

# 西浦 soho189

**SALES BROCHURE · 售樓說明書**

189 Queen's Road West, Sheung Wan, HK  
香港上環皇后大道西189號



1西浦  
soho189

# 發展項目基本資料

## BASIC INFORMATION OF THE DEVELOPMENT

### 一般資料

#### 發展項目名稱

西浦

#### 郵寄地址

香港上環皇后大道西189號

#### 地段編號

海旁地段第200號C分段之餘段、海旁地段第200號B分段第1小分段之餘段、海旁地段第200號B分段之餘段、海旁地段第71號S分段第3分段、內地段第6634號、內地段第6635號、內地段第6636號、內地段第6637號之餘段、內地段第6638號之餘段、內地段第6637號A分段、內地段第6638號A分段、海旁地段第71號B分段之餘段、海旁地段第71號C分段之餘段及海旁地段第71號D分段之餘段

#### 土地面積

約1,179.512平方米

#### 每年地租

整個項目所有地段之每年地租現時為261.22元

\* 賣方將繳交/已繳交所有地租(直至及包括相關單位轉讓日期為止)

#### 用途

請參考《政府租契重要條款》

#### 地批年期

海旁地段第71號 : 由1854年2月21日起計999 年  
海旁地段第200號 : 由1862年6月30日起計999 年  
內地段第6634號 : 由1854年2月21日起計999 年  
內地段第6635號 : 由1854年2月21日起計999 年  
內地段第6636號 : 由1854年2月21日起計999 年  
內地段第6637號 : 由1854年2月21日起計999 年  
內地段第6638號 : 由1854年2月21日起計999 年

#### 賣方 / 發展商

Jadway Limited (智維有限公司), Asian Profit Limited (雅裕有限公司), Chester Profit Limited (焯盈有限公司), Crown On Investment Limited (冠來投資有限公司), Hugo Vantage Limited (巨盛有限公司)  
(嘉里建設有限公司及培新控股有限公司之合資公司)

#### 賣方代表律師

高李葉律師行

香港中環置地廣場告羅士打大廈17樓

電話: 2844 4888

傳真: 2810 0620

\*買方可自行選擇律師

香港律師會查詢電話: 2846 0500

網址: www.hklawsoc.org.hk

#### 建築師及認可人士

崔德剛建築工程師樓有限公司之余鍊強先生

#### 設計建築師

創智建築師有限公司

#### 結構工程師

黃鄭顧問工程師有限公司

#### 工料測量師

務騰(香港)有限公司

#### 機電工程師

遠東顧問工程師有限公司

#### 室內設計師

BTR (H.K.) Limited

#### 園林設計師

Adrian L. Norman Limited

#### 上蓋總承建商

顯利工程有限公司

#### 融資公司

Fancy Victory Limited

(嘉里建設有限公司及培新控股有限公司之合資公司)

#### 發展項目預計完工日期

2013年2月28日或之前

(認可人仕可根據正式買賣合約訂明之情況下延後有關預計完工日期)



General Information

Name of Development

SOHO 189

Postal Address

No. 189 Queen’s Road West, Sheung Wan, Hong Kong

Lots Nos.

The Remaining Portion of Section C of Marine Lot No.200, The Remaining Portion of Subsection 1 of Section B of Marine Lot No.200, The Remaining Portion of Section B of Marine Lot No.200, Subsection 3 of Section S of Marine Lot No.71, Inland Lot No.6634, Inland Lot No.6635, Inland Lot No.6636, The Remaining Portion of Inland Lot No.6637, The Remaining Portion of Inland Lot No.6638, Section A of Inland Lot No.6637, Section A of Inland Lot No.6638, The Remaining Portion of Section B of Marine Lot No.71, The Remaining Portion of Section C of Marine Lot No.71 and The Remaining Portion of Section D of Marine Lot No.71.

Area of the Land

Approx 1,179.512 square metres

Current Annual Government Rent

The Government Rent is \$261.22 per annum for all of the Lots of the Development

\* The Vendor will pay/has paid all Government rent up to and including the date of the assignment of the Unit.

User

Please refer to the 《Salient Points of Government Lease》

Term of Government Lease

- |                    |  |
|--------------------|--|
| Marine Lot No.71   | : 999 years from the 21st day of February 1854 |
| Marine Lot No.200  | : 999 years from the 30th day of June 1862     |
| Inland Lot No.6634 | : 999 years from the 21st day of February 1854 |
| Inland Lot No.6635 | : 999 years from the 21st day of February 1854 |
| Inland Lot No.6636 | : 999 years from the 21st day of February 1854 |
| Inland Lot No.6637 | : 999 years from the 21st day of February 1854 |
| Inland Lot No.6638 | : 999 years from the 21st day of February 1854 |

Vendor / Developer

Jadway Limited, Asian Profit Limited, Chester Profit Limited, Crown On Investment Limited, Hugo Vantage Limited (joint venture companies between Kerry Properties Limited and Peterson Holdings Company Limited)

Vendor’s Solicitors

Messrs. Kao, Lee & Yip  
17/F., Gloucester Tower,  
The Landmark, Central,  
Hong Kong  
Tel.: 2844 4888  
Fax: 2810 0620

\* Purchasers can appoint their own solicitors.  
The Law Society of Hong Kong  
Enquiry Tel: 2846 0500,  
Website: www.hklawsoc.org.hk

Architect & Authorized Person

Mr. Yu Lin Keung of T.K. Tsui & Associates Limited

Design Architect

AGC Design Ltd

Structural Engineer

Wong & Cheng Consulting Engineers Ltd

Quantity Surveyor

WT Partnership (H.K.) Ltd

Mechanical & Electrical Engineer

Far East Consulting Engineers Ltd

Interior Design Consultant

BTR (H.K.) Ltd

Landscape Architect

Adrian L. Norman Ltd

Main Superstructure Contractor

Hien Lee Engineering Co. Ltd

Financier

Fancy Victory Limited  
(joint venture company between Kerry Properties Limited and Peterson Holdings Company Limited)

Anticipated Completion Date of the Development

On or before 28th February 2013  
(Subject to extension of time that may be granted by the Authorized Person in circumstances as specified in the Formal Agreement for Sale and Purchase )

發展項目基本資料

BASIC INFORMATION OF THE DEVELOPMENT

物業設計

物業座數

1座

住宅單位總數

149個

住宅層數

6樓至42樓 (共32層)

\* 不設13、14、24、34樓，16樓為隔火層

樓層高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）

6樓至37樓 — 約11呎1吋（3.4米）

38樓至39樓 — 約11呎1吋至12呎3吋（3.4米- 3.75米）

40樓至42樓 — 約12呎11吋（3.95米）

商舖數目

15個

住客會所設施

設於2、3及5樓

2樓 — 戶外游泳池、兒童池、休閒雅座、燒烤區、水療室、桑拿室、蒸氣浴室及更衣室

3樓 — 健身室、宴會廳連備餐間及多媒體娛樂室

5樓 — 戶外兒童遊戲區及平台花園

附註:

1. 會所設施於入伙時未必能即時使用。部分設施及/或服務須經政府有關部門同意或簽發準許證才能使用。

2. 會所設施只供住客及其訪客使用。

3. 請參閱本售樓說明書內之平面圖以了解發展項目的設計。

4. 賣方保留更改發展項目內的公用地方或設施的設計、佈局及用途以及修訂及更改樓宇的設計、規格、特色及平面圖的權利，而無須事先通知。該等佈局、用途、設計、規格、特色及圖則俱以相關政府部門最後批准者為準。

Design Of The Development

No. of Block

1

Total No. of Residential Units

149

No. of Domestic Storeys

6/F - 42/F (32 Storeys)

\* There is no designation of 13th, 14th, 24th and 34th Floor. 16/F is Refuge Floor.

Floor to Floor Height: (the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor)

6/F – 37/F — Approx. 11’1” (3.4m)

38/F – 39/F — Approx. 11’1” - 12’3” (3.4m - 3.75m)

40/F – 42/F — Approx. 12’11” (3.95m)

Total No. of Commercial Units

15

Recreational Facilities and Clubhouse

Located at 2/F, 3/F & 5/F

Recreational Facilities and Clubhouse include:

2/F — Outdoor swimming pool, children pool, lounge, BBQ area, spa area, sauna room, steam rooms and changing rooms

3/F — Gymnasium, function room with pantry, multi-media entertainment room

5/F — Outdoor children play area and landscaped garden

Remarks:

1. Clubhouse and recreational facilities may not be immediately available for use upon the date of delivery of vacant possession. Operation of certain facilities and/or services may be subject to Government’s consents or licenses.

2. Clubhouse / recreational facilities may only be used by residents and their bona fide visitors.

3. Please also refer to the Floor Plans in this Sales Brochure for the design of the Development.

4. The Vendor reserves the right to change the design layout and use of all common areas or facilities within the Development and the right to make modifications and changes to building designs, specifications, features and floor plans without prior notice. Such layout, use, designs, specifications, features and plans are subject to the final approval of the relevant Government authorities.

# 物業設計及管理

## DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

### 建築用料及裝置說明

#### 公用地方

##### 大廈外牆

鋪砌瓷磚及玻璃幕牆，並配以鋁質建築裝飾。

##### 基座外牆

鋪砌天然石、玻璃幕牆及鋁板。

##### 入口大堂

牆身配以天然石 / 木紋裝飾面板 / 不銹鋼面板。地台鋪砌天然石。天花裝設石膏板假天花，配以燈飾。

##### 住宅電梯大堂

###### 標準層大堂 (6樓至38樓)

牆身配以木紋裝飾面板 / 玻璃面板 / 不銹鋼面板。地台鋪砌天然石。天花裝設石膏板假天花，配以燈飾。

###### 特色層大堂 (39樓至42樓)

牆身配以玻璃 / 天然石裝飾 / 木紋裝飾面板 / 不銹鋼面板。地台鋪砌天然石。天花裝設不銹鋼面板 / 木紋裝飾面板，配以燈飾。

##### 客用升降機

大廈裝置“三菱電梯”升降機。住宅大樓設有兩部客用升降機，來往地下、2樓至15樓、17樓至42樓，另設一部客用升降機來往地下至42樓。

##### 保安設施

大堂出入口、大廈出入口及會所升降機大堂均設有閉路攝影機並連接到保安室。每住宅單位備有大廈視像系統連警報按鈕。智能卡系統設於大廈主入口及會所。

##### 信箱

住客電梯大堂設有每戶專用之金屬信箱。

##### 垃圾處理

每層住宅層設有垃圾房收集家居垃圾，並於地下設垃圾房中央處理。

### 住宅單位

#### 標準單位內部裝璜

(6樓至38樓 - A,B,C,D及E單位及39樓 - A及B單位)

##### 牆身及天花

客 / 飯廳、睡房及士多房牆身及天花均髹上優質乳膠漆。

##### 地台

客 / 飯廳及睡房地台鋪砌天然橡木複合地板配橡木腳線。士多房地台鋪砌優質地磚。

露台、工作平台及平台鋪砌優質瓷磚。

##### 門扇

大門選用橡木飾面實心門配置韓國三星電子門鎖，防盜眼及嵌入式氣鼓。

睡房、士多房及浴室選用橡木飾面夾板門配BONCO門鎖。

廚房選用橡木飾面實心門，門身鑲有玻璃，並配以BONCO門鎖及氣鼓。

##### 窗戶

窗台鋪砌天然石。

客 / 飯廳、睡房、廚房及士多房採用鋁質窗框及透明玻璃。

浴室採用透明玻璃 / 磨砂玻璃。

##### 廚房

廚櫃採用木紋裝飾塑合料門板。

地台外露部份鋪砌人造石。

牆身外露部份選用優質瓷磚 / 不銹鋼板鋪砌，天花裝設石膏板假天花並配以天花燈。

隨樓附送設備及品牌請參閱「廚房設備說明」。

##### 浴室

玻璃鏡片儲物櫃配以木面飾板。

浴缸裙圍、浴室窗台及地台外露部份鋪砌人造石。

牆身外露部份選用優質人造石鋪砌。

天花裝設防潮石膏板假天花配浴簾架、天花燈及裝飾燈槽。

裝配掛衣鈎、毛巾架及廁紙架。

隨樓附送設備及品牌請參閱「浴室設備說明」。

##### 工人廁 (只適用於B單位)

地台及牆身鋪砌瓷磚，天花裝設金屬假天花。採用優質潔具及二合一花灑龍頭。

##### 露台

露台配設玻璃欄杆、鋁質扶手及燈飾。

##### 工作平台

工作平台配設金屬欄杆、鋁質扶手及燈飾。

# 物業設計及管理

## DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

### 電視 / 電話及天線

客廳及睡房均裝置電話插座、電視 / 電台接收插座，並提供衛星電視訊號。

### 電力裝置

裝置入牆燈制及插座。

### 水喉

所有標準單位採用冷熱水銅喉。

### 煤氣

煤氣供應予所有標準單位。

### 空調機

客 / 飯廳、睡房及士多房均裝置“珍寶”變頻冷暖分體式空調機。

### 水電煤錶

錶房內均裝有每戶專用獨立水、電錶。獨立煤氣錶位則設於住宅單位內。

## 特色單位內部裝璜

(39樓 - C單位及40樓至42樓 - A及B單位)

### 牆身及天花

客 / 飯廳、睡房及士多房牆身及天花均髹上優質乳膠漆。

### 地台

客 / 飯廳及睡房地台鋪砌天然橡木複合地板配橡木腳線。士多房地台鋪砌優質地磚。露台、工作平台及平台鋪砌優質瓷磚。

### 門扇

大門選用木飾面實心門配置韓國三星電子門鎖，防盜眼及嵌入式氣鼓。

睡房、士多房及浴室選用橡木飾面夾板門配BONCO門鎖。

廚房選用橡木飾面實心門，門身鑲有玻璃，並配以BONCO手抽及氣鼓。

### 窗戶

窗台鋪砌天然石。

40樓至42樓特色單位部份位置採用玻璃幕牆及鋁質窗框。

客 / 飯廳、睡房、廚房及士多房採用鋁質窗框及透明玻璃。

浴室採用透明玻璃 / 磨砂玻璃。

### 廚房

廚櫃採用木紋裝飾塑合料門板。

地台外露部份鋪砌天然石。

牆身外露部份選用天然石 / 不銹鋼板鋪砌，天花裝設石膏板假天花並配以天花燈。

隨樓附送設備及品牌請參閱「廚房設備說明」。

### 浴室

玻璃鏡片儲物櫃配以木面飾板。

浴缸裙圍、浴室窗台及地台外露部份鋪砌天然石。

牆身外露部份選用天然石鋪砌。

天花裝設防潮石膏板假天花配浴簾架、天花燈及裝飾燈槽。

裝配掛衣鈎、毛巾架及廁紙架。

隨樓附送設備及品牌請參閱「浴室設備說明」。

### 工人廁

地台及牆身鋪砌瓷磚。採用優質潔具及二合一花灑龍頭。

### 露台

露台配設玻璃欄杆、鋁質扶手及燈飾。

### 工作平台

工作平台配設金屬欄杆、鋁質扶手及燈飾。

### 電視 / 電話及天線

客廳及睡房均裝置電話插座、電視 / 電台接收插座，並提供衛星電視訊號。

### 電力裝置

裝置入牆燈制及插座。

### 水喉

所有標準單位採用冷熱水銅喉。

### 煤氣

煤氣供應予所有標準單位。

### 空調機

客 / 飯廳及睡房均裝置“珍寶”變頻冷暖分體式空調機。

### 水電煤錶

錶房內均裝有每戶專用獨立水、電錶。獨立煤氣錶位則設於住宅單位內。

## 六樓至三十八樓A、B、C、D及E單位及三十九樓A及B單位之標準單位

### 傢俬 (只適用於A, B及C單位)

- 客飯廳提供梳化、墊腳凳、茶几、電視櫃、餐檯、餐椅及鞋櫃。
- 主人房提供雙人床連床褥、床頭櫃(只適用於A及C單位)、梳妝檯面(設置於窗台上，只適用於B及C單位)、書檯(只適用於A單位)、梳妝椅及衣櫃。
- 買家可從下列三種睡房設計配套中選其兩項，放置於其單位之睡房一及睡房二內：
  - 單人床連床褥及衣櫃；或
  - 疊架床連床褥、工作檯面(設置於窗台上)及座椅；或
  - 書架連內置式單人床連床褥、工作檯面(設置於窗台上)及座椅。



- 客飯廳、主人房及睡房提供窗簾、燈飾及裝飾品。
- 附送基本廚具、餐桌用品及浴室用品。

## 傢俬 (只適用於D及E單位)

- 客飯廳提供梳化、小茶几、茶几、電視櫃、餐檯、餐椅、長椅及鞋櫃。
- 主人房提供雙人床連床褥、床頭櫃及衣櫃。
- 買家可從下列兩種睡房設計配套中選其一項，放置於其單位之睡房一內：
  - 單人床連床褥及衣櫃；或
  - 書架連內置式單人床連床褥、工作檯面(設置於窗台上)及座椅。
- 客飯廳、主人房及睡房提供窗簾、燈飾及裝飾品。
- 附送基本廚具、餐桌用品及浴室用品。

備註:

1. 發展商將保留一切權利，按實際情況需要以同等質素之建築材料及設備代替上述所列明各項。
2. 以上列出或未列出之建材及設備以相關政府部門最後批准圖則為準。
3. 上述所列各項建築材料及設備均以正式買賣合約的條款所訂為準。各項建築材料及設備可能會在顏色、量度尺寸、紋理及 / 或手工上出現輕微差別。
4. 雲石、花崗石及木材均乃天然物質，色調或紋理上容有差異，並無可能完全一致。

## Fittings & Finishes

### Common Area

#### External Wall of Tower

Finished with ceramic tiles / curtain wall / aluminium cladding.

#### External Wall of Podium

Finished with natural stone cladding / curtain wall / aluminium architectural cladding.

#### Entrance Lift Lobby

Natural Stone / Wood panel / stainless steel panel on walls. Natural stone on floors. Suspended gypsum board false ceilings decorated with lighting.

#### Passenger Lift Lobbies

#### Typical Floors 6/F to 38/F

Laminated glass / wood panel / stainless steel panel on walls. Natural stone on floors. Suspended gypsum board false ceilings decorated with lighting.

#### Special Floors 39/F to 42/F

Natural stone / wood veneer / laminated glass / stainless steel panel on walls. Natural stone on floors. Suspended stainless steel / wood veneer false ceiling decorated with lighting.

### Residential Lifts

“Mitsubishi” lifts used for this development. The development has two passenger lifts servicing G/F, 2/F to 15/F, 17/F to 42/F, and one passenger lift servicing G/F to 42/F.

### Security Facilities

CCTV system connected to security office to be installed at the main entrance, entrance lobby, podium lift lobby and clubhouse. Video doorphone with panic alarm button to be provided for each residential unit. “Smart Card” access system is to be provided at main entrance and clubhouse.

### Letter Box

Metal letter box for each unit is provided at the residential tower main entrance lobby.

### Refuse Collection

Refuse will be collected at the refuse room on each residential floor and centrally handled on the Ground Floor's refuse collection room.

## Residential Units

### Fittings and Finishes of Typical Units

(Units A, B, C, D & E on 6/F to 38/F and Units A & B on 39/F)

#### Wall & Ceiling

Living / dining rooms, bedrooms and store rooms are finished with high quality emulsion paint.

#### Floors

Living / dining rooms, bedrooms are finished with natural oak engineering timber floorings, with oak veneered skirting. Storeroom is finished with tiles.

Floors of balconies, utility platforms and flat roofs are finished with tiles.

#### Doors

Entrance doors: Finished with oak veneered solid core door and fitted with SAMSUNG electronic lock set, eye viewer and concealed door closer.

Bedrooms, store rooms and bathrooms doors: Finished with oak veneered hollow core door fitted with BONCO lock set.

Kitchen doors: Finished with oak veneered solid core door fitted with glass panel, BONCO lock set and concealed door closer.

#### Windows

Bay window boards and window sills are finished with polished natural stone.

Aluminium window frame finished with fluorocarbon coating.

Clear glass for windows in living / dining rooms, bedrooms, kitchen and store rooms.

Clear glass / frosted glass for windows in bathrooms.

物業設計及管理

DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

Kitchen

Kitchen cabinet doors finished in plastic laminated panels with aluminium concealed handles. Floors are finished with high quality reconstituted stone wherever exposed.

Walls are finished with procelain tiles and stainless steel panel wherever exposed.

Suspended gypsum board ceiling with light fittings.

For kitchen appliances provisions and brand names, please refer to the “Kitchen Provisions Schedule”.

Bathrooms

Glass mirror cabinet finished with wood veneer.

Bathtub apron, window sill and floors are finished with reconstituted stone wherever exposed.

Walls are finished with reconstituted stone wherever exposed.

Suspended gypsum board false ceilings, light fittings and feature light trough. Coat hook, towel bar and paper roll holder are provided.

For sanitary fittings provisions and brand names, please refer to the “Bathroom Provisions Schedule”.

Maid’s Toilet (for Unit B only)

Floors are finished with homogenous tiles. Walls are finished with ceramic tile. Metal false ceiling is provided. Water closet and 2 in 1 basin / shower mixer are provided.

