



香港房屋協會
「長者安居樂」住屋計劃
全新長者住屋項目

LEASE BROCHURE 租賃說明書

(Applicable to first-hand tenant of residential properties only.
只適用於住宅物業之第一手租戶)

Blissful Place is for Lease only, not for Sale
The Residential Properties (First-hand Sales) Ordinance does not apply to this development
豐頤居為只租不賣項目 | 《一手住宅物業銷售條例》並不適用於本項目



01 NOTES TO TENANTS OF BLISSFUL PLACE

豐頤居租戶須知

You are advised to take the following steps before leasing a residential property at Blissful Place.

Leasing information of the development

1. Important Information

- Study the information on the website designated by the landlord for the development, including lease brochure, application criteria, entry contribution lists/booklet, documents containing the leasing information, and the “Flat Selection and Leasing Record”.
- Check with the landlord which residential properties are available for selection. A “Consumption Table”, which is also known as “Flat Selection and Leasing Record” (“Record”), will be displayed by the landlord at the leasing office and uploaded to the website designated by the landlord for the development on a daily basis, you may check from the “Consumption Table” or “Record” on the progress of leasing status, including which residential properties are offered to lease, which of them have been selected and leased during the leasing period.

2. Entry Contribution and Other Fees

- Calculate the total expenses of the lease, including but not limited to solicitors’ fees, stamp duties and other fees (if any).
- Check with the landlord the estimated holistic services monthly fee, deposit of holistic services monthly fee, the amount of holistic services monthly fee payable in advance, sinking fund payable, the amount of reimbursement of the deposits of water, electricity and gas (if any), the amount of government rates and any other fees (if any) you have to pay to the landlord or the manager of the development.

3. Entry Contribution Lists/Booklet and Payment Terms

- The entry contribution lists/booklet will be distributed at the leasing office and designated venue by the landlord, and uploaded to the website designated by the landlord for the development.
- The landlord may not offer to lease all the residential properties in the development that are covered in the entry contribution lists/booklet. To know which residential properties the landlord may offer to lease, pay attention to the leasing information and arrangements announced on the website designated by the landlord for the development.

4. Property Area and its Surroundings

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

5. Lease Brochure

- Read through the lease brochure and in particular, check the following information in the lease brochure:
 - whether there is a section on “relevant information” in the lease brochure, under which information on any matter that is known to the landlord but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that the information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”.
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named; and
 - interior and exterior fittings and finishes and appliances.

6. Government Land Grant and Deed Poll

- Read the Government land grant and Deed Poll. Information such as the right to use of flat roof, roof and/or relevant common areas can be found in the Deed Poll. The landlord will provide copies of the Government land grant and the Deed Poll at the leasing office for free inspection by prospective tenants.

Leasing procedures and important points to note

7. Eligibility and Application

- To obtain information about eligibility and asset limit etc. for application for the residential properties of the development, please refer to the website designated by the landlord for the development.

8. Confirmation of Eligibility

- After the landlord completes vetting and confirms the eligibility of the applicant, a letter of “Eligibility Confirmation and Invitation for Declaration and Flat Selection” will be sent to the eligible prospective tenant, indicating the important dates, times and arrangements of declaration, flat selection, agreement signing and flat handover etc., please read the letter thoroughly.

9. Flat Selection, Preliminary Lease Agreement, Lease and Service Agreement

- A non-refundable administration fee of **HK\$3,000** (“administration fee”) is payable by you to the landlord upon the completion of the procedure of flat selection and payment plan confirmation on the flat selection day. On the same day, you have to confirm the date for execution of the **Lease**, in accordance with the landlord’s advice.
- A “Flat and Payment Plan Selection Confirmation Letter” will be issued upon the receipt of the administration fee by the landlord.
- A Preliminary Lease Agreement (“PLA”) has to be entered on the **second day** after the flat selection day or the date specified by the landlord, with a preliminary deposit of 10% of the entry contribution payable by you to the landlord, HK\$3,000 administration fee will form part of the 10% of the preliminary deposit.
- If you do not enter into the PLA on the second day after the flat selection day or the date specified by the landlord, the HK\$3,000 administration fee is forfeited and the landlord does not have any further claim against you for not entering the PLA.
- You have to execute the Lease on your selected date, with the remaining balance of entry contribution (the exact date for settlement of the remaining balance of entry contribution depends on the payment plan you chose. Please refer to “Entry Contribution Lists” or “Entry Contribution Booklet” for details).

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- If, after entering into the PLA, you do not execute the Lease and Service Agreement on your selected date, the PLA is terminated, the preliminary deposit (i.e. 10% of the entry contribution) is forfeited, and the landlord does not have any further claim against you for not executing the Lease.
- A Service Agreement should be executed on the same date with Lease execution.
- The administration fee, preliminary deposit, further deposit and the balance of entry contribution should be made payable to “Hong Kong Housing Society”.
- Pay attention that fittings, finishes and appliances to be included in the leasing of the property are inserted in the PLA and Lease.
- Pay attention to the area plan annexed to the Lease which shows the total area which the landlord is leasing to you. The total area which the landlord is leasing to you is normally greater than the saleable area of the residential property.

10. Appointment of Solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the landlord, he/she may not be able to protect your best interests in the event of conflict of interest.
- If you choose to instruct the landlord’s solicitor to act on your behalf in all legal documents in relation to the lease, all legal costs of and incidental to the preparation and completion of the Lease and Service Agreement (inclusive of registration fee, miscellaneous charges and other disbursements) to be borne by you will be waived.
- If you choose to instruct your own solicitors to act on your behalf in all legal documents in relation to the lease, each of you and the landlord shall pay their own solicitors’ legal fee in respect of all legal documents in relation to the lease.
- All stamp duties payment (including but not limited to any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by you.

11. Viewing of Property

- Ensure that, before you lease a residential property, you are arranged to view the residential property that you would like to lease, or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the landlord is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or made video recordings of the property, unless the property is held under a reasonable restriction(s) is /are needed to ensure safety of the persons viewing the property.

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決定承租「豐頤居」住宅物業前，應留意下列事項：

發展項目的租賃資料

1. 重要資訊

- 閱覽業主就該發展項目所指定的互聯網網站內的有關資訊，包括租賃說明書、申請資格、租賃權費表/冊子、載有租賃資料之有關文件及「單位揀選及租賃紀錄」。
- 向業主查詢清楚有哪些住宅物業可供揀選。業主會在租賃辦事處內展示「消耗表」，又稱「單位揀選及租賃紀錄」（“紀錄”），同時亦會每天上載到業主就該發展項目所指定的互聯網網站，您可從該「消耗表」或「紀錄」知悉每日的單位揀選及出租最新情況，包括有哪些住宅物業可供出租，以及有哪些住宅物業已獲揀選及租出等。

2. 租住權費和其他費用

- 計算租賃總開支，包括但不限於律師費、印花稅及其他費用（如有）。
- 向業主了解，您須付予業主或該發展項目的管理人之前預計的綜合服務月費、綜合服務月費按金、綜合服務月費上期金額、維修基金金額、補還的水、電、氣體按金（如有）、政府差餉金額及其他費用（如有）。

3. 租住權費表/冊子及支付條款

- 租住權費表/冊子會於租賃辦事處及業主的指定地點派發，並上載於業主就該發展項目所指定的互聯網網站。
- 業主未必會把租住權費表/冊子所涵蓋的住宅物業悉數放租，因此應留意業主就該發展項目所指定的互聯網網站公佈的有關租賃資料及安排，以了解業主會放租的單位為何。

4. 物業的面積及四周環境

- 留意載於租賃說明書和租住權費表/冊子內的住宅物業面積資料。業主會於租住權費表/冊子內載列住宅物業之實用面積，並以實用面積計算每平方呎及每平方米之租住權費。實用面積是指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 租賃說明書會顯示發展項目中所有住宅物業的樓面平面圖。在租賃說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均會述明每個住宅物業的外部及內部尺寸。租賃說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。租戶於收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；請參閱載於租賃說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 租賃說明書

- 閱覽租賃說明書，並特別留意以下資訊：
 - 租賃說明書內有否關於「有關資料」的部分，列出業主知悉但並非為一般公眾人士知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；及
 - 室內及外部的裝置、裝修物料和設備。

6. 政府批地文件和分劃契據

- 閱覽政府批地文件和分劃契據。分劃契據內載有平台、天台及/或各公用地方的使用權等相關資料。業主會在租賃辦事處提供政府批地文件和分劃契據的複本，供準租戶免費閱覽。

租賃程序及重要事項

7. 申請資格

- 請瀏覽業主就該發展項目所指定的互聯網網站，以獲取有關發展項目的申請資格及資產限額等資料。

8. 確認申請資格

- 業主完成審核及確認申請資格後，將向合資格之準租戶發出「資格確認、宣誓及揀選單位邀請函」，該信函將詳列有關宣誓、揀選單位、簽立合約及交收單位的重要日期、時間及安排，請詳閱信函。

9. 揀選單位、臨時租賃合約、租契及服務協議

- 於揀選單位當天完成揀選單位及付款計劃的程序後，您須向業主繳付港幣3,000元作不得退回的行政費（“行政費”）。您亦須於同日按照業主代表的指示，選定簽立租契的確實日期。
- 業主於成功收取行政費後，您將獲發「揀選單位及付款計劃確認書」。
- 您須於揀選單位日後之第2天或於業主指明日期，簽立臨時租賃合約，並向業主繳付相等於租住權費10%之金額作為臨時訂金，已繳付之港幣3,000行政費將當作部份臨時訂金。
- 如您在揀選單位日後之第2天或業主指明日期沒有簽立臨時租賃合約，已繳付之港幣3,000行政費將被業主沒收，而業主不得因您沒有簽立臨時租賃合約而對您提出進一步申索。
- 您須於已選定的日期簽立租契，並向業主繳付剩餘之金額為租住權費餘款（繳付租住權費餘款之時間，會因應您所選用之付款辦法而有所不同，詳情請參閱「租住權費表/冊子」）。
- 如您沒有在臨時租賃合約的簽署日期之後之選定日期簽立租契及服務協議，臨時租賃合約即告終止，有關臨時訂金（即租住權費的10%）會被沒收，而業主不得因您沒有簽立租契而對您提出進一步申索。
- 服務協議須於簽立租契同日一併簽立。
- 有關行政費、臨時訂金、加付訂金及租住權費餘款，應付予「香港房屋協會」。
- 留意有關物業租賃所包括的裝置、裝修物料和設備，須在臨時租賃合約和租契上列明。
- 留意夾附於租契的圖則。該圖則會顯示所有業主租予您的物業面積，而該面積通常較該物業的實用面積為大。

10. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表業主行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 如您選擇聘用由業主指定的代表律師作為您的代表律師處理所有有關租賃的法律文件，您原先須繳付有關準備及完成租契及服務協議之所有律師費用（包括登記費、雜項費用及其他支出費用）將獲豁免。
- 如您選擇聘用其他律師作為您的代表律師處理所有有關租賃的法律文件，您和業主雙方須各自負責有關租賃的一切法律文件之律師費用。
- 您須繳付所有印花稅款項（包括但不限於任何從價印花稅及任何因過期繳付印花稅的有關罰款、利息及附加費等款項）。

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11. 參觀物業

- 承租住宅物業前，確保已獲安排參觀您打算承租的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意業主無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除為確保物業參觀者的人身安全而須設定合理限制外，您可以對該物業進行量度、拍照或拍攝影片。

02 INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development

Blissful Place

Name of the street and the street number

8 Lee Kung Street

The Development consists of 1 multi-unit building

Total Number of Storey

29 storeys

Note: The above number of storeys does not include roof, machine room floors and upper roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 32/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

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

Refuge floors (if any) of the multi-unit building

Refuge floor is provided at roof floor

發展項目名稱

豐頤居

街道名稱及門牌號數

利工街8號

發展項目包含一幢多單位建築物

樓層總數

29層

備註：上述樓層數目不包括天台、機房層及頂層天台。

發展項目的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至32樓

有不依連續次序被略去樓層號數

不設4樓、13樓、14樓及24樓

多單位建築物內的庇護層(如有的話)

庇護層設於天台

03 INFORMATION ON LANDLORD AND OTHERS INVOLVED IN THE DEVELOPMENT

業主及有參與發展項目的其他人資料

Landlord

Hong Kong Housing Society

Holding Company of the Landlord

Not applicable

Authorised Person for the Development, and the firm or corporation of which the authorised person is proprietor, director or employee in his or her professional capacity

Lee Kar Yan, Douglas

Andrew Lee King Fun & Associates Architects Ltd.

Building Contractor for the Development

Paul Y. General Contractors Limited

Firm of Solicitors acting for the landlord in relation to the lease of residential properties in the Development

Gallant

Any authorised institution 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

Not applicable

業主

香港房屋協會

業主控權公司

不適用

發展項目的認可人士及該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

李嘉胤

李景勳、雷煥庭建築師有限公司

發展項目的承建商

保華建築營造有限公司

就發展項目中的住宅物業的租賃而代表業主行事的律師事務所

何耀棣律師事務所

已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構

不適用

已為發展項目的建造提供貸款的任何其他人

不適用

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Landlord or a building contractor for the Development is an individual, and that Landlord or contractor is an immediate family member of an authorised person for the Development;	Not applicable
(b) The Landlord or a building contractor for the Development is a partnership, and a partner of that Landlord or contractor is an immediate family member of such an authorised person;	Not applicable
(c) The Landlord or a building contractor for the Development is a corporation, and a director or the secretary of that Landlord or contractor (or a holding company of that Landlord) is an immediate family member of such an authorised person;	No
(d) The Landlord or a building contractor for the Development is an individual, and that Landlord or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
(e) The Landlord or a building contractor for the Development is a partnership, and a partner of that Landlord or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
(f) The Landlord or a building contractor for the Development is a corporation, and a director or the secretary of that Landlord or contractor (or a holding company of that Landlord) is an immediate family member of an associate of such an authorised person;	No
(g) The Landlord or a building contractor for the Development is an individual, and that Landlord or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Landlord in relation to the lease of residential properties in the Development;	Not applicable
(h) The Landlord or a building contractor for the Development is a partnership, and a partner of that Landlord or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Landlord in relation to the lease of residential properties in the Development;	Not applicable
(i) The Landlord or a building contractor for the Development is a corporation, and a director or the secretary of that Landlord or contractor (or a holding company of that Landlord) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j) The Landlord, a holding company of the Landlord, or a building contractor for the Development, is a private company, and an authorised person for the Development, or an associate of such an authorised person, holds at least 10% of the issued shares in that Landlord, holding company or contractor;	No

(k) The Landlord, a holding company of the Landlord, or a building contractor for the Development, is a listed company, and such an authorised person, or such an associate, holds at least 1% of the issued shares in that Landlord, holding company or contractor;	Not applicable
(l) The Landlord or a building contractor for the Development is a corporation, and such an authorised person, or such an associate, is an employee, director or secretary of that Landlord or contractor or of a holding company of that Landlord;	No
(m) The Landlord or a building contractor for the Development is a partnership, and such an authorised person, or such an associate, is an employee of that Landlord or contractor;	Not applicable
(n) The Landlord, a holding company of the Landlord, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the Landlord in relation to the lease of residential properties in the Development holds at least 10% of the issued shares in that Landlord, holding company or contractor;	No
(o) The Landlord, a holding company of the Landlord, 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 Landlord, holding company or contractor;	Not applicable
(p) The Landlord or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Landlord or contractor or of a holding company of that Landlord;	No
(q) The Landlord or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Landlord or contractor;	Not applicable
(r) The Landlord or a building contractor for the Development is a corporation, and the corporation of which an authorised person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Landlord or contractor or of a holding company of that Landlord;	No
(s) The Landlord or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Landlord or of a holding company of that Landlord.	No

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) 業主或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b) 業主或該項目的承建商屬合夥，而該業主或承建商的合夥人屬上述認可人士的家人；	不適用
(c) 業主或該項目的承建商屬法團，而該業主或承建商(或該業主的控權公司)的董事或秘書屬上述認可人士的家人；	沒有
(d) 業主或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e) 業主或該項目的承建商屬合夥，而該業主或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f) 業主或該項目的承建商屬法團，而該業主或承建商(或該業主的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	沒有
(g) 業主或該項目的承建商屬個人，並屬就該項目內的住宅物業的租賃代表業主行事的律師事務所行事的經營人的家人；	不適用
(h) 業主或該項目的承建商屬合夥，而該業主或承建商的合夥人屬就該項目內的住宅物業的租賃代表業主行事的律師事務所行事的經營人的家人；	不適用
(i) 業主或該項目的承建商屬法團，而該業主或承建商(或該業主的控權公司)的董事或秘書屬上述律師事務所的經營人的家人；	沒有
(j) 業主、業主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業主、控權公司或承建商最少10%的已發行股份；	沒有
(k) 業主、業主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業主、控權公司或承建商最少1%的已發行股份；	不適用
(l) 業主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業主、承建商或該業主的控權公司的僱員、董事或秘書；	沒有
(m) 業主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業主或承建商的僱員；	不適用

(n) 業主、業主的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的租賃而代表業主行事的律師事務所的經營人持有該業主、控權公司或承建商最少10%的已發行股份；	沒有
(o) 業主、業主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業主、控權公司或承建商最少1%的已發行股份；	不適用
(p) 業主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業主或承建商或該業主的控權公司的僱員、董事或秘書；	沒有
(q) 業主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業主或承建商的僱員；	不適用
(r) 業主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業主或承建商或該業主的控權公司的有聯繫法團；	沒有
(s) 業主或該項目的承建商屬法團，而該承建商屬該業主或該業主的控權公司的有聯繫法團。	沒有

05 INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

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

發展項目有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of the Development: 150mm

發展項目的預製外牆的厚度：150毫米

Schedule of total area of non-structural prefabricated external walls of each property

每個住宅物業的非結構預製外牆總面積表

Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
6/F 6樓	01	0.473
	02	0.465
	03	0.526
	05	1.497
	06	1.005
	07	0.732
	08	1.403
	09	1.216
	10	1.226
	11	1.691
	12	0.884
	15	0.465
	16	0.451
7/F – 12/F, 15/F – 23/F & 25/F – 32/F 7樓至12樓、15樓至23樓 及25樓至32樓	01	0.608
	02	0.601
	03	0.661
	05	1.631
	06	1.140
	07	0.866
	08	1.538
	09	1.351
	10	1.351
	11	1.821
	12	1.019
	15	0.601
	16	0.586

Remark:

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

There are no curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的幕牆。

備註：

不設4樓、13樓、14樓及24樓。



06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

THE MANAGER OF THE DEVELOPMENT

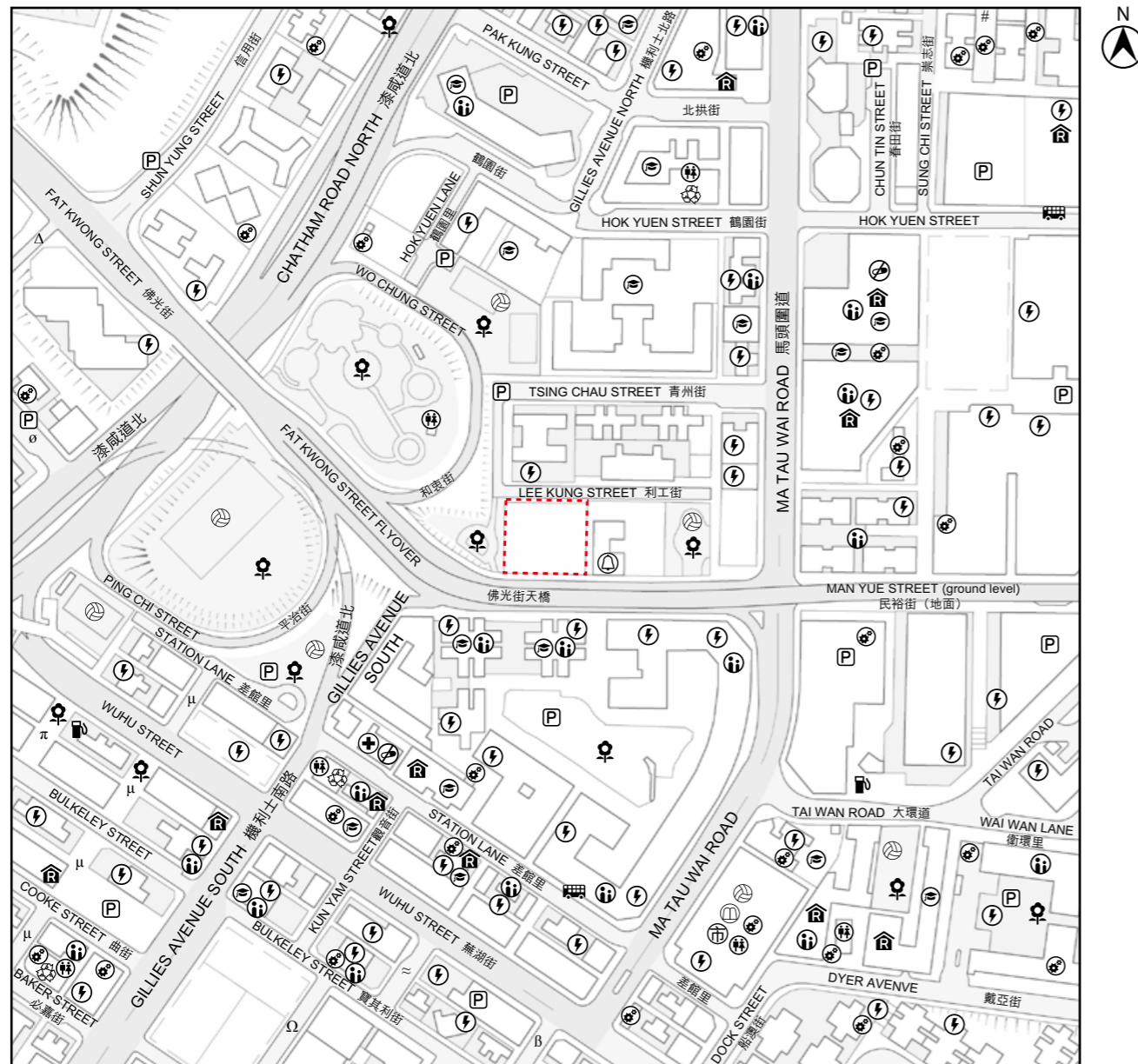
Hong Kong Housing Society

發展項目的管理人

香港房屋協會

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

The Location Plan is made with reference to the digital topographic map No. T11-NE-C and T11-NW-D dated 5 February 2023 and 19 January 2023 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考地政總署測繪處出版於2023年2月5日及2023年1月19日之數碼地形圖編號T11-NE-C及T11-NW-D所編製，並經修正處理。



 Location of the Development
發展項目的位置

Scale 比例 : 0 50 100 150 200 250M(米)

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

- | | | |
|-------------------------------|--------------------------|-------------------------|
| # SUNG KIT STREET
崇潔街 | Δ YAN FUNG STREET
仁風街 | ∅ VALLY ROAD
山谷道 |
| π LO LUNG HANG STREET
老龍坑街 | μ WALKER ROAD
獲嘉道 | Ω WHAMPOA STREET
黃埔街 |
| ≈ MARSH STREET
孖庶街 | β TAKU STREET
大沽街 | |

