全、清潔、整齊、整潔和健康的狀態，在各方面達至署長滿意程度。
- (e) 根據本特別條款進行園景工程的一處或多處地方，如署長要求，須指定為並構成本文特別條款第(27)(a)(vi)條所指的公用地方之一部分。』

9. 政府批地書特別條款第(14)條訂明：

- 『(a) 買方須自費以署長全面滿意的方式，以良好工藝並依照本文所夾附的《工程規格附表》(以下簡稱「**工程規格附表**」)和根據本文特別條款第(15)(a)條批核之圖則，按照署長批核的位置、方式、設計、物料、標準及施工期數，在該地段內興建、建造和提供一個位於該地段地面、淨作業樓面面積不少於319.2平方米，及其於永康街有署長所滿意的持續臨街樓面長度的垃圾收集站(以下簡稱「**垃圾收集站**」)。受制於署長根據特別條款第(15)(a)(i)條或第(15)(a)(ii)條的事前書面批准，工程規格附表中所列的部份垃圾收集站的附屬設施及員工範圍可能位於垃圾收集站所處的地面上層(該不位於地面的附屬設施及員工範圍以下統稱「**餘下部份**」)。署長對於該地段地面、垃圾收集站的持續臨街樓面及餘下部份之構成之決定將作終論並對買方約束。垃圾收集站須於2023年12月31日或之前建成並適宜佔用及運作(上述樓宇連同署長全權酌情釐定(署長之決定將作終論並對買方約束)供該處專用的任何其他地方、設施、車輛通道、服務和裝置，以下統稱「**政府樓宇**」。)。
- (b) 政府現保留權利隨時全權酌情更改或修改政府樓宇或其任何部分的用途。
- (c) (i) 為釐定政府樓宇的淨作業樓面面積，除非另行說明，否則淨作業樓面面積將被視作包含工程規格附表所列政府樓宇所有房間及空間的樓面總面積，但不包括任何構築物及間隔、通道區、垃圾收集車停泊及上落貨車位、垃圾上貨範圍、供垃圾收集車及鉤臂車的運轉區、供設置流動式垃圾壓縮機及固定垃圾箱的區域、樓梯、樓梯間、電梯平台、廁所設施和電梯及冷氣系統等機電服務設施所佔用的空間。  
(ii) 於本特別條款，個別房間或空間的淨作業樓面面積為該房間或空間的圍牆或邊界牆以內的範圍，即在該房間或空間內已建成或假定性牆壁表面、獨立柱或牆柱之間量度所得的總範圍。』

10. 政府批地書特別條款第(23)條訂明：

- 『(a) 政府樓宇及該處各屋宇裝備裝置如有任何下列缺點、失修、不善、故障、缺陷或任何其他尚未完成工程(不論是關乎工藝、物料、設計等)，以致引起任何責任、損失、開支、索償、費用、索求、收費、損害、訴訟及法律程序，買方現承諾向政府及財政司司長法團作出賠償並確保其免責：
  - (i) 在買方交付政府樓宇佔管權當日之前已存在者；及
  - (ii) 買方交付政府樓宇佔管權當日後365日內(以下簡稱「**保修期**」)出現或呈現者。
- (b) 如署長或財政司司長法團或兩者要求，買方必須自費在署長或財政司司長法團或兩者指定的時間內，以其指定的標準及方式執行所有維修、修理、修改、重建和糾正工程及任何其他必要工程，以補救及糾正政府樓宇及該處各屋宇裝備裝置於保修期內出現的缺點、失修、不善、故障、缺陷或任何其他尚未完成工程。除此之外，買方並須自費在署長或財政司司長法團或兩者指定的時間內，以其指定的標準及方式執行所有維修、修理、修改、重建和糾正工程及任何其他必要工程，以補救及糾正政府樓宇及該處各屋宇裝備裝置於買方交付佔管權當日已存在的缺點、失修、不善、故障、缺陷或任何其他尚未完成工程。
- (c) 於保修期即將屆滿時，署長或財政司司長法團或兩者將安排檢驗政府樓宇和該處各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、缺陷或任何其他尚未完成工程。署長或財政司司長法團各自保留權利在保修期屆滿後十四(14)日內向買方發出建築瑕疵細目表，列明政府樓宇和該處各屋宇裝備裝置的明顯缺點、失修、不善、故障、缺陷或任何其他尚未完成工程。買方須自費安排執行所有必要工程，以在署長或財政司司長法團或兩者指定的日期內，以其指定的標準及其指定的方式補救及糾正此等缺失。

# 政府批地文件的重要條款

- (d) 如買方不執行本特別條款(b)及(c)款所訂的任何工程，政府或財政司司長法團或兩者可自行施工。買方須在接獲通知後支付經署長核證(其決定將作終論並對買方約束)為政府或財政司司長法團或兩者因此招致  
的所有相關費用及收費，另加相等於費用及收費總額百分之二十(20%)的行政費用。

(e) 買方須按署長絕對酌情的決定，促使其母公司或其他聯屬公司出一份保證書；據此，該公司無條件及不可撤回地：

(i) 保證買方履行本特別條款的義務；及

(ii) 就買方因違反或未能履行本特別條款的任何義務而導致或引起的所有相關損失、損害、費用、收費、開支、責任、索償、索求、訴訟及法律程序，向政府或財政司司長法團或兩者作出彌償並確保其免責。

保證書須受香港法律管轄，並採用署長批准的格式於本協議的日期起60天內呈交署長。如果買方的母公司或其他聯屬公司是在香港以外地方註冊成立，買方須在署長或財政司司長法團或兩者要求時，促使向署長提交一份由一家根據《銀行條例》第16條獲發牌的銀行簽發的履約保證書或保證書（其格式須在各方面獲署長接納）。該保證書或保證書的金額須為5,112,000.00港元，用於擔保買方向政府或財政司司長法團或兩者支付已根據本特別條款(d)款發出繳款要求但尚未清繳的任何款項。

(f) 茲僅於本特別條款而言，買方之釋義不包括其受讓人。』

11. 政府批地書特別條款第(25)條訂明：

『(a) 買方應在本文協定批授的整個年期內，自費(惟財政司司長法團可如本文特別條款第(27)(a)(ii)(I)條所述分擔費用)以署長全面滿意的方式維修以下項目(以下簡稱「**雜項**」)：

(i) 政府樓宇的外飾面和政府樓宇內部、四周、其上及其下所有牆、柱、樑、天花、屋頂樓板、車道、地台或樓板結構及任何其他結構項件；

(ii) 所有供政府樓宇及該地段上的發展項目其餘部分使用的電梯、自動扶梯和樓梯；

(iii) 屬於政府樓宇及該地段上的發展項目其餘部分之系統一部分的所有屋宇裝備裝置、機器和設備(包括但不限於手提式及非手提式消防裝置設備)；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段上的發展項目其餘部分使用的公共部分和設施。