Balconies

Glass balustrade with aluminum top rail and light fittings are provided.

Utility Platforms

Metal railing with aluminum top rail and light fittings are provided.

Telephone and Aerial

Telephone points, communal TV/FM points are installed in living rooms and bedrooms. Satellite TV signal is provided.

Electrical Installation

Concealed conduit wiring with lighting and power points.

Pipes

Copper water pipes for hot and cold water are to be installed.

Gas Supply

Town gas piping to be installed for all typical units for residents to apply for their own service.

Air-conditioner

“General” inverter-type (cooling / heating) split-type air conditioners are installed in living / dining rooms, all bedrooms and store rooms

Private Meters

Separate meters for water and electricity are provided in the common meter rooms of each floor.

Separate meter for Town Gas is provided in each unit.

Fittings and Finishes of Special Units

(Unit C on 39/F and Units A & B on 40/F to 42/F)

Wall & Ceiling

Living / dining rooms, bedrooms and store rooms are finished with high quality emulsion paint.

Floors

Living / dining rooms and bedrooms are finished with natural oak engineering timber floorings, with oak veneered skirting. Storerooms are finished with tiles.

Floors of balconies, utility platforms and flat roofs are finished with tiles.

Doors

Entrance doors: Finished with wood veneered solid core door and fitted with SAMSUNG electronic lock set, eye viewer and concealed door closer.

Bedrooms, store rooms and bathrooms doors: Finished with oak veneered hollow core door fitted with BONCO lock set.

Kitchen doors: Finished with oak veneered solid core door fitted with glass panel, BONCO lock set and concealed door closer.

Windows

Bay window boards and window sills are finished with polished natural stone.

Part of the units on 40/F-42/F are installed with curtain wall system with aluminium window frame.

Clear glass for windows in living / dining rooms, bedrooms, kitchen and store rooms.

Clear glass / frosted glass for windows in bathrooms.

Kitchen

Kitchen cabinet doors finished in wood veneer panel with aluminum concealed handles. Floors are finished with natural stone wherever exposed.

Walls are finished with ceramic tiles and stainless steel panel wherever exposed.

Suspended gypsum board ceiling with light fittings.

For kitchen appliances provisions and brand names, please refer to the “Kitchen Provisions Schedule”.

**Bathrooms**

Glass mirror cabinet finished with wood veneer.

Bathtub apron, window sill and floors are finished with natural stone wherever exposed.

Walls are finished with natural stone wherever exposed.

Suspended gypsum board false ceilings with curtain rail, light fittings and feature light trough. Coat hook, towel bar and paper roll holder are provided.

For sanitary fittings provisions and brand names, please refer to the “Bathroom Provisioins Schedule”.

**Maid’s Toilet**

Floor are finished with homogenous tiles. Walls are finished with ceramic tile. Water closet and 2 in 1 basin / shower mixer are provided.

**Balconies**

Glass balustrade with aluminum top rail and light fittings are provided.

**Utility Platforms**

Metal railing with aluminum top rail and light fittings are provided.

**Telephone and Aerial**

Telephone points, communal TV/FM points are installed in living rooms and bedrooms. Satellite TV signal is provided.

**Electrical Installation**

Concealed conduit wiring with lighting and power points.

**Pipes**

Copper water pipes for hot and cold water are to be installed.

**Gas Supply**

Town gas piping to be installed for all typical units for residents to apply for their own service.

**Air-conditioner**

“General” inverter-type (cooling / heating) split-type air conditioners are installed in living / dining rooms and all bedrooms.

**Private Meters**

Separate meters for water and electricity are provided in the common meter rooms of each floor.

Separate meter for Town Gas is provided in each unit.

**Typical Unit on Units A, B, C, D & E on 6/F to 38/F and Units A & B on 39/F**

**Furniture items** (for Units A, B & C only) :

- Sofa, Ottoman, Coffee Table, TV Cabinet, Dining Table, Dining Chairs and Shoes Cabinet are provided in the Living / dining Rooms.
- Double Bed with Mattress, Bedside Table (For Units A & C only), Dresser (placed on bay window, for Units B & C only), Desk (For Unit A only), Stool and Wardrobe are provided in the Master Bedroom.
- Purchasers may choose any two options out of the following three options for Bedroom 1 and Bedroom 2:
  - Single bed with Mattress and Wardrobe; or
  - Bunk bed with Mattress, Desk top (placed on bay window) and Chair; or
  - Bookshelf with built-in Retractable bed with Mattress, Desk top (placed on bay window) and Chair.
- Curtains, Light Fittings and Decorative Items are provided in the Master Bedroom and the two Bedrooms, Living / dining Rooms.
- Kitchenware, Tableware and Sanitary accessories are provided.

**Furniture items** (for Units D & E only) :

- Sofa, Side Table, Coffee Table, TV Cabinet, Dining Table, Dining Chairs, Bench and Shoes Cabinet are provided in the Living / dining Rooms.
- Double Bed with Mattress, Bedside Table and Wardrobe are provided in the Master Bedroom.
- Purchasers may choose any one option out of the following two options for Bedroom 1:
  - Single bed with Mattress and Wardrobe; or
  - Bookshelf with built-in Retractable bed with Mattress, Desk top (placed on bay window) and Chair.
- Curtains, Light Fittings and Decorative Items are provided in the Master Bedroom and Bedroom, Living / dining Rooms.
- Kitchenware, Tableware and Sanitary accessories are provided.

Notes

1. The Vendor reserves the right to substitute the intended materials whether listed or not in the above Fittings & Finishes Schedule with other materials of comparable quality and standard as actual circumstances may require.
2. All the above items and the others which are not listed are subject to the final plans as approved by relevant Government Authorities.
3. The fittings and finishes as listed out above shall be in accordance with the terms of formal Agreement for Sale and Purchase. These provisions may have a slight variation in the colour, measurement, grain, texture and/or workmanship.
4. Marble, granite and timber are natural materials containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

物業設計及管理

DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

標準住宅單位 Typical Residential Units

標準住宅單位均隨樓附送或裝置以下設備：

Appliances are to be provided and/or installed in typical units as follows:

廚房設備說明 Kitchen Provisions Schedule

6樓至38樓A, B及C單位及39樓A及B單位

Units A, B & C on 6/F to 38/F and Units A & B on 39/F

設備 Appliances	品牌 Brands
廚櫃 Kitchen Cabinet	MIA CUCINA
嵌入式煮食爐 Domino Type Single Wok Burner + Double Burner	GORENJE
嵌入式電磁爐 Domino Type Induction Hob	GORENJE
抽油煙機 Cooker Hood	GORENJE
內置式蒸爐 Built-in Steam Oven	GORENJE
內置式電焗爐 Built-in Electric Oven	GORENJE
內置式保溫櫃 Built-in Warming Drawer	GORENJE
內置式雪櫃 Built-in Refrigerator	GORENJE
2合1洗衣乾衣機 2-in-1 Washer & Dryer	GORENJE
內置式洗碗碟機 (只適用於A及B單位) Built-in Dishwasher (For Units A & B only)	GORENJE
台面石 Worktop Surface	CORIAN
洗滌盆水龍頭 Sink Mixer	GROHE
抽氣扇 Exhaust Fan	KDK

- 備註:
- 發展商將保留一切權利，按實際情況需要以同等質素之建築材料及設備代替上述所列明各項。
  - 以上列出或未列出之建材及設備以相關政府部門最後批准圖則為準。
  - 上述所列各項建築材料及設備均以正式買賣合約的條款所訂為準。各項建築材料及設備可能會在顏色、量度尺寸、紋理及 / 或手工上出現輕微差別。
  - 雲石、花崗石及木材均乃天然物質，色調或紋理上容有差異，並無可能完全一致。

- Notes
- The Vendor reserves the right to substitute the intended materials whether listed or not in the above Fittings & Finishes Schedule with other materials of comparable quality and standard as actual circumstances may require.
  - All the above items and the others which are not listed are subject to the final plans as approved by relevant Government Authorities.
  - The fittings and finishes as listed out above shall be in accordance with the terms of formal Agreement for Sale and Purchase. These provisions may have a slight variation in the colour, measurement, grain, texture and/or workmanship.
  - Marble, granite and timber are natural materials containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

6樓至38樓D及E單位

Units D & E on 6/F to 38/F

設備 Appliances	品牌 Brands
廚櫃 Kitchen Cabinet	MIA CUCINA
嵌入式煮食爐 Domino Type Single Wok Burner	GORENJE
嵌入式電磁爐 Domino Type Induction Hob	GORENJE
伸縮式抽油煙機 Telescopic Type Cooker Hood	GORENJE
內置式微波爐 (具燒烤功能) Built-in Microwave Oven with Grill Function	GORENJE
內置式雪櫃 Built-in Refrigerator	GORENJE
2合1洗衣乾衣機 2-in-1 Washer & Dryer	GORENJE
台面石 Worktop Surface	CORIAN
洗滌盆水龍頭 Sink Mixer	GROHE
抽氣扇 Exhaust Fan	KDK

浴室設備說明

Bathroom Provisions Schedule

設備 Appliances	品牌 Brands
坐廁 Toilet Bowl	DURAVIT
面盆 Wash Basin	DURAVIT
浴缸 Bathtub	ROCA
浴缸及面盆水龍頭 Bath / Shower Mixer	GROHE
花灑套裝 Shower Set	GROHE
煤氣熱水爐 Gas Water Heater	TGC
浴室換氣暖風機(主人浴室) (只適用於A, B及C 單位) Thermo Ventilator (Master Bathroom) (For Units A, B & C only)	KDK
抽氣扇 Exhaust Fan	KDK



特色單位 Special Units

特色單位均隨樓附送或裝置以下設備：

Appliances are to be provided and/or installed in special units as follows:

廚房設備說明 Kitchen Provisions Schedule

39樓C單位及40樓至42樓A及B單位

Unit C on 39/F and Units A & B on 40/F to 42/F

設備 Appliances	品牌 Brands
廚櫃 Kitchen Cabinet	BULTHAUP / POGGENPOHL / 同級
嵌入式煮食爐 Domino Type Single Wok Burner + Double Burner	GORENJE
嵌入式電磁爐 Domino Type Induction Hob	GORENJE
抽油煙機 Cooker Hood	GORENJE
內置式蒸爐 Built-in Steam Oven (只適用於39樓C單位及40至42樓A單位) (For Unit C on 39/F and Unit A on 40-42/F only)	GORENJE
內置式微波爐 (具燒烤功能) Built-in Microwave Oven with Grill Function (只適用於40至42樓A及B單位) (For Units A & B on 40-42/F only)	GORENJE
內置式電焗爐 Built-in Electric Oven	GORENJE
內置式保溫櫃 Built-in Warming Drawer	GORENJE
直立式雙門雪櫃 Free-Stand Side by Side Refrigerator	GORENJE
內置式酒櫃 Built-in Wine Cellar	GORENJE
內置式咖啡機 Built-in Coffee Maker	GORENJE
內置式洗碗碟機 Built-in Dishwasher	GORENJE
洗衣機/乾衣機 Washer / Dryer (只適用於40至42樓A單位) (For Unit A on 40-42/F only)	GORENJE
2合1洗衣乾衣機 2-in-1 Washer & Dryer (只適用於39樓C單位及40至42樓B單位) (For Unit C on 39/F and Unit B on 40-42/F only)	GORENJE
台面石 Worktop Surface	Natural Stone
洗滌盆水龍頭 Sink Mixer	GROHE
抽氣扇 Exhaust Fan	KDK/Ostberg

浴室設備說明

Bathroom Provisions Schedule

設備 Appliances	品牌 Brands
坐廁 Toilet Bowl	DURAVIT / Flaminia / 同級
面盆 Wash Basin	DURAVIT / Flaminia / 同級
浴缸 Bathtub	ROCA / Duravit / 同級
浴缸及面盆水龍頭 Bath / Shower Mixer	GROHE / Axor / 同級
花灑套裝 Shower Set	GROHE / Axor / 同級
煤氣熱水爐 Gas Water Heater	TGC
浴室換氣暖風機 (主人浴室) Thermo Ventilator (Master Bathroom)	KDK
抽氣扇 Exhaust Fan	KDK/Ostberg

備註:

- 發展商將保留一切權利，按實際情況需要以同等質素之建築材料及設備代替上述所列明各項。
- 以上列出或未列出之建材及設備以相關政府部門最後批准圖則為準。
- 上述所列各項建築材料及設備均以正式買賣合約的條款所訂為準。各項建築材料及設備可能會在顏色、量度尺寸、紋理及 / 或手工上出現輕微差別。
- 雲石、花崗石及木材均乃天然物質，色調或紋理上容有差異，並無可能完全一致。

Notes

- The Vendor reserves the right to substitute the intended materials whether listed or not in the above Fittings & Finishes Schedule with other materials of comparable quality and standard as actual circumstances may require.
- All the above items and the others which are not listed are subject to the final plans as approved by relevant Government Authorities.
- The fittings and finishes as listed out above shall be in accordance with the terms of formal Agreement for Sale and Purchase. These provisions may have a slight variation in the colour, measurement, grain, texture and/or workmanship.
- Marble, granite and timber are natural materials containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

物業設計及管理

DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

已獲豁免計算總樓面面積之環保設施

Green Features Exempted from Gross Floor Area Calculation

1. 根據『建築物條例』，以下表列之露台、工作平台、加闊公用走廊及電梯大堂、公用空中花園及非結構性預製組裝外牆面積並不計算在樓面面積及地盤覆蓋面積之內。

2. 單位之露台、工作平台及非結構性預製組裝外牆面積計入該單位的實用面積內。

3. 本發展項目之部分外牆為玻璃幕牆，而帶有玻璃幕牆之單位之實用面積均由有關之玻璃幕牆外圍起計。

4. 露台及工作平台不能被封閉或封密。

5. 露台、工作平台、加闊公用走廊及電梯大堂、公用空中花園及非結構性預製組裝外牆面積如下：

1. The area of the balconies, utility platforms, wider common corridors and lift lobbies, communal sky garden, non-structural prefabricated external wall as set out in the following schedules are exempted from gross floor area and site coverage calculations under the Buildings Ordinance.

2. The Saleable Area of a unit includes the area of the balcony, utility platform and non-structural prefabricated external wall of that unit.

3. As the curtain walls system forms the external face of part of the Development, the Saleable Area of those Units with a curtain wall is measured from the exterior of the curtain wall.

4. Balconies and utility platforms must not be enclosed.

5. The size of the balconies, utility platforms, wider common corridors and lift lobbies, communal sky garden and non-structural prefabricated external wall are set out as below:

已獲豁免計算總樓面面積之加闊公用走廊及電梯大堂面積

Exempted Wider Common Corridors and Lift Lobbies Area Schedule

樓層 Floor	加闊公用走廊及電梯大堂面積 Wider Common Corridors and Lift Lobbies	層數 No. of Storeys	總面積 Total Area
6/F - 38/F	7.207	28	201.796
39/F	6.262	1	6.262
40/F - 41/F	5.888	2	11.776
42/F	5.798	1	5.798
已獲豁免之加闊公用走廊及電梯大堂總面積 Total Exempted GFA of Wider Common Corridors & Lift Lobbies			225.632

(平方米 sq.m.)

已獲豁免計算總樓面面積之露台面積

Exempted Balconies Area Schedule

樓層 Floor	層數 No. of Storeys	單位 / Unit					已獲豁免之露台總面積 Total Area of Exempted Balcony
		A	B	C	D	E	
6/F	1	2.125	2.207	2.000	2.000	0.000	8.332
7/F - 38/F	27	2.125	2.207	2.000	2.000	2.000	278.964
39/F	1	2.125	2.207	3.143	-	-	7.475
40/F - 42/F	3	3.943	-	-	-	-	11.829
總數 Total:							306.6

(平方米 sq.m.)

已獲豁免計算總樓面面積之工作平台面積

Exempted Utility Platform Area Schedule

樓層 Floor	層數 No. of Storeys	單位 / Unit					已獲豁免之工作平台總面積 Total Area of Exempted Utility Platform
		A	B	C	D	E	
6/F	1	-	-	-	-	-	0
7/F - 38/F	27	1.5	1.5	1.5	-	1.5	162
39/F	1	1.5	1.5	1.5	-	-	4.5
40/F - 42/F	3	1.5	1.5	-	-	-	9
總數 Total:							175.5

(平方米 sq.m.)

已獲豁免計算總樓面面積之非結構性預製組裝外牆面積  
Exempted Non-Structural Prefabricated External Walls Schedule

樓層 Floor	層數 No. of Storeys	單位 / Unit					已獲豁免之非結構性預製組裝 外牆總面積 Total Area of Exempted Non-Structural Prefabricated External Walls
		A	B	C	D	E	
6/F-28/F	19	2.828	3.034	2.665	1.631	1.627	223.915
29/F - 38/F	9	2.864	3.07	2.697	1.669	1.627	107.343
39/F	1	2.864	3.07	4.55	-	-	10.484
總數 Total:							341.742

(平方米 sq.m.)

非結構性預製組裝外牆之厚度約為100毫米至300毫米之間。  
The thickness of the non-structural prefabricated external walls is ranged from 100mm to 300mm.

玻璃幕牆面積表  
Area Calculation of Curtain Walls

樓層 Floor	層數 No. of Storeys	單位 / Unit		玻璃幕牆總面積 Total Area of Curtain Walls
		A	B	
40/F	1	6.902	7.26	14.162
41/F	1	7	8.454	15.454
42/F	1	8.094	8.454	16.548
總數 Total:				46.164

(平方米 sq.m.)

玻璃幕牆之厚度約為200毫米至300毫米之間。  
The thickness of curtain wall is ranged from 200mm to 300mm.

住宅單位分攤之公用地方面積  
Apportioned Common Area to Residential Units

樓層 Floor	單位 / Unit				
	A	B	C	D	E
6/F	22.761	23.690	19.974	15.050	13.842
7/F – 38/F	23.226	24.155	20.438	15.050	14.864
39/F	23.133	24.062	37.904	-	-
40/F	41.156	35.860	-	-	-
41/F	39.669	35.860	-	-	-
42/F	41.899	37.718	-	-	-

(平方米 sq.m.)

已獲豁免計算總樓面面積之公用  
空中花園面積  
Exempted Communal Sky Garden  
Area Schedule

樓層 Floor	總面積 Total Area
5/F	215.74

(平方米 sq.m.)

# 物業設計及管理

## DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

### 物業管理

#### 管理公司

嘉里物業管理服務有限公司

#### 管理年期

由公契簽署日期起計兩年，直至任期按公契終止。管理公司酬金為年度管理開支（不包括管理公司酬金）及（除非經業主大會議決核准）非經常開支或大廈特別基金中的支出的百分之十。

#### 預算管理費

住宅單位每月管理費：

約\$3.5每平方呎（以建築面積計算）

商舖每月管理費：

約\$2.0每平方呎（以建築面積計算）

備註:

- 以上僅為預算金額。實際金額按照大廈公契釐定，並可由經理人根據公契不時作出調整。
- 管理費須於每月上期支付。

#### 完成交易時需繳費用

買方需於完成交易時繳付以下有關住宅單位的費用：

- 大廈特別基金 — 相等於2個月管理費，所繳費用將不可退還及不可轉讓。
- 管理費按金 — 相等於3個月管理費，所繳費用可轉讓但不可退還。
- 裝修廢料泥頭清理費 — 相等於1個月管理費，所繳費用將不可退還及不可轉讓，餘額將撥入大廈特別基金。
- 管理費上期 — 相等於2個月管理費。
- 公共水電錶按金 — 攤分整幢物業之公共地方公共水電錶按金，所繳費用可轉讓但不可退還。

備註:

- 賣方轉交住宅單位給買方前，買方須償還賣方已付的有關單位之水電錶按金。
- 雖然上述買方須繳付之金額仍有待確定，但買方仍需於成交時繳付上述所列費用。

### Property Management

#### Management Company

Kerry Property Management Services Limited

#### Terms of Management

An initial term of 2 years from the date of the DMC until terminated in accordance with the DMC. The remuneration of the Management Company shall be 10% of the total annual management expenses (excluding Management Company’s remuneration) and (unless approved by resolution of Owners meeting) capital or non-recurring expenditure and expenditure out of Special Funds incurred.

#### Estimated Management Fee

Monthly management fee for Residential Units:

approx. \$3.5 per sq.ft. (gross floor area)

Monthly management fee for Commercial Units:

approx. \$2.0 per sq.ft. (gross floor area)

Remarks:

- The above quote for the estimated Management Fee is an estimate only. The actual amount of the Management Fee will be decided in accordance with the DMC. It is subject to the determination and revisions from time to time by the Manager pursuant to the DMC.
- The management fee should be paid each month in advance.

#### Initial Payments Upon Completion

A purchaser has to make the following payments on completion of the sale and purchase of a residential unit:

- Special Funds – equivalent to 2 months’ management fee (non-refundable and non-transferable)
- Management Fee Deposit – equivalent to 3 months’ management fee (transferable but non-refundable)
- Debris Removal Fee – equivalent to 1 month’s management fee (non-refundable and non-transferable and any monies not used shall be paid into Special Funds)
- Management Fee in Advance – equivalent to 2 months’ management fee
- A proportionate share of deposits for public utilities for the Common Areas and Common Facilities (transferable but non-refundable)

Remarks:

- Private Water Meter(s) and Private Electricity Meter(s) deposits paid in respect of a Residential Unit shall be reimbursed by the purchaser before the Residential Unit is handed over to the purchaser.
- The purchaser should pay the above amount notwithstanding that the exact amount of such amounts is yet to be finalized.