NOTATION 圖例

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

The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Note:

The Landlord advises prospective tenants to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

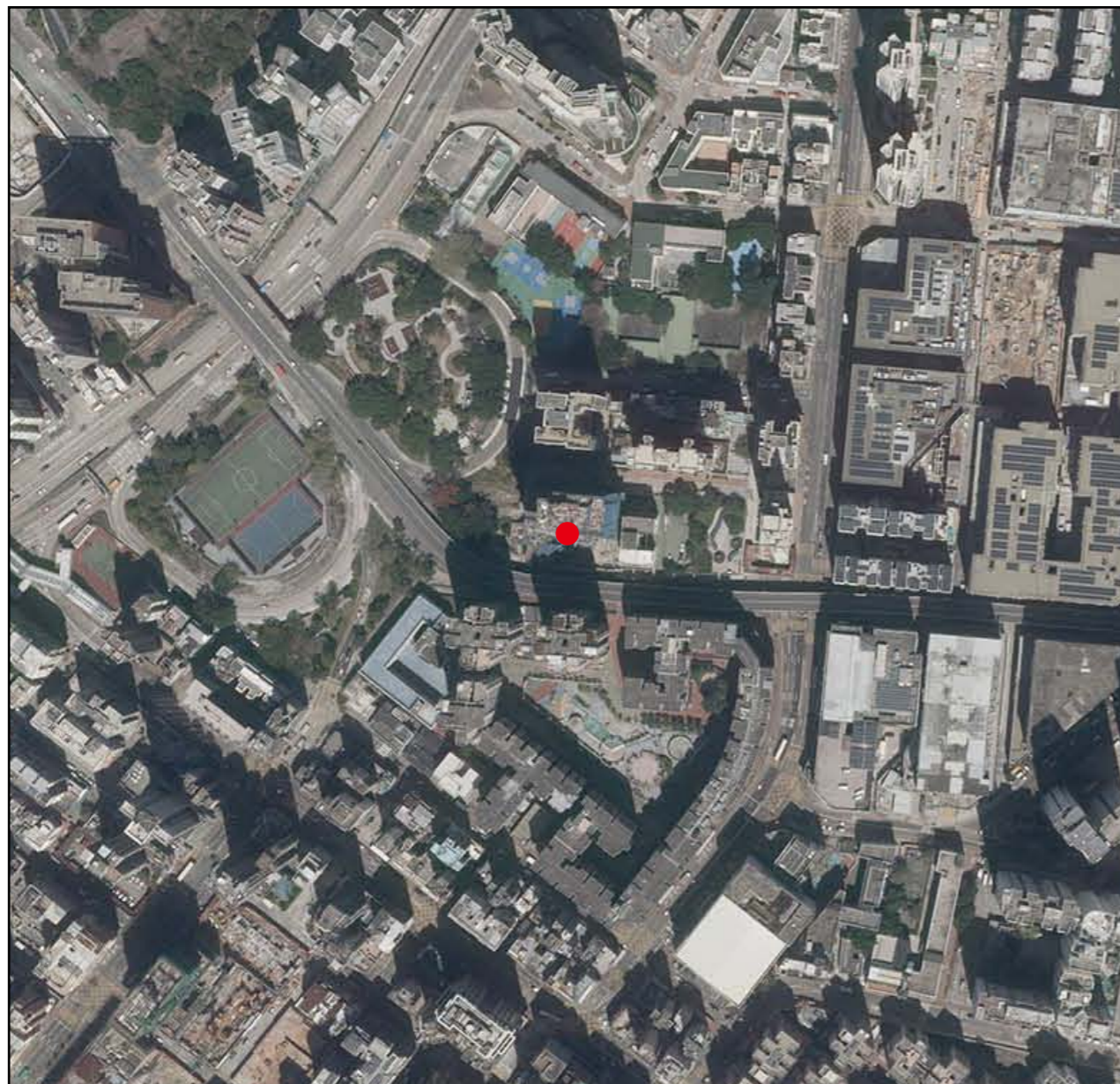
備註：

業主建議準租戶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。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photograph No. E154564C, date of flight: 9 March 2022.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E154564C，飛行日期：2022年3月9日。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印。

Note:

Copy of the aerial photograph of the Development is available for free inspection at the leasing office during opening hours.

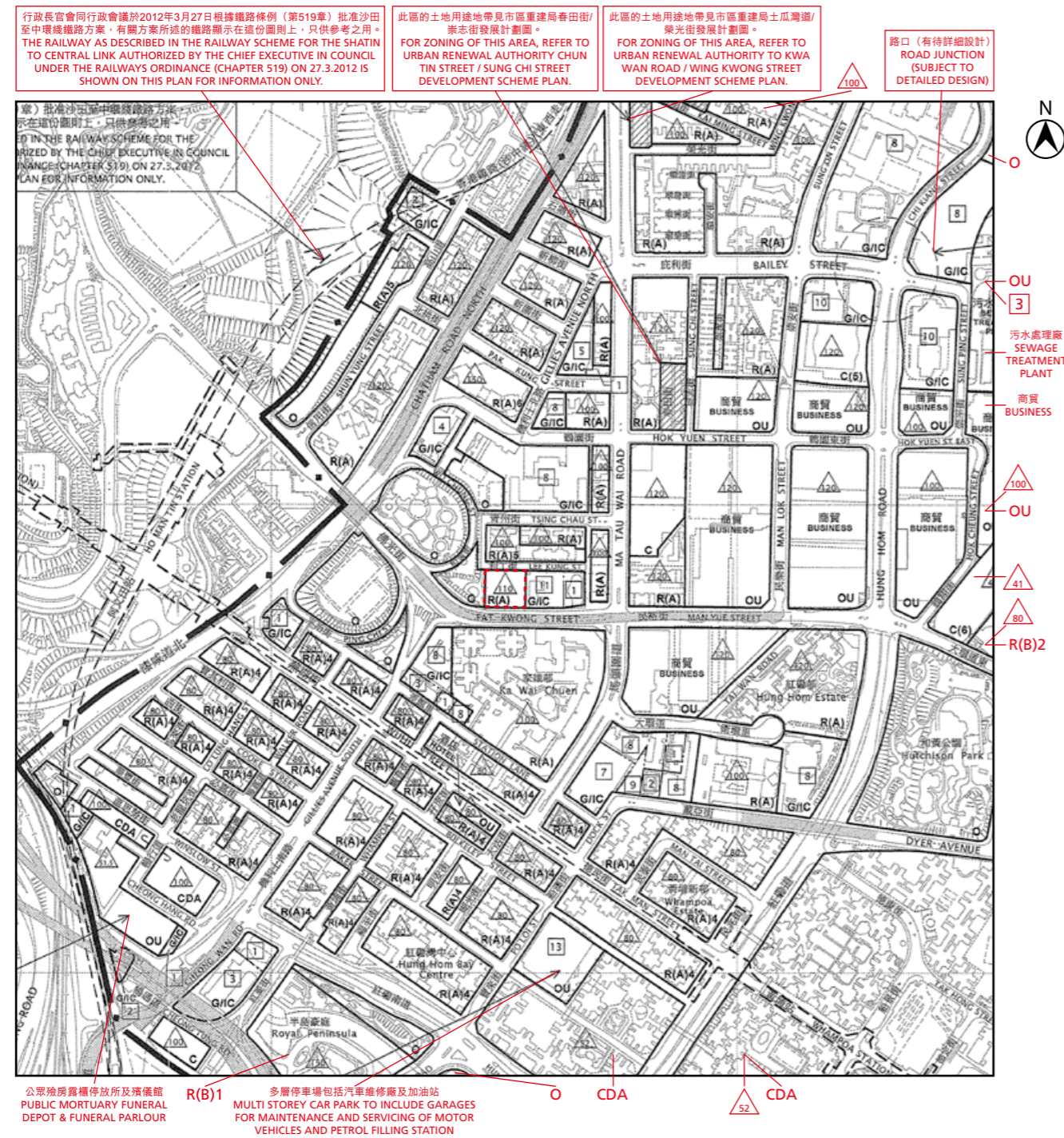
備註：

發展項目的鳥瞰照片之副本可於租賃辦事處開放時間內免費查閱。

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

Extracted from Approved Hung Hom Outline Zoning Plan No. S/K/9/28 gazetted on 10 June 2022, with adjustments to show the Development site boundary and other information in red.

摘錄自2022年6月10日刊憲之紅磡分區計劃大綱核准圖編號S/K/9/28，經處理並以紅色顯示發展項目邊界及其他資料。



NOTATION 圖例

ZONES	地帶	
C	COMMERCIAL	商業
CDA	COMPREHENSIVE DEVELOPMENT AREA	綜合發展區
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
COMMUNICATIONS	交通	
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS	其他	
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	市區重建局發展計劃圖範圍
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)

Note:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Lease Brochure is available for free inspection at the leasing office during opening hours.
- The Landlord advises prospective tenants to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

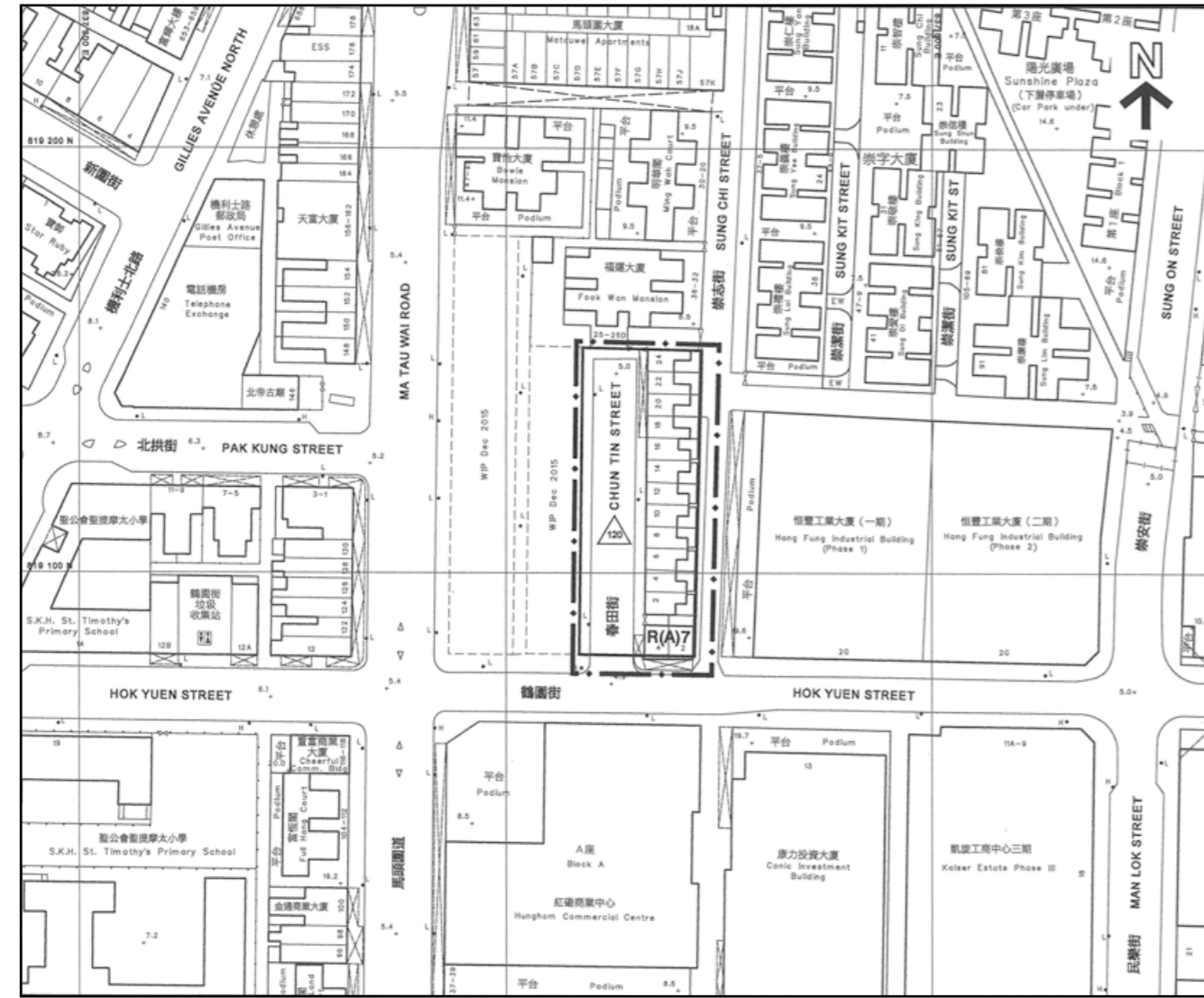
備註:

- 在印刷租賃說明書當日所適用的最近期分區計劃大綱圖及其附表，可於租賃辦事處開放時間內免費查閱。
- 業主建議準租戶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。
- 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Extracted from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan (Plan No. S/K9/URA1/2) gazetted on 10 November 2017.

摘錄自2017年11月10日刊憲之市區重建局春田街/崇志街發展計劃圖(編號 S/K9/URA1/2)



Scale 比例 : 0 20 40 60 80 100M(米)

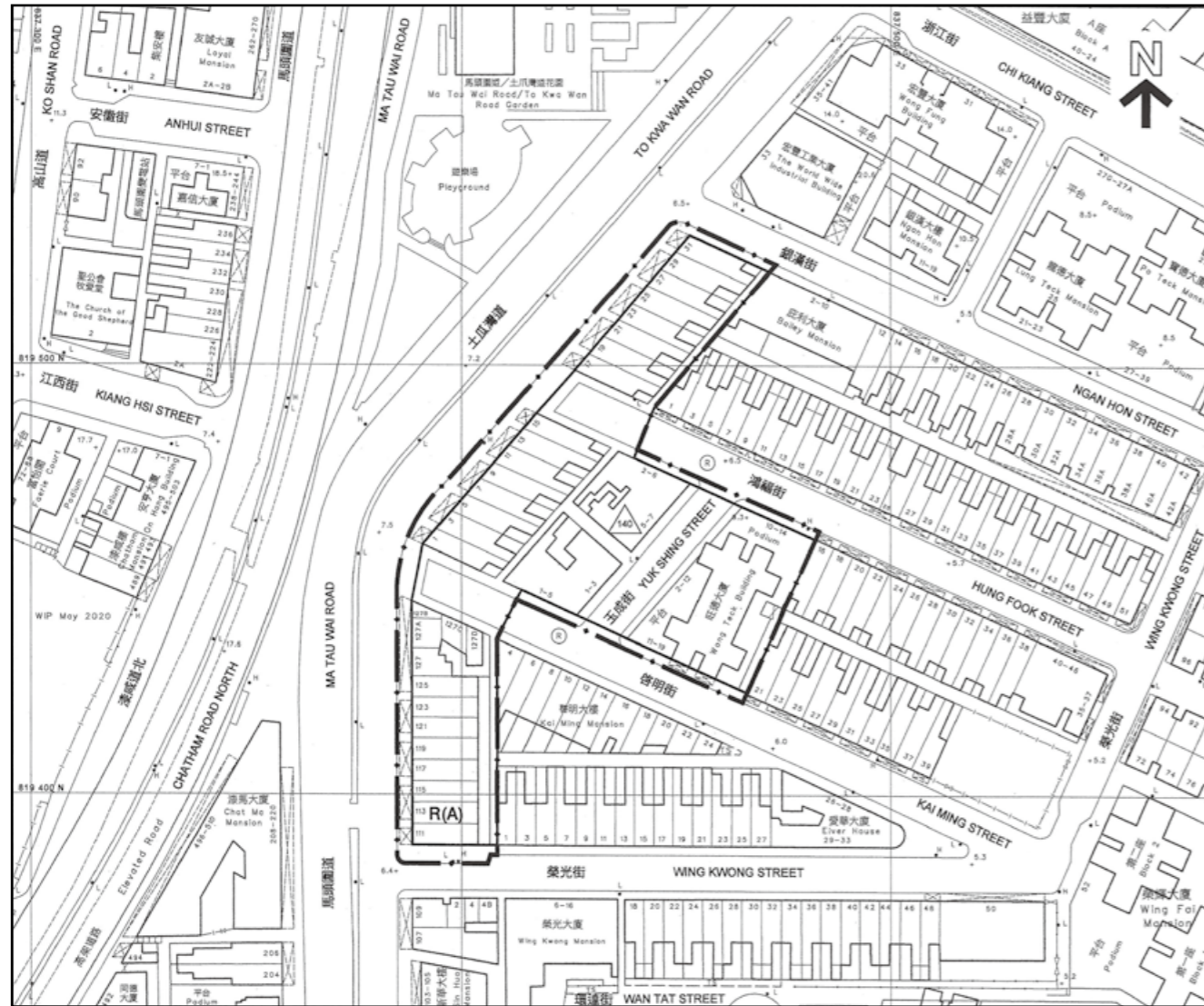
NOTATION 圖例

	BOUNDARY OF DEVELOPMENT SCHEME	發展計劃範圍界線
	RESIDENTIAL (GROUP A) 7	住宅(甲類)7
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)

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





Extracted from the Urban Renewal Authority To Kwa Wan Road / Wing Kwong Street Development Scheme Plan (Plan No. S/K9/URA3/2) gazetted on 10 June 2022.

摘錄自2022年6月10日刊憲之市區重建局土瓜灣道/榮光街發展計劃圖(編號 S/K9/URA3/2)



Scale 比例 : 0 20 40 60 80 100M(米)

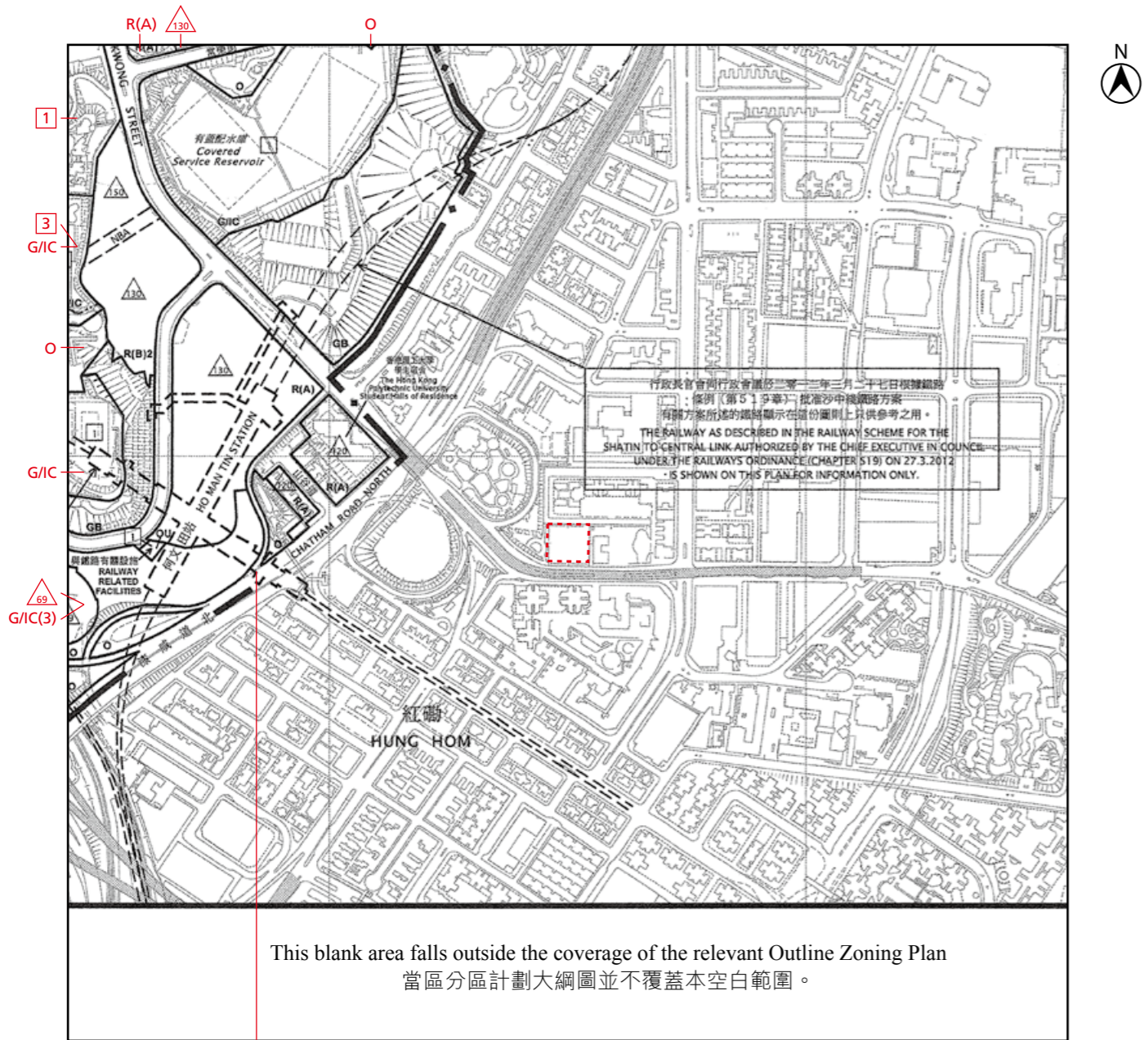
NOTATION 圖例

	BOUNDARY OF DEVELOPMENT SCHEME	發展計劃範圍界線
	RESIDENTIAL (GROUP A)	住宅(甲類)
	MAJOR ROAD AND JUNCTION	主要道路及路口
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)

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

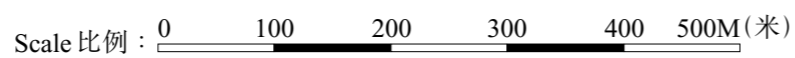
Extracted from Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments to show the Development site boundary and other information in red.

摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖編號S/K7/24，經處理並以紅色顯示發展項目邊界及其他資料。



行政長官會同行政會議於2010年11月30日根據鐵路條例(第519章)批准擴建延緩鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
 THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE MASS TRANSIT RAILWAY KWUN TONG LINE EXTENSION AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 30.11.2010 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

Location of the Development
 發展項目的位置



NOTATION 圖例

ZONES		地帶
C	COMMERCIAL	商業
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
GB	GREEN BELT	綠化地帶
COMMUNICATIONS		交通
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
	MAJOR ROAD AND JUNCTION	主要道路及路口
MISCELLANEOUS		其他
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)

Note:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Lease Brochure is available for free inspection at the leasing office during opening hours.
- The Landlord advises prospective tenants to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

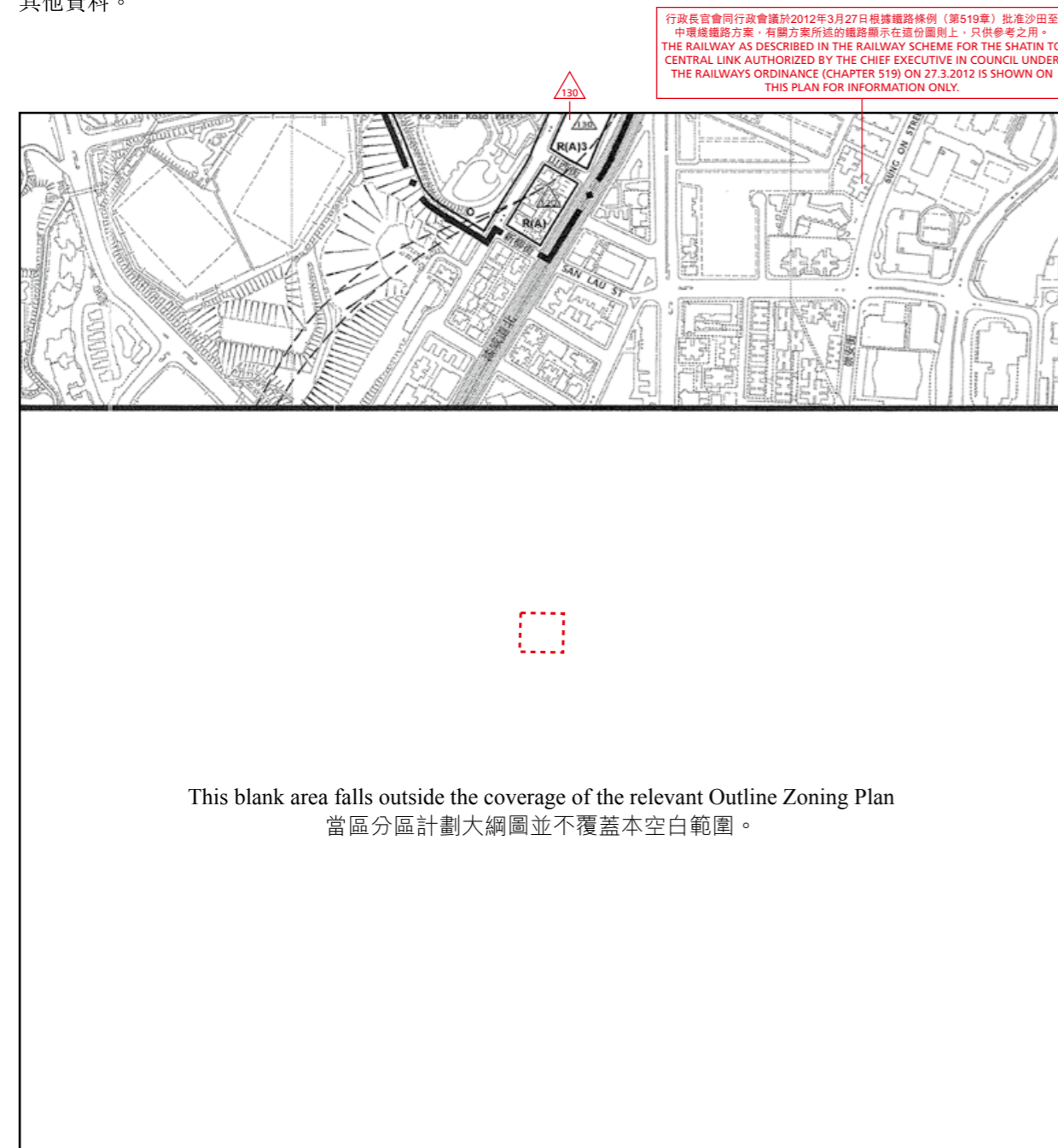
備註：

- 在印刷租賃說明書當日所適用的最近期分區計劃大綱圖及其附表，可於租賃辦事處開放時間內免費查閱。
- 業主建議準租戶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。
- 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Extracted from Approved Ma Tau Kok Outline Zoning Plan No. S/K10/29 gazetted on 28 October 2022, with adjustments to show the Development site boundary and other information in red.

摘錄自2022年10月28日刊憲之馬頭角分區計劃大綱核准圖編號S/K10/29，經處理並以紅色顯示發展項目邊界及其他資料。



Location of the Development
 發展項目的位置

Scale 比例： 0 100 200 300 400 500M(米)

NOTATION 圖例

ZONES	地帶	
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
O	OPEN SPACE	休憩用地
COMMUNICATIONS	交通	
RAILWAY AND STATION (UNDERGROUND)	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	ELEVATED ROAD	高架道路
MISCELLANEOUS	其他	
BOUNDARY OF PLANNING SCHEME	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)

Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Lease Brochure is available for free inspection at the leasing office during opening hours.
2. The Landlord advises prospective tenants to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷租賃說明書當日所適用的最近期分區計劃大綱圖及其附表，可於租賃辦事處開放時間內免費查閱。
2. 業主建議準租戶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. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

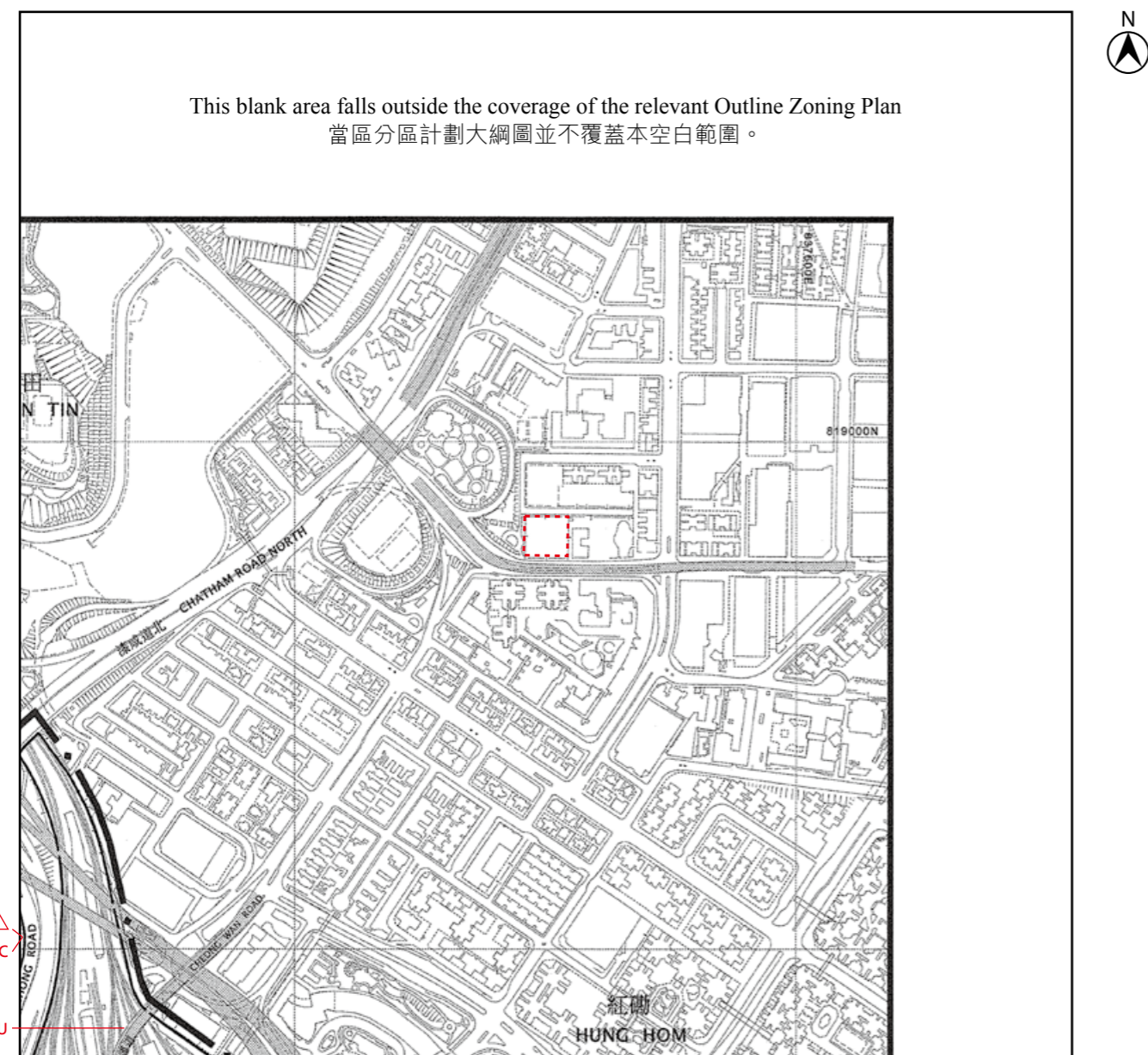
09 OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖等

Extracted from Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 gazetted on 13 December 2013, with adjustments to show the Development site boundary and other information in red.

摘錄自2013年12月13日刊憲之尖沙咀分區計劃大綱核准圖編號S/K1/28，經處理並以紅色顯示發展項目邊界及其他資料。


NOTATION 圖例

ZONES	地帶
 G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
 OU	OTHER SPECIFIED USES 其他指定用途
COMMUNICATIONS	交通
	ELEVATED ROAD 高架道路
MISCELLANEOUS	其他
	BOUNDARY OF PLANNING SCHEME 規劃範圍界線



This blank area falls outside the coverage of the relevant Outline Zoning Plan
 當區分區計劃大綱圖並不覆蓋本空白範圍。

45
G/IC
OU

 Location of the Development
 發展項目的位置

Scale 比例：0 100 200 300 400 500M(米)

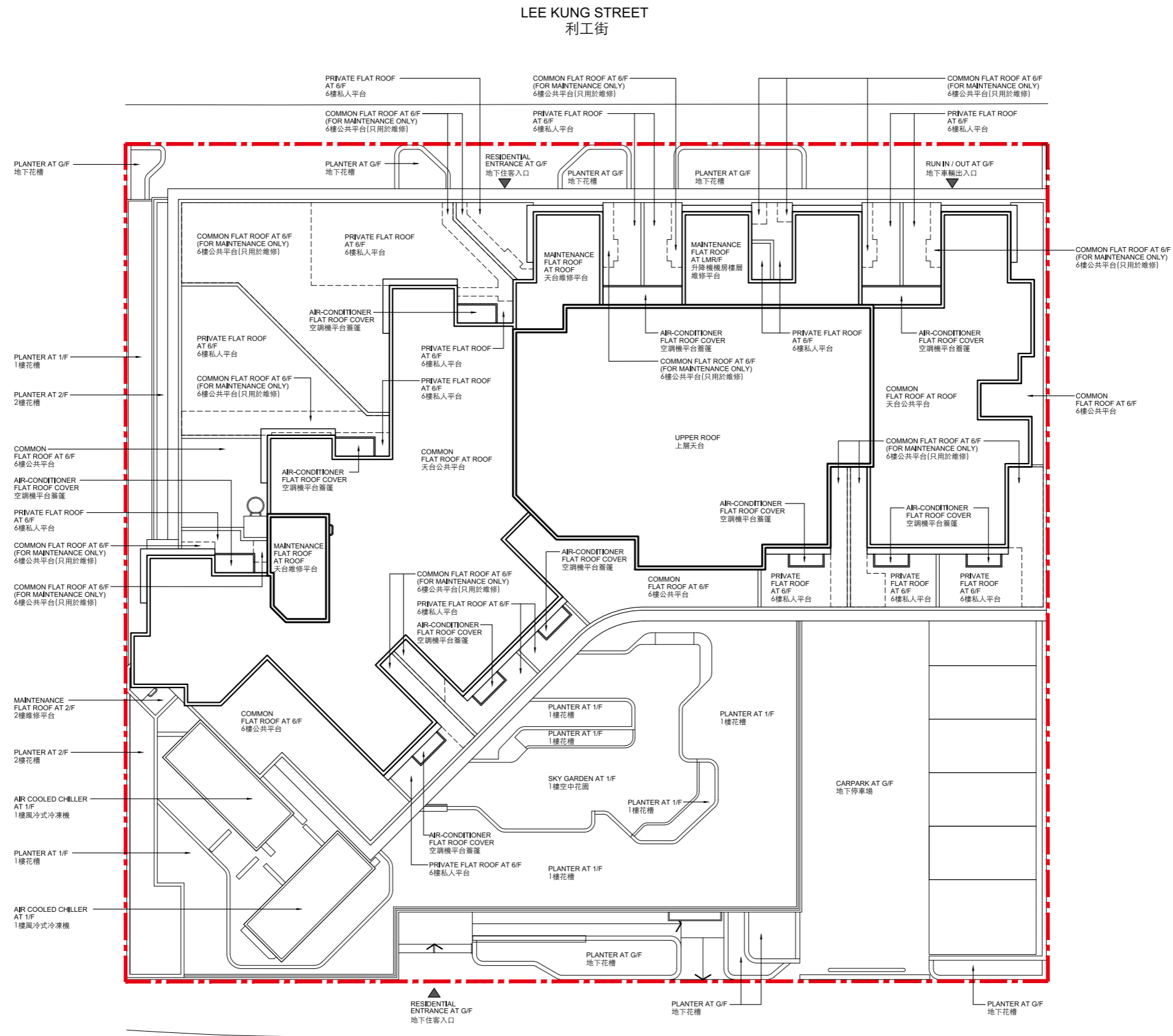
Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the Lease Brochure is available for free inspection at the leasing office during opening hours.
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3. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷租賃說明書當日所適用的最近期分區計劃大綱圖及其附表，可於租賃辦事處開放時間內免費查閱。
2. 業主建議準租戶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. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



LEE KUNG STREET
利工街

FAT KWONG STREET
佛光街

Boundary of the Development
發展項目的界線

Scale 比例 : 0 5 10M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviation used on Floor Plans 樓面平面圖中所使用之名詞及簡稱之圖例

A.D.	= Air Duct	= 通風管道
A/C	= Air Conditioner	= 空調機
A/C. P	= Air Conditioner Platform	= 空調機平台
A.F.	= Architectural Feature	= 建築裝飾
A.W.	= Acoustic Window	= 減音窗
BATH	= Bathroom	= 浴室
B.R.	= Bedroom	= 睡房
COMMON FLAT ROOF	= Common Flat Roof	= 公用平台
COMMON FLAT ROOF (FOR MAINTENANCE ONLY)	= Common Flat Roof (For Maintenance Only)	= 公用平台 (只用於維修)
DN	= Down	= 落
E.M.R.	= Electrical Meter Room	= 電錶房
EL. DUCT	= Electrical Duct	= 電管道
ELV.	= Extra Low Voltage Pipe Duct	= 弱電管道
FIREMAN'S LIFT LOBBY	= Fireman's Lift Lobby	= 消防升降機大堂
FLAT ROOF	= Flat Roof	= 平台
H.R.	= Hose Reel	= 消防喉轆
KIT.	= Kitchen	= 廚房
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIV. / DIN.	= Living Room and Dining Room	= 客廳及飯廳
M.D.	= Maintenance Door	= 維修門
M.W.	= Maintenance Window	= 維修窗
O. KIT.	= Open Kitchen	= 開放式廚房
P.D.	= Pipe Duct	= 管道
P.W.	= Projecting Window	= 飄窗
REFUSE CHUTE	= Refuse Chute	= 垃圾槽
RSMRR	= Refuse Storage and Material Recovery Room	= 垃圾及物料回收室
UP	= Up	= 上
W.M.C.	= Water Meter Cabinet	= 水錶櫃

Notes:

- There are architectural features and/or exposed pipes on external walls of some of the floors. For their locations, please refer to the latest approved building plans.
- Exposed or concealed common pipes are located at or adjacent to flat roof and/or air-conditioner platform and/or external wall of some residential properties. For their locations, please refer to the latest approved building plans.
- Some residential properties have ceiling bulkheads and/or sunken slab from flat above, for the installation of air conditioning system and/or electrical and mechanical services, location at living / dining room, bedrooms, corridor and/or kitchen.
- Symbols of fittings shown on the floor plans, such as sink, water closet, sink counter, cooking stove etc., are retrieved from the latest approved building plans for general indication only.

備註：

- 部分樓層外牆範圍設有建築裝飾及/或外露喉管，其位置請參考最新的經批准的建築圖則。
- 部分住宅物業的平台及/或空調機平台及/或外牆或其旁設有外露或內藏之公用喉管，其位置請參考最新的經批准的建築圖則。
- 部分住宅物業客/飯廳、睡房、走廊及/或廚房有假天花及/或上層單位之跌級樓板用以安裝空調系統及/或機電設備。
- 樓面平面圖上所顯示的形象裝置符號，例如洗滌盤、坐廁、洗滌盤櫃、煮食爐等乃摘自最新的經批准的建築圖則，只作一般性標誌。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F
6樓



Scale 比例 : 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位												
		01	02	03	05	06	07	08	09	10	11	12	15	16
The floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	6/F 6樓	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	150	150	150/200	150/200

Remarks:

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors: Not applicable to this Development.
- The dimensions in the floor plans are all structural dimension in millimeter.
- Please refer to p.21 of this Lease Brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：此發展項目不適用。
- 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。
- 平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本租賃說明書第21頁。
- 不設4樓、13樓、14樓及24樓。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F – 12/F, 15/F – 23/F & 25/F – 32/F
 7樓至12樓、15樓至23樓及25樓至32樓



Scale 比例 : 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Description 描述	Floor 樓層	Flat 單位													
		01	02	03	05	06	07	08	09	10	11	12	15	16	
The floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	7/F – 12/F, 15/F – 23/F & 25/F – 31/F 7樓至12樓、 15樓至23樓及 25樓至31樓	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	3075	
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)		150	150	150	150	150	150	150	150	150	150	150	150/200	150/200	150
The floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	32/F 32樓	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3375/ 3200/ 3125	3475/ 3200/ 3125	3475/ 3200/ 3125	3475/ 3200/ 3125	3475/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125	3475/ 3375/ 3200/ 3125
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)		200	200	200	200	200	200	200	200	200	200	200	200/250	200/250	200

Remarks:

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors: Not applicable to this Development.
- The dimensions in the floor plans are all structural dimension in millimeter.
- Please refer to p.21 of this Lease Brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註:

- 因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：此發展項目不適用。
- 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。
- 平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本租賃說明書第21頁。
- 不設4樓、13樓、14樓及24樓。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F 6樓	01	21.984 (237) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	5.076 (55)	-	-	-	-	-	-
	02	21.867 (235) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	7.287 (78)	-	-	-	-	-	-
	03	23.759 (256) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	5.597 (60)	-	-	-	-	-	-
	05	37.416 (403) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	4.287 (46)	-	-	-	-	-	-
	06	34.859 (375) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	34.876 (375)	-	-	-	-	-	-
	07	34.832 (375) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	30.543 (329)	-	-	-	-	-	-
	08	35.597 (383) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	12.851 (138)	-	-	-	-	-	-

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
6/F 6樓	09	35.417 (381) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	8.251 (89)	-	-	-	-	-	-
	10	35.573 (383) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	10.377 (112)	-	-	-	-	-	-
	11	36.103 (389) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	6.763 (73)	-	-	-	-	-	-
	12	22.454 (242) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	10.468 (113)	-	-	-	-	-	-
	15	21.867 (235) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	7.392 (80)	-	-	-	-	-	-
	16	22.053 (237) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	8.612 (93)	-	-	-	-	-	-

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F – 12/F, 15/F – 23/F & 25/F – 32/F 7樓至12樓、 15樓至23樓及 25樓至32樓	01	21.984 (237) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	02	21.867 (235) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	03	23.759 (256) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	05	37.416 (403) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	06	34.859 (375) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	07	34.832 (375) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–
	08	35.597 (383) Balcony 露台: – (-) Utility Platform 工作平台: – (-)	–	–	–	–	–	–	–	–	–	–

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
7/F – 12/F, 15/F – 23/F & 25/F – 32/F 7樓至12樓、 15樓至23樓及 25樓至32樓	09	35.417 (381) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-
	10	35.573 (383) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-
	11	36.103 (389) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-
	12	22.454 (242) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-
	15	21.867 (235) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-
	16	22.053 (237) Balcony 露台：-(-) Utility Platform 工作平台：-(-)	-	-	-	-	-	-	-	-	-	-

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成該物業的一部分的範圍內的其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。







13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT


發展項目中的停車位的樓面平面圖

GROUND FLOOR PLAN
地下平面圖



Numbers, Dimensions and Areas of Parking Spaces on Ground Floor
地下的車位數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimension per Parking Space (L x W) (m.) 每個車位的尺寸 (長 x 闊) (米)	Area per Parking Space (sq. m.) 每個車位的面積 (平方米)
 Residential Carparking Space 住客停車位	4	5.0 x 2.5	12.5
 Residential Accessible Carparking Space 住客暢通易達停車位	1	5.0 x 3.5	17.5
 Visitors' Carparking Space 訪客停車位	2	5.0 x 2.5	12.5
 Visitors' Light Goods Vehicles Carparking Space 訪客輕型貨車停車位	1	7.0 x 3.5	24.5
 Loading and Unloading Space (Goods Vehicles) 上落貨停車位 (貨車)	1	7.0 x 3.5	24.5
 Loading and Unloading Space (Ambulance) 上落客停車位 (救護車)	1	9.0 x 3.0	27.0

 Boundary of the Development
發展項目的界線

Scale 比例: 0 5 10M(米)

14 SUMMARY OF PRELIMINARY LEASE AGREEMENT

臨時租賃合約的摘要

- 1) A preliminary deposit of 10% of the entry contribution is payable on the signing of the Preliminary Lease Agreement (the “Preliminary Agreement”);
- 2) If the Tenant fails to execute the Lease and Service Agreement on the specified date after the date on which the tenant enters into the Preliminary Agreement –
 - (i) this Preliminary Agreement is terminated
 - (ii) the Preliminary Deposit paid by the Tenant is forfeited to the Landlord ; and
 - (iii) the Landlord does not have any further claim against the Tenant for the failure.

- 1) 在簽署臨時租賃合約（該“臨時合約”）時須繳付款額為租住權費之10%的臨時訂金；
- 2) 如租戶沒有於訂立臨時合約的日期之後的指定日期簽立租契及服務協議 –
 - (i) 本臨時合約即告終止；
 - (ii) 租戶繳付的臨時訂金，即被沒收歸於業主；及
 - (iii) 業主不得就租戶沒有簽立租契及服務協議，而對租戶提出進一步申索。

15 SUMMARY OF DEED POLL

分劃契據的摘要

1. The Building (as defined in the Deed Poll) is situated on Hung Hom Inland Lot No.552 (the “Land” or “land”) at No.8 Lee Kung Street, Hung Hom, Kowloon, Hong Kong and known as Blissful Place (the “Building”).

2. The Land was granted by the Government of the Hong Kong Special Administrative Region (the “Government”) to Hong Kong Housing Society (the “Developer”) under an Agreement and Conditions of Grant by Private Treaty dated 3 December 2018 and registered in the Land Registry as New Grant No.20330 (the “Land Grant”) for a term of 50 years commencing from 3 December 2018.

3. The Building consists, amongst other things, of residential units, a residential care home and various Supporting Facilities (as defined in the Land Grant) as may be required or approved pursuant to Special Condition No. (5) under the Land Grant.

4. The Developer has executed the Deed Poll for the purpose of setting out different parts of the Building on the Plan(s) as referred to and defined in the Deed Poll (the “Plan(s)”).