(b) 如買方不維修雜項而招致或引起任何責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，買方將向政府及財政司司長法團作出賠償並確保彼等免責。

(c) 茲僅於本特別條款而言，買方之釋義不包括財政司司長法團。』

12. 政府批地書特別條款第(29)條訂明：

『除本文特別條款第(8)(f)條另行訂明外，買方如事前未獲署長書面同意，不可分割(不論採取轉讓、出讓或任何其他方式)該地段或其任何部分或任何已根據本特別條款經署長書面同意分割的地段。』

13. 政府批地書特別條款第(32)條訂明：

『儘管此等條款已按署長滿意的方式被全面履行和遵守，根據本文特別條款第(31)條在該地段提供的停車位不得：

(a) 轉讓，除非：

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

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

(b) 分租(租予現已或將會建於該地段的一座或多座建築物的業主或佔用人除外)。』

14. 政府批地書特別條款第(35)條訂明：

『(a) 如該地段內或任何政府土地上現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行任何削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等批地條款等規定買方執行的其他工程，則不論事前是否獲署長書面同意，買方亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。買方應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

(b) 本特別條款(a)款之條文概不妨礙此等批地條款賦予政府的權利，其中尤以本文特別條款第(35)條為要。

(c) 無論何時，如因買方進行任何平整、水準測量、發展或其他工程或因任何其他事故導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，買方須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承辦商因此等滑土、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、訴求及索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等批地條款追討之任何其他權利或補償權外，署長另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知所訂明的期限內以署長滿意的方式完成通知的指示，署長可即時執行及進行任何必要工程。買方必須在接獲通知時向政府償還有關的費用，以及任何行政或專業收費與費用。』

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## 政府批地文件的重要條款

15. 政府批地書特別條款第(45)條訂明：

『(a) 該地段上不可搭建或設置墳墓或骨灰龕，亦不可在該地段之內埋葬或在其上存放任何人類遺骸或動物遺骸，不論放入罈、骨灰甕或以其他方式亦然。

(b) 該地段上或在其上已搭建或擬搭建的任何建築物不得放置墓碑。』

備註：

欲悉詳情請參閱政府批地書全文。政府批地書已備存於售樓處，歡迎於營業時間免費閱覽，並可在支付必要的影印費用後索取政府批地書副本。



# SALIENT POINTS OF DEED OF MUTUAL COVENANT

The Deed of Mutual Covenant and Management Agreement (the “DMC”) of the Development provides that :-

**A. The common parts of the Development**

1. “**Common Areas and Facilities**” means:-
- (a) the Commercial/Office/Carpark Common Areas and Facilities, the Office Common Areas and Facilities, the Commercial Common Areas and Facilities, the Commercial/Office Common Areas and Facilities and the Carpark Common Areas and Facilities; and
  - (b) such other areas and facilities of and in the Land and the Development as are now or may from time to time be designated as Common Areas and Facilities in accordance with this Deed or in any Sub-Deed.
2. “**Carpark Common Areas and Facilities**” means those areas and facilities of the Carpark intended for the common use of the Accessible Car Parking Spaces, the Car Parking Spaces and the Motor Cycle Parking Spaces as a whole which for the purposes of identification only are shown coloured Grey on the DMC Plans, but shall exclude the Commercial/Office/Carpark Common Areas and Facilities, the Office Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial/Office Common Areas and Facilities.
3. “**Commercial/Office Common Areas and Facilities**” means such portions of the Greenery Areas which for the purposes of identification are shown cross hatched black and marked “L1”, “L2”, “L3”, “L4”, “L5”, “L6”, “L7”, “L8”, “L9”, “L10” and “L11” respectively on the Greenery Areas Plan of the DMC Plans, and such areas and facilities of and in the Land and the Development intended for common use and benefit of the Commercial Units and the Office Units as a whole which for the purposes of identification only are shown coloured Brown on the DMC Plans, but shall exclude the Commercial/Office/Carpark Common Areas and Facilities, the Office Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.
4. “**Commercial/Office/Carpark Common Areas and Facilities**” means the Accessible Car Parking Spaces, the Communal Podium Garden, the Container Loading and Unloading Space, the Passageway, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, lifts, lift lobbies, staircases and such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification only are shown coloured Orange and Orange Cross-hatched Black on the DMC Plans, PROVIDED THAT where appropriate, if (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance or (ii) any parts specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Commercial/Office/Carpark Common Areas and Facilities, but shall exclude the Office Common Areas and Facilities, the Commercial Common Areas and Facilities, the Commercial/Office Common Areas and Facilities and the Carpark Common Areas and Facilities.

5. “**Commercial Common Areas and Facilities**” means the Commercial Loading and Unloading Space and such areas and facilities of and in the Land and the Development intended for common use and benefit of the Commercial Units as a whole which for the purposes of identification only are shown coloured Green on the DMC Plans, but shall exclude the Commercial/Office/Carpark Common Areas and Facilities, the Office Common Areas and Facilities, the Commercial/Office Common Areas and Facilities and the Carpark Common Areas and Facilities.
6. “**Office Common Areas and Facilities**” means such portions of the Greenery Areas which for the purposes of identification are shown cross hatched black and marked “L12” and “L13” respectively on the Greenery Areas Plan of the DMC Plans, curtain wall of the Office Units (excluding the windows forming part of the Office Units), the Office Loading and Unloading Spaces, refuge area, staircases, sunshades, and such areas and facilities of and in the Land and the Development intended for common use and benefit of the Office Units as a whole which for the purposes of identification only are shown coloured Indigo on the DMC Plans, but shall exclude the Commercial/Office/Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities, the Commercial/Office Common Areas and Facilities and the Carpark Common Areas and Facilities.

**B. Number of undivided shares assigned to Office Units, Commercial Unit, Parking Spaces and Signage Areas**

1. Office Units

Floor	Unit	Undivided Shares (per Unit)
5/F – 12/F, 15/F – 16/F (10 storeys)	A1	93
	A2	74
	A3	57
	A5	75
	A6	59
	A7	79
	A8	55
	A9	57
	A10	66
	A11	61
	B1	75
	B2	58
	B3	58
	B5	58
	B6	67
	B7	37
	B8	31
	B9	34

SALIENT POINTS OF DEED OF MUTUAL COVENANT

Floor	Unit	Undivided Shares (per Unit)
18/F	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	69
	B2	45
	B3	54
	B5	57
	B6	66
	B7	37
	B8	31
	B9	34
19/F – 23/F (5 storeys)	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	76
	B2	58
	B3	58
	B5	57
	B6	66
	B7	37
	B8	31
	B9	34

Floor	Unit	Undivided Shares (per Unit)
25/F – 31/F (7 storeys)	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	76
	B2	58
	B3	58
	B5	57
	B6	67
	B7	37
	B8	31
	B9	34
Sub-Total:		24,976

Remark:  
4/F, 13/F, 14/F and 24/F are omitted.  
17/F is refuge floor.