### 不可分割份數及管理份數分配

#### Undivided Shares and Management Units Allocation

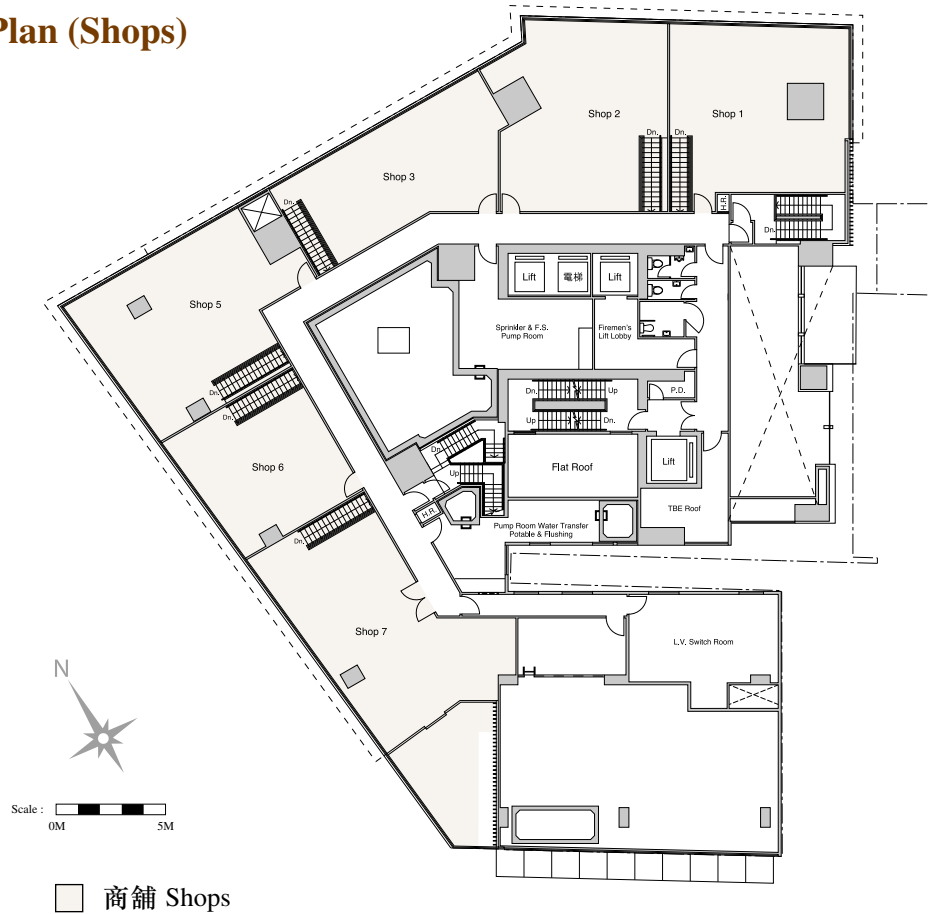
樓層 Floor	單位 / Unit				
	A	B	C	D	E
6/F	84	87	73	54	52
7/F - 28/F	83	86	73	54	53
29/F - 38/F	82	86	72	53	53
39/F	82	86	138	-	-
40/F	148	128	-	-	-
41/F	142	127	-	-	-
42/F	159	144	-	-	-



地下平面圖(入口大堂及商鋪)  
Ground Floor Plan  
(Entrance Lobby & Shops)



一樓平面圖(商鋪)  
1/F Floor Plan (Shops)



附註：

1. 上圖經簡化處理，僅供參考。詳細之訂正圖則以政府相關部門最後批准之圖則為準。
2. 所有佈局、室內及戶外之間隔、裝飾、擺設及設備，僅供參考，並以入伙時所提供為準。
3. 整個屋苑之設計、佈局及色系皆有更改之可能，並以政府相關部門最後批准之圖則為準。

Notes:

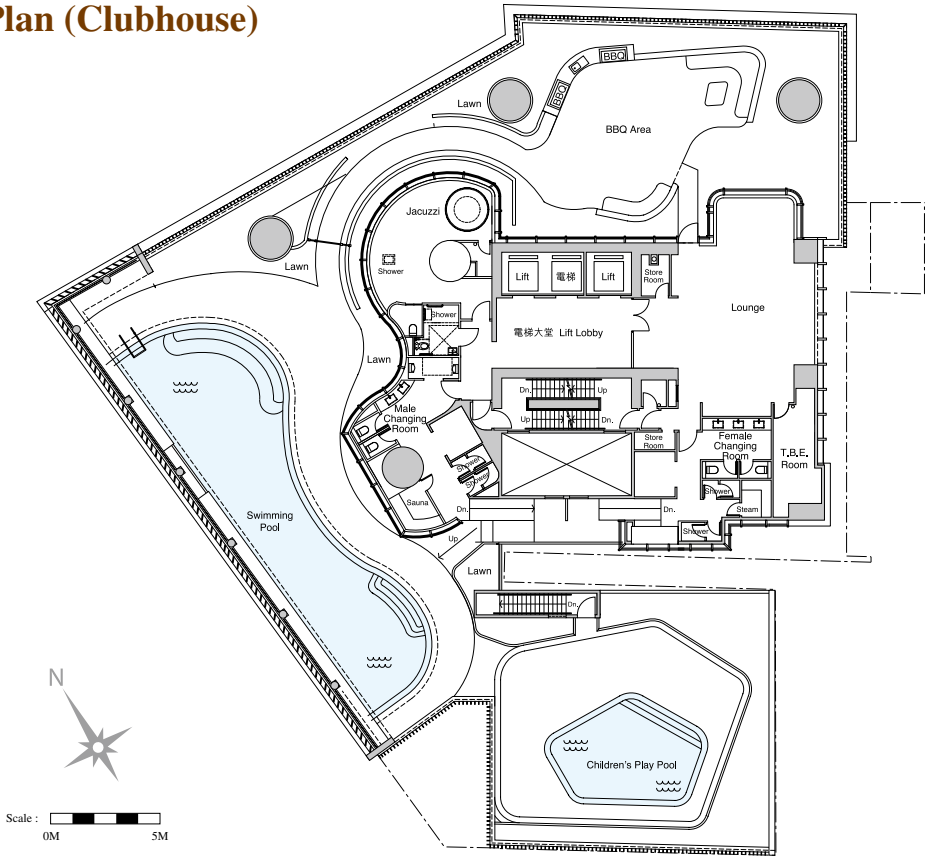
1. The above plan is simplified version and for reference only. The plan is subject to final approval by relevant Government Authorities.
2. All layouts, interior and exterior design, fittings and finishes, all provisions shown on the plans are for reference only and subject to the final adjustment upon completion.
3. The overall design, layout and colour scheme of the Development are subject to the final approval by relevant Government Authorities.

物業設計及管理

DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

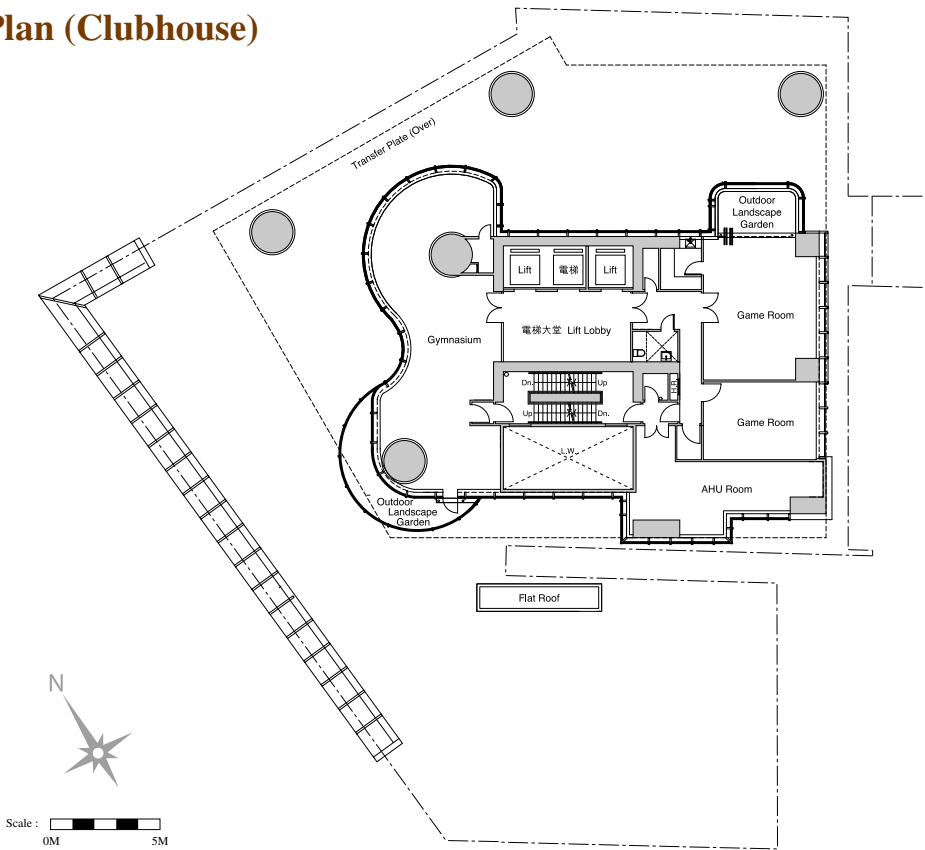
二樓平面圖(會所)

2/F Floor Plan (Clubhouse)



三樓平面圖(會所)

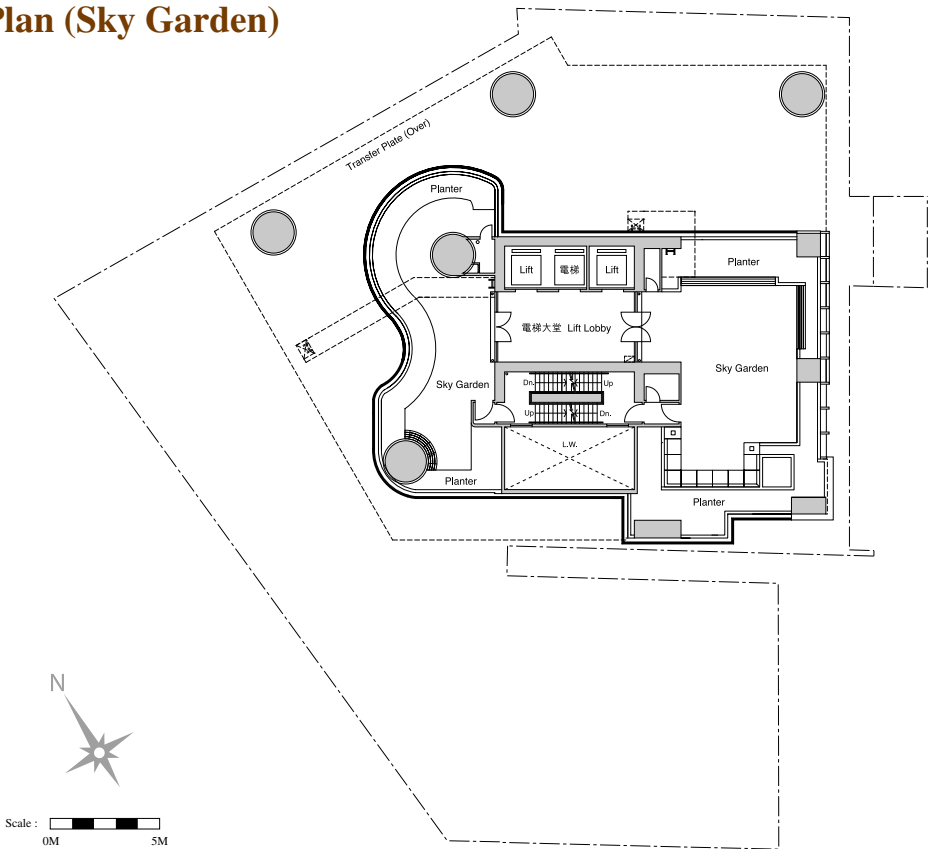
3/F Floor Plan (Clubhouse)



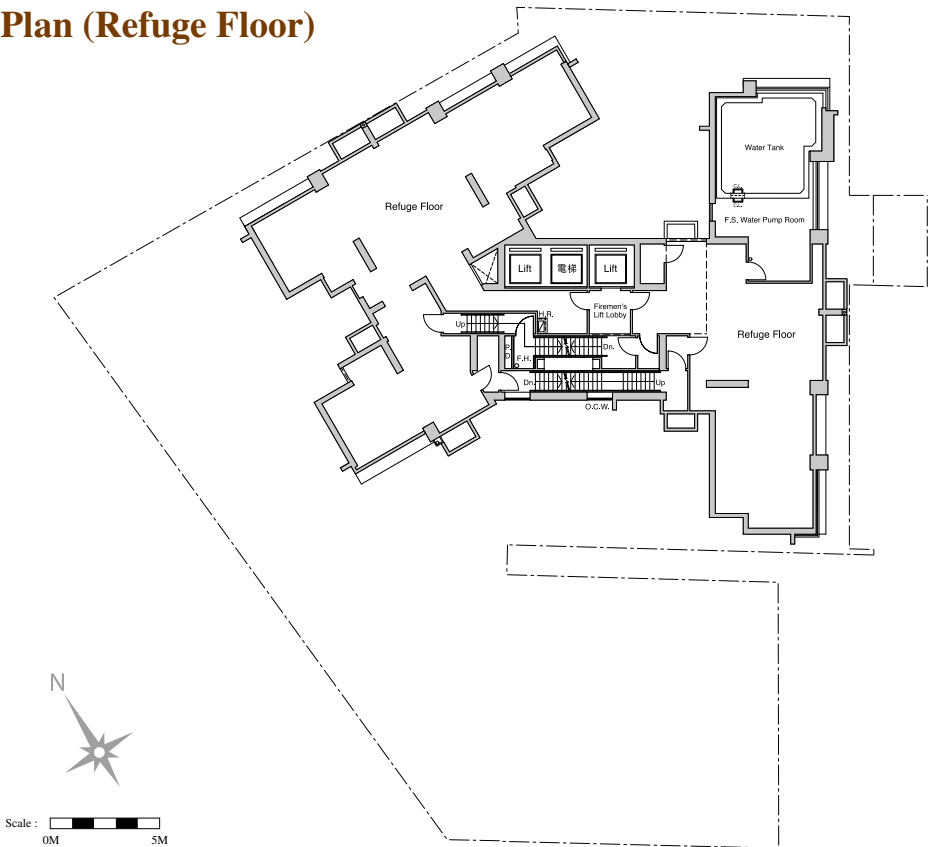
附註：

1. 上圖經簡化處理，僅供參考。詳細之訂正圖則以政府相關部門最後批准之圖則為準。
2. 所有佈局、室內及戶外之間隔、裝飾、擺設及設備，僅供參考，並以入伙時提供為準。
3. 整個屋苑之設計、佈局及色系皆有更改之可能，並以政府相關部門最後批准之圖則為準。

五樓平面圖(空中花園)  
5/F Floor Plan (Sky Garden)



十六樓平面圖(避火層)  
16/F Floor Plan (Refuge Floor)



Notes :

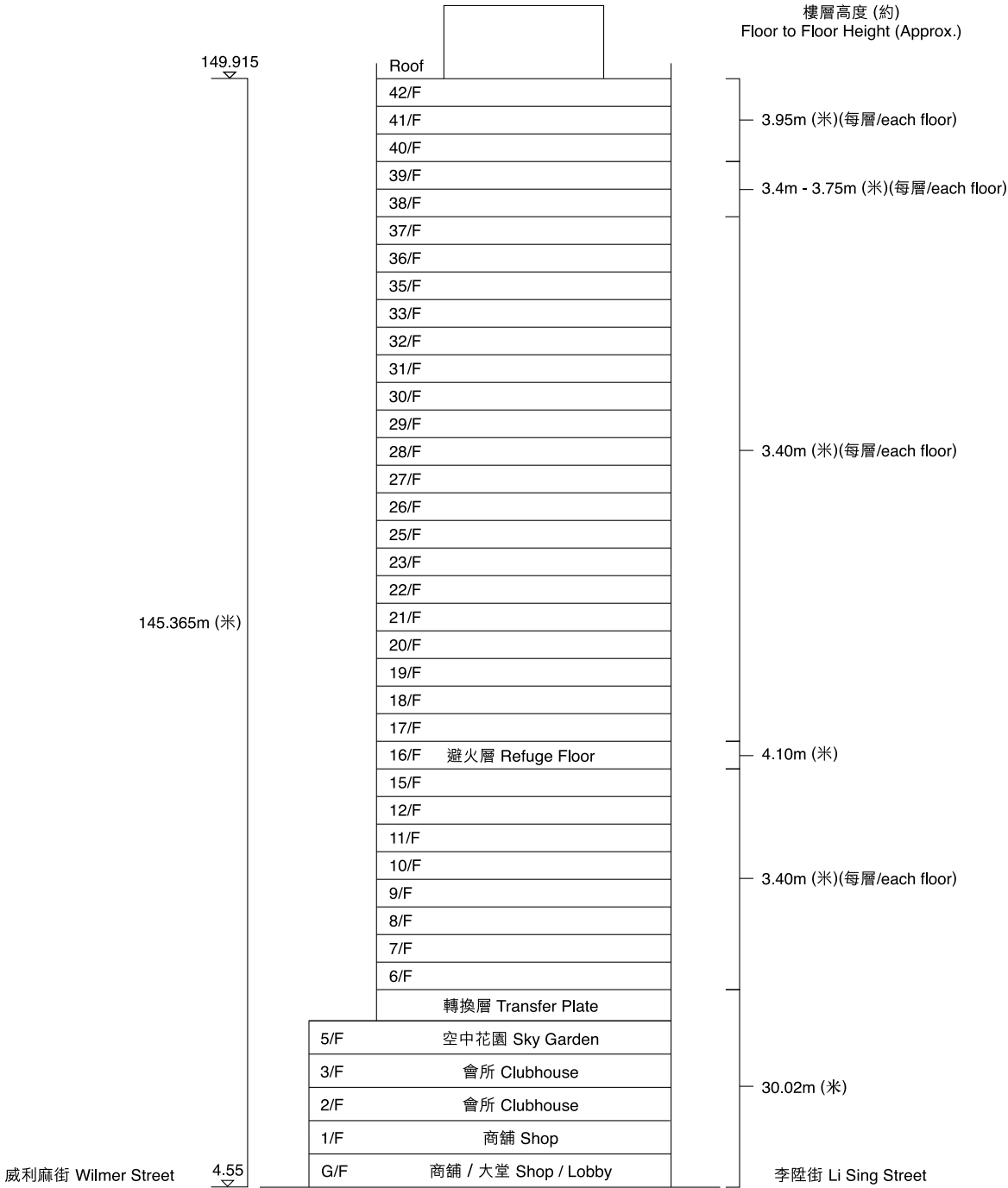
1. The above plan is simplified version and for reference only. The plan is subject to final approval by relevant Government Authorities.
2. All layouts, interior and exterior design, fittings and finishes, and all provisions shown on the plans are for reference only and subject to the final adjustment upon completion.
3. The overall design, layout and colour scheme of the Development are subject to changes and the final approval by relevant Government Authorities.