5. Estate Common Areas

The “Estate Common Areas” shall include those parts of the Building shown coloured yellow (Y) on the Plans for identification purpose.

6. Flat

The “Flat” means a residential unit in the Building (each is marked “FLAT” and coloured pink (P) on the Plans), including (without limitation):

- (a) all additions and improvements to the residential unit;
- (b) all fixtures in the residential unit whether or not originally fixed to it except any fixture installed by the tenant or occupier thereof that can be removed from the residential unit without defacing it;
- (c) the finishes applied to the interior of external walls and structural elements but not any other part of the external walls or structural elements;
- (d) the floor finishes but nothing below them;
- (e) the ceiling finishes but nothing above them;
- (f) any non-load-bearing internal walls wholly inside the residential unit;
- (g) the inner half of the internal non-load-bearing walls dividing the residential unit from other parts of the Building;
- (h) the doors and windows and door and window frames; and
- (i) system, equipment, plant, machinery, facility or conduits in Building that solely serve the residential unit but does not include anything which forms part of the nurse bell, fire-fighting and detection and door phone systems of the Building.

7. Medical Centre

The “Medical Centre” shall include those parts of the Building shown coloured brown (B) on the Plans for identification purpose.

8. Parking Common Parts

The “Parking Common Parts” shall include those parts of the Building shown coloured orange (O) on the Plans for identification purpose.

9. Parking Spaces

The “Parking Spaces” means, collectively, all of the parking spaces shown coloured light pink (LP) on the Plans for identification purpose.

10. Plant Room Related To Air-Conditioning

The “Plant Room Related To Air-Conditioning” shall include those parts of the Building shown coloured grey (GY) on the Plans for identification purpose serving the Building except the Parking Spaces and the Parking Common Areas.

11. RCHE

The “RCHE” shall include those parts of the Building shown coloured red (R) on the Plans for identification purpose.

12. Rehab Centre

The “Rehab Centre” shall include those parts of the Building shown coloured violet (V) on the Plans for identification purpose.

13. Residential Common Areas

The “Residential Common Areas” shall include those parts of the Building shown coloured indigo (I) on the Plans for identification purpose.

14. Sky Garden

The “Sky Garden” shall include those parts of the Building shown coloured light blue (LB) on the Plans for identification purpose limited to be used by (i) the tenants of the Senior Citizen Residences Scheme; (ii) the residents of the RCHE and (iii) any occupiers as permitted by Developer.

15. Allocation of Management Shares

The “Management Shares” are allocated to different parts of the Building as follows:

Part(s) of the Building	Management Shares
(i) 144 Studio Flats (19 – 21 management shares each)	2,832
(ii) 168 One Bedroom Flats (31 – 33 management shares each)	5,330
(iii) RCHE	1,506
(iv) Rehab Centre	127
(v) Medical Centre	93
(vi) Parking Spaces	55
Total Management Shares:	9,943

Note:

For full details, please refer to the latest draft of the Deed Poll which is free for inspection during open hours at the leasing office and on the website designated by the Landlord for the Development. A copy of the latest draft Deed Poll is available upon request and payment of the necessary photocopying charges.

15 SUMMARY OF DEED POLL

分劃契據的摘要

1. 該大廈(定義見分劃契據)位於香港九龍紅磡利工街8號的紅磡內地段第552號(「土地」)並稱為豐頤居(「大廈」)。
2. 該土地乃香港特別行政區政府(「政府」)根據日期為2018年12月3日並在土地註冊處登記為新批地文件第20330號的《私人協約之協議及條件》(「批地文件」)批予香港房屋協會(「發展商」)，批租年期由2018年12月3日起計50年。
3. 大廈包括(其中有)住宅單位、安老院及根據批地文件特別條款第(5)條可能需要或批准的各種配套設施(定義見批地文件)。
4. 發展商已訂立分劃契據，旨在分劃大廈的不同部分並在分劃契據內以之圖則列明及界定(「圖則」)。
5. 屋苑公用地方
「屋苑公用地方」應包括在圖則上以黃色(Y)顯示的大廈部分，以供識別用途。
6. 住宅單位
「住宅單位」指大廈內的一個住宅單位(每個住宅單位在圖則上以“FLAT”標示和粉紅色(P)顯示)，包括(但不限於)：
 - (a) 住宅單位的所有增建物和改善物；
 - (b) 住宅單位內的所有固定裝置，不論是否住宅單位的原固定裝置，除了租戶或佔用人安裝的任何固定裝置，該裝置可從住宅單位拆除而不會對其造成污損；
 - (c) 外牆和結構件內部的飾面，但不適用於外牆或結構件的任何其他部分；
 - (d) 地板飾面，但並非其下面的任何飾面；
 - (e) 天花板地板飾面，但並非其上面的任何飾面；
 - (f) 完全位於住宅單位內任何非承重內牆；
 - (g) 分隔住宅單位與大廈其他部分的內部非承重牆的內半截；
 - (h) 門窗和門窗框；及
 - (i) 大廈內僅服務於住宅單位的系統、設備、機械、機器、設施或管道，但不包括構成大廈的護士呼叫鐘、滅火及火警鐘及門鈴系統一部分的任何東西。
7. 醫護中心
「醫護中心」包括在圖則上以棕色(B)顯示的大廈該等部分，以供識別用途。
8. 停車場公用部分
「停車場公用部分」包括在圖則上以橙色(O)顯示的大廈該等部分，以供識別用途。
9. 停車位
「停車位」指在圖則上以淺粉色(LP)顯示的所有停車位，以供識別用途。

10. 空調機機房

「空調機機房」包括為大廈服務在圖則上以灰色(GY)顯示的大廈該等部分，以供識別用途，但停車位和停車場公用地方除外。

11. 安老院舍

「安老院舍」包括在圖則上以紅色(R)顯示的大廈該等部分，以供識別用途。

12. 康復中心

「康復中心」包括在圖則上以紫色(V)顯示的大廈該等部分，以供識別用途。

13. 住宅公用地方

「住宅公用地方」包括在圖則上以靛藍色(I)顯示的大廈該等部分，以供識別用途。

14. 空中花園

「空中花園」包括在圖則上以淺藍色(LB)顯示的大廈該等部分，以供識別用途，僅限於(i)長者住宅計劃的租戶；(ii)安老院舍的住戶及(iii)發展商許可的任何佔用人使用。

15. 管理份數的分配

分配予大廈不同部分的「管理份數」如下：

大廈部分	管理份數
(i) 144個套房(每個19-21份管理份數)	2,832
(ii) 168個單間臥室單位(每個31-33份管理份數)	5,330
(iii) 安老院舍	1,506
(iv) 康復中心	127
(v) 醫護中心	93
(vi) 停車位	55
管理份數總數：	9,943

註：

請查閱分劃契據之最新版本以了解全部詳情。分劃契據之最新版本可於租賃辦事處開放時間內及業主就該發展項目指定的互聯網網站免費查覽，而且可支付所需影印費用後取得分劃契據之最新版本的副本。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is situated on Hung Hom Inland Lot No.552 (the “Lot” or “lot”) at No.8 Lee Kung Street, Hung Hom, Kowloon, Hong Kong.

2. The Lot was granted by the Government of the Hong Kong Special Administrative Region to Hong Kong Housing Society (the “Grantee”) under an Agreement and Conditions of Grant by Private Treaty dated 3 December 2018 and registered in the Land Registry as New Grant No.20330 (the “Land Grant”) for a term of 50 years commencing from 3 December 2018.

3. Building Covenant

Special Condition No.(4)

“The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2024*”

4. User

Special Condition No.(5)

“(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for :

- (i) private residential purposes for the Senior Citizen Residential Units as defined in Special Condition No.(6) hereof together with such supporting facilities as may be required in writing by the Secretary for Transport and Housing (hereinafter referred to as “the Secretary”) or approved in writing by the Director (such supporting facilities are hereinafter collectively referred to as “the Supporting Facilities”); and
 - (ii) the purposes of the RCHE as defined in Special Condition No.(7)(a) hereof.
- (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following :
- (i) in respect of the lowest three floors, for any or all of the purposes as referred to in sub-clause (a) of this Special Condition provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
 - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes for the Senior Citizen Residential Units (excluding the Supporting Facilities) or the RCHE, or any combination thereof; and
 - (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for (I) the Supporting Facilities or; (II) subject to the prior written consent of the Director, for the purposes of the other facilities in support of the operation of the residential care home as may be approved in writing by the Director of Social Welfare as referred to in Special Condition No.(7)(a); or (III) for the purposes of both (I) and (II) of this sub-clause. For the avoidance of doubt, the purposes of (II) of this sub-clause shall not include residential purposes.
- (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition No.(23) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b)(i) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.
- (d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors shall be final and binding on the Grantee.”

5. Senior Citizen Residential Units

Special Condition No.(6)

- “(a) The private residential units erected or to be erected on the lot or any part thereof for the purposes referred to in Special Condition No.(5)(a)(i) hereof (hereinafter referred to as “the Senior Citizen Residential Units”) shall not be used, occupied and enjoyed by any persons other than designated categories of elderly persons selected in accordance with the application procedures and eligibility criteria approved by the Secretary (hereinafter referred to as “the Selected Tenants”).
- (b) Notwithstanding sub-clause (a) of this Special Condition, such other persons as may be selected by the Grantee in accordance with the application procedures and eligibility criteria approved by the Secretary may be permitted to use, occupy and enjoy the Senior Citizen Residential Units together with the Selected Tenants. For the avoidance of doubt, such other persons as permitted under this sub-clause shall not have any interest or right whatsoever in the lot or in the Senior Citizen Residential Units or in this Agreement.”

6. Provision of the RCHE, User of the RCHE and Number of Bed Spaces

Special Condition No.(7)

- “(a) The Grantee shall erect, construct, provide and maintain within the lot a residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance (Cap.459), any regulations made thereunder and any amending legislation, with such other facilities in support of the operation of the said residential care home as may be approved in writing by the Director of Social Welfare (the said residential care home and other facilities in support are hereinafter collectively referred to as “the RCHE”). For the purpose of this Special Condition, the decision of the Director of Social Welfare as to what constitutes other facilities in support of the operation of the said residential care home shall be final and binding on the Grantee.
- (b) The RCHE shall not be used for any purpose other than as the RCHE and shall not be used, occupied and enjoyed by any persons other than designated categories of elderly persons selected in accordance with the application procedures and eligibility criteria approved by the Director of Social Welfare.
- (c) The total number of bed spaces provided within the RCHE shall be approved by the Director of Social Welfare subject to a minimum number of 58. For the purpose of this Special Condition, the decision of the Director of Social Welfare as to what constitutes a bed space shall be final and binding on the Grantee.”

7. Type of Building

Special Condition No.(8)

“No building or buildings shall be erected on the lot except a building or building which shall in all respects be in compliance with these Conditions. Without prejudice to the generality of the foregoing, the building or buildings erected or to be erected on the lot (other than the RCHE) shall be erected, constructed, provided and maintained in all respects to the satisfaction of the Secretary, and the RCHE shall be erected, constructed, provided and maintained in all respects to the satisfaction of the Director of Social Welfare.”

8. Commence to Operate

Special Condition No.(9)

- “(a) The Grantee shall on or before a date specified or to be specified in writing by the Secretary open and commence to operate and shall, throughout the term hereby agreed to be granted, continue to operate the Supporting Facilities on a scale, in a manner and in all respects to the satisfaction of the Secretary and in accordance with all Ordinances, any regulations made thereunder and any amending legislation. For the purpose of this Special Condition, the date specified or to be specified in writing by the Secretary shall in no event earlier than the 30th day of June 2024.
- (b) The Grantee shall on or before the 30th day of June 2025* open and commence to operate and shall, throughout the term hereby agreed to be granted, continue to operate the RCHE for the purposes specified in Special Condition No.(7) hereof on a scale, in a manner and in all respects to the satisfaction of the Director of Social Welfare and in accordance with all Ordinances, any regulations made thereunder and any amending legislation.”

9. Cessation or Diminution of User

Special Condition No.(10)

- “(a) The Grantee acknowledges that the lot is granted on the terms and for the purposes set out in these Conditions, and agrees that throughout the term hereby agreed to be granted, the lot shall be used in accordance with these Conditions.
- (b) The Grantee agrees that it shall be a breach of Special Condition No.(9) hereof and this Special Condition if, at any time during the term hereby agreed to be granted, the Director is of the opinion that the lot or any part thereof or any building or structure or part of any building or structure thereon has ceased to be used for the purposes specified in Special Condition No.(5) hereof (as to which, and without prejudice to the rights of the Director under this Special Condition, the non-user of the lot or any part thereof for the purposes specified in Special Condition No.(5) hereof for a total period of six calendar months shall be conclusive evidence) or the extent of the user of the lot or any part thereof or any building or structure or part of any building or structure thereon for the purposes specified in Special Condition No.(5) hereof has so diminished to the extent that the lot or any part thereof is, in the opinion of the Director, either not being used or adequately used for the purposes for which it is granted; and it shall be lawful for the Government to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, structures, erections and works thereon without notice, whether under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap.126), any regulations made thereunder and any amending legislation, or at common law, or otherwise. Upon the exercise of this power by the Government, the rights of the Grantee under this Agreement shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of any of these Conditions, and the Grantee shall not be entitled to any refund of the premium paid by him or any part thereof or to any payment or compensation whatsoever whether in respect of the value of the lot or any part thereof or any building or buildings, structure or structures, erection or erections and works thereon or part of any such building or buildings, structure or structures, erection or erections and works or any amount expended by the Grantee in the preparation, formation or development of the lot or any part thereof or otherwise.
- (c) The Grantee hereby acknowledges and agrees that for the purpose of this Special Condition, the opinion of the Director shall be unfettered, conclusive and binding on the Grantee.”

10. Submission of Accounts

Special Condition No.(11)

- “(a) The Grantee shall, commencing from the date of a temporary Occupation Permit or an Occupation Permit (whichever is the earlier) issued by the Building Authority in respect of the building or buildings erected or to be erected on the lot (the said date is hereinafter referred to as “the Date”) and in each year, submit or cause to be submitted to the Secretary a complete statement of the accounts on the operation of the said building or buildings erected or to be erected on the lot (other than the RCHE) audited by an auditor approved by the Secretary. Such statement shall cover the financial year to which it relates and shall be audited and submitted not later than six calendar months from the end of the financial year to which it relates.
- (b) The Grantee shall, commencing from the Date and in each year, submit or cause to be submitted to the Director of Social Welfare a complete statement of the accounts on the operation of the RCHE audited by an auditor approved by the Director of Social Welfare. Such statement shall cover the financial year to which it relates and shall be audited and submitted not later than six calendar months from the end of the financial year to which it relates.
- (c) For the purpose of this Special Condition, “financial year” means the period of 12 calendar months commencing from the 1st day of April of each year and ending on the 31st day of March of the succeeding year, save that the first of such financial year shall commence from the Date and end on the 31st day of March of the next following year.”

11. No Distribution of Surplus Income

Special Condition No.(12)

- “(a) There shall be no distribution of any surplus income derived surplus income from the operation of the building or buildings erected or to be erected on the lot (other than the RCHE). All surplus income, if any, derived from the operation of the building or buildings erected or to be erected on the lot (other than the RCHE) shall be used for the improvement or expansion of the services and facilities of the building or buildings erected or to be erected

on the lot (other than the RCHE) or transferred to a reserve account of the building or buildings erected or to be erected on the lot (other than the RCHE) for meeting operation deficits in the succeeding years or for such other purposes as the Secretary may at his sole discretion direct.

- (b) There shall be no distribution of any surplus income derived from the operation of the RCHE. All surplus income, if any, derived from the operation of the RCHE shall be used for the improvement or expansion of the services and facilities of the RCHE or transferred to a reserve account of the RCHE for meeting operation deficits in the succeeding years or for such other purposes as the Director of Social Welfare may at his sole discretion direct.”

12. Development Conditions, Compliance with Town Planning Ordinance, Total Gross Floor Area, No Guarantee, Height, Number of Senior Citizen Residential Units, Design and Disposition

Special Condition No.(13)

“Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof :

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation;
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance (Cap.131), any regulations made thereunder and any amending legislation;
- (c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 9,103 square metres and shall not exceed 15,172 square metres;
- (ii) of the total gross floor area specified in sub-clause (c)(i) of this Special Condition, the total gross floor area of any building or part of any building erected or to be erected on the lot designed and intended to be used for the purposes referred to in Special Condition No.(5)(a)(i) hereof shall not exceed 12,643 square metres;
- (iii) of the total gross floor area specified in sub-clause (c)(i) of this Special Condition, the total gross floor area of any building or part of any building erected or to be erected on the lot designed and intended to be used as the RCHE shall not be less than 1,323 square metres; and
- (iv) the Grantee expressly agrees and accepts that the Government does not guarantee that the maximum gross floor areas stipulated in sub-clauses (c)(i) and (c)(ii) of this Special Condition can be attained and that no claim whatsoever shall be made against the Government in the event that the said maximum gross floor areas cannot be attained.
- (d) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 110 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Grantee of any premium and administrative fee as shall be determined by the Director, approve, provided that :
- (i) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and
- (ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(39)(b)(i)(II) hereof;
- (e) the total number of the Senior Citizen Residential Units provided within the lot shall not be less than 290 and shall not exceed 320. For the purpose of this Special Condition, the decision of the Director as to what constitutes a Senior Citizen Residential Unit shall be final and binding on the Grantee; and
- (f) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation.”

13. Recreational Facilities

Special Condition No.(15)

- “(a) The Grantee may erect, construct and provide the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Recreational Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Recreational Facilities shall also be subject to the prior written approval of the Director. Subject to Special Condition No.(39)(c) hereof, the Recreational Facilities will not be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No.(13)(c) hereof.
- (b) In the event that any part of the Recreational Facilities are provided in accordance with the provisions of sub-clause (a) of this Special Condition :
- the Grantee shall at his own expense maintain the Recreational Facilities in good and substantial repair and condition and shall operate the Recreational Facilities to the satisfaction of the Director; and
 - the Recreational Facilities shall only be used by the residents of the Senior Citizen Residential Units and their bona fide visitors and by no other person or persons.”

14. Landscaping

Special Condition No.(17)

- “(a) The Grantee 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) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (ii) Not Less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (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.
- (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.
- (iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.
- (c) The Grantee shall at his own expense landscape 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 Grantee 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.”

15. Office Accommodation for Watchmen and Caretakers

Special Condition No.(18)

- “(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions :
- such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
 - such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
 - the location of any such accommodation shall first be approved in writing by the Director.
- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No.(13)(c) hereof, subject to Special Condition No.(39)(c) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below :
- 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;

- 5 square metres for every 50 Senior Citizen Residential Units or part thereof erected or to be erected on the lot, or 5 square metres for every block of building erected or to be erected for the Senior Citizen Residential Units on the lot, whichever calculation provides the greater floor area of such accommodation.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

- In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Grantee.”

16. Quarters for Watchmen and Caretakers

Special Condition No.(19)

- “(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions :

- such quarters shall be located in one of the blocks of the Senior Citizen Residential Units erected on the lot or in such other location as may be approved in writing by the Director; and
- such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No.(13)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.”

17. Restrictions on Alienation, Letting of Senior Citizen Residential Units to Selected Persons, Letting of Premises other than Senior Citizen Residential Units etc. and Building Mortgage Permitted

Special Condition No.(20)

- “(a) Save and except as provided in sub-clauses (b) and (c) of this Special Condition, the Grantee shall not sell, assign, charge, mortgage, demise, underlet, part with the possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do.

- (b) (i) The Grantee shall underlet or agree to underlet the Senior Citizen Residential Units in any building or buildings erected or to be erected on the lot on such terms and conditions and in such form and for such consideration as may be approved or required from time to time by the Secretary to the Selected Tenants. The term of such underletting of each Senior Citizen Residential Unit shall be for the residual term of years hereby agreed to be granted less the last seven days thereof provided that the underletting shall absolutely cease and determine immediately upon the death of the last surviving underlessee of such Senior Citizen Residential Unit.

- Notwithstanding sub-clause (b)(i) of this Special Condition, the Grantee shall not underlet or agree to underlet the Senior Citizen Residential Units pursuant to sub-clause (b)(i) of this Special Condition without the prior consent in writing of the Secretary and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him) unless and until the Grantee has obtained an Occupation Permit issued by the Building Authority under the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation, in respect of all building or buildings erected on the lot in accordance with these Conditions.

- The Grantee may underlet subject to the residual of the term of years hereby agreed to be granted less the last seven days thereof any premises in any building erected or to be erected on the lot other than the Senior Citizen Residential Units, the Recreational Facilities and the parking spaces and the loading and unloading spaces referred to in Special Conditions Nos.(23)(a)(ii), (23)(a)(iii), (23)(a)(iv) and (23)(c) hereof for any renewable term (including the term so renewed) or non-renewable term not exceeding 10 years, and subject to obtaining the prior consent from the Secretary, underlet any premises in any building erected or to be erected on the lot other than the Senior Citizen Residential Units, the Recreational Facilities and the parking spaces and the loading and unloading spaces referred to in Special Conditions Nos.(23)(a)(ii), (23)(a)(iii), (23)(a)(iv) and (23)(c) hereof for any renewable term (including the term so renewed) or non-renewable term exceeding 10 years.

- (c) The Grantee may mortgage or charge the lot or any part thereof or any interest therein only for the sole purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one :
- (i) whereby the lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance (Cap.155), any amendment thereto or substitution therefor, to secure monies (and interest thereon) advanced or to be advanced to the Grantee for the purpose only of developing the lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose; and
 - (ii) under which such advances (in the case of work done) are to be made to the Grantee only in amounts to be certified from time to time by the authorized person (appointed by the Grantee under the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation, for the development of the lot) as having been incurred by the Grantee for the development of the lot.”

18. Resumption

Special Condition No.(22)

“The Government shall have full power to resume, re-enter upon and retake possession of all or any part of the lot if required for the improvement of Hong Kong or for any other public purpose whatsoever (as to which the decision of the Chief Executive of Hong Kong shall be conclusive), twelve calendar months’ notice being given to the Grantee of its being so required, and upon the exercise of this power the Grantee’s tenancy of the land so resumed shall cease, determine and be void, and the Grantee shall on the expiration of the said notice quit and deliver up possession of the land so resumed and the buildings thereon. Upon the exercise of this power there shall be paid by the Government to the Grantee the following compensation only :

- (a) in respect of the land resumed :

one fiftieth-of such amount as in the opinion of the Director has been reasonably expended by the Grantee on the site formation works of the said land, multiplied by the number of complete years in the portion of the said term unexpired at the date of resumption;
- (b) in respect of any building or buildings or part of any building or buildings lawfully erected on the land resumed, such sum as the Director shall on a fair and impartial valuation certify to be the market value as at the date of resumption of the said building or buildings or part thereof, but assuming that the economic life and value of the building or buildings or part thereof shall have been completely exhausted not later than the end of the said term PROVIDED ALWAYS :
 - (i) that in the event of the Government having made a financial contribution of 100% towards the cost of construction, addition to or improvement of the building or buildings or parts thereof then no compensation shall be payable in respect of the said construction, addition to or improvement as the case may be of such building or buildings or parts thereof resumed,
 - (ii) subject to sub-clause (b)(i) of this Special Condition that in the event of the Government having made a financial contribution of less than 100% towards the cost of construction, addition to or improvement of the building or buildings or parts thereof then there shall be deducted from the sum certified in this sub-clause (b), a separate amount in respect of the construction of or any addition to or improvement of the building or buildings or parts thereof which shall be calculated according to the equation set out hereunder :

$$S = \frac{X}{X + Y} \times Z$$

- where
- S = the amount to be deducted from the sum certified in this sub-clause (b)
 - X = the financial contribution made by the Government towards the cost of construction, addition to or improvement of the building or buildings or parts thereof resumed
 - Y = the sum which in the opinion of the Director has been reasonably expended by the Grantee at the material time or times towards the cost of construction, addition to or improvement of the building or buildings or parts thereof resumed
 - Z = the sum certified in this sub-clause (b).”