2. Commercial Unit

Unit	Undivided Shares
Shop 1	65
Shop 2	123
Shop 3	64
Shop 5	123
Shop 6	112
Shop 7	45
Sub-Total:	532

3. Parking Spaces

Unit	Undivided Shares (per Unit)
182 Car Parking Spaces	13
19 Motor Cycle Parking Spaces	2
6 LGV Parking Spaces	25
3 HGV Parking Spaces	39
Sub-Total:	2,671

# SALIENT POINTS OF DEED OF MUTUAL COVENANT

4. Signage Areas

Unit	Undivided Shares (per Unit)
Signage Area A	20
Signage Area B	1
Signage Area C	1
Sub-Total:	22

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

The Manager will be appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall thereafter continue until termination in accordance with the terms of the DMC.

D. The basis on which the management expenses is fixed

The owner of the Office Unit, Commercial Unit, Parking Space or Signage Area shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to the Office Unit, Commercial Unit, Parking Space or Signage Area and the principles provided in the DMC.

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

The management fees deposit is equal to two (2) months' contribution towards the management expenses payable in respect of the Office Unit, Commercial Unit, Parking Space or Signage Area based on the first annual management budget.

F. Area (if any) in the Development retained by the owner for the owner's own use

Not Applicable.

Note:  
For full details, please refer to the latest draft of the DMC which is free for inspection during open hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

公契的重要條款

發展項目的公契及管理協議(「公契」)訂明：

A. 發展項目的公用部分

1. 「**公用地方與設施**」指：
- (a) 商業/寫字樓/停車場公用地方與設施、寫字樓公用地方與設施、商業公用地方與設施、商業/寫字樓公用地方與設施及停車場公用地方與設施；及

(b) 該土地及發展項目內其他現時或不時依照公契或任何副公契指定為公用地方與設施的其他地方和設施。
2. 「**停車場公用地方與設施**」指擬供暢通易達停車位、停車位及電單車停車位位整體公用的地方和設施，現於公契圖則以灰色顯示，僅供識別，但停車場公用地方與設施並不包括商業/寫字樓/停車場公用地方與設施、寫字樓公用地方與設施、商業公用地方與設施及商業/寫字樓公用地方與設施。
3. 「**商業/寫字樓公用地方與設施**」指公契圖則中綠化區圖則以間黑斜線顯示，分別以"L1", "L2", "L3", "L4", "L5", "L6", "L7", "L8", "L9", "L10"及"L11"標記(僅供識別)的綠化區範圍和該土地及發展項目內擬供商業單位及寫字樓單位整體公用與共享的地方和設施，現於公契圖則以棕色顯示，僅供識別，但商業/寫字樓公用地方與設施並不包括寫商業/寫字樓/停車場公用地方與設施、寫字樓公用地方與設施、商業公用地方與設施及停車場公用地方與設施。
4. 「**商業/寫字樓/停車場公用地方與設施**」指暢通易達停車位、公用平台花園、貨櫃上落貨停車位、走廊、安裝或使用天線廣播分導或電訊網絡設施的地方、電梯、電梯大堂、樓梯和該土地及發展項目內擬供發展項目整體公用與共享的地方和設施，現於公契圖則以橙色及橙色間黑斜線顯示，僅供識別。在適用情況下，如(i)發展項目任何部分符合(a)《建築物管理條例》第2條中「公用部分」第(a)段的釋義或(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中公用部分第(b)段的釋義，此等部分將受制於前述的規定並被視為屬於商業/寫字樓/停車場公用地方與設施一部分，但發展項目公用地方與設施並不包括寫字樓公用地方與設施、商業公用地方與設施、商業/寫字樓公用地方與設施及停車場公用地方與設施。
5. 「**商業公用地方與設施**」指商業上落貨停車位和該土地及發展項目內擬供商業單位整體公用與共享的地方和設施，現於公契圖則以綠色顯示，僅供識別，但商業公用地方與設施並不包括商業/寫字樓/停車場公用地方與設施、寫字樓公用地方與設施、商業/寫字樓公用地方與設施及停車場公用地方與設施。
6. 「**寫字樓公用地方與設施**」指公契圖則中綠化區圖則以間黑斜線顯示分別以"L12"及"L13"標記(僅供識別)的綠化區範圍、寫字樓單位幕牆（不包括作為寫字樓單位部份的窗戶）、寫字樓上落貨停車位、庇護區、樓梯、陽蓬和該土地及發展項目內擬供寫字樓單位整體公用與共享的地方和設施，現於公契圖則以靛藍色顯示，僅供識別，但寫字樓公用地方與設施並不包括商業/寫字樓/停車場公用地方與設施、商業公用地方與設施、商業/寫字樓公用地方與設施及停車場公用地方與設施。

B. 轉讓予寫字樓單位、商業單位、停車位及招牌範圍的不分割份數數額

1. 寫字樓單位

樓層	單位	不分割份數 (每層每個單位)
5樓 - 12樓、15樓 - 16樓 (共10層)	A1	93
	A2	74
	A3	57
	A5	75
	A6	59
	A7	79
	A8	55
	A9	57
	A10	66
	A11	61
	B1	75
	B2	58
	B3	58
	B5	58
	B6	67
	B7	37
	B8	31
	B9	34
18樓	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	69
	B2	45
	B3	54
	B5	57
	B6	66
	B7	37
	B8	31
	B9	34



公契的重要條款

樓層	單位	不分割份數 (每層每個單位)
19樓 - 23樓(共5層)	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	76
	B2	58
	B3	58
	B5	57
	B6	66
	B7	37
	B8	31
25樓 - 31樓(共7 層)	B9	34
	A1	82
	A2	73
	A3	57
	A5	74
	A6	60
	A7	80
	A8	54
	A9	57
	A10	66
	A11	61
	B1	76
	B2	58
	B3	58
	B5	57
	B6	67
	B7	37
	B8	31
	B9	34
小計：		24,976