物業設計及管理

DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

剖面圖

Section Plan



附註：

- 上圖經簡化處理，只供參考之用。
- 詳細規劃、訂正圖則及有關資料以屋宇署、地政總署及/或有關之政府部門最後批准之圖則為準。
- 住宅樓層高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）  
6樓至37樓 — 約11呎 1吋（3.4米）  
38樓至39樓 — 約11呎 1吋至12呎3吋（3.4米 - 3.75米）  
40樓至42樓 — 約12呎 11吋（3.95米）

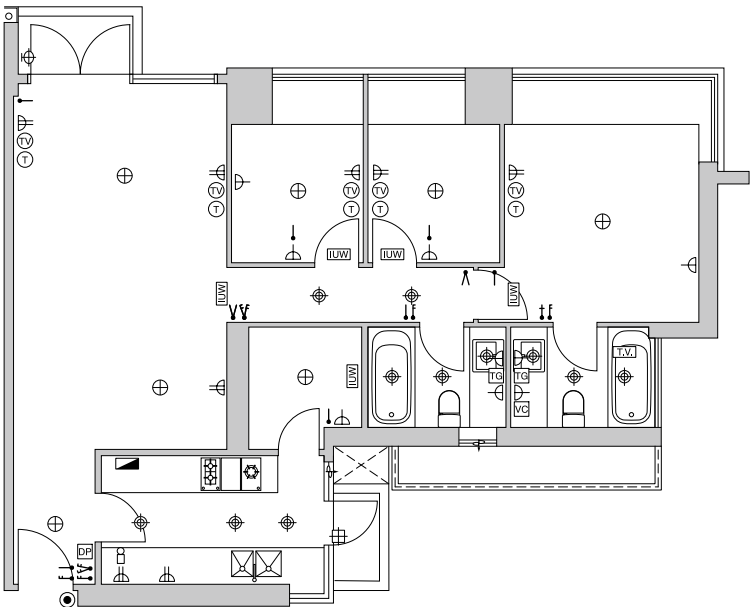
Notes:

- The above plans are simplified version and for reference only.
- The plans are subject to the final approval by the Building Department, the Lands Department, and / or other relevant Government Departments and Authorities.
- Residential floor-to-floor height (refer to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor)  
6/F – 37/F – Approx. 11'1" (3.4m)  
38/F – 39/F – Approx. 11'1" - 12'3" (3.4m - 3.75m)  
40/F – 42/F – Approx. 12'11" (3.95m)

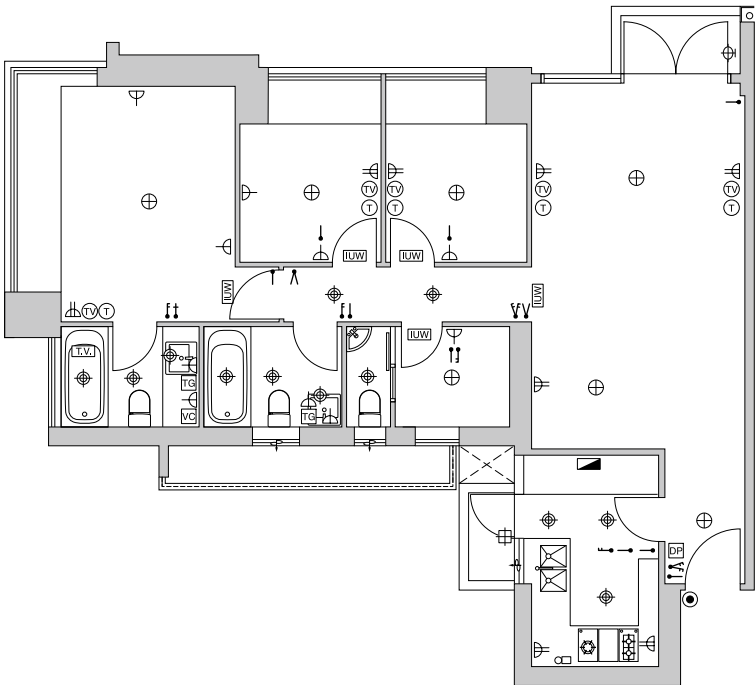


# 機電裝置圖 MECHANICAL & ELECTRICAL PLANS

## 標準單位 Typical Units



6樓至39樓A單位 Unit A on 6/F - 39/F



6樓至39樓B單位 Unit B on 6/F - 39/F

## 機電裝置說明表 Mechanical & Electrical Provisions

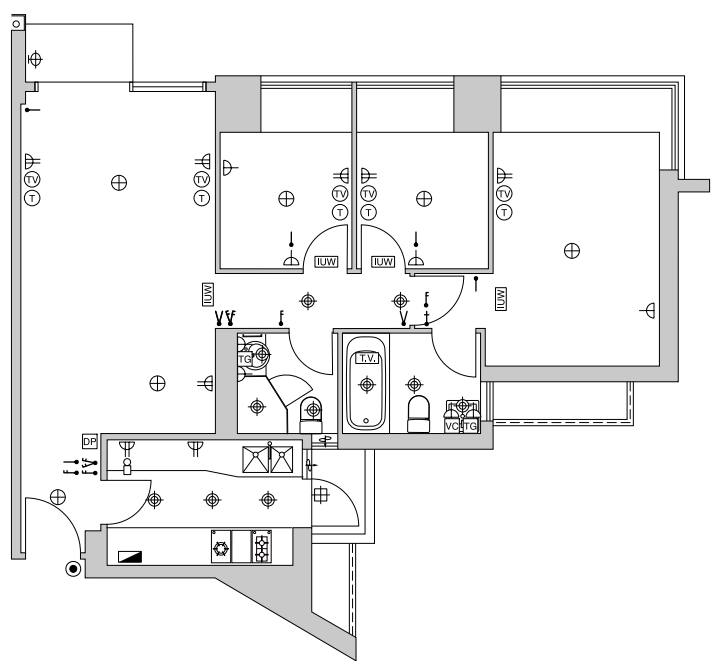
	1-gang 1-way lighting switch 單聯單控照明開關掣		TV/FM outlet 電視及電台接收插座
	2-gang 1-way lighting switch 雙聯單控照明開關掣		Telephone outlet 電話插座
	1-gang 2-way lighting switch 單聯雙控照明開關掣		Door bell push button 門鈴按鈕
	2-gang 2-way lighting switch 雙聯雙控照明開關掣		Door chime / bell 門鈴
	20A Double pole switch 20A雙極開關掣		Video doorphone C/W panic alarm 視象對講機連緊急按鈕
	13A socket outlet 13A單位電插座		Exhaust air fan 抽氣扇
	13A twin socket outlet 13A雙位電插座		Wall mounted type indoor A/C unit with cooling / heating function 室內掛牆分體冷氣機具冷暖設定
	MCB board 配電箱		Thermo ventilator 浴室換氣暖風機
	Lamp holder 燈位		Thermo ventilator controller 浴室換氣暖風機控制器
	Wall lamp 壁燈		TGC water heater remote controller 煤氣熱水爐控制器
	Recessed downlight 暗藏式筒燈架		
	Downlight 筒燈		

附註:  
1. 機電裝置圖經簡化處理，僅供參考。詳細之訂正圖則以政府相關部門最後批准之圖則為準。  
2. 所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。

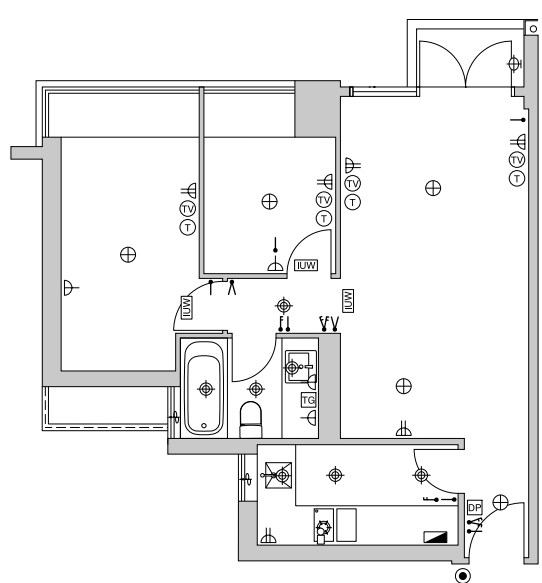
Disclaimer:  
1. The mechanical and electrical plans are simplified version and for reference only. All plans are subject to final approval by relevant Government Authorities.  
2. All layouts, interior and exterior design, fittings and finishes, and all provisions shown on the plan(s) are subject to the final adjustment upon completion.

機 電 裝 置 圖  
MECHANICAL & ELECTRICAL PLANS

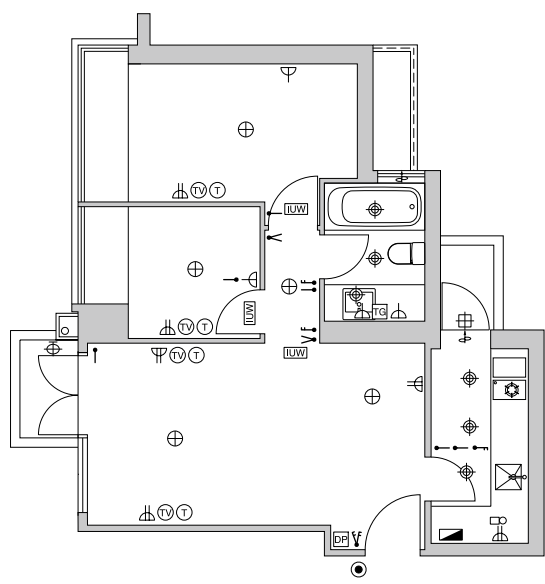
標準單位 Typical Units



6樓至38樓C單位 Unit C on 6/F - 38/F



6樓至38樓D單位 Unit D on 6/F - 38/F



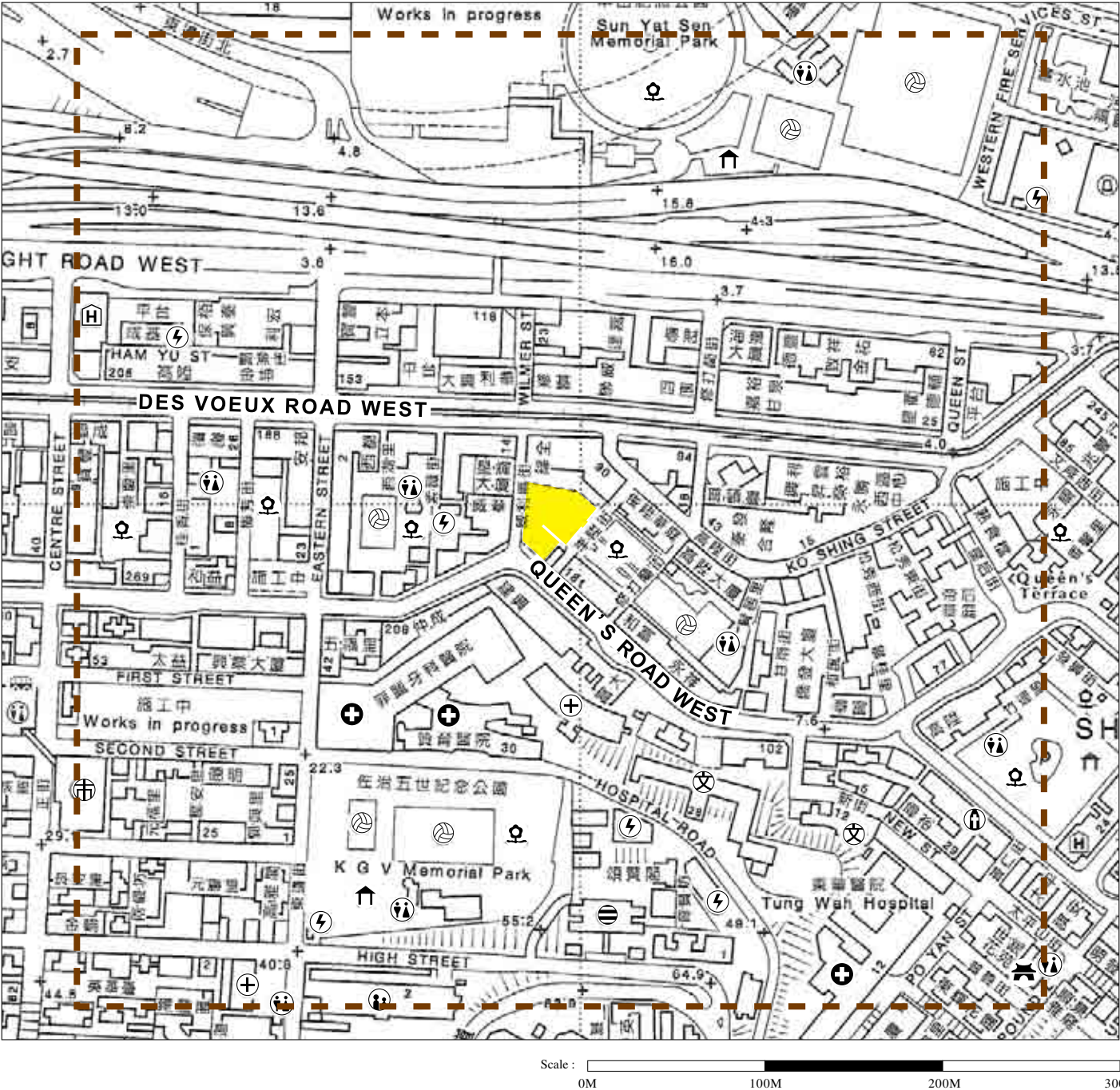
6樓至38樓E單位 Unit E on 6/F - 38/F

# 物業位置圖

## LOCATION PLAN OF THE DEVELOPMENT

以下的位置圖展示此物業發展項目鄰近範圍之顯著環境設施：

The location plan below shows the communal facilities and prominent environmental features in the vicinity :



資料來源：測繪圖編號11-SW-A，修訂於2010年8月18日  
Source of information : Survey Sheet No. 11-SW-A dated 18/8/2010

- 物業發展項目邊界線起250米範圍內之公共社區設施及顯著環境特色
- Communal facilities and prominent environmental features located within 250m from the boundary of the Development

### 圖例 Notation

- 教堂 Church
- 診療所 Clinic
- 醫院 Hospital
- 社區中心 Community Centre
- 電力變壓站 Electricity Substation
- 市場 / 市集 Market / Bazaar
- 廟宇 Temple
- 公園 / 遊樂場 Park / Playground
- 亭 Pavilion
- 公廁 Public Toilet
- 學校 School
- 運動場 Sports Ground
- 警署 / 警崗 Police Station / Police Post

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號10/2011。  
The map reproduced with permission of the Director of Lands. The Government of Hong Kong SAR. Licence No. 10/2011.

# 相關分區計劃大綱圖

## RELEVANT OUTLINE ZONING PLAN

有關物業發展項目周圍的土地用途，請參閱摘錄自2011年4月12日的西營盤及上環（港島規劃區第3區）分區計劃大綱圖（編號S/H3/25）及摘錄自2010年3月2日的半山區西部（港島規劃區第11區）分區計劃大綱圖（編號S/H11/15）之最近更新版本。物業周圍土地用途或可更改。根據土地規劃條例，請參閱以上分區計劃大綱圖的節錄，在印刷售樓說明書當日所適用的最近更新版本分區計劃大綱圖現存於售樓處，於正常辦公時間可供免費查閱。

For information of land use of neighbouring land, please refer to the latest updated version of the Approved Sai Ying Pun & Sheung Wan (HPA3) Outline Zoning Plan No. (S/H3/25) dated 12th April, 2011 and Mid-Levels West (HPA11) Outline Zoning Plan No. (S/H11/15) dated 2nd March, 2010. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plans above. The latest updated version of Outline Zoning Plans as at the date of printing of the sales brochure is available for free inspection during normal office hours at the sales office.

### 圖例 Notation

#### 地帶 Zones

商業 Commercial	<div>C</div>
住宅(甲類) Residential (Group A)	<div>R(A)</div>
住宅(丙類) Residential (Group C)	<div>R(C)</div>
政府、機構或社區 Government, Institution or Community	<div>G/IC</div>
休憩用地 Open Space	<div>O</div>
其他指定用途 Other Specified Uses	<div>OU</div>

#### 交通 Communications

鐵路及車站 (地下)Railway and Station (Underground)	<div><div>車站</div><div>SATAION</div></div>
主要道路及路口 Major Road and Junction	<div></div>
高架道路 Elevated Road	<div></div>
行人專用區或街道 Pedestrian Precinct / Street	<div></div>

#### 其他 Miscellaneous

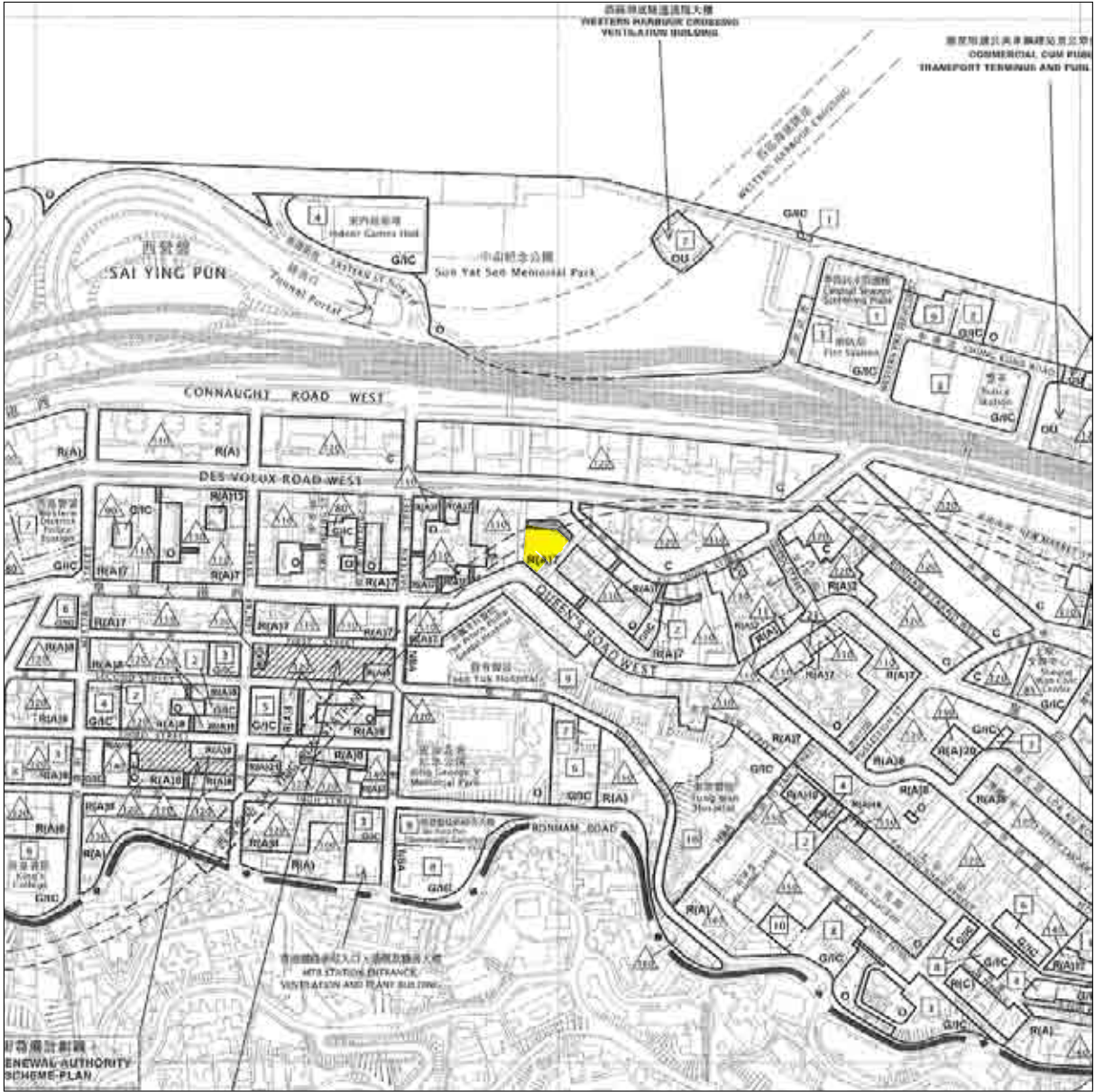
規劃範圍界線 Boundary of Planning Scheme	<div></div>
土地發展公司 / 市區重建局發展計劃圖範圍 Land Development Corporation / Urban Renewal Authority Development Scheme Plan Area	<div></div>
建築物高度管制區界線 Building Height Control Zone Boundary	<div></div>
最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)	<div><div>420</div></div>
最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)	<div><div>2</div></div>
加油站 Petrol Filling Station	<div>P F S</div>
非建築用地 Non-Building Area	<div><div>NBA</div></div>

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號10/2011。

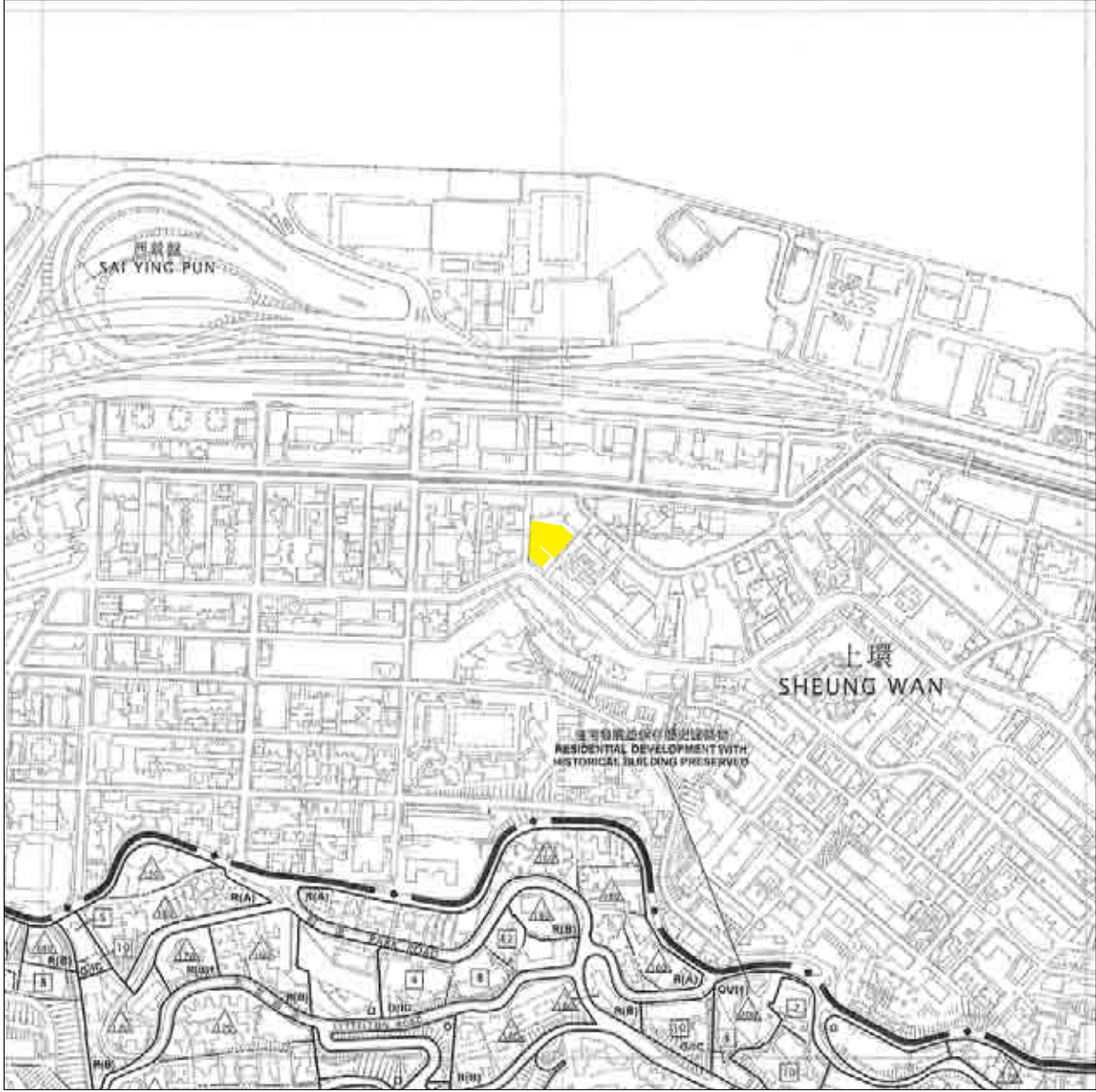
The map reproduced with permission of the Director of Lands. The Government of Hong Kong SAR. Licence No. 10/2011