19. Parking, Loading and Unloading Requirements and Parking Spaces for the Disabled Persons

Special Condition No.(23)

- “(a) The Grantee shall provide and maintain within the lot to the satisfaction of the Director :
- (i) four spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise. Each of the spaces so provided shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres;
 - (ii) notwithstanding sub-clause (a)(i) of this Special Condition, three additional spaces shall be provided within the lot for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services. Of the spaces provided in this sub-clause (a)(ii),
 - (I) two spaces each measuring 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres shall be provided for the parking of private cars; and
 - (II) one space measuring 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres shall be provided for the parking of light goods vehicles;
 - (iii) one loading and unloading space measuring 3.0 metres in width and 9.0 metres in length with a minimum headroom of 4.1 metres for the loading and unloading of ambulance; and
 - (iv) one loading and unloading space measuring 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres for the loading and unloading of goods vehicles.

For the purpose of these Conditions, “motor vehicle”, “private car”, “light goods vehicle” and “goods vehicle” shall be as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation.

- (b) The loading and unloading spaces so provided under sub-clauses (a)(iii) and (a)(iv) of this Special Condition shall not be used for any purpose other than for the purposes set out in sub-clause (a)(iii) and (a)(iv) of this Special Condition respectively.
- (c)
 - (i) The Grantee shall provide such number at such dimensions of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation (which spaces to be so provided are hereinafter referred to as “the Parking Spaces for the Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so provided.
 - (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (d) For the purpose of this Special Condition, “residents” shall mean the residents of both the Senior Citizen Residential Units and the RCHE.”

20. Damages to Services

Special Condition No.(32)

“The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be

made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

21. Noise Impact Assessment

Special Condition No.(34)

- “(a) Except with the prior written consent of the Director of Environmental Protection that a noise impact assessment (hereinafter referred to as “the NIA”) shall not be required, the Grantee shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval the NIA on the development of the lot. The NIA shall identify all adverse noise impacts on the development of the lot and contain proposals for appropriate noise mitigation measures (hereafter referred to as “Noise Mitigation Measures”).
- (b) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as “the Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.
- (c) Subject to sub-clause (a) of this Special Condition, no building works (other than ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director. For the purpose of these Conditions, “ground investigation” shall be as defined in the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation.”

22. Noise Barrier

Special Condition No.(35)

“In the event the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any portion of the adjoining Government land (hereinafter referred to as “the Noise Barrier”), the following conditions shall apply :

- (a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance (Cap.123), any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director. If temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier. Except with the prior written consent of the Director, the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;

- (f) subject to the prior approval of the Director, the Grantee and his contractors, workmen or any other persons authorized by him shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim for compensation or otherwise shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice. Upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfilment of any of the Grantee’s obligations under this Special Condition, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand the cost of such works;
- (k) the Grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;
- (l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee’s obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Grantee shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.”

23. Sewerage Impact Assessment

Special Condition No.(36)

- “(a) Except with the prior consent of the Director of Environmental Protection that a sewerage impact assessment (hereinafter referred to as “the SIA”) shall not be required, the Grantee shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval the SIA containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

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- (b) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director of Environmental Protection carry out and implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) Subject to sub-clause (a) of this Special Condition, no building works (other than ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition Nos.2 and 3 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any cost, damage or loss."

24. Air Sensitive Uses

Special Condition No.(37)

"Notwithstanding the user restriction stipulated in Special Condition No.(5) hereof, except with the prior written consent of the Director of Environmental Protection, no air sensitive uses or fresh air intake of air-conditioning system of the RCHE and the Recreational Facilities shall be erected, constructed or provided below 26.5 metres above the Hong Kong Principal Datum. For the purposes of this Special Condition, the decision of the Director of Environmental Protection as to what constitutes air sensitive uses shall be final and binding on the Grantee."

25. No Grave or Columbarium Permitted

Special Condition No.(40)

"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."

Notes:

1. Reference is made to the Letter of Extension of Building Covenants dated 14 September 2020 and issued by the District Lands Office, Kowloon West, Lands Department to Hong Kong Housing Society.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the leasing office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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批地文件的摘要

1. 發展項目位於香港九龍紅磡利工街8號的紅磡內地段第552號(「地段」)。

2. 該土地乃香港特別行政區政府根據日期為2018年12月3日並在土地註冊處登記為新批地文件第20330號的《私人協約之協議及條件》(「批地文件」)批予香港房屋協會(「承批人」)，批租年期由2018年12月3日起計50年。

3. 建築規約

特別條款第(4)條

「承批人須發展該地段，全面遵照本文件和目前或任何時間在香港生效的所有有關建築、衛生及規劃條例、附例和規例，在該地段上建造一座或多座建築物，並於2024年12月31日*或之前竣工且可供佔用。」

4. 用途

特別條款第(5)條

「(a) 除本特別條款(b)款的規定外，該地段或其任何部分或在其上已建或擬建的任何建築物或任何建築物部分，除以下目的外，不得用作任何其他用途：

- (i) 本文件特別條款第(6)條款所界定的長者住宅單位的私人住宅用途以及運輸及房屋局局長(以下簡稱「局長」)以書面形式要求或經署長書面批准的配套設施(該等配套設施以下統稱為「配套設施」)；及
- (ii) 本文件特別條款第(7)(a)條所界定的安老院舍之用途。

(b) 該地段或在其上已建或擬建的任何建築物或任何建築物部分，除以下目的外，不得用作任何其他用途：

- (i) 最低三層用作本特別條款(a)款所述的任何用途。但是為免存疑，就本特別條款而言，地庫層(如已興建)須算作一層而不論其大小或樓面面積，而有關任何地庫層的用途還須受本特別條款(b)(iii)款進一步限制；
- (ii) 其他樓層(若有超過三層地庫層，不包括最低三層之上的一層或多層地庫層(如已興建))作用於長者住宅單位的私人住宅用途(不包括配套設施)或安老院舍或其任何組合；及
- (iii) 至於任何地庫層(如已興建)(不論是最低三層樓的其中一層或最低三層樓之上的一層地庫層)則作用於(I)輔助設施或；(II)經署長事先書面同意，作為支持特別條款第(7)(a)條所述由社會福利署署長書面批准的安老院舍運作或其他設施的用途；或(III)為本款(I)和(II)的用途。為免存疑，本款(II)的用途不包括住宅用途。

(c) 根據本文件特別條款第(23)條提供僅用作泊車、上落客貨車位的地方或機房或兩者的任何樓層不得算作本特別條款(b)(i)款所指的其中一層。署長就某一層是否僅用作本款的准許用途所作的決定為最終決定並對承批人有約束力。

(d) 就本特別條款而言，署長就一層或多層的定義所作的決定為最終決定並對承批人有約束力。」

5. 長者住宅單位

特別條款第(6)條

「(a) 為了本文件特別條款第(5)(a)(i)條所述用途在該地段上已建或擬建的私人住宅單位(以下簡稱「長者住宅單位」)僅供根據局長批准的申請程序和資格標準選定的指定類別的長者(以下簡稱「選定租戶」)使用、佔用及享用，其他人士不能使用。

(b) 儘管有本特別條款(a)款的規定，承批人按局長批准的申請程序和資格標準選擇的其他人士，可獲准與選定租戶共同使用、佔用及享受長者住宅單位。為免存疑，本款允許的其他人士在該地段或長者住宅單位或本協議中不享有任何利益或權利。」

6. 安老院舍、安老院舍用戶及床位數目的規定

特別條款第(7)條

「(a) 承批人須在該地段內興建、建造、提供及維護《安老院條例》(第459章)、根據該條例制定的任何規例及任何修訂法例所界定的安老院，連同經社會福利署署長書面批准的其他支援該安老院營運的設施(該安老院及其他支援設施以下統稱「安老院舍」)。就本特別條款而言，社會福利署署長就支持上述安老院營運的其他設施的定義所作的決定為最終決定並對承批人有約束力。」

(b) 安老院舍不得用作安老院舍以外的任何用途，並僅供根據社會福利署署長批准的申請程序和資格標準選定的指定長者類別的人士使用、佔用及享用，其他人士不能使用。

(c) 安老院舍內提供的床位總數須經社會福利署署長批准，但最少數目為58個床位。本特別條款而言，社會福利署署長就床位的定義所作的決定為最終決定並對承批人有約束力。」

7. 建築類別

特別條款第(8)條

「在該地段上建造的一座或多座建築物必須在所有方面均符合本文件的規定。在不損害上述一般適用範圍下，在該地段上已建或擬建的任何建築物(安老院舍除外)必須在各方面按局長滿意的方式興建、建造、提供及維護和安老院舍必須按社會福利署署長滿意的方式興建、建造、提供及維護。」

8. 開始運營

特別條款第(9)條

「(a) 承批人應在局長書面指定或將指定的日期或之前開業及開始運營，並須按所有條例、根據該條例訂立的任何規例及任何修訂法例在本文協定的整個批租期內，繼續以一定規模運營配套設施，在各方面令局長滿意。就本特別條款而言，局長書面指定或將指定的日期不得早於2024年6月30日。

(b) 承批人須於2025年6月30日*或之前開業及開始營運，並按照所有條例、根據該條例訂立的任何規例及任何修訂法例在本文協定的整個批租期內，以特別條款第(7)條所指明的目的、規模、方式繼續營運安老院舍，在各方面均令社會福利署署長滿意。」

9. 用戶停止或減少

特別條款第(10)條

「(a) 承批人承認該地段是根據本文件中規定的條款和目的授予的，並同意在本文協定的整個批租期內，該地段應按照本文件使用。

(b) 承批人同意，如果在本文協定的整個批租期內，署長認為該地段或其任何部分或其上的任何建築物或構築物或任何建築物或構築物之部分已停止用於本文件特別條款第(5)條所指明的目的(在不損害署長在本特別條款的權利下，沒有使用該地段或其任何部分作本文件特別條款第(5)條所指明的目的總共六個月的時間應是決定性的證據)或減少使用該地段或其任何部分或其上的任何建築物或構築物或任何建築物或構築物之部分作本文件特別條款第(5)條所指明的目的，以致署長認為該地段或其任何部分沒有使用或充分使用作批地之目的，它即屬違反本文件特別條款第(9)條和本特別條款；政府可在沒有通知的情況下無論是否根據《政府土地權(重收及轉歸補救)條例》(第126章)、根據該條例制定的任何規例以及任何修訂法例或普通法或其他法律重收並接管該地段或其任何部分以及所有或任何建築物、構築物、架設物及工程。政府行使此項權力後，承批人在本協議項下的權利將完全終止及撤銷(如果重收某部分，則僅針對該部分)，但不損害政府就任何違反、不遵守或不履行本文件而提出的權利，補救措施及申索。承批人無權要求退還其已支付的地價或其任何部分或任何付款或補償無論是該地段或其任何部分或任何建築物或構築物、架設物及工程或任何建築物或構築物、架設物及工程之部分或承批人在準備、塑造或發展該地段或其任何部分或其他方面所花費的金額。

(c) 承批人在此承認並同意，就本特別條款而言，署長的意見不受約束、具有決定性並對受讓人有約束力。」

10. 提交賬目

特別條款第(11)條

「(a) 承批人須從建築事務監督就該地段上已建或擬建的一座或多座建築物發出臨時佔用許可證或佔用許可證(以較早者為準)的日期(上述日期以下簡稱「該日期」)起並在每年向局長提交或安排提交(安老院舍除外)一份由局長批准的核數師審計的完整賬目報表，說明該地段上已建或擬建的一座或多座建築物的運營情況，該報表應涵蓋與其相關的財政年度，並應在不遲於與其相關的財政年度結束後的六個月內進行審計和提交。

(b) 承批人須自該日期起每年向社會福利署署長提交或安排提交一份完整的安老院舍營運帳目報表，並由社會福利署署長批准的核數師審計。該報表應涵蓋與其相關的財政年度，並應在不遲於其相關財政年度結束後的六個月內進行審計和提交。

(c) 就本特別條款而言，「財政年度」指從每年的4月1日開始至次年3月31日終止的12個日曆月期間，除了第一個財政年度應從該日期開始至下一年的3月31日終止。」

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批地文件的摘要

11. 不能分配盈餘收入

特別條款第(12)條

- 「(a) 不能分配因經營在該地段上已建或擬建的一座或多座建築物(安老院舍除外)而產生的任何盈餘收入。經營該地段上已建或擬建的一座或多座建築物(安老院舍除外)所得的所有盈餘(如有)須用於改善或擴建已建或擬建的一座或多座建築物的服務和設施,或轉入已建或擬建的一座或多座建築物(安老院舍除外)的儲備賬戶,以應付往後年度的營運虧損或作署長可全權酌情指示的其他用途。
- (b) 不能分配安老院舍經營所得的任何盈餘收入。安老院舍營運所得的所有盈餘(如有)須用作改善或擴充安老院舍的服務及設施或轉入安老院舍的儲備賬戶,以應付往後年度的營運赤字或社會福利署署長可全權酌情指示的其他用途。」

12. 發展條件、符合城市規劃條例、總樓面面積、無保證、高度、長者住宅單位數目、設計及配置

特別條款第(13)條

- 「受制於本文件,在開發或重建(該術語僅指本文件一般條款第6條預期的重建工程)該地段或其任何部分時:
- (a) 在該地段上已建或擬建的任何一座或多座建築物,在各方面須符合《建築物條例》(第123章)、根據該條例訂立的任何規例及任何修訂法例;
- (b) 不得在該地段或其任何部分上或在本文件規定的地段以外的任何一個或多個區域上建造一座或多座建築物,亦不得開發或使用該地段或其任何部分或本文件所指明的地段以外的任何區域而在各方面均不符合《城市規劃條例》(第131章)、根據該條例訂立的任何規例及任何修訂法例的規定;
- (c) (i) 在該地段上已建或擬建的任何一座或多座建築物的總樓面面積不少於9,103平方米和不超過15,172平方米;
- (ii) 在本特別條款(c)(i)款規定的總樓面面積中,在該地段上已建或擬建設計和擬作本文件特別條款第(5)(a)(i)條所述用途的任何建築物或建築物的部分的總樓面面積不超過12,643平方米;
- (iii) 在本特別條款(c)(i)款規定的總樓面面積中,在該地段上已建或擬建設計和擬作安老院舍用途的任何建築物或建築物的部分的總樓面面積不超過1,323平方米;及
- (iv) 承批人明確同意並接受政府不保證能達到本特別條款(c)(i)和(c)(ii)款規定的最大總樓面面積,和如未能達到上述最大總樓面面積,不能向政府要求任何索賠。
- (d) 任何該地段上已建或擬建的建築物或其他構築物連同該建築物或構築物的任何增建物或固定物(如有)總數不能超過香港主水平基準面之上110米高度或署長在承批人支付署長決定的任何地價及行政費後可自行酌情批准的其他高度限制,但是:
- (i) 在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制,惟該屋頂構築物的設計、尺寸及佈局須使署長滿意;
- (ii) 署長在計算建築物或構築物的高度時可全權酌情排除本文件特別條款第(39)(b)(i)(II)條所提述的任何構築物或樓面面積;
- (e) 該地段內提供的長者住宅單位總數不少於290個和不超過320個。就本特別條款而言,署長就長者住宅單位的定義所作的決定為最終決定並對承批人有約束力;及
- (f) 在該地段上已建或擬建的任何一座建築物或多座建築物的設計及佈局須經署長書面批准,在取得其書面批准之前不能在該地段或其中任何部分展開建築工程(地盤平整工程除外)。就本特別條款而言,“建築工程”和“地盤平整工程”的定義見《建築物條例》(第123章)、根據該條例制定的任何規例以及任何修訂法例。」

13. 康樂設施

特別條款第(15)條

- 「(a) 經署長書面批准,承批人可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「康樂設施」),設施的類型、面積、設計、高度及配置亦須經署長的預先書面批准。受制於特別條款第(39)(c)條,康樂設施不列入計算本文件特別條款第(13)(c)條所提述的總樓面面積。
- (b) 如果根據本特別條款(a)款的規定提供康樂設施的任何部分:
- (i) 承批人須自費保養康樂設施處於良好的維修狀況,並以令署長滿意的方式營運康樂設施;和
- (ii) 康樂設施僅供長者住宅單位的住戶及其真正的訪客使用,不得由其他人使用。」

14. 景觀美化

特別條款第(17)條

- 「(a) 承批人須自費向署長呈交一份園藝圖並取得署長批准,該園藝圖須顯示將於該地段進行的園景工程的位置、佈局及平面圖,以符合本特別條款(b)款的要求
- (b) (i) 該地段不少於20%的面積須種植樹木、灌木或其他植物。
- (ii) 於署長自行酌情決定的位置或水平,在本特別條款(b)(i)款提及的20%面積當中提供不少於50%的面積(以下簡稱「綠化地」),讓行人可以見到或進入該地段的人士可前往綠化地。
- (iii) 署長就哪些由承批人建議的園景工程構成本特別條款(b)(i)款所指的20%面積所作的決定為最終決定並對承批人有約束力。
- (iv) 署長可自行酌情接納承批人建議的其他非植物裝飾取代種植樹木、灌木或其他植物。
- (c) 承批人須自費按核准的園藝圖在該地段提供園藝工程,在一切方面使署長滿意。未經署長書面批准,不能修訂、更改、改變、變更或替代核准園藝圖。
- (d) 承批人其後須自費保持及保養園藝工程,使其達至安全、清潔、井然、整齊及健康狀態,使署長滿意。」

15. 看守人和管理員的辦事處

特別條款第(18)條

- 「(a) 在符合以下條件下,可以在該地段內為看守人或管理員或兩者提供辦事處:
- (i) 署長認為該等處所對於該地段上已建或擬建的建築物的安全、保安和良好管理必不可少;
- (ii) 該等處所不能用作除該地段內長期聘用和必要時聘用的看守人或管理員或兩者的辦事處以外的任何用途;及
- (iii) 任何該等處所的地點須先經署長書面批准。
- (b) (i) 計算本文件特別條款第(13)(c)條規定的總樓面面積時,除本文件特別條款第(39)(c)條規定外,如不超過以下(I)或(II)中的較小者,則不將根據本特別條款(a)款在該地段內提供的處所列入計算:
- (I) 該地段上已建或擬建的建築物總樓面面積的0.2%;
- (II) 該地段上每50個長者住宅單位或其部分5平方米,或該地段上已建或擬建每座長者住宅單位大廈5平方米,以兩者中提供更大建築面積的處所為準。
- 任何超過上述(I)或(II)中較小者的總樓面面積均應計入該計算。
- (ii) 計算本特別條款(b)(i)(I)款所述該地段上已建或擬建的建築物總樓面面積時,不計算根據本文件在該地段上已建或擬建的建築物總樓面面積計算中排除的樓面空間,署長對此作出的決定為最終決定並對承批人有約束力。」

16. 看守人和管理員的宿舍

特別條款第(19)條

- 「(a) 在符合以下條件下,可以在該地段內為看守人或管理員或兩者提供宿舍:
- (i) 上述宿舍須設在該地段已建一座長者住宅單位大廈內或署長書面批准的其他位置;及
- (ii) 上述宿舍不能用作除該地段內長期聘用和必要時聘用的看守人或管理員或兩者的宿舍以外的任何用途。
- (b) 計算本文件特別條款第(13)(c)條所述的總樓面面積時,按本特別條款(a)款在該地段內提供的宿舍若不超過25平方米總樓面面積則不列入計算;而超過25平方米總樓面面積則應列入上述計算。」

17. 對轉讓、出租長者住宅單位給選定人士、出租長者住宅單位以外的處所及允許建築抵押的限制

特別條款第(20)條

- 「(a) 除本特別條款(b)和(c)款規定外,承批人不得出售、轉讓、抵押、抵押、轉讓、出租、放棄擁有或以其他方式處置該地段或其任何部分或其中的任何權益或其上的任何建築物或任何建築物的部分或為此訂立任何協議。」

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- (b) (i) 承批人須按照局長不時要求或批准的條款、條件、形式和代價分租或同意分租任何建築物中的長者住宅單位給選定租戶。各長者住宅單位的分租期限應為本文協定的批租期餘下年期減去最後七日，但在該長者住宅單位的最後一名尚存的承租人死亡後，該分租應立即終止及完結。
- (ii) 儘管有本特別條款(b)(i)款的規定，承批人不得根據本特別條款(b)(i)款分租或同意分租長者住宅單位，除非經局長事先書面同意並遵照他施加的任何條件(包括支付他可能要求的費用)和承批人已取得建築事務監督根據《建築物條例》(第123章)、根據該條例訂立的任何規例及任何修訂法例對按本文件在該地段已建的所有建築物發出的佔用許可證。
- (iii) 承批人可在本文協定的批租期餘下年期減去最後七日內分租該地段上已建或擬建的建築物內的任何處所(長者住宅單位除外)、本文件特別條款第(23)(a)(ii)、(23)(a)(iii)、(23)(a)(iv)及(23)(c)條所指的康樂設施、停車位及上落貨停車位，以可續期(包括如此續期的期限)或不可續期不超過10年為限，並在取得局長事先同意下，分租該地段上已建或擬建的建築物內的任何處所(長者住宅單位除外)、本文件特別條款第(23)(a)(ii)、(23)(a)(iii)、(23)(a)(iv)及(23)(c)條所指的康樂設施、停車位及上落貨停車位，以可續期(包括如此續期的期限)或不可續期超過10年期限。
- (c) 承批人可以按揭或抵押該地段或其任何部分或其中的任何權益，僅作為根據本文件開發該地段之目的，並只能通過建築按揭之形式進行。特此同意為此目的，建築按揭應為下列一項：
- (i) 該地段按揭或抵押根據《銀行業條例》(第155章)第16條、其任何修訂或替代條文獲授權的持牌銀行或註冊接受存款公司以取得或將取得貸項(及利息)給承批人，僅用於根據本文件開發該地段以及支付與該開發和抵押相關的法律和其他專業費用(前提是該等費用總額不超過抵押擔保總額的5%)，不得用於其他目的；及
- (ii) 由認可人士(由承批人根據《建築物條例》(第123章)、根據該條例訂立的任何規例及任何修訂法例就該地段的發展而委任)不時核證為承批人發展該地段所支出的款項向承批人發放預付款(就已完成工程而言)。」