備註：不設4樓、13樓、14樓及24樓。  
17樓為庇護層。

2. 商業單位

單位	不分割份數
商店1	65
商店2	123
商店3	64
商店5	123
商店6	112
商店7	45
小計：	532

3. 停車位

單位	不分割份數 (每個單位)
182個停車位	13
19 個電單車停車位	2
6個輕型貨車停車位	25
3個重型貨車停車位	39
小計：	2,671

4. 招牌範圍

單位	不分割份數 (每個單位)
招牌範圍A	20
招牌範圍B	1
招牌範圍C	1
小計：	22

C. 發展項目 管理人的委任年期

管理人的初始任期為自公契日期起不超過兩年，嗣後繼續留任，直至其任命遵照公契條款終止為止。

D. 管理開支的釐定基準

寫字樓單位、商業單位、停車位或招牌範圍的擁有人應根據其寫字樓單位、商業單位、停車位或招牌範圍的管理份數和公契訂明的原則，依照公契指定的方式、金額及比例攤付發展項目的管理開支(以管理人編製的預算案為基準)。

E. 管理費按金的釐定基準

管理費按金的金額為首份年度管理預算案列明寫字樓單位、商業單位、停車位或招牌範圍的應繳管理開支的兩(2)個月分擔款項。

# 公契的重要條款

F. 業主預留自用的發展項目地方(如有)

不適用。

備註：  
欲悉詳情請參閱最新版的公契全文。公契已備存於售樓處，歡迎於營業時間免費閱覽，並可在支付必要的影印費用後索取最新版的公契副本。

# FITTINGS AND FINISHES

## 裝置及裝修物料

Exterior 外部	
<b>External Wall and Window</b> <ul style="list-style-type: none"> <li>Building facade of office tower is mainly finished with Low-E Curtain Wall Insulated Glass Unit (IGU) system.</li> </ul>	外牆及窗戶 <ul style="list-style-type: none"> <li>寫字樓的建築外牆以Low-E中空透明強化玻璃幕牆為主。</li> </ul>
<b>Bay Window</b> <ul style="list-style-type: none"> <li>Not provided.</li> </ul>	窗台 <ul style="list-style-type: none"> <li>沒有提供。</li> </ul>
<b>Planter</b> <ul style="list-style-type: none"> <li>Natural stone cladding.</li> </ul>	花槽 <ul style="list-style-type: none"> <li>天然石板。</li> </ul>
<b>Verandah or Balcony</b> <ul style="list-style-type: none"> <li>Not provided.</li> </ul>	陽台或露台 <ul style="list-style-type: none"> <li>沒有提供。</li> </ul>

Interior Finishes 室內裝修物料	
Common Area 公用地方	
<b>Typical Lift Lobby</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with emulsion paint.</li> <li>Wall finished with reconstituted stone, feature mirror and stainless steel.</li> <li>Floor finished with reconstituted stone.</li> <li>Air-conditioned lobby.</li> </ul>	標準升降機大堂 <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆。</li> <li>牆身鋪人造石、特色玻璃鏡及不銹鋼。</li> <li>地面鋪砌人造石。</li> <li>裝設空氣調節裝置。</li> </ul>
<b>1/F Foyer</b> <ul style="list-style-type: none"> <li>Suspended aluminium false ceiling.</li> <li>Wall finished with natural stone, stainless steel and plastic laminate.</li> <li>Floor finished with natural stone.</li> <li>Air-conditioned arcade.</li> </ul>	一樓門廊 <ul style="list-style-type: none"> <li>鋁質假天花。</li> <li>牆身鋪以天然石、不銹鋼及膠板。</li> <li>地台鋪砌天然石。</li> <li>裝設空氣調節裝置。</li> </ul>
<b>1/F Office Lift Lobby</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with plastic laminate and stainless steel.</li> <li>Wall finished with natural stone, stainless steel and plastic laminate.</li> <li>Floor finished with natural stone.</li> <li>Air-conditioned lobby.</li> </ul>	一樓寫字樓升降機大堂 <ul style="list-style-type: none"> <li>石膏板假天花配膠板面及不銹鋼。</li> <li>牆身鋪以天然石、不銹鋼及膠板。</li> <li>地面鋪砌天然石。</li> <li>裝設空氣調節裝置。</li> </ul>
<b>1/F Male Lavatory / Female Lavatory</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with emulsion paint and plastic laminate finished feature ceiling.</li> <li>Wall finished with natural stone.</li> <li>Floor finished with natural stone.</li> <li>Centralized cold water supply is provided.</li> </ul>	一樓男洗手間/女洗手間 <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆及膠板面特色假天花。</li> <li>牆身鋪以天然石。</li> <li>地面鋪砌天然石。</li> <li>設有中央冷水供應。</li> </ul>