分區計劃大綱圖 - 編號S/H3/25    Outline Zoning Plan - No. S/H3/25



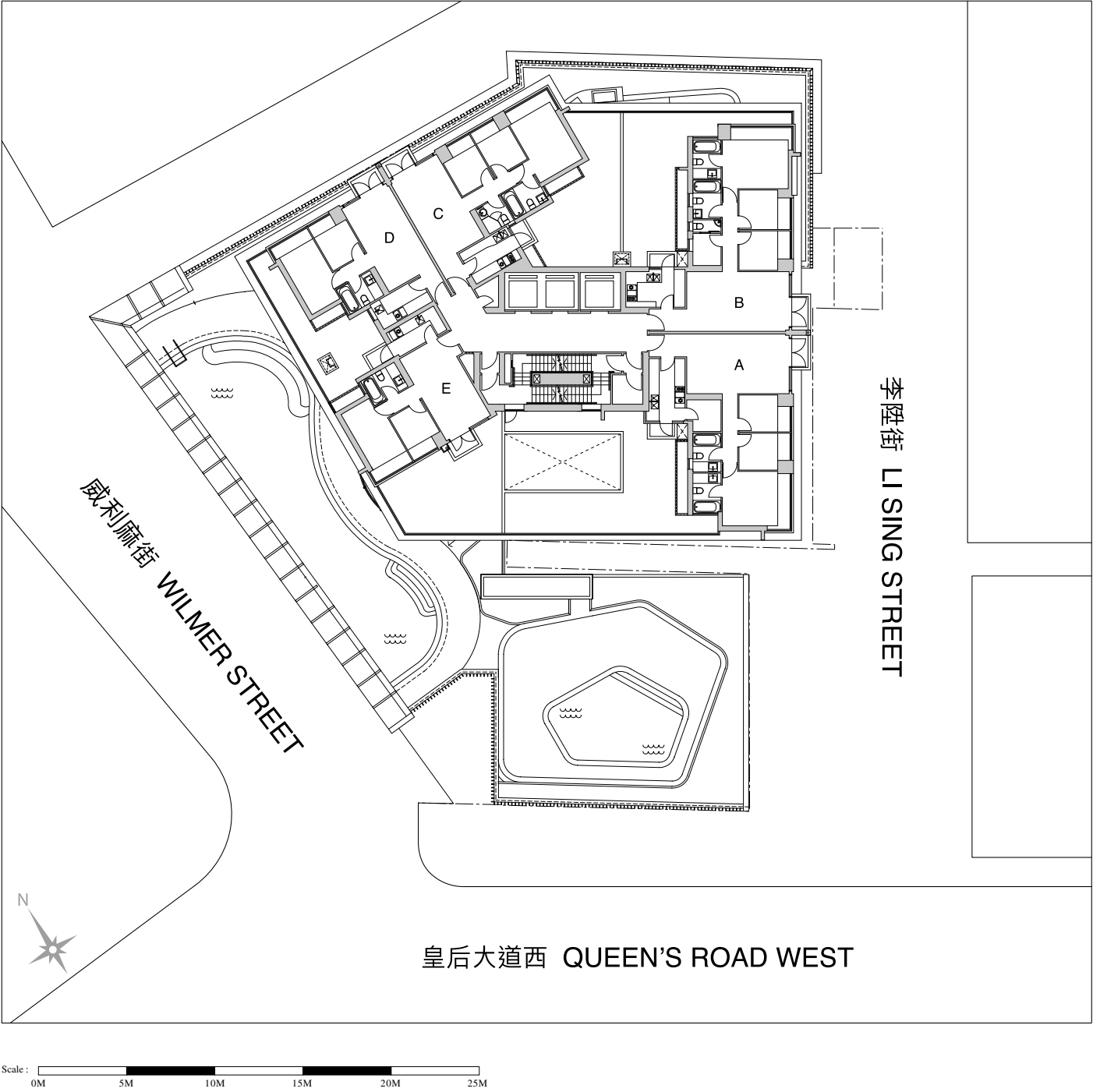
分區計劃大綱圖 - 編號S/H11/15    Outline Zoning Plan - No. S/H11/15



Scale : 0M 100M 200M 300M 400M 500M

物業整體規劃圖

MASTER LAYOUT PLAN OF THE DEVELOPMENT



附註：

1. 整體規劃圖經簡化處理，只供參考之用。
2. 圖則上所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。發展商保留一切權利修改物業之佈局、室內及戶外之間隔、裝飾、設計、擺設及設備。
3. 詳細規劃、訂正圖則及有關資料以屋宇署、地政總署及/或有關之政府部門最後批准之圖則為準。
4. 所有資料僅供參考之用，並不構成發展商之任何明示或隱含的表述，承諾或保證。

Notes:

1. The Master Layout Plan is simplified version and for reference only.
2. All layout, interior and exterior design, fittings and finishes of the plans are subject to the final adjustment upon completion and are shown for reference purpose only. The Developer reserves the right to make any amendments to the layout, interior and exterior design, fittings and finishes of the Development.
3. The plans are subject to the final approval by the Building Department, the Lands Department and/or other relevant Government Departments and Authorities.
4. All information is for reference only and shall not constitute as giving any offer, representation or warranty whether expressly or impliedly by the Developer.

樓 層 平 面 圖  
FLOOR PLANS



平面圖附註概要

SUMMARY OF FLOOR PLAN NOTES

住宅樓層平面圖附註

1. 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。

2. 住宅樓層由6樓開始，不設13、14、24、34樓。16樓為隔火層。

3. 部分樓層外牆設有建築裝飾及/ 或外露喉管，詳細資料請參考最後批准之建築圖則。

4. 住宅樓層高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）：

6樓至37樓 — 約11呎1吋（3.4米）

38樓至39樓 — 約11呎1吋至12呎3吋（3.4米-3.75米）

40樓至42樓 — 約12呎11吋（3.95米）

5. 住宅單位之內部樓底將會因應其結構、建築及/ 或裝修設計上的差異而有所不同。

6. 部分住宅單位客/ 飯廳、睡房、士多房、走廊及/ 或廚房之裝飾橫樑內裝置冷氣喉管系統及/ 或其他機電設備。

7 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。

8. 承力結構牆以實色粗線表示。

9. 圖中所有住宅單位呎吋只供參考用途。

10. 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。

11. 實用面積包括露台（如有）、工作平台（如有）、玻璃幕牆（如有）及非結構預製外牆（如有）之面積，但不包括窗台（如有）和冷氣機平台（如有）之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。

12. 單位有蓋面積包括實用面積及窗台面積（如有）。

13. 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

14. 單位所分攤的公用地方/ 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等（如有關面積屬公用部分）。

15. 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以1平方米=10.764平方呎換算並以四捨五入至整數平方呎。

Notes Of Residential Floor Plan

1. Balconies, utility platforms, flat roofs and A/C Platforms are non-enclosed areas.

2. Residential floors are on 6/F and above. There are no designations of 13/F, 14/F, 24/F and 34/F. 16/F is a refuge floor.

3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.

4. Residential floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor):

6/F – 37/F — Approx. 11’1” (3.4m)

38/F – 39/F — Approx. 11’1” to 12’3” (3.4m - 3.75m)

40/F – 42/F — Approx. 12’11” (3.95m)

5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.

6. There may be some ceiling bulkheads in the living/ dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning systems and/or mechanical and electrical services.

7. The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.

8. Structural walls are represented by thick solid lines.

9. All dimensions of the residential units are for reference only.

10. All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the formal Agreement for Sale and Purchase.

11. Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C platforms (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.

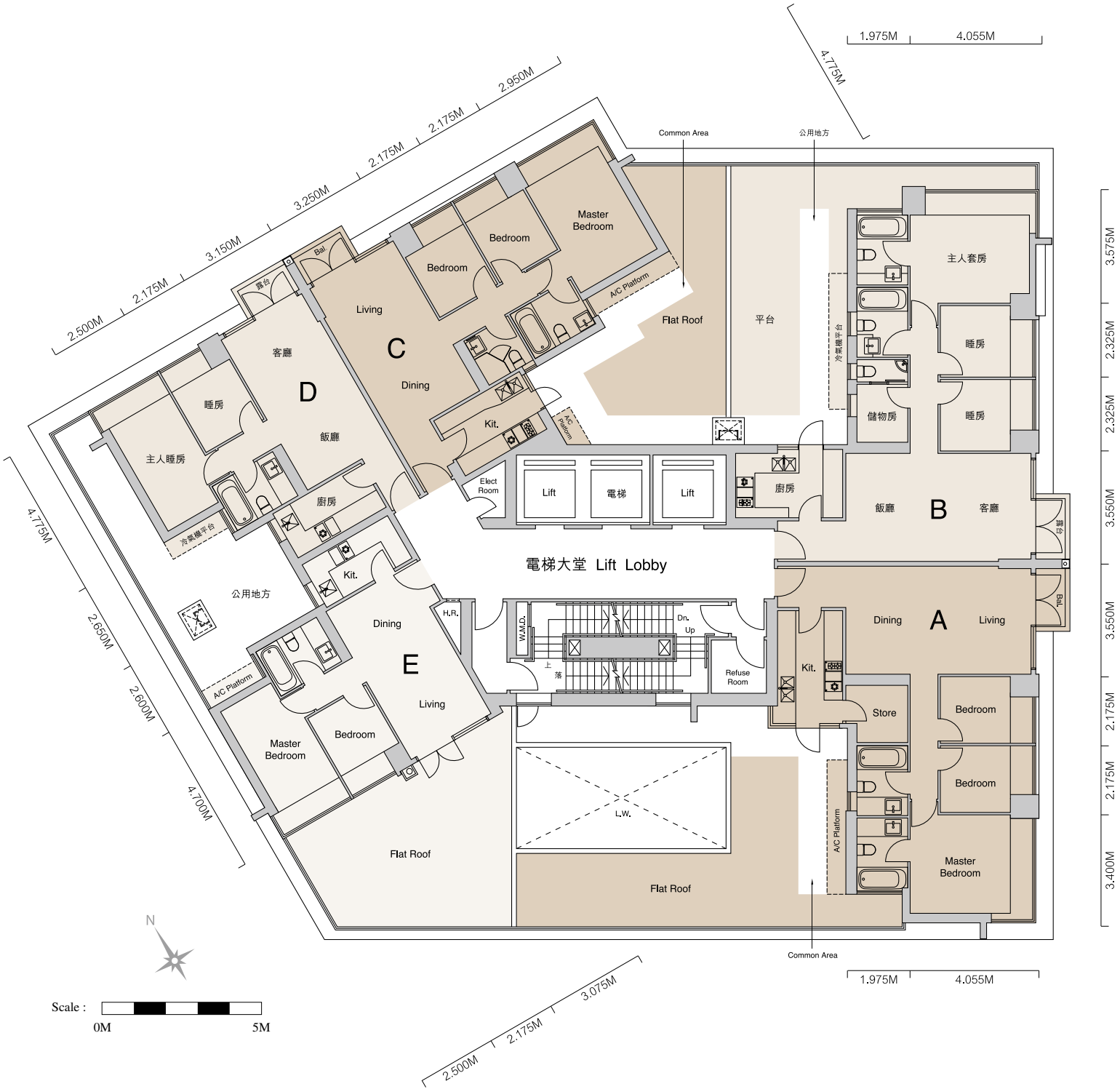
12. Unit Covered Area includes the Saleable Area and area of the bay window (if any).

13. Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Areas of the unit.

14. Apportioned Share of Common Areas includes, but is not limited to lift lobbies, lift shafts, staircases of residential floors and clubhouse area, etc. (to the extent forming common parts).

15. The areas will be specified in square metres in the Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded in square feet.

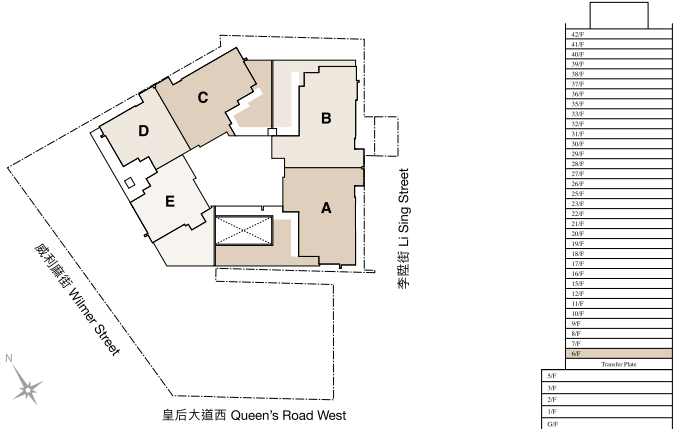
六樓平面圖 6/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
6/F	A	836	23	0	34	870	245	1,115	306	29
	B	867	24	0	38	905	255	1,160	267	28
	C	731	22	0	32	763	215	978	232	22
	D	554	22	0	22	576	162	738	0	13
	E	507	0	0	22	529	149	678	331	12

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.40米。  
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) is approx. 3.40m





七至二十八樓平面圖 7/F-28/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
7/F - 28/F	A	851	23	16	34	885	250	1,135	0	32
	B	883	24	16	38	921	260	1,181	0	35
	C	747	22	16	32	779	220	999	0	23
	D	554	22	0	22	576	162	738	0	15
	E	545	22	16	22	567	160	727	0	15

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.40米。  
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) is approx. 3.40m



- 附註：
- 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。
  - 住宅樓層由 6 樓開始，不設 13、14、24、34 樓。16 樓為隔火層。
  - 部分樓層外牆設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：  
6樓至 37樓 — 約 11 呎 1 吋 (3.4 米)  
38樓至 39樓 — 約 11 呎 1 吋至 12 呎 3 吋 (3.4 米 - 3.75 米)  
40樓至 42樓 — 約 12 呎 11 吋 (3.95 米)
  - 住宅單位之內部樓底將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
  - 部分住宅單位客 / 飯廳、睡房、士多房、走廊及 / 或廚房之裝飾橫樑內裝置冷氣喉管系統及 / 或其他機電設備。
  - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 承力結構牆以實色粗線表示。
  - 圖中所有住宅單位呎吋只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構預製外牆(如有)之面積，但不包括窗台(如有)和冷氣機平台(如有)之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方 / 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等(如有關面積屬公用部分)。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以 1 平方米 = 10.764 平方呎換算並以四捨五入至整數平方呎。

二十九至三十六樓平面圖 29/F-36/F FLOOR PLAN



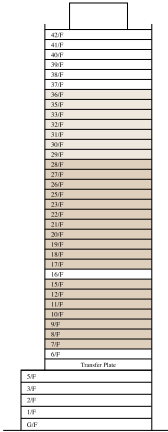
面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
29/F - 36/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	746	22	16	32	778	219	997	0	23
	D	553	22	0	22	575	162	737	0	15
	E	545	22	16	22	567	160	727	0	15

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.40米。  
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) is approx. 3.40m

Notes :

- Balconies, utility platforms, flat roofs and A/C Platforms are non-enclosed areas.
- Residential floors are on 6/F and above. There are no designations of 13/F, 14/F, 24/F and 34/F. 16/F is a refuge floor.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor):  
6/F – 37/F – Approx. 11'1" (3.4m)  
38/F – 39/F – Approx. 11'1" to 12'3" (3.4m - 3.75m)  
40/F – 42/F – Approx. 12'11" (3.95m)
- The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads in the living/ dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning systems and/or mechanical and electrical services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
- Structural walls are represented by thick solid lines.
- All dimensions of the residential units are for reference only.
- All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C platforms (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and area of the bay window (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Areas of the unit.
- Apportioned Share of Common Areas includes, but is not limited to lift lobbies, lift shafts, staircases of residential floors and clubhouse area, etc. (to the extent forming common parts).
- The areas will be specified in square metres in the Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded in square feet.



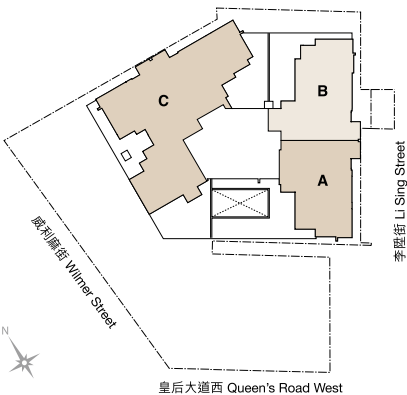
三十七至三十八樓平面圖 37/F-38/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
37/F - 38/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	746	22	16	32	778	219	997	0	23
	D	553	22	0	22	575	162	737	0	15
	E	545	22	16	22	567	160	727	0	15

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.4米(37樓)及3.4米-3.75米(38樓)。  
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) is approx. 3.4m(37/F) & 3.4m-3.75m(38/F)



- 附註：
- 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。
  - 住宅樓層由 6 樓開始，不設 13、14、24、34 樓。16 樓為隔火層。
  - 部份樓層外牆設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：  
6 樓至 37 樓 — 約 11 呎 1 吋 (3.4 米)  
38 樓至 39 樓 — 約 11 呎 1 吋至 12 呎 3 吋 (3.4 米 - 3.75 米)  
40 樓至 42 樓 — 約 12 呎 11 吋 (3.95 米)
  - 住宅單位之內部樓底將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
  - 部份住宅單位客 / 飯廳、睡房、士多房、走廊及 / 或廚房之裝飾橫樑內裝置冷氣喉管系統及 / 或其他機電設備。
  - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 承力結構牆以實色粗線表示。
  - 圖中所有住宅單位呎吋只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構預製外牆(如有)之面積，但不包括窗台(如有)和冷氣機平台(如有)之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方 / 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等(如有關面積屬公用部分)。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以 1 平方米 = 10.764 平方呎換算並以四捨五入至整數平方呎。

三十九樓平面圖 39/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)

西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

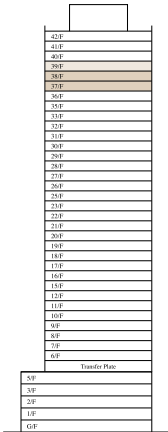
樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
39/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	1,395	34	16	53	1,448	408	1,856	377	36