18. 收回

特別條款第(22)條

「如果為了改善香港或為任何其他公共目的(香港行政長官的決定為最終決定)，政府有全權向承批人發出如此要求的十二個曆月通知後收回、重收和重新管有該地段的全部或任何部分，在行使此項權力後，承批人對如此收回的土地的租約即告終止、完結及無效，而承批人應於上述通知期滿後，放棄並交出如此收回的土地及其上的建築物的管有權。政府行使此項權力後，僅應向承批人支付以下補償：

(a) 關於收回的土地：

署長認為承批人已在該土地的地盤平整工程上合理支出的款額的五分之一乘以在收地日期時未屆滿的年期部分的完整年數；

(b) 對於收回土地上合法興建的任何建築物或任何建築物之部分，署長以公平和公正的估值證明收回土地當日該建築物或任何建築物之部分的市值金額，假設建築物或建築物之部分的經濟壽命和價值應在不遲於所述期限結束時完全耗盡但是：

(i) 如果政府對該建築物或建築物之部分的建造、增建或改進之費用提供了100%的財政捐助，則不會就收回該建築物或建築物之部分的建造、增建或改進(視情況而定)支付任何補償。

(ii) 除特別條款(b)(i)款規定外，如果政府對建築物的建造、增建或改進成本的財政捐助低於100%，則應從本(b)款核證的金額中扣除有關建築物或建築物之部分的建造、增建或改進的單獨金額，該金額應根據以下公式計算：

$$S = \frac{X}{X + Y} \times Z$$

其中 S = 從本(b)款中核證的金額中扣除的金額

X = 政府為建造、增建或改進已收回建築物或建築物之部分的費用作出的財政捐助

Y = 署長認為承批人在關鍵時間對建造、增建或改進已收回建築物或建築物之部分合理支出的金額

Z = 本(b)款核證的金額。」

19. 泊車、上落貨要求及傷殘人士停車位

特別條款第(23)條

「(a) 承批人須在該地段內提供和保持令署長滿意的下列停車位：

(i) 4個停車位，供停泊根據《道路交通條例》(第374章)、根據該條例訂立的任何規例及任何修訂法例領有牌照屬於該地段上已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請人的車輛，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途。每個停車位的面積必須為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 儘管有本特別條款(a)(i)款的規定，該地段內須提供3個額外停車位，供停泊根據《道路交通條例》(第374章)、根據該條例訂立的任何規例及任何修訂法例領有牌照屬於該地段上已建或擬建的建築物之住戶的真實來賓、訪客或被邀請人的車輛，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。在本(a)(ii)款提供的停車位中，

(I) 2個停車位，每個面積為2.5米闊及5.0米長，最低淨空高度為2.4米，供停泊私家車；及

(II) 1個停車位，面積為3.5米闊及7.0米長，最低淨空高度為3.6米，供停泊輕型貨車；

(iii) 1個上落客停車位，面積為3.0米闊及9.0米長，最低淨空高度為4.1米，供救護車上落客；及

(iv) 1個上落貨停車位，面積為3.0米闊及7.0米長，最低淨空高度為3.6米的，供貨車上落貨；

就本文件而言，“汽車”、“私家車”、“輕型貨車”及“貨車”的定義見《道路交通條例》(第374章)、根據該條例訂立的任何規例及任何修訂法例。

(b) 根據本特別條款(a)(iii)和(a)(iv)款提供的上落客貨停車位不得用於本特別條款(a)(iii)和(a)(iv)款列明的用途以外的任何用途。

(c) (i) 承批人須按建築事務監督可能要求及批准的尺寸提供停車位，供根據《道路交通條例》(第374章)、根據該條例訂立的任何規例及任何修訂法例界定的傷殘人士停泊車輛(如此提供的停車位在下文稱「傷殘人士停車位」)，但須提供至少一個上述停車位。

(ii) 傷殘人士停車位不得用作《道路交通條例》(第374章)、根據該條例訂立的任何規例及任何修訂法例界定的傷殘人士停泊屬於該地段上已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請人的車輛以外的任何用途，及特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(d) 就本特別條款而言，「住戶」指長者住宅單位和安老院舍的住戶。」

20. 損壞服務

特別條款第(32)條

「承批人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分或其任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。承批人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承批人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。承批人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或該等服務造成的任何損壞、干擾或阻塞(除了明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，承批人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承批人未能對該地段或其任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承批人須在要求時向政府支付該等工程的費用。」

21. 噪音影響評估

特別條款第(34)條

「(a) 除非經環境保護署署長事先書面同意不需要進行噪音影響評估(以下簡稱「噪音影響評估」)，否則承批人應在本協議日期起計六個曆月(或署長可能批准的其他期間)內自費提交或安排提交給署長審批開發該地段的噪音影響評估，在各方面令署長滿意。噪音影響評估應列出開發該地段的一切不利的噪音影響和建議採取適當的噪音緩解措施(以下簡稱「噪音緩解措施」)。」

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- (b) 承批人須自費在署長規定的時限內，執行並實施噪音影響評估中的建議並經署長批准的噪音緩解措施（以下簡稱「經批准噪音緩解措施」），在各方面令署長滿意。
- (c) 除本特別條款 (a) 款的規定外，在署長沒有書面批准噪音影響評估之前，不能在該地段或其中任何部分展開建築工程（土地勘察和場地平整工程除外）。就本文件而言，“土地勘察”的定義見《建築物條例》（第123章）、根據該條例制定的任何規例及任何修訂法例。」

22. 隔音屏障

特別條款第(35)條

「倘若核准噪音緩解措施包括在該地段上搭建或興建伸展超出該地段的邊界和進入毗鄰政府土地任何部分之上或上方的隔音屏障（以下簡稱「隔音屏障」），下列條件適用：

- (a) 承批人須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合《建築物條例》（第123章）、根據該條例制定的任何規例及任何修訂法例；
- (b) 不能在任何政府土地及毗鄰地段之上、上方或之下搭建噪音屏障的地基及承建物；
- (c) 未經署長的預先書面批准，不能在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、更換或連接；
- (d) 承批人須在任何時候自費維護、保養及維修隔音屏障或（如果署長批准）作出更換使其處於良好的維修狀態，在一切方面使署長滿意。如果按本 (d) 款進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；
- (e) 隔音屏障只能用作隔音屏障之用途。未經署長的預先書面同意，承批人不能使用或容許他人使用隔音屏障或其中任何部分張貼廣告或展示任何標誌、通告或海報；
- (f) 經署長的預先書面批准，承批人、他的承辦商、工人或承批人授權的任何其他人士可帶上或不帶工具設備、機械、機器或車輛進入該地段毗鄰的政府土地，旨在按本特別條款進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；
- (g) 政府對他們進入或進行本特別條款 (f) 款提及的工程所產生或附帶和造成承批人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。不能對任何費用、損害、滋擾或干擾向政府要求索償；
- (h) 承批人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、使用、拆除或移動隔音屏障對該地段毗鄰的政府土地和隔音屏障或進入或使用該地段毗鄰的政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；
- (i) 署長有權在任何時候自行酌情向承批人發出一封書面通知，要求承批人在收到該書面通知後，在通知日起的6個曆月內拆除與移走伸展到政府土地上面的隔音屏障的部分，不能作出任何更換。承批人須在上述書面通知指定的時間內自費拆除與移走上述隔音屏障部分，在一切方面使署長滿意；
- (j) 倘若沒有履行本特別條款規定承批人的責任，署長可進行必要的工程，而承批人須在要求時向署長支付上述工程的費用；
- (k) 承批人須准許署長、他的官員、承辦商、工人或署長授權的任何其他人士在任何時間內帶上或不帶工具、設備、機械、機器或車輛自由及不受阻礙出入及再出入該地段或其中任何部分或在其上已建或擬建的任何建築物，旨在視察、檢查及監管按本特別條款 (a)、(d) 及 (i) 款進行的任何工程和按本特別條款 (j) 款進行的任何工程或署長認為必要的任何其他工程；
- (l) 政府或署長對承批人履行在本特別條款的責任，署長行使本特別條款 (k) 款的進入權或按本特別條款 (j) 款進行的任何工程產生或附帶和造成承批人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。承批人無權就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員索償或要求補償；及
- (m) 承批人須對搭建、建造、展示、維修、保養、更改、使用、拆除或移走隔音屏障或進行本特別條款 (j) 款規定的工程直接或間接有關或造成的一切責任、索償、費用、要求索償或其他司法程序彌償及保障政府、署長、承辦商、代理人、工人或署長授權的任何其他人士。」

23. 污水影響評估

特別條款第(36)條

- 「(a) 除非經環境保護署署長事先同意不需要進行污水影響評估（以下簡稱「污水影響評估」），否則承批人須在本協議日期起計六個曆月（或署長可能批准的其他期限）內自費提交或安排提交環境保護署署長書面審批污水影響評估，其中包括環境保護署署長可能要求的資料及詳情，包括但不限於開發該地段可能產生的所有不利污水影響，以及有關緩解措施、改善工程及其他措施和工程的建議，在各方面令環境保護署署長滿意。
- (b) 承批人須自費在環境保護署署長規定的時限內執行和實施環境保護署署長批准的污水影響評估中的建議，在各方面令環境保護署署長滿意。
- (c) 污水影響評估的技術方面須由以土木工程為專業學科的香港工程師學會會員或執業土木工程師負責。
- (d) 除本特別條款 (a) 款的規定外，在環境保護署署長沒有書面批准污水影響評估之前，不能在該地段或其中任何部分展開建築工程（土地勘察及地盤平整工程除外）。
- (e) 為免存疑和在不影響本文件一般條款第2和3條的一般適用範圍下，承批人特此明文承認及同意他須獨自負責自費實施污水影響評估批准的建議，在各方面使環境保護署署長滿意。政府及其官員對承批人履行本特別條款或其他條件的責任所產生或附帶和造成承批人蒙受任何費用、損害或損失毋須承擔任何責任或義務。承批人無權就上述費用、損害或損失向政府及其官員索償。」

24. 空氣敏感用途

特別條款第(37)條

「儘管有本文件特別條款第(5)條規定的使用限制，除非事先得到環境保護署署長書面同意，不得在香港主水平基準面以上26.5米處豎立、建造或提供安老院和康樂設施的冷氣系統的空氣敏感用途或新鮮空氣入口。環境保護署署長就空氣敏感用途的定義所作的決定為最終決定並對承批人有約束力。」

25. 不准製作墳墓或骨灰龕

特別條款第(40)條

「不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。」

備註：

1. 請參考由地政總署西區地政處於2020年9月14日向房屋協會發出就延長建築條款的信件。
2. 詳情請參閱批地文件。批地文件全文可在租賃辦事處的開放時間內按要求供免費閱覽，並可在支付必要的影印費用後索取其副本。



17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

Not applicable

不適用

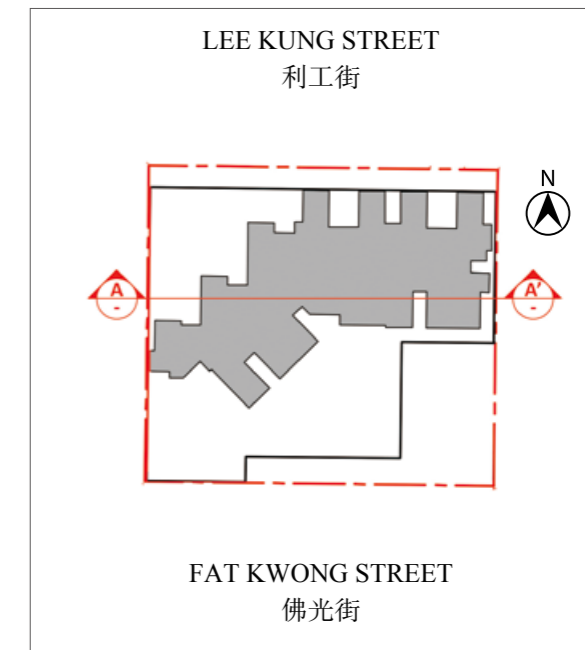
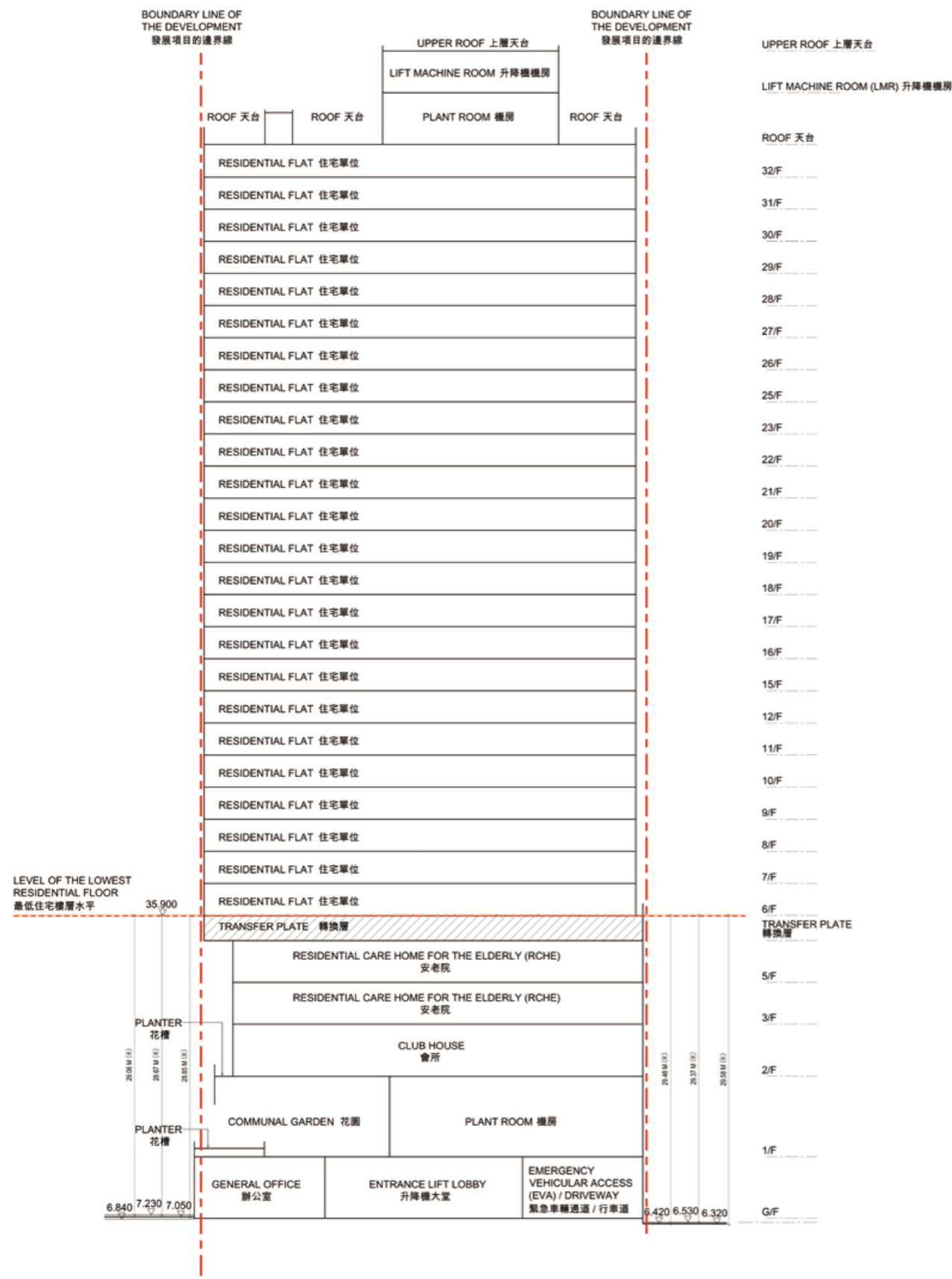
18 WARNING TO PROSPECTIVE TENANTS

對準租戶的警告

- a) The tenant is hereby recommended to instruct a separate firm of solicitors (other than that acting for the landlord) to act for the tenant in relation to the lease transaction.
 - b) If the tenant instructs such separate firm of solicitors to act for the tenant in relation to the lease transaction, that firm will be able to give independent advice to the tenant.
 - c) If the tenant instructs the firm of solicitors acting for the landlord to act for the tenant as well, and a conflict of interest arises between the landlord and the tenant:
 - (i) that firm may not be able to protect the tenant's interests; and
 - (ii) the tenant may have to instruct a separate firm of solicitors.
 - d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the tenant may be higher than the fees that would have been payable if the tenant had instructed a separate firm of solicitors in the first place.
- a) 謹此建議租戶聘用一間獨立的律師事務所（代表業主行事者除外），以在租賃交易中代表租戶行事。
 - b) 如租戶聘用上述的獨立的律師事務所，以在租賃交易中代表租戶行事，該律師事務所將會能夠向租戶提供獨立意見。
 - c) 如租戶聘用代表業主行事的律師事務所同時代表租戶行事，而業主與租戶之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障租戶的利益；及
 - (ii) 租戶可能要聘用一間獨立的律師事務所。
 - d) 如屬上述(c)(ii)段的情況，租戶須支付的律師費用總數，可能高於如租戶自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A – A
橫截面圖 A – A



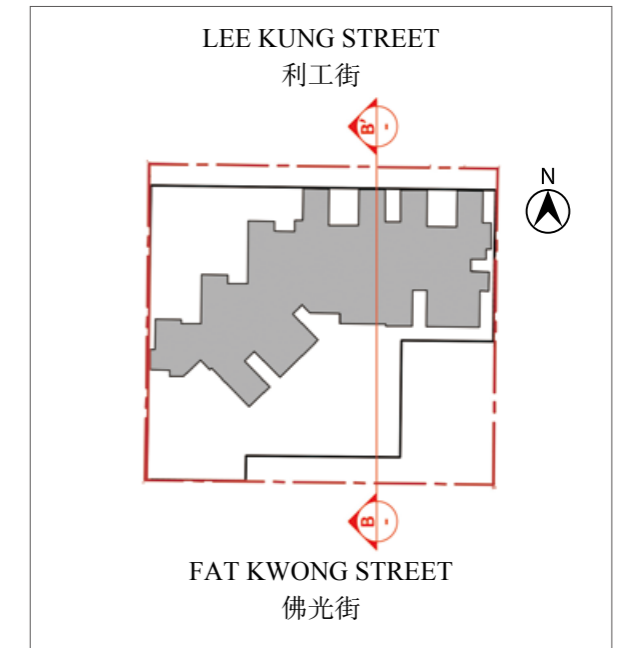
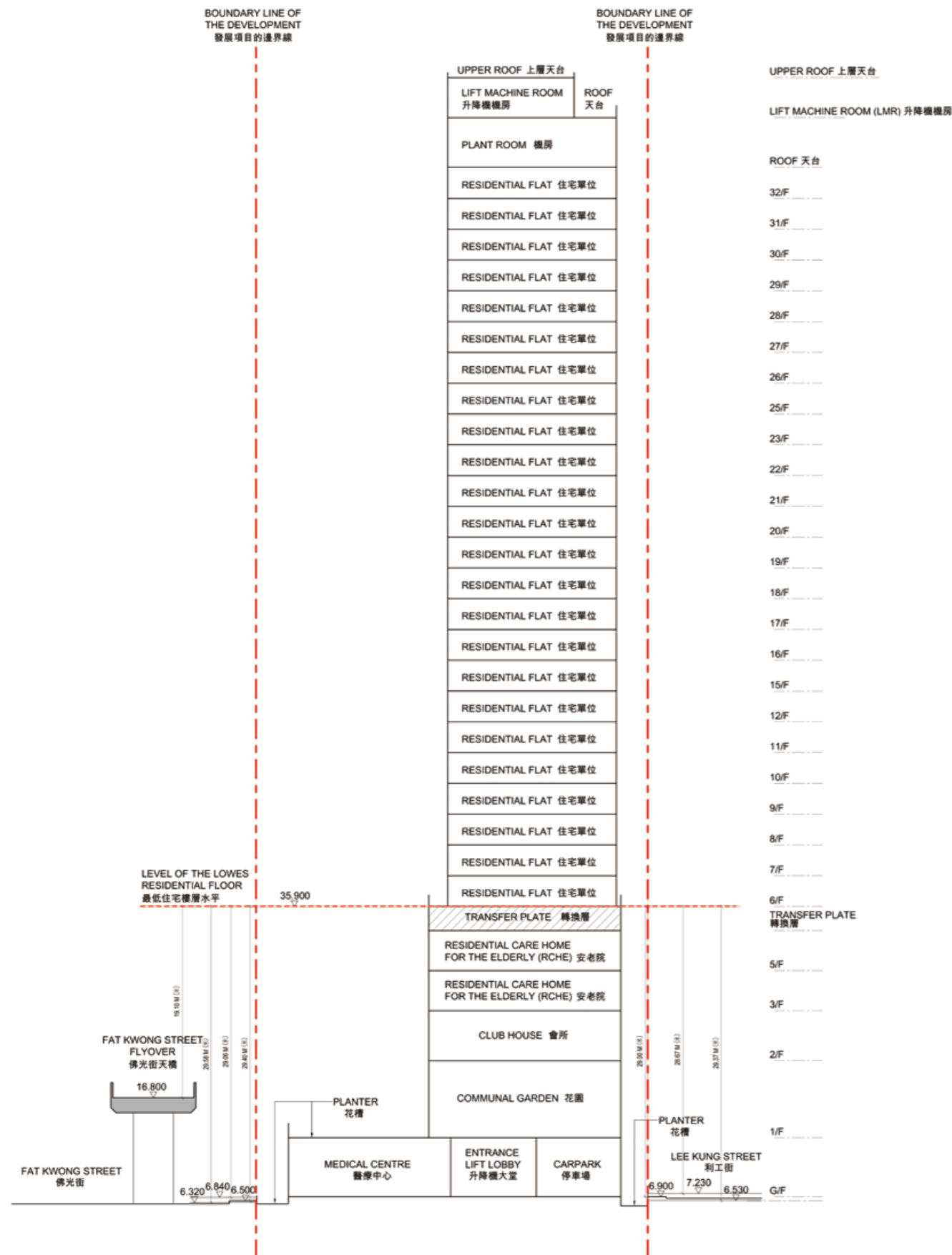
KEY PLAN 索引圖

--- Boundary of the Development
發展項目的界線

1. The part of Fat Kwong Street Garden No.2 adjacent to the building is 6.84 metres to 7.23 metres above the Hong Kong Principal Datum.
2. The part of Hung Hom Fire Station adjacent to the building is 6.32 metres to 6.53 metres above the Hong Kong Principal Datum.
3. Dotted line (-----) denotes the level of the lowest residential floor.
4. ∇ Denotes height in metres above the Hong Kong Principal Datum.
 1. 毗連建築物的一段佛光街公園為香港主水平基準以上 6.84 米至 7.23 米。
 2. 毗連建築物的一段紅磡消防局為香港主水平基準以上 6.32 米至 6.53 米。
 3. 虛線 (-----) 為最低住宅樓層水平。
 4. ∇ 代表香港主水平基準以上高度 (米)。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B – B
橫截面圖 B – B