# FITTINGS AND FINISHES

## 裝置及裝修物料

Interior Finishes 室內裝修物料	
Common Area 公用地方	
<b>1/F Staff Executive Lavatory</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with emulsion paint and plastic laminate finished feature false ceiling.</li> <li>Wall finished with natural stone.</li> <li>Floor finished with natural stone.</li> <li>Centralized cold water supply is provided.</li> <li>Hot water supply is provided.</li> </ul>	<b>一樓員工行政人員洗手間</b> <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆及膠板面特色假天花。</li> <li>牆身鋪以天然石。</li> <li>地面鋪砌天然石。</li> <li>設有中央冷水供應。</li> <li>設有熱水供應。</li> </ul>
<b>1/F Unisex/Accessible Lavatory</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with emulsion paint.</li> <li>Wall finished with natural stone.</li> <li>Floor finished with natural stone.</li> <li>Centralized cold water supply is provided.</li> </ul>	<b>一樓無性別/暢通易達洗手間</b> <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆。</li> <li>牆身鋪以天然石。</li> <li>地面鋪砌天然石。</li> <li>設有中央冷水供應。</li> </ul>
<b>1/F Staff Executive Lounge</b> <ul style="list-style-type: none"> <li>Gypsum board false ceiling finished with emulsion paint and plastic laminate finished feature ceiling.</li> <li>Wall finished with fabric, laminated feature mirror, stainless steel and plastic laminate.</li> <li>Floor finished with heterogeneous compact vinyl.</li> </ul>	<b>一樓員工行政人員休息室</b> <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆及膠板面特色假天花。</li> <li>牆身鋪以布, 特色夾心玻璃鏡, 不銹鋼及膠板。</li> <li>地面鋪砌膠地板。</li> </ul>
Office 寫字樓	
<b>Internal Wall</b> <ul style="list-style-type: none"> <li>Plastered with paint.</li> </ul>	<b>內牆</b> <ul style="list-style-type: none"> <li>牆身髹上油漆。</li> </ul>
<b>Ceiling</b> <ul style="list-style-type: none"> <li>Suspended aluminium false ceiling system integrated with lighting panel (power point, connection and lighting switch shall be provided by occupants).</li> </ul>	<b>天花</b> <ul style="list-style-type: none"> <li>鋁質假天花配以照明裝置(由用戶自行提供電源點，接駁及照明開關)。</li> </ul>
<b>Internal Floor</b> <ul style="list-style-type: none"> <li>Typical Office Floor: raised floor (carpet shall be provided by occupants).</li> </ul>	<b>內部地板</b> <ul style="list-style-type: none"> <li>標準寫字樓樓層：高架地台(由用戶自行提供地毯)。</li> </ul>
<b>Staff Executive Lavatory</b> <ul style="list-style-type: none"> <li>Centralised cold water supply is provided.</li> <li>Gypsum board false ceiling finished with emulsion paint.</li> <li>Wall finished with ceramic tile.</li> <li>Floor finished with porcelain tile.</li> </ul>	<b>員工行政人員洗手間</b> <ul style="list-style-type: none"> <li>設有中央冷水供應。</li> <li>石膏板假天花髹乳膠漆。</li> <li>牆身鋪以瓷磚。</li> <li>地面鋪砌面磚。</li> </ul>
<b>Staff Male Lavatory / Staff Female Lavatory / Staff Accessible Lavatory</b> <ul style="list-style-type: none"> <li>Centralised cold water supply is provided.</li> <li>Gypsum board false ceiling finished with emulsion paint and plastic laminate finished feature false ceiling.</li> <li>Wall finished with plastic laminate, ceramic tile and clear crystal mirror.</li> <li>Floor finished with porcelain tile.</li> </ul>	<b>男員工洗手間/女員工洗手間/員工暢通易達洗手間</b> <ul style="list-style-type: none"> <li>設有中央冷水供應。</li> <li>石膏板假天花髹乳膠漆及膠板面特色假天花。</li> <li>牆身鋪以膠板、瓷磚及清鏡。</li> <li>地面鋪砌面磚。</li> </ul>

# FITTINGS AND FINISHES

## 裝置及裝修物料

Interior Finishes 室內裝修物料		
Office 寫字樓		
Corridor to Lavatory		通往洗手間走廊 <ul style="list-style-type: none"> <li>石膏板及膠板面假天花髹乳膠漆。</li> <li>牆身鋪以膠板。</li> <li>地面鋪砌面磚。</li> </ul>
Office Corridor		寫字樓走廊 <ul style="list-style-type: none"> <li>鋁質假天花。</li> <li>牆身鋪以牆紙，膠板及膠板腳線。</li> <li>地面鋪地毯。</li> </ul>
Staff Pantry		員工茶水間 <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆。</li> <li>牆身鋪以膠板及特色玻璃鏡。</li> <li>地面鋪砌面磚。</li> <li>設有中央冷水供應。</li> </ul>
Staff Nursery		員工育嬰室 <ul style="list-style-type: none"> <li>石膏板假天花髹乳膠漆。</li> <li>牆身鋪以膠板、天然石及清鏡。</li> <li>地面鋪砌面磚。</li> <li>設有中央冷水供應。</li> </ul>
1/F Shop 一樓商店		
	<ul style="list-style-type: none"> <li>Concrete floor and ceiling.</li> <li>Walls finished with plastering.</li> <li>Glass partitions and glass doors facing shopping arcade (except Shop 7).</li> </ul>	<ul style="list-style-type: none"> <li>地台及天花為混凝土。</li> <li>牆身為水泥砂漿完成面。</li> <li>面向商場為玻璃牆身及玻璃門 (商店7除外)。</li> </ul>

Interior Fittings 室內裝置		
Office 寫字樓		
Doors		門 <p>由5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓的寫字樓單位正門設有：</p> <ul style="list-style-type: none"> <li>不銹鋼防火玻璃門。</li> <li>配有鎖具，閉門器和門擋。</li> </ul>
Fittings and Equipment		裝置及設備 <ul style="list-style-type: none"> <li>提供及安裝冷凝水送風機 (FCU)(由用戶自行提供風管，通風百葉，電源點及接駁)。</li> <li>提供溫度調節裝置給送風機 (由用戶自行提供安裝及接駁到送風機)。</li> <li>選用中央預冷空調機 (PAU) 配以新鮮空氣供應及高效能空氣過濾網。</li> </ul>