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.40米-3.75米。

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) is approx. 3.40m-3.75m

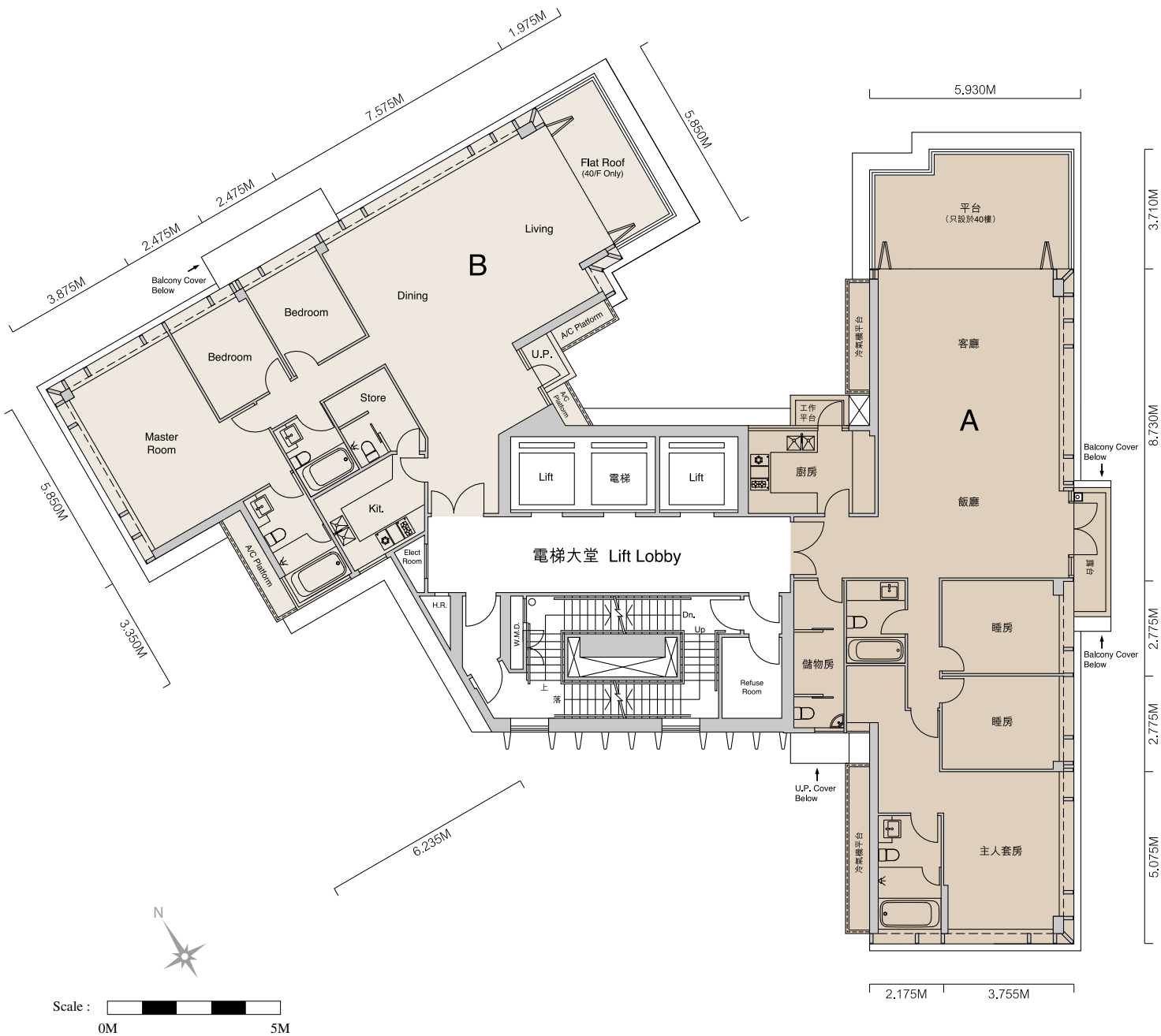
Notes :

- Balconies, utility platforms, flat roofs and A/C Platforms are non-enclosed areas.
- Residential floors are on 6/F and above. There are no designations of 13/F, 14/F, 24/F and 34/F. 16/F is a refuse floor.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Residential floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor):  
6/F – 37/F – Approx. 11'1" (3.4m)  
38/F – 39/F – Approx. 11'1" to 12'3" (3.4m - 3.75m)  
40/F – 42/F – Approx. 12'11" (3.95m)
- The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- There may be some ceiling bulkheads in the living/ dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning systems and/or mechanical and electrical services.
- The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
- Structural walls are represented by thick solid lines.
- All dimensions of the residential units are for reference only.
- All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the formal Agreement for Sale and Purchase.
- Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C platforms (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- Unit Covered Area includes the Saleable Area and area of the bay window (if any).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Areas of the unit.
- Apportioned Share of Common Areas includes, but is not limited to lift lobbies, lift shafts, staircases of residential floors and clubhouse area, etc. (to the extent forming common parts).
- The areas will be specified in square metres in the Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded in square feet.





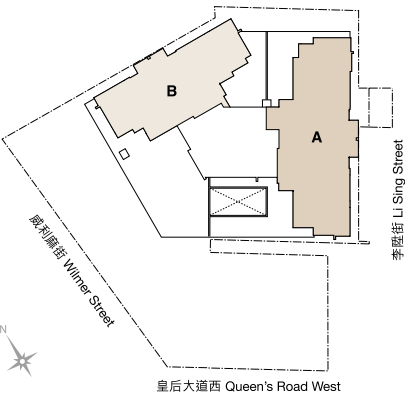
四十樓平面圖 40/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
40/F	A	1,569	42	16	0	1,569	443	2,012	205	60
	B	1,367	0	16	0	1,367	386	1,753	88	49

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.95米。  
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) is approx. 3.95m



- 附註：
- 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。
  - 住宅樓層由 6 樓開始，不設 13、14、24、34 樓。16 樓為隔火層。
  - 部分樓層外牆設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：  
6 樓至 37 樓 — 約 11 呎 1 吋 (3.4 米)  
38 樓至 39 樓 — 約 11 呎 1 吋至 12 呎 3 吋 (3.4 米 - 3.75 米)  
40 樓至 42 樓 — 約 12 呎 11 吋 (3.95 米)
  - 住宅單位之內部樓底將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
  - 部分住宅單位客 / 飯廳、睡房、土多房、走廊及 / 或廚房之裝飾橫樑內裝置冷氣喉管系統及 / 或其他機電設備。
  - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 承力結構牆以灰色粗線表示。
  - 圖中所有住宅單位呎吋只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構預製外牆(如有)之面積，但不包括窗台(如有)和冷氣機平台(如有)之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方 / 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等(如有關面積屬公用部分)。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以 1 平方米 = 10.764 平方呎換算並以四捨五入至整數平方呎。





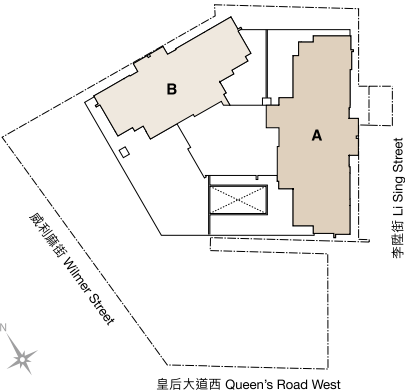
四十二樓平面圖 42/F FLOOR PLAN



面積表 Area Schedule (sq.ft. / 平方呎)  
西浦 香港上環皇后大道西189號 SOHO 189, 189 Queen's Road West, Sheung Wan, H.K.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他 面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
42/F	A	1,598	42	16	0	1,598	451	2,049	1,077	60
	B	1,439	0	16	0	1,439	406	1,845	1,086	49

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)約3.95米。  
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) is approx. 3.95m



- 附註：
- 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。
  - 住宅樓層由 6 樓開始，不設 13、14、24、34 樓。16 樓為隔火層。
  - 部分樓層外牆設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之建築圖則。
  - 住宅樓層高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：  
6 樓至 37 樓 — 約 11 呎 1 吋 (3.4 米)  
38 樓至 39 樓 — 約 11 呎 1 吋至 12 呎 3 吋 (3.4 米 - 3.75 米)  
40 樓至 42 樓 — 約 12 呎 11 吋 (3.95 米)
  - 住宅單位之內部樓底將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
  - 部分住宅單位客 / 飯廳、睡房、士多房、走廊及 / 或廚房之裝飾橫樑內裝置冷氣喉管系統及 / 或其他機電設備。
  - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
  - 承力結構牆以黃色粗線表示。
  - 圖中所有住宅單位呎吋只供參考用途。
  - 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
  - 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構預製外牆(如有)之面積，但不包括窗台(如有)和冷氣機平台(如有)之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
  - 單位有蓋面積包括實用面積及窗台面積(如有)。
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
  - 單位所分攤的公用地方 / 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等(如有關面積屬公用部分)。
  - 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以 1 平方米=10.764 平方呎換算並以四捨五入至整數平方呎。

## 樓層平面圖 Floor Plan



2. Balconies, utility platforms, flat roofs and A/C Platforms are non-enclosed areas.
3. Residential floors are on 6/F and above. There are no designations of 13/F, 14/F, 24/F and 34/F. 16/F is a refuge floor.
4. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
5. Residential floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor):  
6/F – 37/F – Approx. 11'1" (3.4m)  
38/F – 39/F – Approx. 11'1" to 12'3" (3.4m - 3.75m)  
40/F – 42/F – Approx. 12'11" (3.95m)
6. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
7. There may be some ceiling bulkheads in the living/ dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning systems and/or mechanical and electrical services.
8. The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
9. Structural walls are represented by thick solid lines.
10. All dimensions of the residential units are for reference only.
11. All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the formal Agreement for Sale and Purchase.
12. Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C platforms (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
13. Unit Covered Area includes the Saleable Area and area of the bay window (if any).
14. Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Areas of the unit.
15. Apportioned Share of Common Areas includes, but is not limited to lift lobbies, lift shafts, staircases of residential floors and clubhouse area, etc. (to the extent forming common parts).
16. The areas will be specified in square metres in the Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded in square feet.

[illegible]

單位面積表

AREA SCHEDULE OF UNITS

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) Saleable Area (including Balcony and Utility Platform)	露台 Balcony	工作平台 Utility Platform	另 Plus	單位有蓋面積 Unit Covered Area	單位所分攤的 公用地方面積 Apportioned Share of Common Areas	建築面積 Gross Floor Area	單位其他面積 Other Areas of the Unit	冷氣機平台 A/C Platform
					窗台 Bay Window				平台 Flat Roof	
6/F	A	836	23	0	34	870	245	1,115	306	29
	B	867	24	0	38	905	255	1,160	267	28
	C	731	22	0	32	763	215	978	232	22
	D	554	22	0	22	576	162	738	0	13
	E	507	0	0	22	529	149	678	331	12
7/F - 28/F	A	851	23	16	34	885	250	1,135	0	32
	B	883	24	16	38	921	260	1,181	0	35
	C	747	22	16	32	779	220	999	0	23
	D	554	22	0	22	576	162	738	0	15
	E	545	22	16	22	567	160	727	0	15
29/F - 36/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	746	22	16	32	778	219	997	0	23
	D	553	22	0	22	575	162	737	0	15
	E	545	22	16	22	567	160	727	0	15
37/F - 38/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	746	22	16	32	778	219	997	0	23
	D	553	22	0	22	575	162	737	0	15
	E	545	22	16	22	567	160	727	0	15
39/F	A	850	23	16	34	884	249	1,133	0	32
	B	882	24	16	38	920	259	1,179	0	35
	C	1,395	34	16	53	1,448	408	1,856	377	36
40/F	A	1,569	42	16	0	1,569	443	2,012	205	60
	B	1,367	0	16	0	1,367	386	1,753	88	49
41/F	A	1,514	42	16	0	1,514	427	1,941	34	60
	B	1,367	0	16	0	1,367	386	1,753	0	49
42/F	A	1,598	42	16	0	1,598	451	2,049	1,077	60
	B	1,439	0	16	0	1,439	406	1,845	1,086	49

( 單位：平方呎 / Unit: Square Feet )

附註：

1. 露台、工作平台、平台和冷氣機平台均為不可封閉之地方。
2. 住宅樓層由 6 樓開始，不設 13、14、24、34 樓。16 樓為隔火層。
3. 部分樓層外牆設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之建築圖則。
4. 住宅樓層高度 ( 指該樓層之石屎地台面與上一層石屎地台面之高度距離 )：  
6 樓至 37 樓 — 約 11 呎 1 吋 ( 3.4 米 )  
38 樓至 39 樓 — 約 11 呎 1 吋至 12 呎 3 吋 ( 3.4 米 - 3.75 米 )  
40 樓至 42 樓 — 約 12 呎 11 吋 ( 3.95 米 )
5. 住宅單位之內部樓底將會因應其結構、建築及 / 或裝修設計上的差異而有所不同。
6. 部分住宅單位客 / 飯廳、睡房、士多房、走廊及 / 或廚房之裝飾橫樑內裝置冷氣喉管系統及 / 或其他機電設備。
7. 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
8. 承力結構牆以實色粗線表示。
9. 圖中所有住宅單位呎吋只供參考用途。
10. 所有圖則以相關政府部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
11. 實用面積包括露台 ( 如有 )、工作平台 ( 如有 )、玻璃幕牆 ( 如有 ) 及非結構預製外牆 ( 如有 ) 之面積，但不包括窗台 ( 如有 ) 和冷氣機平台 ( 如有 ) 之面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部分起計算。
12. 單位有蓋面積包括實用面積及窗台面積 ( 如有 )。
13. 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
14. 單位所分攤的公用地方 / 面積包括但不限於住宅各樓層之電梯大堂、電梯槽、樓梯及會所面積等 ( 如有關面積屬公用部分 )。
15. 根據買賣合約，上述之面積均以平方米列明。上述所列之面積則以 1 平方米 = 10.764 平方呎換算並以四捨五入至整數平方呎。

Notes：

1. Balconies, utility platforms, flat roofs and A/C Platforms are non-enclosed areas.
2. Residential floors are on 6/F and above. There are no designations of 13/F, 14/F, 24/F and 34/F. 16/F is a refuge floor.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
4. Residential floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor):  
6/F – 37/F – Approx. 11'1" (3.4m)  
38/F – 39/F – Approx. 11'1" to 12'3" (3.4m - 3.75m)  
40/F – 42/F – Approx. 12'11" (3.95m)
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. There may be some ceiling bulkheads in the living/ dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning systems and/or mechanical and electrical services.
7. The internal space of residential units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
8. Structural walls are represented by thick solid lines.
9. All dimensions of the residential units are for reference only.
10. All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the formal Agreement for Sale and Purchase.
11. Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C platforms (if any). Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
12. Unit Covered Area includes the Saleable Area and area of the bay window (if any).
13. Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Areas of the unit.
14. Apportioned Share of Common Areas includes, but is not limited to lift lobbies, lift shafts, staircases of residential floors and clubhouse area, etc. (to the extent forming common parts).
15. The areas will be specified in square metres in the Agreement for Sale and Purchase. These areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded in square feet.



# 大廈公共契約及管理協議重要條款

## SALIENT POINTS OF DEED OF MUTUAL COVENANT INCORPORATING MANAGEMENT AGREEMENT

中英文版本如有歧義，以英文版本為準。 Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

### 公共契約及管理協議重要條款

- 發展項目將訂定附有管理協議之公共契約（「大廈公契」）以規管眾業主權利及責任。
- "公用地方" 指大廈公契內所界定的項目發展公用地方、商用公用地方及住用公用地方。公用地方一般指地段及發展項目內不構成住宅單位或商舖且供不同業主共同使用及受益的地方，包括以下列舉例子：大廈公契內所界定的供地段業主使用及享用的娛樂地方及設施、電梯大堂、樓梯及平台。
- "不可封閉地方" 指住宅單位之平台、露台、冷氣機平台及工作平台，即大廈公契第二及第三附錄所註明的範圍。
- "政府公告" 指刊登於2010年7月30日並於土地註冊處註冊摘要號碼10081000600018及1008100060026之政府公告編號4784及政府公告編號4785，及刊登於2011年2月25日並於土地註冊處註冊摘要號碼11030400600017及11030400600028之政府公告編號1323及政府公告編號1324。
- 管理公司每月酬金數額為管理開支百分之十。該百分比僅可由業主根據大廈公契開會通過之提案修訂。
- 管理公司需制訂每年管理費預算案。預算案須顯示下一財政年度的預算管理費開支及管理公司酬金。本發展項目之各住宅單位業主/商舖業主須按其住宅單位/商舖分派之管理份數，每月預繳攤分本發展項目之預算管理費用。若業主逾期繳交管理費或其他費用，欠額會被徵收利息，利率不超過當時香港匯豐銀行最優惠利率加百分之二，業主亦須繳交不超過欠額百分之十之手續費。
- 每一業主須按其單位獲分配的管理份數比例及大廈公契所訂原則分攤發展項目管理開支。不論基於任何原因，若應收取管理費之總數不足以支付管理開支及管理公司酬金，管理公司將可依照大廈公契之條文在財政年度完結前的任何時間修正管理費預算案。若業主委員會已成立，該修正管理費預算案須經業主委員會審核。管理公司將有權增加任何業主每月攤分之預算管理費用，以支付經修正的預算管理費開支。
- 管理公司有下列權力及責任（下文只列出部份條款）：
  - 向業主收取大廈公契所規定之費用。
  - 保持公共地方及設施完好、清潔及安全。
  - 防止公共地方阻塞及清除造成阻塞的物件。
  - 維修及改善發展項目內之所有公用設施及服務。
  - 規管各業主遵守大廈公契及地契的條款，及向違反人士採取應有的行動。
  - 進入地段及發展項目內所有地方進行檢查、更換、維修或保養工程。
- 每一單位（包括住宅及商舖）業主須遵守以下條款（下文只列出部份條款）：
  - 不得為任何非法、有害、危險、厭惡性或可能會是騷擾或構成騷擾、損害、或滋擾地段內或周圍之任何其他業主或佔用人之目的使用其單位，亦不得將其單位用作該類行為。
  - 不得於其單位內儲存任何危險、爆炸或易燃貨品或物料。
  - 不得對發展項目任何部分作任何會干擾或影響任何其他業主權利的結構性改動。
  - 除經理人同意外，不得於任何住宅單位內作出任何經理人認為會或可能會令發展項目或地段外觀受到改動或不良影響的行為。
  - 除在指定供裝設冷氣機之位置外，不得未經經理人同意在發展項目之任何窗戶或外牆裝設冷氣機。
  - 不得於發展項目的外牆裝上或展示任何招牌、廣告、籠、遮板或其他物品。
  - 不得於單位外（除在指定位置外）或公用地方晾曬衣物。
  - 自費檢查、維修其單位及進行所有必須工作以保養其單位。
  - 不得於住宅單位的任何大門或出入口裝上鐵閘、遮板或閘門。
  - 不得於商舖的任何大門或出入口裝上違反消防處及相關部門之條例的和未經管理公司批准的設計及材料之鐵閘、遮板或閘門。
  - 不得阻塞公用部分。不得更改公用部分或作出任何經理人認為可能干擾或毀壞公用部分或使其正常運作受不良影響的行為。
  - 不得行使任何法定或普通法所賦予的權利以分割地段或發展項目。
  - 履行及遵守所有發展項目規則。
  - 遵守政府租契的條款及所有適用於其單位、其單位用途、在其單位不時進行的活動或與其單位有關的活動之法律。
- 每一住宅單位業主須遵守以下條款（下文只列出部份條款）：
  - 不得將其住宅單位用作非私人住宅用途。
  - 不得於項目發展項目內的平台或天台豎立或擺放任何廣告或結構。
  - 不得於住宅單位豎立、裝上或附加任何廣告或其他招牌。
  - 除業主或佔用人之個人及家用物品外，不得於住宅單位內儲存貨品或商品。
  - 不得於住宅單位內飼養任何動物或鳥類而導致其他住宅單位業主或佔用人向經理人作出三個或以上合理投訴。
- 每一商舖業主須遵守以下條款（下文只列出部份條款）：
  - 不得將其商舖用作非商業用途。
  - 不得於其商舖內保存、裝上或儲存任何工業機器。
  - 不得容許任何人於其商舖內住宿。
  - 不得從事任何違反地契或任何適當的政府機構所施加的限制之事務或生意。
  - 不得令任何樓層之最大樓層負重量被超逾。
- 每一不可封閉地方的業主須遵守以下條款：
  - 保持不可封閉地方內部完好及維修妥善。
  - 不得於不可封閉地方豎立或裝上任何永久性或非永久性的牆壁或任何物料的分隔牆。
  - 不得以任何性質的物料圍起不可封閉地方，亦不得於不可封閉地方裝上遮陽板、簷篷或網。業主不得更改建築圖則所示的不可封閉地方的設計及佈局。
- 任何平台的業主不可有以下行為：
  - 於平台之牆壁及其上任何部分豎立、加蓋或安置任何永久性或非永久性構築物或實產，包括安排、允許或任由該等行為；
  - 圍起或安排、允許、任由圍起用于固定吊船之托架。
- 在管理公司發出書面通知情況下（緊急情況除外），任何平台或天台業主須於任何合理時段內，允許管理公司或其授權人士自由出入，以（i）固定吊船於其托架、操作運行吊船及其相關設備，以及



# 大廈公共契約及管理協議重要條款

## SALIENT POINTS OF DEED OF MUTUAL COVENANT INCORPORATING MANAGEMENT AGREEMENT

- (ii) 固定、安裝、操作、調動、使用、維修、維護及清潔位於平台、天台之上或其他任何部分之上述托架、吊船或相關設備。
15. 任何玻璃幕牆業主須自費保持其單位內玻璃幕牆內部及其上窗戶完好及維修妥善。管理公司在事先發出合理書面通知情況下（緊急情況除外），擁有完全權利及特權於任何合理時段，無論是否偕同代理人，測量師，技工或其他人士，進入各具有玻璃幕牆的單位，以視察及檢驗該單位之玻璃幕牆。
16. 經理人有權攜同或不攜同工作人員、設備或物料在任何合理時間經事先合理通知（若遇緊急情況則無需通知）進入住宅單位或商舖以行使或履行其任何權力或責任（包括但不限於進行發展項目或公用部分所需的維修或消除已對或可能對公用部分或其他業主造成影響的危險情況或煩擾）。
17. 任何業主當其不再是業主時，須於相關轉讓日期一個月內以書面形式通知管理公司並告知新業主的姓名及地址。
18. 大廈公契內所界定的娛樂地方及設施應供住宅單位之住戶及其訪客所使用。商舖之業主無權使用娛樂地方及設施。
19. 包括註冊擁有人在內全部業主，於其擔任業主期間，須始終履行及遵守大廈公契所界定之發展項目規則，並遵守政府租契的條款以及政府公告。
20. 當依照政府租契獲得政府或其他政府當局（如需要）同意，並遵守建築物條例及其他相關適用條例、規例、附例以及大廈公契時，商舖業主有權分割或分拆其擁有之商舖或其中任何部分，重新分配或細分該商舖之不分割份數、管理份額或其中任何部分，指定、重新指定或改變該商舖或其中任何部分之用途。
21. 住宅單位及商舖業主受限於海旁地段第71號其他部分的業主及占用人之通行權，該通行權部分為於註明日期1912年1月9日之轉讓契所附地下層圖則上緣蓋黑色並於該轉讓契中所提及部分，該轉讓契于土地註冊處就海旁地段第71號S分段第3分段註冊摘要號碼為UB49146。