KEY PLAN 索引圖

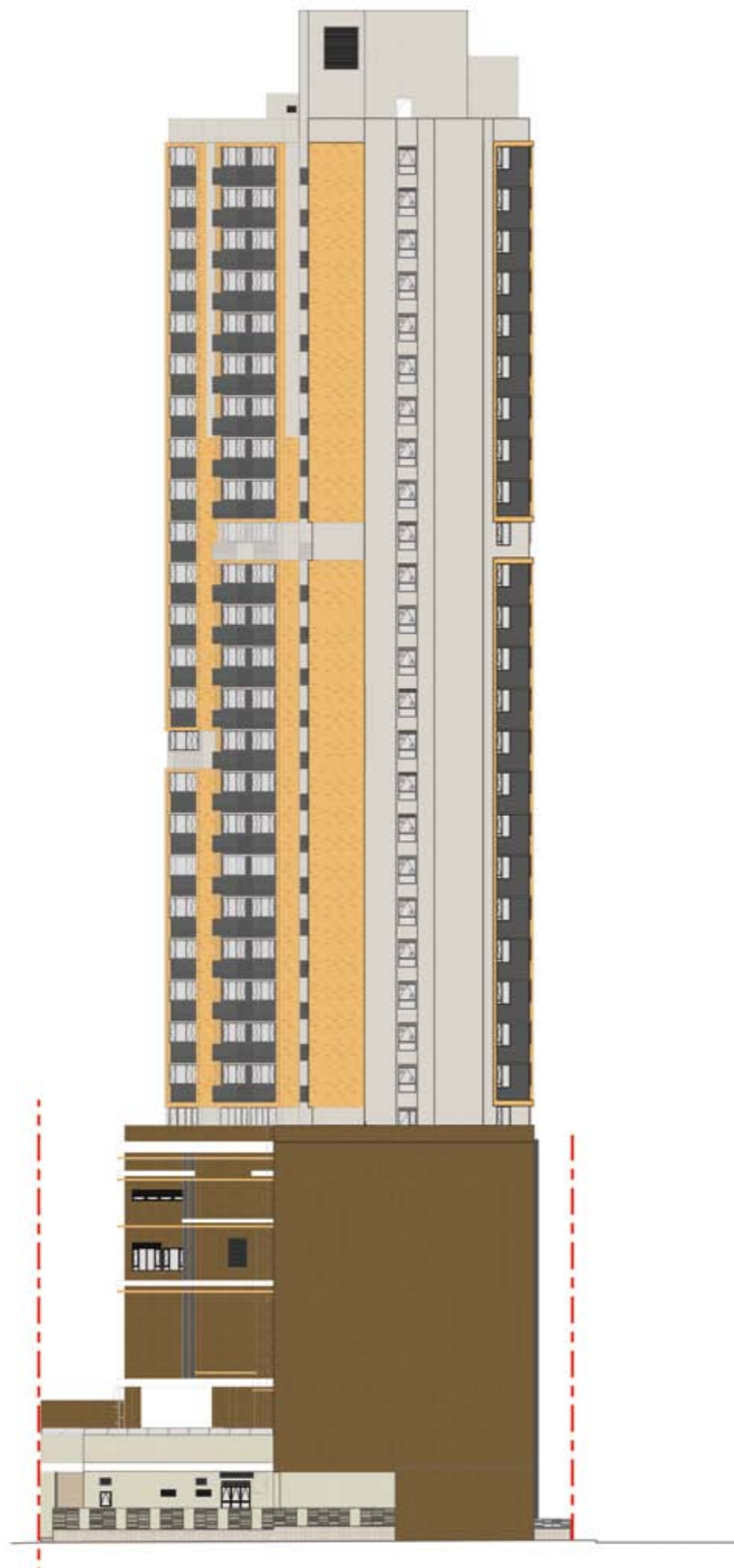
--- Boundary of the Development
發展項目的界線

1. The part of Lee Kung Street adjacent to the building is 6.53 metres to 7.23 metres above the Hong Kong Principal Datum.
2. The part of Fat Kwong Street adjacent to the building is 6.32 metres to 6.84 metres above the Hong Kong Principal Datum.
3. The part of Fat Kwong Street Flyover adjacent to the building is 16.8 metres above the Hong Kong Principal Datum.
4. Dotted line (-----) denotes the level of the lowest residential floor.
5. ▽ Denotes height in metres above the Hong Kong Principal Datum.
 1. 毗連建築物的一段利工街為香港主水平基準以上 6.53 米至 7.23 米。
 2. 毗連建築物的一段佛光街為香港主水平基準以上 6.32 米至 6.84 米。
 3. 毗連建築物的一段佛光街天橋為香港主水平基準以上 16.8 米。
 4. 虛線 (-----) 為最低住宅樓層水平。
 5. ▽ 代表香港主水平基準以上高度 (米)。

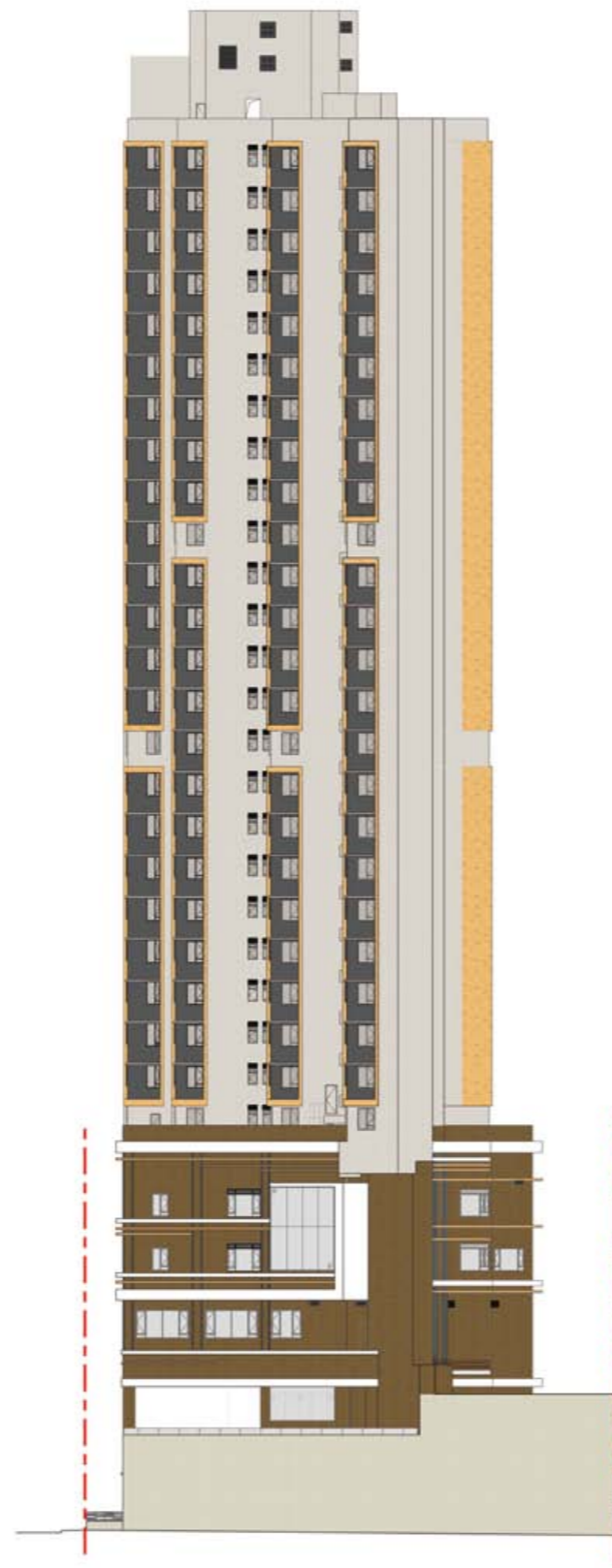
20 ELEVATION PLAN 立面圖

ELEVATION 1 & 3 立面圖 1 及 3

Elevation 1
立面圖 1



Elevation 3
立面圖 3



KEY PLAN 索引圖

--- Boundary of the Development
發展項目的界線

The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 19 December 2022;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2022年12月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

ELEVATION 2
立面圖 2



KEY PLAN 索引圖

--- Boundary of the Development
發展項目的界線

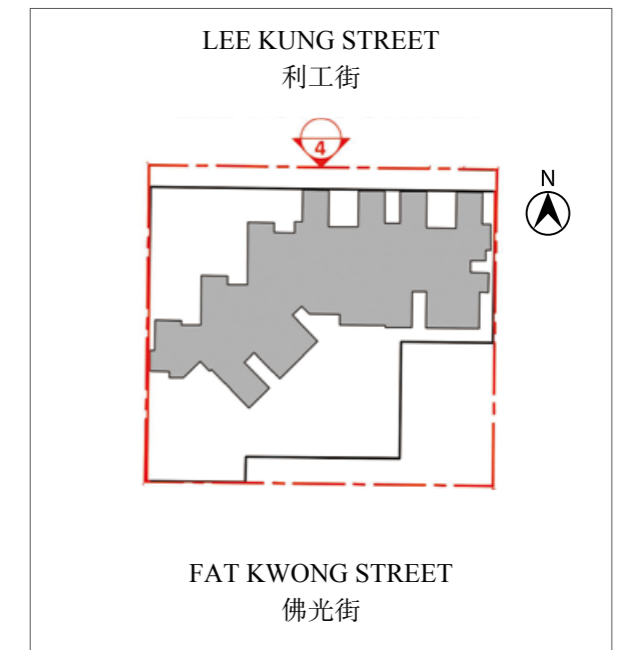
The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 19 December 2022;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2022年12月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

ELEVATION 4 立面圖 4



KEY PLAN 索引圖

--- Boundary of the Development
發展項目的界線

The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 19 December 2022;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2022年12月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料

Common Facilities 公用設施		Covered 有上蓋遮蓋	Uncovered 無上蓋遮蓋
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq. ft. 平方呎	5,455	Not applicable 不適用
	sq. m. 平方米	506.781	Not applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	Not applicable 不適用	Not applicable 不適用
	sq. m. 平方米	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	7,078	2,911
	sq. m. 平方米	657.542	270.470

Note:

The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.

備註：

上述所列以平方呎表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數，平方呎與平方米之數字可能有些微差異。

22 INSPECTION OF PLANS AND DEED POLL 閱覽圖則及分劃契據

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every Deed Poll in respect of the specified residential properties as at the date on which the specified residential properties are offered to be leased is available for inspection at the place at which the specified residential properties are offered to be leased.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於指明住宅物業的每一分劃契據在將指明住宅物業接受租賃的日期的最新擬稿的文本存放在指明住宅物業的租賃辦事處，以供閱覽。
3. 無須為閱覽付費。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes		
Item	Description	
(a) External wall	Type of Finishes	Homogeneous tiles, aluminium cladding and external paint
(b) Window	Material of frame	Aluminium window frames
	Material of glass	Crystal grey tempered glass for windows of all living and dining rooms, bedrooms and kitchens Sand blasted crystal gray tempered glass for windows of all bathrooms
(c) Bay Window	Material of bay window	Homogeneous tiles and aluminium windows
	Finishes of window sill	Reconstituted stone
(d) Planter	Not applicable	
(e) Verandah or Balcony	Not applicable	
(f) Drying facilities for clothing	Nil	

1. 外部裝修物料		
細項	描述	
(a) 外牆	裝修物料的類型	均質磚、鋁質飾面板及外牆漆
(b) 窗	框的用料	鋁質窗框
	玻璃的用料	全部客飯廳、睡房、廚房採用水晶灰鋼化玻璃 全部浴室採用水晶灰磨沙鋼化玻璃
(c) 窗台	窗台的用料	均質磚及鋁窗
	窗台板的裝修物料	人造石
(d) 花槽	不適用	
(e) 陽台或露台	不適用	
(f) 乾衣設施	沒有	

Note:
4/F, 13/F, 14/F and 24/F are omitted.

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes				
Item		Description		
		Wall	Floor	Ceiling
(a) Lobby	Entrance Lift Lobby at G/F	Homogeneous tiles, plastic laminated sheet, emulsion paint, stainless steel and aluminium decoration finishes	Homogeneous tiles	Gypsum board false ceiling finished with emulsion paint, aluminium baffle ceiling
	Firemen Lift Lobby at G/F	Emulsion paint	Homogeneous tiles	Acrylic paint
	Lift Lobby at 1/F	Homogeneous tiles	Homogeneous tiles	Gypsum board false ceiling finished with emulsion paint
	Firemen Lift Lobby at 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 32/F	Emulsion paint	Homogeneous tiles	Acrylic paint
	Lift Lobby at 6/F to 12/F, 15/F to 23/F, 25/F to 32/F	Plastic laminated sheet, aluminium decoration finishes, hardwood with paint finishes, vinyl leather	Homogeneous tiles	Gypsum board false ceiling finished with emulsion paint
Item		Description		
		Wall	Ceiling	
(b) Internal wall and ceiling	Living Room & Dining Room	Emulsion paint	Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint	
	Bedroom	Emulsion paint	Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint	

Note:
4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料				
細項		描述		
		牆壁	地板	天花板
(a) 大堂	地下入口升降機大堂	均質磚、膠板飾面、乳膠漆、不銹鋼飾面及鋁材飾面	均質磚	髹乳膠漆之石膏板假天花、鋁條天花
	地下消防員升降機大堂	乳膠漆	均質磚	塑膠漆
	1樓升降機大堂	均質磚	均質磚	髹乳膠漆之石膏板假天花
	1樓至3樓、5樓至12樓、15樓至23樓及25樓至32樓消防員升降機大堂	乳膠漆	均質磚	塑膠漆
	6樓至12樓、15樓至23樓及25樓至32樓升降機大堂	膠板飾面、鋁材飾面、不銹鋼、塗漆實木、人造合成皮	均質磚	髹乳膠漆之石膏板假天花
細項		描述		
		牆壁	天花板	
(b) 內牆及天花板	客廳及飯廳	乳膠漆	天花板及石膏板假天花髹乳膠漆	
	睡房	乳膠漆	天花板及石膏板假天花髹乳膠漆	

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes				
Item		Description		
		Floor	Skirting	
(c) Internal floor	Living Room & Dining Room	<p><u>Applicable to all flats (except the following flats) listed below</u></p> <p>Engineering timber flooring</p> <p><u>Flats on 6/F</u></p> <p>Engineering timber flooring. Tile border provided between Living/Dining Room and flat roof.</p>	Timber skirting	
	Bedroom	<p><u>Applicable to all flats (except the following flats) listed below</u></p> <p>Engineering timber flooring</p> <p><u>Flats 08, 09 and 10 on 6/F</u></p> <p>Engineering timber flooring. Tile border provided between bedroom and flat roof.</p>	Timber skirting	
Item		Description		
		Wall	Floor	Celing
(d) Bathroom	(i) Type of finishes	Homogeneous tiles	Homogeneous tiles	Aluminium suspended ceiling
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling	-	

Note:
4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料				
細項		描述		
		地板	牆腳線	
(c) 內部地板	客廳及飯廳	<p><u>適用於所有單位 (以下所列的單位除外)</u></p> <p>複合木地板</p> <p><u>6樓單位</u></p> <p>複合木地板。客廳及飯廳與平台之間鋪砌瓦圍邊。</p>	木牆腳線	
	睡房	<p><u>適用於所有單位 (以下所列的單位除外)</u></p> <p>複合木地板</p> <p><u>6樓08、09及10室</u></p> <p>複合木地板。睡房與平台之間鋪砌瓦圍邊。</p>	木牆腳線	
細項		描述		
		牆壁	地板	天花板
(d) 浴室	(i) 裝修物料的類型	均質磚	均質磚	鋁質假天花
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花	-	

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes						
Item			Description			
			Wall	Floor	Celing	Cooking bench
(e) Kitchen	(i) Type of finishes	For all kitchens (except flats below: Flat 01, 02, 03, 12, 15, 16)	Homogeneous tiles, stainless steel plate	Homogeneous tiles	Aluminium suspended ceiling	Solid Surfacing
		For open kitchens of the following flats: Flat 01, 02, 03, 12, 15, 16	Homogeneous tiles, stainless steel plate	Homogeneous tiles	Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint	Solid Surfacing
	(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling	-			

2. 室內裝修物料						
細項			描述			
			牆壁	地板	天花板	灶台
(e) 廚房	(i) 裝修物料的类型	所有廚房 (以下單位除外: 01、02、03、12、15、16單位)	均質磚、不銹鋼板	均質磚	鋁質假天花	實體面材
		以下單位之開放式廚房: 01、02、03、12、15、16單位	均質磚、不銹鋼板	均質磚	天花板髹乳膠漆及石膏板假天花髹乳膠漆	實體面材
	(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花	-			

Note:
4/F, 13/F, 14/F and 24/F are omitted.

備註:
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Main entrance door	Fire-rated solid core timber door	Plastic laminate sheet	Electronic lockset, concealed door closer, door hinges, smoke seal, door stopper and peephole
	Flat roof door	Metal frame door with glass	N/A	Lockset, door hinges
	Bedroom door	Solid core timber door	Plastic laminate sheet	Lockset, door hinges, door stopper
	Bathroom door	Solid core timber sliding door with timber louvre	Plastic laminate sheet	Pocket door with sliding track set, lockset, door handle
	Kitchen door (except open kitchen)	Fire-rated solid core timber door with fire-rated glass vision panel	Plastic laminate sheet	Lockset, door closer, door hinges, smoke seal, door stopper
	Open kitchen door	Not provided		
Item		Description		
		Type	Material	
(b) Bathroom	(i) Fittings and equipment	Basin cabinet countertop	Solid Surfacing	
		Basin cabinet	Timber basin cabinet with plastic laminated sheet and metal	
		Mirror cabinet	Timber mirror cabinet with plastic laminated sheet, safety mirror glass and metal	
		Basin mixer	Chrome plated	
		Basin	Vitreous china	
		Water closet	Vitreous china	
		Towel bar	Stainless steel	

Note:
4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置				
細項		描述		
		用料	裝修物料	配件
(a) 門	單位入口大門	實心防火木門	膠板飾面	電子門鎖、暗藏門氣鼓、門鉸、防煙條、門擋及防盜眼
	平台門	金屬框門配以玻璃	不適用	門鎖、門鉸
	睡房門	實心木門	膠板飾面	門鎖、門鉸、門擋
	浴室門	實心木趟門配以木百業	膠板飾面	隱蔽式趟門連軌道、門鎖、門把手
	廚房門 (開放式廚房除外)	實心防火木門配防火玻璃視窗	膠板飾面	門鎖、門氣鼓、門鉸、防煙條、門擋
	開放式廚房	不提供		
細項		描述		
		類型	用料	
(b) 浴室	(i) 裝置及設備	洗手盆櫃枱面	實體面材	
		洗手盆櫃	木製洗手盆櫃、配以膠板飾面及金屬	
		鏡櫃	木製鏡櫃、配以膠板飾面，安全玻璃鏡及金屬	
		洗手盆水龍頭	鍍鉻	
		洗手盆	搪瓷	
		坐廁	搪瓷	
		毛巾棍	不銹鋼	

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior Fittings				
Item		Description		
		Type	Material	
(b) Bathroom	(i) Fittings and equipment	Grab Rail	Stainless steel	
		Foldable Grab Bar	Epoxy coated stainless steel	
		Robe hook	Chrome plated	
		Toilet Paper holder	Stainless steel	
	(ii) Water supply system	For type and material of water supply system, please refer to “Water Supply” below		
	(iii) Bathing facilities (including shower or bath tub, if applicable)	Shower cubicle	Metal frame door with glass	
		Shower set	Chrome plated	
		Bath tub	Not provided	
	(iv) Size of bath tub (if applicable)	Not provided		
	Item		Description	
Material				
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	For type and material of water supply system, please refer to “Water Supply” below		
	(iii) Kitchen cabinet	Material	Finishes	
		Timber kitchen cabinet with solid surfacing countertop	Matt surface lacquer paint, plastic laminated sheet, metal and stainless steel skirting	
	(iv) All other fittings and equipment	Type		
For all kitchen (except open kitchen): Chrome Hot and cold water mixer, sprinkler head(s), heat detector and ceiling mounted strobe				
For all open kitchen: Hot and cold water mixer, sprinkler head(s) (fitted in open kitchen), ceiling mounted strobe and multi-sensor smoke detector integrated with sounder base (fitted in living room and dining room near open kitchen)				

Note:
4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置				
細項		描述		
		類型	用料	
(b) 浴室	(i) 裝置及設備	扶手	不銹鋼	
		摺疊式扶手	樹脂膠面不銹鋼	
		掛衣鉤	鍍鉻	
		廁紙架	不銹鋼	
	(ii) 供水系統	有關供水系統的類型及用料，請參閱下文「供水」的部份		
	(iii) 沐浴設施 (包括花灑或浴缸 (如適用))	淋浴間	金屬框門配以玻璃	
		花灑套裝	鍍鉻	
		浴缸	不提供	
	(iv) 浴缸大小 (如適用)	不提供		
	細項		描述	
用料				
(c) 廚房	(i) 洗滌盆	不銹鋼		
	(ii) 供水系統	有關供水系統的類型及用料，請參閱下文「供水」的部份		
	(iii) 廚櫃	用料	裝修物料	
		木製廚櫃配實體面材枱面	啞面焗漆、膠板飾面、金屬、不銹鋼腳線	
	(iv) 所有其他裝置及設備	類型		
所有廚房 (開放式廚房除外)：鍍鉻冷熱水龍頭、消防花灑頭、熱感應器及消防閃燈				
所有開放式廚房：冷熱水龍頭、消防花灑頭 (安裝在開放式廚房內)、消防閃燈及設有聲響警報基座的煙霧探測器 (安裝在開放式廚房附近的客廳及飯廳內)				

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Nil
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Switch, faceplate for socket and electricity supply board with miniature circuit breakers
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(h) Gas supply	Type	Not provided
	System	Not provided
	Location	Not provided
(i) Washing machine connection point	Location	Water supply and drainage connection point are located at kitchens / open kitchen
	Design	Water supply point of a design of 22mm diameter and drainage point of a design of 50mm in diameter
(j) Water supply	(i) Material of water pipes	Copper pipes with thermal insulation are used for both cold and hot water supply UPVC pipes are used for flushing water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those parts of the water pipes concealed, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
	(iii) Whether hot water is available	Hot water is available for kitchen and bathroom

Note:
4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置		
細項	描述	
(d) 睡房	裝置的類型及用料 (包括嵌入式衣櫃)	沒有
(e) 電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
(f) 天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	開關掣、插座之面板及電力配電箱並裝置微型斷路器
	(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
(h) 氣體供應	類型	不提供
	系統	不提供
	位置	不提供
(i) 洗衣機接駁點	位置	廚房/開放式廚房設有來去水位
	設計	設計直徑為 22 毫米的來水接駁喉位及設計直徑為 50 毫米的去水接駁喉位
(j) 供水	(i) 水管的用料	冷水喉及熱水喉均採用配有隔熱絕緣保護之銅喉 沖廁水喉採用膠喉管
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 除部分隱藏的水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏
	(iii) 有否熱水供應	廚房及浴室有熱水供應