# FITTINGS AND FINISHES

## 裝置及裝修物料

Interior Fittings 室內裝置	
Office 寫字樓	
<b>Telephone and Aerials</b> Occupants of office floors are required to apply for connection of individual telephone services at their own cost on 5/F to 12/F, 15/F to 16/F, 18/F to 23/F and 25/F to 31/F, one telephone point and TV point are provided in each flat.	<b>電話及天線</b> 寫字樓用戶需自行申請及付款接駁獨立電訊服務於5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓，於每個單位內設有一個電話接駁點及電視接駁點。
<b>Electricity and Electricity Supply</b> Occupants of office floors are required to apply for connection of individual electricity meters at their own cost. Electricity meter is located in Electrical Room. <ul style="list-style-type: none"> <li>for 5/F to 12/F, 15/F to 16/F, 18/F to 23/F and 25/F to 31/F, distribution board and final circuit from isolator in unit shall be provided by occupants.</li> </ul> Occupant is required to comply with the Building Energy Code Latest Edition by Electrical & Mechanical Services Department (EMSD). Form of Compliance endorsed by Registered Energy Assessor must be submitted to Intended Manager when the work is completed.	<b>電力及供電</b> 寫字樓用戶需自行申請及付款接駁獨立電錶。電錶位於電氣房內。 <ul style="list-style-type: none"> <li>5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓，由用戶自行由單位內隔離器提供配電箱及末端線路。</li> </ul> 用戶必須遵守機電工程署 (EMSD) 的最新版本《建築物能源效益守則》。工作完成後，必須將註冊能源效益評核人認可的合規表提交給預定經理人。
<b>Water Supply and Pipes</b> At Staff Executive Lavatory / Staff Male Lavatory / Staff Female Lavatory / Staff Accessible Lavatory / Staff Nursery / Staff Pantry, is including: <ul style="list-style-type: none"> <li>Copper pipes are used for cold water supply system.</li> <li>uPVC pipes are used for flushing water supply system.</li> <li>Water pipes are partly concealed and partly exposed*.</li> </ul> * Note: Other than those parts of the water pipes concealed within non-concrete wall, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, pipe ducts or other materials and are not readily visible.	<b>供水及喉管</b> 位於員工行政人員洗手間/男員工洗手間/女員工洗手間/員工暢通易達洗手間/員工育嬰室/員工茶水間，包括： <ul style="list-style-type: none"> <li>冷水供水系統採用銅喉管。</li> <li>沖廁供水系統採用膠喉管。</li> <li>水管是部分隱藏及部分外露*。</li> </ul> * 註釋：除部分隱藏於非混凝土牆內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、管道槽或其他物料覆蓋或掩藏，並不容易看見。
Common area 公用地方	
<b>Fittings and Equipment</b> Central high efficiency water-cooled air conditioning chillers and 24 hours water-cooled air conditioning chiller.	<b>裝置及設備</b> <ul style="list-style-type: none"> <li>選用中央高效能水冷式空調製冷機及24小時水冷式空調製冷機。</li> </ul>
<b>Telephone and Aerials</b> <ul style="list-style-type: none"> <li>Dual Fibre Cables &amp; Single Copper Cable Lead-in for Telecommunication and Internet System.</li> <li>Wi-Fi provision at 1/F foyer, office lift lobby, lift cars &amp; communal podium garden.</li> <li>Mobile phone signal covers all major locations including passenger lift cars and carpark area.</li> </ul>	<b>電話及天線</b> <ul style="list-style-type: none"> <li>設有雙光纖電纜及單銅芯線引入電訊及網絡電線系統。</li> <li>1樓門廊、寫字樓升降機大堂、升降機及公用平台花園設置Wi-Fi系統。</li> <li>流動通訊全面覆蓋大廈主要位置包括客用升降機及停車場。</li> </ul>
<b>Electricity</b> <ul style="list-style-type: none"> <li>Dual busduct risers.</li> <li>Emergency generator for fire services equipment and separate generator for 24 hours water-cooled air-conditioning chiller and occupants' computer equipment.</li> <li>Provided with high efficiency and energy saving light fittings.</li> </ul>	<b>電力</b> <ul style="list-style-type: none"> <li>設有雙上升總電線系統。</li> <li>設有緊急發電機供應電源給消防裝置及設有獨立發電機給24小時水冷式空調製冷機及用戶電腦設備。</li> <li>選用高效節能燈具。</li> </ul>
1/F Shop 1, 2, 3, 5 & 6 1樓商店 1, 2, 3, 5 及 6	
<b>Fittings and Equipment</b> <ul style="list-style-type: none"> <li>Refrigerant pipe &amp; condensate pipe at common area are provided (installation, variable refrigerant flow (VRF) indoor unit, outdoor unit, thermostat, air duct, air grille, power point, refrigerant pipe, condensate pipe &amp; control cable connection shall be provided by occupants) for shop 1, 2, 3, 5 &amp; 6.</li> <li>An exhaust air system is provided for sink area for shop 1, 2, 3, 5 &amp; 6.</li> </ul>	<b>裝置及設備</b> <ul style="list-style-type: none"> <li>公用地方雪種喉及冷凝水管(由用戶自行提供及安裝，可變製冷劑流量系統室內機，室外機，溫度調節裝置，風管，通風百葉，電源點，雪種喉、冷凝水管及控制電纜接駁)供商店1, 2, 3, 5 及 6。</li> <li>設有排風系統於商店1, 2, 3, 5 及 6洗滌盆範圍。</li> </ul>



FITTINGS AND FINISHES

裝置及裝修物料

Interior Fittings 室內裝置	
1/F Shop 1, 2, 3, 5 & 6 1樓商店 1, 2, 3, 5 及 6	
<b>Telephone and Aerials</b> <ul style="list-style-type: none"><li>Occupants of Shop 1, 2, 3, 5 &amp; 6 are required to apply for connection of individual telephone services at their own cost.</li><li>Telephone point and TV point are provided for Shop 1, 2, 3, 5 &amp; 6.</li></ul>	<b>電話及天線</b> <ul style="list-style-type: none"><li>商店1, 2, 3, 5及6用戶需自行申請及付款接駁獨立電訊服務。</li><li>設有電話接駁點及電視接駁點供商店1, 2, 3, 5 及 6。</li></ul>
<b>Electricity and Electricity Supply</b> <ul style="list-style-type: none"><li>Occupants of Shop 1, 2, 3, 5 &amp; 6 are required to apply for the connection of individual electricity meters at their own cost (distribution board and final circuit from isolator in unit shall be provided by occupants). Electricity meter is located in Electric Meter Room.</li></ul>	<b>電力及供電</b> <ul style="list-style-type: none"><li>商店1, 2, 3, 5 及 6用戶需自行申請及付款接駁獨立電錶(由用戶自行由單位內隔離器提供配電箱及末端線路)。電錶位於電錶房內。</li></ul>
<b>Water Supply and Pipes</b> <ul style="list-style-type: none"><li>Individual water meters are provided for Shop 1, 2, 3, 5 &amp; 6. Water meter is located in Water Meter Cabinet.</li></ul>	<b>供水及喉管</b> <ul style="list-style-type: none"><li>設有獨立水錶供商店1, 2, 3, 5 及 6。水錶位於水錶櫃內。</li></ul>
1/F Shop 7 1樓商店7	
<b>Fittings and Equipment</b> <ul style="list-style-type: none"><li>Variable refrigerant flow (VRF) indoor unit, outdoor unit, refrigerant pipe &amp; condensate pipe at common area are provided (supply and installation, air duct, air grille, power point and connection shall be provided by occupants) for Shop 7.</li><li>Thermostat for variable refrigerant flow (VRF) indoor unit is provided (Its installation and connection to variable refrigerant flow (VRF) indoor unit shall be provided by occupants).</li><li>An exhaust air system is provided for sink area for Shop 7.</li></ul>	<b>裝置及設備</b> <ul style="list-style-type: none"><li>可變製冷劑流量系統室內機，室外機，雪種喉及冷凝水管(由用戶自行提供及安裝，風管，通風百葉，電源點及接駁) 供商店7。</li><li>提供溫度調節裝置給可變製冷劑流量系統室內機(由用戶自行提供安裝，訊號點及接駁到室內機)。</li><li>設有排風系統於商店7洗滌盆範圍。</li></ul>
<b>Telephone and Aerials</b> <ul style="list-style-type: none"><li>Occupants of Shop 7 are required to apply for connection of individual telephone services at their own cost.</li><li>Telephone point and TV point are provided for Shop 7.</li></ul>	<b>電話及天線</b> <ul style="list-style-type: none"><li>商店7用戶需自行申請及付款接駁獨立電訊服務。</li><li>設有電話接駁點及電視接駁點供商店7。</li></ul>
<b>Electricity and Electricity Supply</b> <ul style="list-style-type: none"><li>Occupants of Shop 7 are required to apply for the connection of individual electricity meters at their own cost (distribution board and final circuit from isolator in unit shall be provided by occupants). Electricity meter is located in Electric Meter Room.</li></ul>	<b>電力及供電</b> <ul style="list-style-type: none"><li>商店7用戶需自行申請及付款接駁獨立電錶 (由用戶自行由單位內隔離器提供配電箱及末端線路)。電錶位於電錶房內。</li></ul>
<b>Water Supply and Pipes</b> <ul style="list-style-type: none"><li>Individual water meters are provided for Shop 7. Water meter is located in Water Meter Cabinet.</li></ul>	<b>供水及喉管</b> <ul style="list-style-type: none"><li>設有獨立水錶供商店7。水錶位於水錶櫃內。</li></ul>
Security Facilities 保安設施	
<b>Security System</b> <ul style="list-style-type: none"><li>Computerized Building Management System (BMS) is provided.</li><li>CCTV surveillance system and security patrolling system provided for major circulation areas.</li><li>Door contact monitoring system at main entrances/exits of staircases.</li><li>Smart card access control system integrated with the security turnstiles provided in 1/F office lift lobby.</li><li>Octopus card access control system for carpark gates.</li></ul>	<b>保安系統</b> <ul style="list-style-type: none"><li>設有電腦化樓宇管理系統。</li><li>主要位置裝設有閉路電視及保安巡邏系統。</li><li>主要樓梯出入口設有大門開關感應監察系統。</li><li>1樓寫字樓升降機大堂入口閘機以智能卡系統配合保安入閘機操作。</li><li>停車場閘機能以八達通卡系統操作。</li></ul>