上述內容只摘取要點，僅供參考，詳情請參閱公契最新草稿。公契最新草稿全本可於售樓處免費參閱。索取影印本需付影印費。

### Salient Points Of Deed Of Mutual Covenant Incorporating Management Agreement

1. A Deed of Mutual Covenant incorporating Management Agreement (“DMC”) will be entered into in respect of the Development (as defined in the DMC) to regulate the rights and obligations of the Owners.
2. "Common Areas" means all of the Development Common Areas, Commercial Common Areas and Residential Common Areas (all as defined in the DMC). The Common Areas generally refer to those parts of the Land and the Development which do not form part of the any Residential Unit or Shop and which are intended for the common use and benefit of the Owners, including for example, the Recreational Areas and Facilities (as defined in the DMC), the lift lobbies, staircases and landings to be used and enjoyed by the Owners of the Land.
3. "Non-enclosed Areas" means all those flat roofs, balconies, A/C platforms and utility platforms of the Residential Units as set out in the Second and Third Schedules attached to the DMC.
4. "Government Notices" means the Government Notice No. 4784 and the Government Notice No. 4785 both published on 30th July 2010 and registered in the Land Registry by Memorial Nos. 10081000600018 and 1008100060026 respectively and the Government Notice No. 1323 and the Government Notice No. 1324 both published on 25th February 2011 and registered in the Land Registry by Memorial Nos. 11030400600017 and 11030400600028.
5. The Manager's Remuneration (expressed as a monthly amount) shall be the sum equivalent to 10% of the management expenditure which percentage shall only be varied with approval by a resolution of Owners at an Owners' meeting convened under the DMC.
6. The Manager shall prepare an annual budget showing the estimated management expenditure and Manager's Remuneration for the ensuing financial year. Each Owner of the Residential Unit(s) and/or Shop(s) in the Development shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Units allocated to their respective Residential Unit(s) and/or Shop(s). Late payment of Management Fee or other fees will be subject to an interest charged at a rate of not exceeding 2% per annum over the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time and a collection charge of not exceeding 10% of the amount due.
7. Each Owner has to contribute to the management expenses of the Development pro rata to the Management Units allocated to his Residential Unit or Shop in accordance with the principles provided in the DMC. If the total contribution receivable shall be insufficient to meet the management expenditure including the Manager's Remuneration for any reason whatsoever, the Manager may at any time during the financial year prepare a revised management budget in accordance with the provisions of the DMC. Such revised management budget shall be reviewed by the Owners' Committee (if formed). The Manager shall have the power to add to the amount to be contributed monthly by any Owner such additional amount as shall be necessary to meet the revised estimated expenditure.
8. The Manager shall have the following powers and duties, including without limitation:
- (a) To demand, collect and receive all amounts payable by Owners under the provisions of the DMC;
- (b) To maintain the Common Areas and Common Facilities in good, clean and safe condition;
- (c) To prevent the obstruction of all the Common Areas and to remove any article or things causing the obstruction;
- (d) To do all things which the Manager shall in its discretion deem necessary for the propose of maintaining and improving all common facilities and services for the better enjoyment of the Development;
- (e) To enforce the due observance and performance by the Owners of the terms and conditions of the DMC and those of the Government Grant and to take action in respect of any breach thereof; and
- (f) To enter into all parts of the Land and the Development for the purposes of inspecting, examining, repairing, maintaining any part or parts of the Land and the Development.

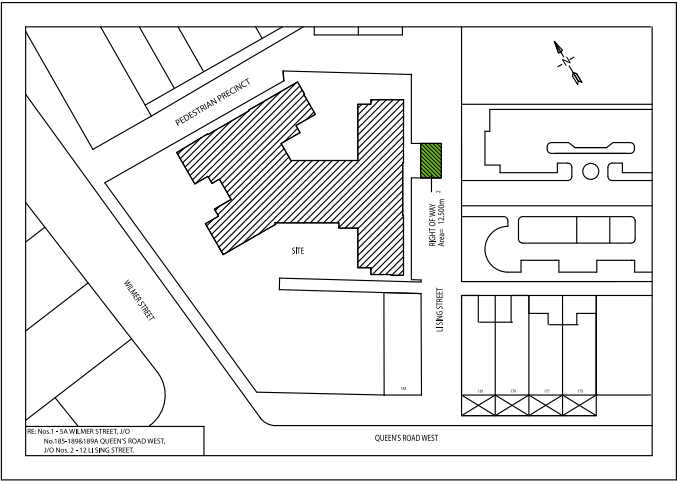
9. An Owner of a Unit (including a Residential Unit and a Shop) has to observe the following provisions (among others):
  - (a) Not to use his Unit for any purpose or activity which is illegal, noxious, dangerous or offensive or which may be or become a nuisance to or cause damage or annoyance to any other Owner or occupier of the Land or neighbouring premises.
  - (b) Not to store in his Unit any hazardous, dangerous, explosive or combustible goods or materials.
  - (c) Not to make any structural alteration to any part of the Development which will interfere with or affect the rights of any other Owner.
  - (d) Save with the consent of the Manager, not to do anything in any Unit which will or may, in the opinion of the Manager, alter or adversely affect the external appearance of the Development or the Land.
  - (e) Not to install any air-conditioning units in any window or external wall of the Development other than at places designated for such purpose without the consent of the Manager.
  - (f) No Owner of a Unit shall fix or display any sign, advertisement, cages, shades or other items on the exterior of the Development.
  - (g) Not to hang clothing or laundry outside any Unit (other than in the spaces specifically provided therefor) or in the Common Areas.
  - (h) To inspect, maintain and carry out all necessary works for the maintenance of his Unit at his own expense.
  - (i) Not to install at any door or entrance to a Residential Unit any metal grille, shutter or gate.
  - (j) Not to install at any door or entrance to a Shop any metal grille, shutter or gate which shall in any way contravene the regulations of the Fire Services Department or other competent authorities and without the approval of the Manager.
  - (k) Not to obstruct the Common Areas. Not to alter the Common Areas or do anything which may, in the opinion of the Manager, interfere with or damage the Common Areas or adversely affect the normal functioning of the Common Areas.
  - (l) Not to exercise any statutory or common law right to partition the Land or the Development.
  - (m) To observe and comply with all House Rules.
  - (n) To comply with the terms of the Government Lease and all laws applicable to his Unit or the use of or any activity which may from time to time be carried out in or in relation to his Unit.
10. An Owner of a Residential Unit has to observe the following provisions, including without limitation:-
  - (a) Not to use a Residential Unit for any purpose other than for residential purposes.
  - (b) Not to erect or place any advertising sign or structure on the flat roofs, roof or upper roofs of the Development.
  - (c) Not to erect, affix, install or attach in or on a Residential Unit any advertising or other sign.
  - (d) Not to store in a Residential Unit goods or merchandise other than the personal and household possession of the Owner or occupier.
  - (e) Not to keep animals or fowls in a manner causing persistent complaints or contemporary complaints by Owners or occupiers of 3 Residential Units or more.
11. An Owner of a Shop has to observe the following provisions, including without limitation:
  - (a) Not to use the Shop other than for such commercial purposes for which it is intended.
  - (b) Not to keep, install or maintain any industrial machines in the Shop.
  - (c) Not to allow any person to reside in the Shop.
  - (d) Not to carry on any business or trade in contravention of the Government Grant or any restriction imposed by any appropriate Government authority.
  - (e) Not to cause the maximum floor loading-bearing capacity of any floor to be exceeded.
12. An Owner of the Non-enclosed Areas shall:
  - (a) keep the interior of the Non-enclosed Areas in good and substantial repair and condition;
  - (b) not erect or affix any wall or partition of any material whether of a permanent or temporary nature on the Non-enclosed Areas; and
  - (c) not enclose the Non-enclosed Areas by any material of whatsoever kind or nature, or affixed with sun shades, awnings, or rackets and not to alter the design and layout of the Non-enclosed Areas (as shown in the building plans).
13. The Owner of any flat roof shall not:
  - (a) erect, affix or place or cause or permit or suffer to be erected, affixed or place any structure or chattels whatsoever whether of a permanent or temporary nature on the walls of flat roof or any part of such walls; or
  - (b) enclose or cause or permit or suffer to be enclosed the brackets to which the gondola(s) will be affixed.
14. The Owner of any roof and/or flat roof shall at all reasonable times subject to prior written notice (except in an emergency) given by the Manager provide free and uninterrupted access to the Manager or its authorised persons (i) for the affixing of the gondola to the brackets to which the gondola(s) affixed and operation and running of the gondola and associated equipment and (ii) to affix, install, operate, manoeuvre, use, repair, maintain, clean the said brackets and/or gondola and associated equipment over and/or along the roof and/or flat roof or any part thereof.
15. The Owner of any curtain wall shall, at its own costs and expenses, keep and maintain the interior of the curtain wall and any windows on the curtain wall of the Unit owned by him. The Manager shall have full right and privilege at all reasonable times subject to reasonable prior written notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into each Unit with curtain wall for the purposes of inspecting and examining such curtain wall of the Unit.
16. The Manager has the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) into a Residential Unit or Shop to exercise or carry out any of its powers or duties (including without limitation to carry out necessary repairs to the Development or the Common Areas or abate any hazard or nuisance which does or may affect the Common Areas or other Owners).
17. Every Owner on ceasing to be the Owner of any Unit of the Development shall notify the Manager in writing of such cessation and of the name and address of the new Owner within one month from the date of the relevant assignment.

18. The Recreational Areas and Facilities (as defined in the DMC) shall be used by the residents of the Residential Units and their bona fide visitors. The Owners of the Shops shall have no right to use the Recreational Areas and Facilities.
19. All Owners (including the Registered Owner) as long as they remain Owners shall at all times observe and perform the House Rules (as defined in the DMC) and comply with the conditions of the Government Lease and the Government Notices.
20. Subject to the prior written consent of the Government pursuant to the Government Lease and/or other Government authorities (if necessary) and compliance with the Buildings Ordinance and any other relevant ordinances, regulations and by-laws applicable thereto and the DMC, the Owner(s) of the Shop shall have the right to partition, sub-divide the Shop(s) or any part thereof, re-allocate and/or sub-allocate the undivided shares and/or Management Shares to the Shop(s) or any part thereof, designate or re-designate or alter the user of such Shop(s) or any part(s) thereof.
21. The Owners of the Residential Units and the Shops are subject to the right of way for the owners and occupiers of other portions of Marine Lot No. 71 over and along the portion shown coloured green hatched black on the ground floor plan annexed to and mentioned in an Assignment dated 9th January 1912 and registered at the Land Registry by Memorial No. UB49146 in respect of Sub-Section 3 of Section S of Marine Lot No. 71, in so far as such right is still subsisting.

The above is only an extract and summary of the salient points and is for reference only. Please refer to the latest draft of the DMC for details. A full script of the latest draft of the DMC is available for free inspection in the sales office by prospective purchasers. Photocopies will be provided on payment of photocopying charges.

### 通行權之位置圖

### Location Plan of Right of Way



附註：

以上圖則綠色蓋黑線範圍面積約為12.5平方米，住宅單位及商鋪業主需使於海旁地段第71號其他部分的業主及佔用人得以通行於綠色蓋黑線範圍，住宅單位及商鋪業主需負責保修及管理此通行權部分。詳細可參閱《大廈公共契約及管理協議重要條款》第21條及於註明日期為1912年1月9日於土地註冊處註冊之轉讓契，註冊摘要號碼為UB49146。該轉讓契文件副本可於售樓處免費參閱。

Note:

There are approx. 12.5 square metres of right of way as shown in the above location plan within the development which have to be maintained, operated and managed by the Owners and are required to be opened to the owners and occupiers of other portions of Marine Lot No. 71, in so far as such right is still subsisting. For details, prospective purchasers should make reference to clause 21 under “Salient Points of the DMC” and the relevant Assignment dated 9th January 1912 and registered at the Land Registry by Memorial No. UB49146, copy of which is available in the sales office for prospective purchasers for free inspection.



# 政府租契重要條款

## SALIENT POINTS OF GOVERNMENT LEASE

### 政府租契重要條款

- 海旁地段第71號的政府租契
    - 日期：1875年7月26日
    - 立約各方：一方為Queen Victoria，另一方為The Peninsular and Oriental Steam Navigation Company Limited
    - 年期：由1854年2月21日起計999年
  - 海旁地段第200號的政府租契
    - 日期：1862年12月1日
    - 立約各方：一方為Queen Victoria，另一方為Maximiano Jose d' Aquino
    - 年期：由1862年6月30日起計999年
  - 內地地段第6634號的政府租契
    - 日期：1952年4月15日
    - 立約各方：一方為Queen Elizabeth II，另一方為Sze Shui Lam
    - 年期：由1854年2月21日起計999年
  - 內地地段第6635號的政府租契
    - 日期：1952年4月15日
    - 立約各方：一方為Queen Elizabeth II，另一方為Sze Shui Lam
    - 年期：由1854年2月21日起計999年
  - 內地地段第6636號的政府租契
    - 日期：1954年4月2日
    - 立約各方：一方為Queen Elizabeth II，另一方為Chau Kam Yuk
    - 年期：由1854年2月21日起計999年
  - 內地地段第6637號的政府租契
    - 日期：1954年1月12日
    - 立約各方：一方為Queen Elizabeth the Second，另一方為Chung Yan Po
    - 年期：由1854年2月21日起計999年
  - 內地地段第6638號的政府租契
    - 日期：1952年3月31日
    - 立約各方：一方為Queen Elizabeth the Second，另一方為Li Kui Ling，已故Li Sham (或 Sum 或 Sam) 別名 Li Cheung Shau (或 Sau) 之遺囑執行人
    - 年期：由1854年2月21日起計999年
- 根據各政府租契，在未取得政府許可前，各地段均禁止進行或經營打鐵、屠宰、肥皂制造、煉糖、皮革加工式煉制、煉油、沽油、肉食加工或售賣、客棧、小酒館、煉酒、煉鋼、清糞、收買或其他嘈吵、嘈雜或是厭惡性的行業或生意、活動。而上述各政府租契所述用途亦分別地經以下文書更改，修改或補充：5份由港島西及南區地政處發出的許可證，分別以備忘編號10120701280037、10121001230029、10120701280026、10121001230031及10123101300016於土地註冊處註冊。

上述資料僅作參考用途，詳情請參閱政府租契文件及許可証。政府租契全文及許可証之副本可供查閱。如要求索取政府租契全文及許可証之副本，須支付所需之影印費用。

### Salient Points Of Government Lease

- Government Lease for Marine Lot No.71
    - Date：The 26th day of July 1875
    - Parties: Queen Victoria of the one part and The Peninsular and Oriental Steam Navigation Company of the other part
    - Term：999 years from the 21st day of February 1854
  - Government Lease for Marine Lot No.200
    - Date：The 1st day of December 1862
    - Parties: Queen Victoria of the one part and Maximiano Jose d'Aquino of the other part
    - Term：999 years from the 30th day of June 1862
  - Government Lease for Inland Lot No.6634
    - Date：The 15th day of April 1952
    - Parties: Queen Elizabeth II of the one part and Sze Shui Lam of the other part
    - Term：999 years from the 21st day of February 1854
  - Government Lease for Inland Lot No.6635
    - Date：The 15th day of April 1952
    - Parties: Queen Elizabeth II of the one part and Sze Shui Lam of the other part
    - Term：999 years from the 21st day of February 1854
  - Government Lease for Inland Lot No.6636
    - Date：The 2nd day of April 1954
    - Parties: Queen Elizabeth II of the one part and Chau Kam Yuk of the other part
    - Term：999 years from the 21st day of February 1854
  - Government Lease for Inland Lot No.6637
    - Date：The 12nd day of January 1954
    - Parties: Queen Elizabeth the Second of the one part and Chung Yan Po of the other part
    - Term：999 years from the 21st day of February 1854
  - Government Lease for Inland Lot No.6638
    - Date：The 31st day of March 1952
    - Parties: Queen Elizabeth the Second of the one part and Li Kui Ling the executor of the will of Li Sham (or Sum or Sam) alias Li Cheung Shau (or Sau) deceased of the other part
    - Term：999 years from the 21st day of February 1854
- According to the above Government Leases, the Owners of the aforesaid lots are prohibited to use, exercise or follow any trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government. The user restriction provided in the above Government Leases have been varied, modified or supplemented by five (5) Licences issued by the District Lands Office (Hong Kong West & South) and registered in the Land Registry by Memorial Nos. 10120701280037, 10121001230029, 10120701280026, 10121001230031 and 10123101300016 respectively.

The above information is for reference only. For full details, please refer to the Government Leases and the Licenses. A copy of the full script of the Government Leases and the Licenses are available for inspection upon request. Photocopies will be provided upon payment of photocopying charges.

# 有關臨時買賣合約事宜

## MATTERS RELATING TO PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 律師代表及臨時買賣合約

《律師執業規則》第 5C 條認可表格 B2（表格第一段中之「此合約」指臨時買賣合約。）

#### 重要提示 - 買方請小心閱讀

1. 此合約是有約束力的合約，但預期你會簽署一張正式買賣合約。
2. 在簽正式合約前，應請教律師保障你的權益，使此交易可妥善完成。
3. 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
4. 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
5. 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
6. 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益。你可自由選擇。

我/我們已收到此提示之副本及完全明白此提示之內容。

公曆 (\*) 年 (\*) 月 (\*) 日

準買家可向香港律師會查詢

該會聯絡方法如下：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

### 有關樓款之處理事項

1. 申請人於登記時所繳付之臨時訂金會被兌現，並由賣方之律師將該款項存入代賣方保管之銀行戶口，有關款項將不會過戶至賣方名下。
2. 在選單位程序完結後之十四天內，賣方的律師將會把已付訂金無息退還所有申請未能成功的申請人和決定不購買任何單位之成功申請人。
3. 買方簽署有關單位之正式買賣合約後，已付之臨時訂金將用作繳付有關單位之訂金及部分樓價，並由賣方的律師以保管者身份代賣方保存。
4. 申請人不會獲發臨時訂金所衍生之利息。
5. 如任何已簽署臨時買賣合約之人仕無論在任何理由下未能簽署正式買賣合約，則賣方有權從臨時合約簽署人已付臨時訂金中，扣除相等於有關單位樓價 5% 之金額，臨時訂金餘款須退回買方，若實際已繳付之臨時訂金少於樓價 5%，賣方有權全部沒收。

### Legal Representation And Preliminary Agreement For Sale And Purchase

(Rule 5C of Solicitor's Practice Rules Approved Form B1) ("This" in paragraph 1 of the form below refers to the Preliminary Agreement for Sale & Purchase)

#### WARNING TO PURCHASERS - PLEASE READ CAREFULLY!

1. This is a BINDING AGREEMENT but you will be expected to sign later a formal sale and purchase agreement.
2. Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
3. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the vendor's solicitor to act for you as well as for the vendor.

4. YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
5. If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
6. Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interests. You are free to choose whichever option you prefer.

I/We acknowledge receipt of a copy of this WARNING and fully understand the contents thereof.

Dated this (\*) day of (\*).

A potential purchaser may wish to make an enquiry with The Law Society of Hong Kong.

The contact details are set out below:

Enquiry telephone no: 2846 0500

Website address: www.hklawsoc.org.hk

### Matters Relating To The Purchase Price

1. The preliminary deposits paid by prospective purchasers at the time of registration will be cashed and the proceeds shall be paid in a bank account opened with a licensed bank held in trust for the Vendor by its solicitors and the proceeds shall not be transferred to the Vendor.
2. All preliminary deposits paid by prospective purchasers shall be returned by the Vendor's solicitors in full but without interest to the unsuccessful applicants and those successful applicants who have chosen not to purchase any of the relevant units, not later than 14 days after the end of the selection of the relevant units.
3. After the respective Formal Agreement for Sale and Purchase have been signed by the purchasers in respect of the units purchased by them, the preliminary deposits relating to those units held by the Vendor's solicitors in the stakeholder accounts shall be applied as deposit and in part payment of the purchase price of each unit and shall be held by the Vendor's solicitors as stakeholders.
4. No interest on the preliminary deposit shall be paid to the prospective purchasers.
5. If any person who signed a preliminary agreement does not for any reason sign the Formal Agreement for Sale and Purchase, the Vendor shall refund to him or them the amount of any preliminary deposits already paid by him or them less (i) an amount of 5% of the purchase price of the unit in respect of which he or they signed the preliminary agreement or (ii) the actual amount of the preliminary deposit if it was less than 5% of the purchase price.