備註：
不設 4 樓、13 樓、14 樓及 24 樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous				
Item	Description			
(a) Lifts	(i) Brand name and model number	Brand Name	OTIS	
		Model Number	GeN2-MR	
	(ii) Number and floors served by them	Number of lift	3	
		Floors Served	G/F to 32/F (except 4/F, 13/F, 14/F and 24/F)	
(b) Letter box	Material	Metal, plastic laminated sheet		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners from refuse storage and material recovery room		
	(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F		
Item	Description			
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet on residential floor	Inside common electrical meter cabinet/ room on residential floor	Not provided
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not provided

The Landlord undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

4. 雜項				
細項	描述			
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	
		產品型號	GeN2-MR	
	(ii) 升降機的數目及到達的樓層	升降機數目	3	
		到達之樓層	地下至 32 樓 (不設 4 樓、13 樓、14 樓、24 樓)	
(b) 信箱	用料	金屬，膠板飾面		
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人於垃圾及物料回收室收集		
	(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室；另中央垃圾及物料收集房設於地下		
細項	描述			
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶	(i) 位置	住宅樓層之公共水錶櫃內	住宅樓層之公共電錶櫃/房內	不提供
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不提供

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：
不設 4 樓、13 樓、14 樓及 24 樓。

23 FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

5. Security Facilities	
Item	Description
Security system and equipment (including details of built-in provisions and their locations)	CCTV system is provided at G/F to 32/F and R/F (except 4/F, 13/F, 14/F, 24/F) lift lobbies, carpark, residents' clubhouse, communal garden or play area for residents' use, lifts, part of the staircases on G/F, corridor of residential floors and entrances on G/F connecting directly to the Reception Counter Smart card readers for access control are provided at entrances of the Development and clubhouse entrance Visitor panels are provided at the entrances Visitor panels are built-in with access card reader for residents' access

6. Appliances	
Item	Description
Brand name and model number	For brand names and model numbers of appliances provision, please refer to the "Appliances Schedule"

The Landlord undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

5. 保安設施	
細項	描述
保安系統及設備 (包括嵌入式 的裝備的細節及其位置)	地下至32樓及天台 (不設4樓、13樓、14樓及24樓) 的升降機大堂、停車場、住客會所、供住客使用的公用花園或遊樂地方、升降機、地下部分樓梯、住宅樓層之走廊及地下入口均裝有閉路電視，直接連接到接待櫃檯 發展項目之入口及會所入口均裝有智能卡讀卡器以智能卡識別通行 入口大堂設有對講系統 對講系統設有出入咭閱讀裝備供住戶出入

6. 設備	
細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：
不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliance Schedule 設備說明表																
Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor 樓層												
				6/F – 12/F, 15/F – 23/F, 25/F – 32/F 6樓至12樓、15樓至23樓、25樓至32樓												
				Flat 單位												
				01	02	03	05	06	07	08	09	10	11	12	15	16
Living Room, Dining Room and Bedroom 客廳、飯廳及睡房	Single-Split Type Air-Conditioner (Indoor Unit) 分體式空調機(室內機)	Mitsubishi Heavy Industry 三菱重工	SRK53QE2	1	1	1	-	-	-	-	-	-	-	1	1	1
	Multi-Split Type Air-Conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Mitsubishi Heavy Industry 三菱重工	SRK35ZS-W	-	-	-	-	-	-	1	2	2	1	-	-	-
	Multi-Split Type Air-Conditioner (Indoor Unit) 多聯分體式空調機(室內機)	Mitsubishi Heavy Industry 三菱重工	SRK50ZSX-W	-	-	-	2	2	2	1	-	-	1	-	-	-
	Single-Split Type Air-Conditioner (Outdoor Unit) 分體式空調機(室外機)	Mitsubishi Heavy Industry 三菱重工	SRC53QE2	1	1	1	-	-	-	-	-	-	-	1	1	1
	Multi-Split Type Air-Conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Mitsubishi Heavy Industry 三菱重工	SCM60ZM-S1	-	-	-	-	-	-	-	1	1	-	-	-	-
	Multi-Split Type Air-Conditioner (Outdoor Unit) 多聯分體式空調機(室外機)	Mitsubishi Heavy Industry 三菱重工	SCM80ZM-S1	-	-	-	1	1	1	1	-	-	1	-	-	-
	Video Door Phone 視象通話顯示屏	URMET	NEXO	1	1	1	1	1	1	1	1	1	1	1	1	1

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The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

Note:

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

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：

不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule 設備說明表															
Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Floor 樓層											
				6/F – 12/F, 15/F – 23/F, 25/F – 32/F 6樓至12樓、15樓至23樓、25樓至32樓											
				Flat 單位											
				01	02	03	05	06	07	08	09	10	11	12	15
Kitchen / Open Kitchen 廚房/開放式廚房	2-Zone Induction Hob 雙爐頭電磁爐	German Pool 德國寶	GIC-128DB	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Hood 抽油煙機	German Pool 德國寶	RHM-6328S	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水器	Stiebel Eltron 斯寶亞創	DHM 6	1	1	1	1	1	1	1	1	1	1	1	1
	Ceiling Type Exhaust Fan 暗藏天花式抽氣扇	Systemair	CBF 125M	-	-	-	1	2	2	1	2	2	2	-	-
Bathroom 浴室	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	1	1	1	1	1	1	1	1	1	1	1	1
	Heat Lamp 暖燈	Thorn 索恩照明	CCDVZ190+250W E27	1	1	1	1	1	1	1	1	1	1	1	1
	Ceiling Type Exhaust Fan 暗藏天花式抽氣扇	Systemair	CBF 125M	-	-	-	-	-	-	1	-	-	-	-	-

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Note:

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

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：

不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表														
Location 位置	Appliance 設備	Floor 樓層												
		6/F – 12/F, 15/F – 23/F, 25/F – 32/F 6樓至12樓、15樓至23樓、25樓至32樓												
		Flat 單位												
		01	02	03	05	06	07	08	09	10	11	12	15	16
Main Entrance 大門入口	Door Chime Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	4	4	4	3	3	3	3	3	3	3	4	4	4
	Switch for A/C Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Sidewall Sprinkler 邊牆型灑水器	1	1	1	2	2	2	1	1	1	1	1	1	1
	Sprinkler 灑水器	6	6	6	7	6	7	5	5	5	5	6	6	6
	Sounder Based Smoke Detector 煙霧感應警報器	1	1	1	2	1	2	1	1	1	1	1	1	1
	Visual Fire Alarm 消防閃燈	1	1	1	1	1	1	1	1	1	1	1	1	1
	LED Night Light 夜間LED燈	1	1	1	1	1	1	1	1	1	1	1	1	1
Fused Spur Unit (for Door Chime) 接線座 (門鈴)	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bedroom 睡房	TV/FM Outlet 電視/電台天線插座	-	-	-	1	1	1	1	1	1	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	1	1	1	1	1	1	1	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	2	2	2	2	2	2	2	-	-	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	1	1	1	1	1	1	1	-	-	-
	Switch for A/C Unit 冷氣機接線座	-	-	-	1	1	1	1	1	1	1	-	-	-
	LED Night Light 夜間LED燈	-	-	-	1	1	1	1	1	1	1	-	-	-
	Sidewall Sprinkler 邊牆型灑水器	-	-	-	1	1	1	1	1	1	1	-	-	-
	Sprinkler 灑水器	-	-	-	4	4	4	4	4	4	4	-	-	-
	Sounder Based Smoke Detector 煙霧感應警報器	-	-	-	1	1	1	1	1	1	1	-	-	-
Visual Fire Alarm 消防閃燈	-	-	-	1	1	1	1	1	1	1	-	-	-	

The Landlord undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

Note:

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

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：

不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置說明表														
Location 位置	Appliance 設備	Floor 樓層												
		6/F – 12/F, 15/F – 23/F, 25/F – 32/F 6樓至12樓、15樓至23樓、25樓至32樓												
		Flat 單位												
		01	02	03	05	06	07	08	09	10	11	12	15	16
Kitchen / Open Kitchen 廚房/開放式廚房	20A Connection Unit (for Induction Hob) 20安培插線座(電磁爐)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	3	3	2	3	3	3	3	2	2	2
	13A Single Socket Outlet 13安培單位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3
	Drain Point for Washing Machine 洗衣機去水接駁喉位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point for Washing Machine 洗衣機來水接駁喉位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Sprinkler 灑水器	2	2	2	2	2	2	4	4	4	2	2	2	2
	Sidewall Sprinkler 邊牆型灑水器	1	1	1	-	-	-	-	-	-	-	1	1	1
	Switch for Electric Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Heat Detector 熱感應器	-	-	-	1	1	1	1	1	1	1	-	-	-
	Visual Fire Alarm 消防閃燈	-	-	-	1	1	1	1	1	1	1	-	-	-
Fused Spur Unit (for Exhaust Fan) 接線座(抽氣扇)	-	-	-	1	2	2	1	2	2	2	-	-	-	
Bathroom 浴室	Water Heater Remote Control Unit 熱水爐溫度控制器	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Sprinkler 灑水器	4	4	4	4	3	4	3	3	3	3	4	4	4
	Visual Fire Alarm 消防閃燈	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit (for Exhaust Fan) 接線座(抽氣扇)	-	-	-	-	-	-	1	-	-	-	-	-	-
20A Connection Unit (for Thermo Ventilator) 20安培插線座(浴室換氣暖風機)	1	1	1	1	1	1	1	1	1	1	1	1	1	

The Landlord undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

Note:

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

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

備註：

不設4樓、13樓、14樓及24樓。

23 FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Schedule of Integrated Care Link System Device Provisions of Residential Units 住宅單位智能樂齡緊急支援系統裝置說明表														
Location 位置	Appliance 設備	Floor 樓層												
		6/F – 12/F, 15/F – 23/F, 25/F – 32/F 6樓至12樓、15樓至23樓、25樓至32樓												
		Flat 單位												
		01	02	03	05	06	07	08	09	10	11	12	15	16
Living Room and Dining Room 客廳及飯廳	Card Reader 讀卡器	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Contact Sensor 門磁偵測器	1	1	1	1	1	1	1	1	1	1	1	1	1
	Wi-Fi Access Point 無線網絡基地台	1	1	1	1	1	1	1	1	1	1	1	1	1
	Bluetooth-based Indoor Positioning Gateway 藍牙室內定位裝置	1	1	1	1	1	1	1	1	1	1	1	1	1
	Central Intelligent Unit 中央處理器	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 睡房	Bedside Call Panel with Card Reader 床邊召喚控制板(連讀卡器)	1	1	1	1	1	1	1	1	1	1	1	1	1
	Wi-Fi Access Point 無線網絡基地台	-	-	-	1	1	1	1	1	1	1	-	-	-
	Bluetooth-based Indoor Positioning Gateway 藍牙室內定位裝置	-	-	-	1	1	1	1	1	1	1	-	-	-
Bathroom 浴室	Shower Room Call Button 淋浴間召喚按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
	Toilet Call Button 洗手間召喚按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof (Applicable to 6/F only) 平台(只適用於6樓)	Wi-Fi Access Point 無線網絡基地台	1	1	1	-	1	1	2	1	2	1	1	1	1
	Bluetooth-based Indoor Positioning Gateway 藍牙室內定位裝置	1	1	1	-	1	1	2	1	2	1	1	1	1

The Landlord reserves the right for any addition/omission to the “Schedule of Integrated Care Link System Devices Provisions of Residential Units.”

業主保留權利更改或取消「住宅單位智能樂齡緊急支援系統裝置說明表」內之裝置。

The Landlord undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

業主承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

The Tenant shall maintain and replace or repair any Fitting, Finishes, Appliances and Integrated Care Link System Devices exclusively used by the Tenant, and keep the same in good repair and condition during the term.

租戶須保養和更換或維修在租期間屬於該住宅物業一部份的任何裝置、裝修物料、設備及智能樂齡緊急支援系統裝置，使其修繕良好。

Note:

備註：

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

不設4樓、13樓、14樓及24樓。

24 UTILITY SERVICE AGREEMENTS 公用事業服務協議

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong Limited.

- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。

25 GOVERNMENT RENT 地稅

The Landlord will pay/has paid all outstanding Government rent in respect of the Lot (including all residential properties in the Development).

業主將會/已繳付有關該地段(包括所有住宅物業)之所有未繳付的地稅。

26 MISCELLANEOUS PAYMENTS BY TENANTS 租戶的雜項付款

On the delivery of the vacant possession of the residential property to the tenant, the tenant is liable to pay the utility service providers the deposits for water and electricity.

在向租客交付住宅物業在空置情況下的管有權時，租客須負責向公共服務機構支付水及電力的按金。

27 MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

28 MODIFICATION 修訂

Not applicable

不適用

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the Lease Brochure is tabulated below.

獲寬免總樓面面積的設施分項

於印製租賃說明書前呈交予並已獲建築事務監督批准的建築圖則上有關總樓面面積寬免的分項的最新資料，詳見下表。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	319.121
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	205.588
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	914.962
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	129.439
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1及第2號提供的環保設施		
3	Balcony 露台	Not applicable 不適用
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	324.816
5	Communal sky garden 公用空中花園	770.928
6	Acoustic fin 隔聲鰭	Not applicable 不適用

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》第1及第2號提供的環保設施		
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	342.419
9	Utility platform 工作平台	Not applicable 不適用
10	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	6.480
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	227.307
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not applicable 不適用
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道、花棚	Not applicable 不適用
15	Larger lift shaft 擴大升降機井道	262.284
16	Chimney shaft 煙囪管道	Not applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	Not applicable 不適用
18	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	275.967
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	15.350
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not applicable 不適用
22	Minor projection such as A/C box, A/C platform, window sill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗台、伸出的窗台	434.079
23	Projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall 其他伸出物，如空調機箱或伸出外牆超過 750 毫米的平台	Not applicable 不適用
Other Items 其他項目		
24	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
25	Other projections 其他伸出物	Not applicable 不適用
26	Public transport terminus (PTT) 公共交通總站	Not applicable 不適用
27	Party structure and common staircase 共用構築物及樓梯	Not applicable 不適用
28	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	54.643
29	Public passage 公眾通道	Not applicable 不適用
30	Covered set back area 因建築物後移導致的覆蓋面積	Not applicable 不適用
Bonus GFA 額外總樓面面積		
31	Bonus GFA 額外總樓面面積	Not applicable 不適用

Note:

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

註：

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

The Environment Assessment of the Building

有關建築物的環境評估

Green Building Certification

Assessment result under the BEAM Plus certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
GOLD



Application no.: PAG0124 /22

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
金級



申請編號: PAG0124/22

29 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the lease brochures:

發展項目的公用部分的預計能量表現或消耗

於印製租賃說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

Part 1 第一部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features Installed 已安裝的具能源效益的設施	Magnetic Bearing Oil-free Air-cooled Chiller 磁懸浮變頻離心式風冷製冷機
	Chilled water pumps with VSD 變頻式冷凍水泵
	Fan coil units with DC motors 帶直流電機的風機盤管
	LED Light fittings LED 燈配件
	Solar light fitting for outdoor lights 用於戶外燈的太陽能燈配件
	Power Quality – Power Factor Correction Device 電力質素 – 功率因數修正器
	Power Quality – Harmonic Correction Device 電力質素 – 諧波修正器
Metering and Monitoring Facilities 計量及監察設施	

Part 2: The predicted annual energy use of the proposed building (Note 1) 第二部分：擬興建樓宇預計每年能源消耗量 (註腳1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/ 平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/ 平方米/年
Central building services installation (Note 3) 有使用中央屋宇裝備裝置 (註腳3) 的部份	4265	224.4	Not applicable 不適用	149.6	Not applicable 不適用

Part 3: The following installation(s) are completed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第三部分：以下裝置乃按機電工程署公布的相關實務守則完成

Type of Installations 裝置類型	Yes 是	No 否	Not applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings.

註腳：

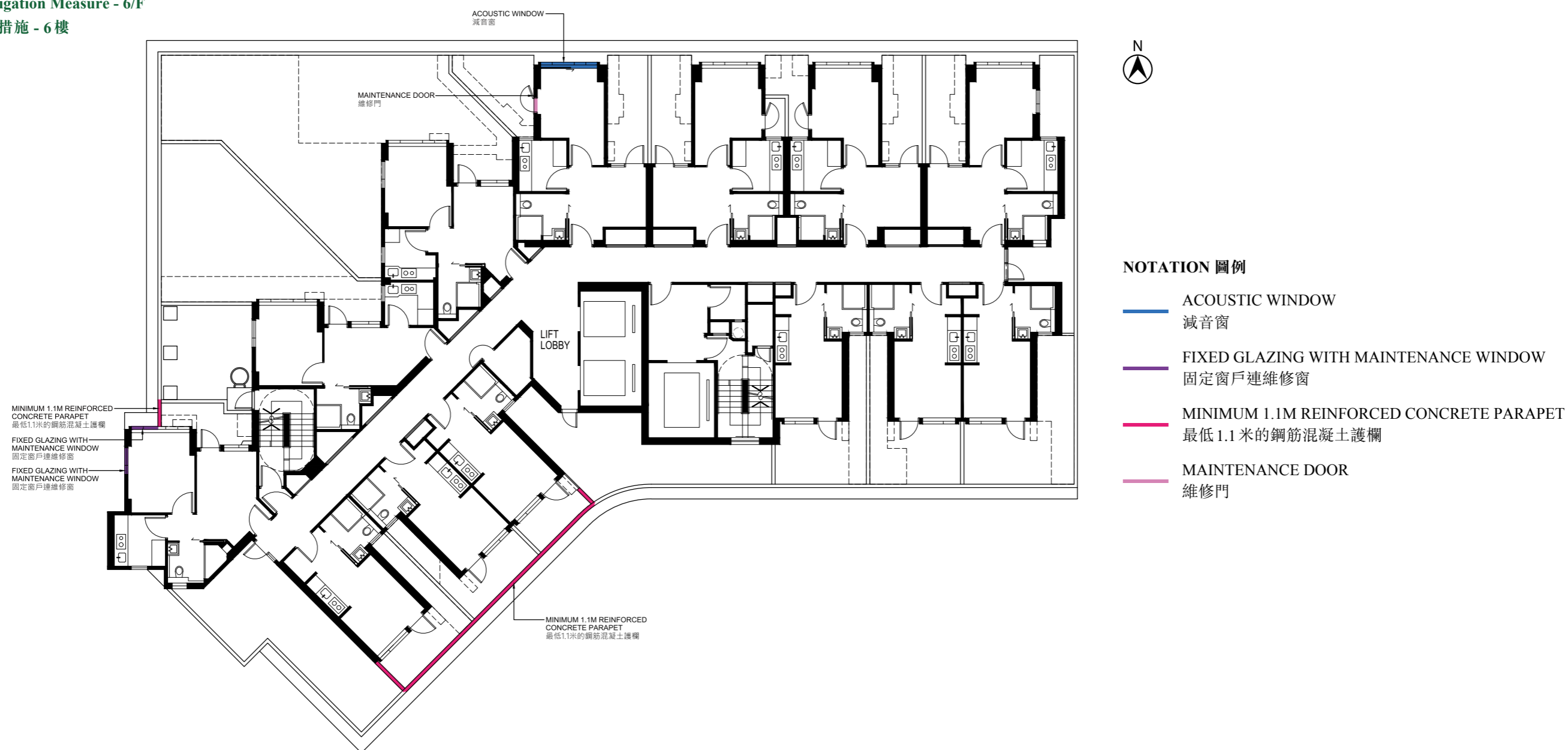
- 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
(a) 「每年能源消耗量」與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的「內部樓面面積」，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- 「基線樓宇」與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「基準建築物模式(零分標準)」具有相同涵義。
- 「中央屋宇裝備裝置」與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。

30 RELEVANT INFORMATION 有關資料

1. Each prospective tenant is required to enter into a Service Agreement concurrently with the Lease in respect of a residential property.
2. According to the Deed Poll of the Development, all common flat roof on the 6/F of the Development (no matter whether the common flat roof is marked "FOR MAINTENANCE ONLY" on Section 11 "Floor plans of residential properties in the development" of this lease brochure) are not accessible by the tenants.
3. Noise mitigation measures which will be provided in the Development include acoustic windows, fixed glazing with maintenance windows, maintenance door and minimum 1.1m reinforced concrete parapet. For details of such noise mitigation measures and related units in the Development, prospective tenant should refer to the Noise Impact Assessment Report dated November 2021 (Reference Number R5954_V2.0)(the "NIAR"). Copy of the NIAR will be available for free inspection upon request by prospective tenant at the leasing office during its opening hours (photocopies will be available on payment of photocopying charges). Please also refer to "Floor Plans of Residential Properties in the Development" section and the drawings below of this Lease Brochure for details on the location of acoustic window marked "A.W.", maintenance window marked "M.W." and maintenance door marked "M.D.". Prospective tenant should note the impact of the existence of acoustic windows, fixed glazing with maintenance windows on the views of related units and that the related units may be affected by noise if the acoustic window or the maintenance window are opened.

1. 每名準租戶就一個住宅物業簽立租契時須同時簽立一份服務協議。
2. 根據發展項目之分割契據，租戶不得進入位於發展項目6樓之所有公用平台（不論於本租賃說明書第11部份－「發展項目的住宅物業的樓面平面圖」上，該公用平台有否標明為「只用於維修」。）
3. 發展項目將提供噪音緩解措施包括減音窗、固定窗戶連維修窗、維修門及最低1.1米的鋼筋混凝土護欄。有關噪音緩解措施詳情及發展項目內的相關單位，準租戶應參考2021年11月的噪音影響評估報告（參考編號R5954_V2.0）(NIAR)。準租戶可於租賃辦事處開放時間內要求免費查閱噪音影響評估報告（並可於支付影印費後取得影印本）。減音窗（以「A.W.」標示）、維修窗戶（以「M.W.」標示）及維修門（以「M.D.」標示），準租戶亦應參考本租賃說明書「發展項目的住宅物業的樓面平面圖」一節及下列的附圖。準租戶應注意減音窗及固定窗戶連維修窗對相關單位景觀的影響，以及如減音窗或維修窗戶被開啟時相關單位將可能受噪音影響。

Noise Mitigation Measure - 6/F 噪音緩解措施 - 6樓



31 WEBSITE ADDRESS 互聯網網站的網址

The website address designated by the Landlord of the Development: <https://blissfulplace.hkhs.com>

業主就發展項目指定的互聯網網站的網址：<https://blissfulplace.hkhs.com>

32 POSSIBLE FUTURE CHANGES 日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。



33 DATE OF PRINTING OF LEASE BROCHURE

租賃說明書印製日期

Date of printing of this lease brochure: 10th March 2023

本租賃說明書印製日期：2023年3月10日



查詢專線
(852) 2839 8299



<https://blissfulplace.hkhs.com>