FITTINGS AND FINISHES

裝置及裝修物料

Miscellaneous 雜項	
<b>Lift</b> <ul style="list-style-type: none"><li>8 “Schindler” passenger lifts serves typical office floors, each can carry a maximum load of 1,600kg;<ul style="list-style-type: none"><li>4 passenger lifts for high zone office floors serving 1/F, 18/F to 23/F and 25/F to 31/F;</li><li>4 passenger lifts for low zone office floors serving 1/F, 5/F to 12/F and 15/F to 16/F;</li><li>Mobile phone signal will be provided inside passenger lifts.</li></ul></li><li>1 “Schindler” service lift serves B4/F to B1/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 31/F and R/F, can carry a maximum load of 1,600kg.</li><li>1 “Schindler” podium lift serves B4/F to B1/F, G/F, 1/F to 2/F, can carry a maximum load of 1,000kg;</li></ul>	<b>升降機</b> <ul style="list-style-type: none"><li>設有8部「迅達」客用升降機直達標準寫字樓樓層，各負重達1,600公斤：<ul style="list-style-type: none"><li>4部客用升降機直達高層寫字樓由1樓、18樓至23樓及25樓至31樓；</li><li>4部客用升降機直達低層寫字樓由1樓、5樓至12樓及15樓至16樓；</li><li>客用升降機內附設電話訊號接收系統。</li></ul></li><li>設有1部「迅達」服務升降機直達各層由地庫4樓至地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓及天台，負重達1,600公斤。</li><li>設有1部「迅達」平台升降機直達地庫4樓至地庫1樓、地下、1樓至2樓，負重達1,000公斤；</li></ul>
<b>Letter Boxes</b> <ul style="list-style-type: none"><li>Not provided.</li></ul>	<b>信箱</b> <ul style="list-style-type: none"><li>沒有提供。</li></ul>
<b>Refuse Collection</b> <ul style="list-style-type: none"><li>The refuse is collected on each office floor and transported by cleaners to the central refuse storage &amp; material recovery chamber provided on G/F.</li></ul>	<b>廢物收集</b> <ul style="list-style-type: none"><li>清潔工人於每層寫字樓層收集垃圾，並運送到地下之中央垃圾及物料回收房處理及運走。</li></ul>
<b>Gas Meters / Water Meters / Electricity Meters</b> <ul style="list-style-type: none"><li>Individual water meter is not provided for office.</li><li>Individual electricity meter is provided for each office unit.</li><li>Gas meter is not provided for office.</li><li>Individual water meter is provided for each shop of 1/F.</li><li>Individual electricity meter is provided for each shop of 1/F.</li><li>Gas meter is not provided for shop of 1/F.</li></ul>	<b>氣錶/水錶/電錶</b> <ul style="list-style-type: none"><li>寫字樓沒有提供獨立水錶。</li><li>設有獨立電錶供每個寫字樓單位。</li><li>寫字樓沒有提供氣錶。</li><li>設有獨立水錶供1樓商店。</li><li>設有獨立電錶供1樓商店。</li><li>1樓商店沒有提供氣錶。</li></ul>
<b>Fire Services</b> <ul style="list-style-type: none"><li>Automatic sprinkler system with concealed type sprinkler head for typical office floor.</li><li>Automatic fire detection and alarm system (AFA).</li><li>Fire hydrants, hose reels and fire extinguishers are required to provide in each floor of the development in accordance with FSD's standard and requirements.</li></ul>	<b>消防裝置</b> <ul style="list-style-type: none"><li>標準寫字樓樓層設有隱閉式花灑頭自動噴水花灑系統。</li><li>自動火警檢測系統及警報系統。</li><li>根據香港消防署的標準及要求，發展項目每層裝有消防龍頭、消防喉轆及滅火筒。</li></ul>
Interior Finishes 室內裝修物料	
<b>G/F Public Carpark</b> 地面公眾停車場	
<b>Finishes</b> <ul style="list-style-type: none"><li>Wall finished with emulsion paint on gypsum board.</li><li>Ceiling finished with paint, aluminium baffle false ceiling integrated with lighting.</li><li>Floor finished with polyurethane coating.</li></ul>	<b>飾面</b> <ul style="list-style-type: none"><li>牆身之石膏板髹上乳膠漆。</li><li>天花髹上油漆，鋁材垂直條型假天花配以照明裝置。</li><li>地面髹聚氨基酯涂料。</li></ul>
<b>B4/F to B1/F Carpark</b> 地庫4樓至地庫1樓停車場	
<b>Finishes</b> <ul style="list-style-type: none"><li>Wall finished with emulsion paint on gypsum board.</li><li>Ceiling finished with paint.</li><li>Floor finished with polyurethane coating.</li></ul>	<b>飾面</b> <ul style="list-style-type: none"><li>牆身之石膏板髹上乳膠漆。</li><li>天花髹上油漆。</li><li>地面髹聚氨基酯涂料。</li></ul>