# 一手住宅物業買家須知

## NOTES TO PURCHASERS FOR FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 1. 決定購買一手住宅物業前，你應該：

- 謹記購買「樓花」和已落成的住宅物業有所不同；

#### 費用、貸款、樓價

- 計算買樓的總開支，如律師費、按揭費用、保險費及釐印費等；
- 向銀行查詢能否獲得所需的按揭貸款、選擇合適你的付款方法、計算按揭貸款額及確保貸款額在你的還款能力之內；
- 查閱同類物業最近成交價格，以作比較；

#### 單位面積及鄰近環境

- 實地了解物業的鄰近環境（包括交通和社區設施等），及查明有否影響物業的城市規劃建議和決定；
- 仔細留意售樓說明書及價單中各項面積的資料。統一的「實用面積」定義已於2008年10月10日起正式生效。倘若物業屬於地政總署在該日或以後批出的預售樓花申請項目，留意「實用面積」的新定義：
  - 單位「實用面積」（saleable area）指單位的主體面積，包括露台和工作平台（如有）的面積。其他地方的面積，例如平台、天台、花園、閣樓、天井、台階、窗台、冷氣機房等地方的面積，則會逐項列出，但不包括在實用面積之內；

倘若物業屬於地政總署於2008年10月10日以前批出的預售樓花申請項目，其售樓說明書及價單仍可採用舊有的表述方式：

- 留意單位的「實用面積」是否包括露台、平台、天台、花園、閣樓、天井、台階、窗台、工作平台、冷氣機房及結構牆身預製組件等地方；
- 在計算單位呎價時，應清楚明白是以「實用面積」或「建築面積」計算。如對有關資料有任何疑問，應諮詢測量師或律師，及向發展商查詢；

#### 「售樓說明書」其他內容

- 了解
  - 室外及室內的建築材料及設備；
  - 預計竣工日期；
  - 管理費包括的項目（如是否包括上網費用及會所費用等）；
  - 業主可否於物業內飼養動物；及
  - 業主是否需要分擔管理、營運及維修保養屋苑範圍內或外的公眾設施或公眾休憩用地的費用，以及有關公眾設施或公眾休憩用地的位置；

#### 政府租契及大廈公契

- 參閱政府租契及大廈公契（或其草稿），例如，大廈公契會列明天台及外牆業權的擁有權。發展商應在售樓處提供足夠數量的政府租契及大廈公契（或其草稿）副本供準買家免費查閱；

#### 臨時買賣合約

- 確保發展商職員或其他人士曾向你解釋或保證的重要事項（1）於臨時及正式買賣合約中書面列明，成為合約條款；或（2）在另一份書面合約列明；

- 明白臨時買賣合約為有法律約束力的文件。如你簽署後欲取消該合約，而（1）有關物業屬於「預售樓花同意書」下的單位，你可能被沒收訂金（以樓價10%為上限）；或（2）有關單位不屬於「預售樓花同意書」下的單位，發展商可能採取法律行動要求你履行有關合約，或因你違反合約而沒收訂金及要求作出賠償。

#### 2. 委託地產代理介紹樓盤前，你應該：

- 了解該代理是否只代表你（如該代理同時代表發展商，發生利益衝突時，他未必能夠保障你的利益）；
- 確定是否需要支付佣金予代理，其金額和支付的時間（均可以由代理與你自行協議）；
- 注意祇有持牌的地產代理或營業員方可接受你的委託。如有懷疑，你可以要求該地產代理或營業員出示「地產代理證」，或瀏覽地產代理監管局的網頁 [www.eaa.org.hk](http://www.eaa.org.hk)，查閱牌照目錄；
- 留意有些發展商會直接向公眾售賣樓宇，你可決定是否委託地產代理。

#### 3. 購買「預售樓花同意書」下的「樓花」前，你應該：

- 向發展商確定是否已獲得地政總署批出「預售樓花同意書」；
- 留意發展商及地產代理不可以在發展商獲發「預售樓花同意書」前，收取任何訂金或「留位費」；
- 注意訂金應支付給負責托管買家款項的律師行。

#### 4. 委託律師前，你應該：

- 考慮自行委託律師，以保障你的利益（如律師同時代表發展商，發生利益衝突時，他未必能夠保障你的利益）；
- 比較不同律師的收費。
- 你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
運輸及房屋局	2186 8323	2509 3770
香港地產建設商會	2826 0111	2845 2521

資料來源：地產代理監管局及消費者委員會於2010年9月刊載之「一手住宅物業買家須知」。有關最新版本之「一手住宅物業買家須知」，可查閱地產代理監管局網址：[www.eaa.org.hk](http://www.eaa.org.hk)

### Notes to Purchasers of First-Hand Residential Properties

#### 1. Before you decide to purchase a first-hand residential property, you should:

- note that buying an uncompleted flat is not the same as acquiring a completed property;

#### Fees, mortgage loan and property price

- calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties;
- check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability;

- check recent transaction prices of comparable properties for comparison;

Property area and its surroundings

- visit the development site and get to know the surroundings of the property (including transportation and community facilities), and check town planning proposals and decisions which may affect the property;
- pay attention to all types of area information in the sales brochure and price list. A standardized definition of “saleable area” was adopted on 10 October 2008. For uncompleted residential flats approved for pre-sale by the Lands Department from that day onwards, be aware of the following new definition of “saleable area”:
  - The “saleable area” of the flat means the area of the flat (inclusive of the area of any balcony and utility platform). Other areas, such as flat-roof, roof, garden, cockloft, yard, terrace, bay window, air-conditioning plant room, etc., will be listed item by item, but will not be included as part of the “saleable area” ;

For uncompleted residential flats approved for pre-sale by the Lands Department before 10 October 2008, the sales brochure and price list may still use the old definition of “saleable area”. For these flats,

- check whether the “saleable area” of the flat includes the balcony, flat-roof, roof, garden, cockloft, yard, terrace, bay window, utility platform, air-conditioning plant room, prefabricated structural wall, etc;
- when calculating the per-square-foot price, you should fully understand whether the calculation is based on the “saleable area” or the “gross floor area” of the flat. If in doubt, consult a surveyor or lawyer, and enquire with the developer;

Other information in the sales brochure

- check the following:
  - interior and exterior fittings and finishes
  - expected completion date
  - management fees (e.g. whether items such as Internet fees and club house fees are included)
  - whether animals can be kept in the unit
  - whether owners need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities;

Government lease and Deed of Mutual Covenant (DMC)

- read the Government Lease and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The developer should provide sufficient copies of the Government Lease and the DMC (or the draft DMC) at the sales office for free inspection by prospective purchasers;

Provisional agreement for sale and purchase

- ensure that any important matters explained or guaranteed to you by the developer’s staff or other persons are written into (1) both the provisional and formal agreements for sale and purchase as part of the contractual terms or (2) a separate written agreement;
- understand that the provisional agreement for sale and purchase is a legally binding agreement. If you withdraw from it after signing and, (1) if the flat is under the Consent Scheme, your deposit of up to 10%

of the property price may be forfeited; or (2) if the flat is not under the Consent Scheme, the developer may take proceedings to enforce specific performance of the agreement or retain your deposit and claim for damages for breach of the agreement.

2. Before you appoint an estate agent to look for a property, you should:

- find out whether the agent will act on your behalf only (if the agent also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest);
- find out whether any commission is payable to the agent and, if so, its amount and the time of payment (all of these to be agreed between the agent and you);
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his Estate Agent Card, or check the License List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk);
- note that some developers handle sales themselves and you can decide whether to appoint an estate agent.

3. Before you purchase an uncompleted flat under the Consent Scheme, you should:

- seek confirmation from the developer whether a “Consent to Sell” has been issued by the Lands Department;
- note that the developer and estate agent are not allowed to receive any deposit or “reservation fee” before the developer has obtained the “Consent to Sell”.
- note that the deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the development.

4. Before you engage a solicitor, you should:

- consider engaging your own solicitor to protect your interests (if the solicitor also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest);
- compare the charges of different solicitors.
- You may express your views or make a complaint with regard to the sales arrangements or the practice of estate agents by calling or faxing the following numbers:

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Transport and Housing Bureau	2186 8323	2509 3770
The Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

Source of Information: “Notes to Purchasers of First-hand Residential Properties” published by Estate Agents Authority and Consumer Council dated 9/2010 available at the website of the Estate Agents Authority at [www.eaa.org.hk](http://www.eaa.org.hk)



# 其他有關資料

## OTHER RELEVANT INFORMATION

### 實用面積及其他面積的定義

1. 「實用面積」指牆壁圍起的單位的樓面面積（包括任何露台、工作平台及陽台的樓面面積，但不包括「其他面積」），該樓面面積（包括由牆壁圍起的任何露台、工作平台及陽台）由單位、露台、工作平台或陽台（視屬何情況而定）圍牆外圍起計，但如圍牆分隔兩個毗連單位、露台、工作平台或陽台（視屬何情況而定），則須由牆壁的中央起計，而該樓面面積包括單位、露台、工作平台或陽台（視屬何情況而定）的內部間格牆及支柱，但不包括單位、露台、工作平台或陽台（視屬何情況而定）圍牆外的公用部份。就露台、工作平台或陽台而言，該樓面面積不包括連接至單位的圍牆或邊界的整個厚度，但如任何圍牆連接至公用地方，則包括圍牆的整個厚度。如任何露台、工作平台或陽台並非由牆壁圍起，該露台、工作平台或陽台的樓面面積由其邊界外圍起計；
2. 「其他面積」指：
  - (a) 任何閣樓的面積，由閣樓圍牆內圍起計，並包括閣樓內的內部間格牆及支柱；
  - (b) 任何窗台的面積，由窗台圍牆外圍或玻璃窗外圍起計，並由窗台與垂直至樓面的牆壁相連之處起計，但不包括該牆壁的厚度；
  - (c) 任何車位的面積，由其分界線中心或圍牆內圍起計（視屬何情況而定）；
  - (d) 任何天井、大陽台、花園、平台、天台及冷氣機機房的面積，由其分界線內圍起計，如以牆壁為分界，則由牆壁內圍起計。
3. 若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部份起計算。
3. 此售樓說明書內的相片、圖像、繪圖、透視圖及素描經電腦修飾處理，並非取自實景的照片，只作參考用途。所有資料包括但不限於相片、地圖、畫家筆下構思圖及電腦模擬圖等，並不構成或被視為發展商的任何邀約、承諾或保證（無論明示或暗示）。在此建議準買家應作地盤實地考察以獲取對本發展地盤、其周邊地區及環境的較佳了解。物業的設施、用料、設計均以入伙時所提供為準，發展商保留一切權利，按實際情況需要作出改動，而無須另行通知。此售樓說明書內一切資料，不代表政府相關部門批准之圖則，並受制於及須以政府相關部門最後批准之圖則及法律文件為準。本發展地盤之綜合發展方案及周邊地區及環境可因情況而改變或修改。
4. 發展項目內每個單位的使用，佔用及享有將受地契文件及公契規限。該等文件摘要（僅作參考）見上文。
5. 售樓說明書內所示之地圖及圖則僅供參考。
6. 售樓說明書內所有資料及內容僅供參考，不構成亦不得被詮釋為作出邀約，陳述或保證（不論明示或隱含），並將以正式買賣合約、政府租契及公契條款為準。
7. 在此建議準買家親訪發展項目鄰近範圍，以清楚了解其環境。
8. 海旁地段第200號B分段餘段（部分）、海旁地段第200號B分段第1小分段餘段（部分）及海旁地段第200號C分段餘段（部分）的地層土地已按《鐵路條例》(第519章)回收(相關地層土地詳情見於土地註冊處以備忘編號1008100060018登記的2010年7月30日第4784號政府公告及於土地註冊處以備忘編號11030400600017登記的2011年2月25日第1323號政府公告)。

附註：

1. 如出售物業包含任何“其他面積”的項目，正式買賣合約將分別列出各項目的面積。
2. 住宅單位之實用面積不包括該單位之冷氣機平台面積。

### 保證修繕缺漏期限

賣方有責任於物業買賣完成日期起計的6個月內收到買方發出的書面通知書後，在自費及在合理切實可行範圍內盡快執修該單位（買家行為疏忽所導致之缺陷除外）。此責任只適用於樓花預售。

### 應詢資料

1. 買賣按揭契約及印花稅等費用。
2. 經建築事務監督批准之建築圖則全套和整體規劃圖可於售樓處免費查閱。
3. 公契草稿、正式買賣合約的全文及政府租契文件的副本可於售樓處免費查閱。索取影印本需付影印費。
4. 分區計劃大綱圖的副本可於售樓處免費查閱。
5. 樓花買家有權在簽署正式買賣合約及繳付HK\$100後向賣方索取關於發展項目之建築費用及專業顧問費用的資料及不時已支用或已繳付的建築費用及專業顧問費用的資料副本。

### 其他注意事項

1. 賣方將會/已經全數支付有關地段於政府租契日期至有關轉讓契日期（包括該日）期間的應付地租。
2. 賣方保留修改物業範圍內之所有公用設施及發展項目的時間表、設計、規格、特色、上蓋物業之分佈、圖則、平面圖、用料及設施之權利。部份康樂設施於入伙時未必能即時啟用。有關地段內物業之發展規劃如有更改，將以政府最後批准之修改圖則及法律文件為準。

暫時佔用海旁地段第200號B分段餘段（部分）、海旁地段第200號B分段第1小分段餘段（部分）及海旁地段第200號C分段餘段（部分）地層土地之權利已按《鐵路條例》（第519章）設定(相關暫時佔用地層土地權利詳情見於土地註冊處以備忘編號10081000600026登記的2010年7月30日第4785號政府公告及於土地註冊處以備忘編號11030400600028登記的2011年2月25日第1324號政府公告)。

特此建議準買家就上述地層土地回收及權利之設定（包括單位的估價及開發項目將來的重新發展）尋求適當專業意見。

賣方已依照鐵路條例（第519章），就進行相關建築工程所承擔額外支出、專業費用與開支、利息及其他損失與開支，提出賠償申索。為免生疑問，任何有關或附帶於該申索所獲或將獲之利益、償付或賠償將單獨屬於賣方，買方對此不可有任何形式的申索。

9. 如本售樓說明書任何內容之中、英文版本有歧義，一律以英文版為準。

## Definitions of Saleable Area and Other Areas

1. “Saleable Area” means the floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of the Other Areas), which area (including any balcony, utility platform or verandah enclosed by walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, balconies, utility platforms or verandahs (as the case may be); but shall exclude the common parts outside the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included. Where a balcony, utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah.
2. “Other Areas” means:
  - a) the area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;
  - b) the area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;
  - c) the area of any carparking space which shall be measured to the centre of its demarcating lines or the interior face of its enclosing walls, as the case may be;
  - d) the area of any yard, terrace, garden, flat roof, roof and air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.
3. Where a curtain wall forms the external face of the Development, the saleable area of the flat is measured from the exterior of the curtain wall.

Notes:

1. Where the subject property consists of any of the items in “Other Areas”, the area of each of such items will be separately set out in the Formal Sale and Purchase Agreement.
2. The area of the air-conditioning platform forming part of the Flat will not be included in the Saleable Area of the Flat.

## Defect Liability Warranty Period

The Vendor will have an obligation at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser on the Vendor within 6 months from the date of completion of the sale and purchase to remedy any defects to the unit concerned or its fittings or finishes, caused otherwise than by the act or neglect of the purchaser. The obligation applies to pre-sale only.

## Information to be Disclosed Upon Request

1. Charges for conveyancing and mortgage documents, stamp duties.
2. A complete set of building plans approved by the Building Authority and the Master Layout Plan are available in the sales office for inspection by prospective purchasers free of charge.
3. A full script of the form of the draft DMC and Formal Agreement for Sale and Purchase and the copy of Government Lease are available in the sales office for inspection by prospective purchasers free of charge. Photocopies will be provided upon payment of photocopying charges.
4. A copy of Outline Zoning Plan is also available in the sales office for inspection by prospective purchasers free of charge.
5. Purchasers in pre-sales who have signed the Formal Agreement for Sales and Purchase and paid \$100 to the vendor have the right, to request for a written copy of information as to the total construction costs and total professional fees to complete the Development and those construction costs and professional fees expended and paid from time to time.

## Other Matters to Note

1. The Vendor will pay/has paid all outstanding Government Rent in respect of the Lot from the date of Government Lease up to and including the date of the respective assignments.
2. The Vendor reserves the right to change the intended use of all common facilities within the Development and to make modifications and changes to the time table, building design, specifications, features, layout, plans, floor plans, materials and facilities without prior notice. Some recreational facilities may not be available immediately upon the date of occupation. Any change to the Development shall be subject to the final approved plans.
3. Photos, images, drawings, perspectives or sketches in this sales brochure have been enhanced by computer graphics and are not taken from the Development. All information which includes but is not limited to photos, maps, perspectives, computer graphics and etc, in this sales brochure shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly by the Vendor. Potential purchasers should visit the development site and get to know its surroundings. The Vendor reserves the right to make modification and changes without prior notice to the facilities, materials and building designs and layouts of this Development, which are subject to the provisions upon handover of the units. All information contained in this sales brochure does not represent the plans approved by the relevant Government Departments and Authorities and shall be subject to the final plans approved by the relevant Government Departments and Authorities and Legal documentation. The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
4. The use, occupation and enjoyment of a Unit in the Development will be subject to the Government Lease and the DMC, salient points of which have been set out above (for reference only).
5. Maps and plans in this Sales Brochure are for reference only.



6. All information in and the contents of this Sales Brochure are for reference only. They shall not constitute or be construed as giving any offer, representation or warranty (whether expressed or implied) and shall be subject to terms of the Formal Agreement for Sale and Purchase, the Government Lease and the DMC.
7. Potential purchasers are advised to visit in person for the best knowledge of the surroundings and environment.
8. The underground strata of, inter alia, the Remaining Portion of Section B of Marine Lot No. 200 (Portion), the Remaining Portion of Subsection 1 of Section B of Marine Lot No. 200 (Portion) and the Remaining Portion of Section C of Marine Lot No. 200 (Portion) have been resumed under the Railways Ordinance (Chapter 519) (the underground strata concerned are described in Government Notice No. 4784 dated 30th July 2010 and registered in the Land Registry with Memorial No.1008100060018 and Government Notice No. 1323 dated 25th February 2011 and registered in the Land Registry with Memorial No. 11030400600017).

The rights of temporary occupation of underground strata of, inter alia, the Remaining Portion of Section B of Marine Lot No. 200 (Portion), the Remaining Portion of Subsection 1 of Section B of Marine Lot No. 200 (Portion) and the Remaining Portion of Section C of Marine Lot No. 200 (Portion) have been created under the Railways Ordinance (Chapter 519) (the rights of temporary occupation of underground strata concerned are described in Government Notice No. 4785 dated 30th July 2010 and registered in the Land Registry with Memorial No.10081000600026 and Government Notice No. 1324 dated 25th February 2011 and registered in the Land Registry with Memorial No. 11030400600028).

Potential Purchasers are hereby advised to seek appropriate professional advice on the aforesaid resumption and creation of rights of the underground strata (including the valuation of the units and future redevelopment of the Development).

The Vendor has lodged a claim for compensation under the Railways Ordinance (Cap. 519) in respect of additional expenses incurred in carrying out building works, professional fees and expenses, interest and other losses and expenses in relation thereto. For the avoidance of doubt, any benefit, payment or compensation received or to be received in relation to or incidental to such claim shall belong to the Vendor solely and the Purchaser shall have no claim whatsoever thereto.

9. In case of discrepancy between the English and Chinese versions in respect of all or any part of content in this Sales Brochure, the English version shall prevail.



KERRY PROPERTIES  
嘉里建設



PETERSON GROUP  
培新集團

#### 免責聲明

附註：

1. 售樓說明書內所示之地圖及圖則僅供參考。
2. 售樓說明書內所有資料及內容僅供參考，不構成亦不得被詮釋為作出（不論明示或隱含的）要約、陳述或保證，並將以正式買賣合約、政府租契及公契條款為準。
3. 售樓說明書內所示之圖則及說明均以政府最後批准之圖則為準。
4. 此售樓說明書內所有內容或其任何部分之中、英文版本如有歧義，一律以英文版為準。
5. 在此建議如準買家對任何項目有疑問，請向其有關行業之專業人士詢問查證。
6. 本售樓書印刷日期：2011年7月

#### Disclaimer

Notes:

1. Maps and plans in this Sales Brochure are for reference only.
2. All information in and the contents of this Sales Brochure are for reference only. They shall not constitute or be construed as giving any offer, representation or warranty (whether expressed or implied) and shall be subject to terms of the Formal Agreement for Sale and Purchase, the Government Lease and the DMC.
3. All plans and specifications shown in this Sales Brochure are subject to the Government's final approval.
4. In case of discrepancy between the English and Chinese versions in respect of all or any part of content in this Sales Brochure, the English version shall prevail.
5. Potential purchasers are advised to make enquiries with their own relevant professionals for verification of doubts or particulars of any items.
6. Date of Printing: July 2011