# FITTINGS AND FINISHES

## 裝置及裝修物料

Interior Fittings 室內裝置	
B4/F to B1/F & G/F Carpark 地庫4樓至地庫1樓及地面停車場	
<b>Fittings and Equipment</b> <ul style="list-style-type: none"> <li>Independent carpark exhaust air system is provided for B4/F to B1/F carpark.</li> </ul>	<b>配件和設備</b> <ul style="list-style-type: none"> <li>地庫4樓至地庫1樓停車場設有獨立停車場排氣系統。</li> </ul>
<b>Electricity</b> <ul style="list-style-type: none"> <li>Provided with high efficiency and energy saving light fittings.</li> <li>Dedicated distribution board and final circuit provided for carpark.</li> <li>A separated electricity meter for B4/F to B1/F carpark is provided in building communal LV switchroom at 3/F.</li> <li>Emergency power for fire services equipment is supplied from building communal emergency generator.</li> </ul>	<b>電力</b> <ul style="list-style-type: none"> <li>設有高效節能燈具。</li> <li>設有專有的配電箱及末端線路。</li> <li>地庫4樓至地庫1樓停車場之獨立電錶設於3樓大廈公共低壓配電房內。</li> <li>消防裝置應急供電電源由大廈公共緊急發電機提供。</li> </ul>
<b>Water Supply (Building Communal System)</b> <ul style="list-style-type: none"> <li>Under building cleansing cold water supply system, the cleansing cold water taps at each floor are provided. (Copper pipes are used for cold water supply)</li> <li>Water pipes are partly concealed and partly exposed*.</li> </ul> <p>* Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed.</p>	<b>供水 (大廈公共系統)</b> <ul style="list-style-type: none"> <li>由大廈洗地清潔水供冷水系統提供，每層設有洗地清潔冷水龍頭。(供冷水管採用銅喉管)</li> <li>水管是隱藏及部分外露*。</li> </ul> <p>* 註釋：除部分隱藏於混凝土之水管外, 其他部分的水管均為外露。</p>

Miscellaneous 雜項	
B4/F to G/F Carpark 地庫4樓至地面停車場	
<b>Fire Services (Building Communal System)</b> <ul style="list-style-type: none"> <li>Automatic sprinkler system with sprinkler head.</li> <li>Automatic fire detection and alarm system (AFA).</li> <li>Fire hydrants, hose reels and fire extinguishers are provided in accordance with FSD's standard and requirements.</li> </ul>	<b>消防 (大廈公共系統)</b> <ul style="list-style-type: none"> <li>設有花灑頭自動噴水花灑系統。</li> <li>設有自動火警檢測系統及警報系統。</li> <li>根據香港消防署的標準及要求，設有消防龍頭、消防喉轆及滅火筒。</li> </ul>

Note:

- 4/F, 13/F, 14/F and 24/F are omitted.
- 17/F is refuge floor.

備註：

- 不設4樓、13樓、14樓及24樓。
- 17樓為底護層。

## ENVIRONMENTAL PROVISIONS

### 環保設備

- The Development is pre-certified Gold under LEED v4 Building Design and Construction Core and Shell in August 2020.
- The Development has achieved a provisional Gold Rating under BEAM Plus version 1.2 for New Buildings in May 2019.
- The Development is pre-certified Platinum under WELL Building Standard v1.0 Core and Shell in August 2020.
- Bleed-off water from cooling tower recycled as flushing water.
- Carpark exhaust air system in carpark areas.
- Vertical transportation system with automatic energy saving and lift regenerative braking.
- High efficiency air filter, additional fresh air design, low VOC material selection to create better indoor environment for health and wellness.
- Provided with waste materials recycling bins.
- 該發展項目於2020年8月獲得領先能源與環境設計v4新建建築設計及施工的核心與外殼種類之金級預認證。
- 該發展項目於2019年5月獲得綠建環評版本1.2新建建築之暫定金級認證。
- 該發展項目於2020年8月獲得WELL建築標準v1.0 核心與外殼開發之鉑金級預認證。
- 冷卻塔泄放水循環再用作沖廁之用。
- 停車場設有車場排氣系統。
- 垂直運輸系統設有自動節能及升降機反饋制動。
- 提供高效能空氣過濾網、額外鮮風供應和低揮發性有機物物料以創造健康優質室內環境。
- 提供廢棄物循環分類回收箱。

## ENVIRONMENTAL ASSESSMENT OF THE BUILDING

### 建築物的環境評估



# MISCELLANEOUS PAYMENTS UPON DELIVERY OF UNIT

## 交付單位時的雜項付款

### MISCELLANEOUS PAYMENTS UPON DELIVERY OF UNIT

1. On the delivery of the vacant possession of the unit to the purchaser, the purchaser is liable to reimburse the manager for the deposits for water and electricity and for the supply of other utilities to the common areas and facilities.
2. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the vendor) under the deed of mutual covenant, and where the vendor has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

Note: The purchaser is liable to pay such fees even though the exact amount is unknown.

### 交付單位時的雜項付款

1. 在向買方交付單位的空置管有權時，買方須負責向管理人補還水及電力及提供予公共地方及設施的其他供應的按金。
2. 在交付時，買方須根據公契向管理人（而非賣方）支付清理廢料的費用，如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

備註：買方有責任支付這些費用，即使具體金額未定。

# PROVISION OF INFORMATION TO PURCHASERS UPON REQUEST

## 在買方要求下提供資料

A purchaser who has signed an agreement for sale and purchase shall have the right to be provided, upon his request and subject to the payment of a nominal fee of not more than HK\$100.00 per request (if demanded), with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the month preceding the month at which the request is made.

已簽署正式買賣合約的買方，如已支付不多於港幣一百元之象徵式費用（按每次要求計及如被要求支付時），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。

# RIGHT TO DEDUCT PRELIMINARY DEPOSIT

## 扣除臨時訂金之權利

The vendor shall have the right to keep 5% of the purchase price if a purchaser under the provisional agreement for sale and purchase does not for any reason sign the agreement for sale and purchase.

如臨時買賣合約的買方因任何原因沒有簽署正式買賣合約，賣方有權沒收相等於售價百分之五的款項。



## WARNING TO PURCHASERS

### 對買方的警告

#### PLEASE READ CAREFULLY

- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
- (c) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

#### CONTACT DETAILS OF THE LAW SOCIETY OF HONG KONG

Enquiry telephone number: (852) 2846 0500

Website address: <http://www.hklawsoc.org.hk>

#### 買方請小心閱讀

- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (c) 現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

#### 香港律師會聯絡資料

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