



WINFIELD

VENTRIS ROAD · HAPPY VALLEY

Basic Information of the Development 物業基本資料

Basic Information of the Development

Name of Development

Block A & Block B and 84 Car Parking Spaces on the Ground Floor of Winfield Building

Lot No.

Inland Lot No.8538

Address

Nos.1, 3 and 5 Ventris Road, Happy Valley, Hong Kong

User Restriction

Private residential use

Term of Land Grant

75 years renewable for 75 years from 6th August 1981

Current Government Rent

HK\$1,000 per year for Blocks A & B

Date of Certificate of Compliance of the Development

9th November 1984

Vendor

Crown Century Development Limited

Parent/Holding Company of the Vendor

Bright Clever Enterprises Limited

Vendor's Solicitors

F. Zimmern & Co. Solicitors & Notaries
Suites 1501-1503, 15th Floor, Gloucester Tower,
The Landmark, 11 Pedder Street, Central, Hong Kong
Tel: 2526 4373
Fax: 2801 4580

Peter C. Wong Chow & Chow Solicitors & Notaries
2204, Tower 1, Admiralty Centre, 18 Harcourt Road, Hong Kong
Tel: 2525 1155
Fax: 2810 0280

Professionals for the Alteration and Renovation Works for Block A & Block B

Authorized Person

Mr. Leung Chi Hung, Ben of C M Wong & Associates Ltd.

Architectural and Interior Design

Nan Fung Development Limited (NF Design)

Landscape Architect

MLA Architects (HK) Ltd.

Structural Engineer

Mr. Leung Chi Hung, Ben of C M Wong & Associates Ltd.

Main Contractor

Bordon Construction Co. Ltd.

Anticipated Date of Handover of Units

31st August, 2012

物業一般資料

物業名稱

雲暉大廈A座及B座及設於地下之84個車位

地段編號

內地段8538號

地址

香港跑馬地雲地利道1, 3及5號

用途

私人住宅用途

年期

75年及可續期75年(由1981年8月6日起計)

地租

現時A及B座合共每年港幣1,000元

發出滿意紙日期

1984年11月9日

賣方

冠世發展有限公司

賣方之母公司/控股公司

Bright Clever Enterprises Limited

賣方代表律師

施文律師行
香港中環畢打街11號
置地廣場告羅士打大廈15字樓1501-1503室
電話：2526 4373
傳真：2801 4580

王澤長周淑嫻周永健律師行
香港中環夏愨道18號海富中心第一座22字樓2204室
電話：2525 1155
傳真：2810 0280

A & B座改建及裝修工程 之有關專業人士

認可人士

梁志雄先生 — 黃志明建築工程有限公司

建築及室內設計

南豐發展有限公司(南豐設計)

園林設計師

馬梁建築師事務所(香港)有限公司

結構工程師

梁志雄先生 — 黃志明建築工程有限公司

總承建商

寶登建築有限公司

預計交樓日期

2012年8月31日

Design of the Development and Property Management 物業設計及管理

Design of the Development

Total Number of Residential Units of Block A: 42

Total Number of Residential Units of Block B: 42

Number of Residential Storeys of Block A: 21 (2/F to 22/F)

Number of Residential Storeys of Block B: 21 (2/F to 22/F)

Number of Car Parking Spaces for Sale
(owned by the Vendor): 84

There is no non-structural prefabricated external walls or curtain walls forming part of the enclosing walls of the Development.

Property Management

Manager

Hong Yip Service Company Limited

Terms of Appointment

Hong Yip Service Company Limited was appointed as the Manager of Winfield Building from the issue of the first Occupation Permit and to be continued until terminated by the Director of Lands according to the Deed of Mutual Covenant and Management Agreement. The existing remuneration of the Manager is 10% of the total annual expenditure of Winfield Building.

Estimated Management Fee

(a) Residential units: Approx. HK\$2.90 per sq.ft. per month of the gross floor area of the unit.

(b) Private Car Parking Spaces: Approx. HK\$370 per month.

物業設計

A座住宅單位總數：42個

B座住宅單位總數：42個

A座住宅樓層：21層(2至22樓)

B座住宅樓層：21層(2至22樓)

售賣車位數目(由賣方持有)：84個

本物業之外牆並沒有裝設非結構預製外牆組件或玻璃幕牆。

物業管理

物業管理公司

康業服務有限公司

物業管理公司任期

康業服務有限公司由雲暉大廈第一張入伙紙發出日起計被委任管理雲暉大廈，直至跟據大廈公契被地政總署署長終止合約，現時管理公司之酬金為整個雲暉大廈每年支出的百分之十。

預計每月管理費

(a) 住宅：每平方呎建築面積每月約港幣2.90元。

(b) 私家車位：每個每月約港幣370元。

Fittings and Finishes Schedule

建築材料及設備說明

Fittings and Finishes Schedule

Common Area

External Walls

Residential towers are finished with ceramic tiles/metal cladding and spray paint.

Main Entrance Lobby

Floor is finished with natural stone. Walls are finished with natural stone/decorative mirror/timber panel, with decorative ceiling and lightings.

Typical Lift Lobbies

Floor is finished with natural stone. Walls are finished with natural stone/decorative glass/timber panel, with decorative ceiling and lightings. Typical service lift lobby floor is finished with homogenous tiles. Walls are finished with homogenous tiles with metal false ceiling.

Lifts

Two “Otis” passenger lifts are provided serving all domestic floors including podium, carpark floor and entrance lobby at ground floor. One “Otis” services lift is provided serving all domestic floors and podium.

Mail Box

Mail boxes are provided at main entrance lobby of each tower.

Security System

Colour video doorphone connected to the residential main entrance lobby is provided.

Residential Units

Internal Walls

Living/Dining Room, Bedrooms, Maid’s Room and Store Room are finished with plaster and emulsion paint. Kitchen is finished with natural stone to exposed surface up to false ceiling (the wall behind the kitchen cabinets is finished with cement sand plastering/tiles). Bathrooms are finished with natural stone to exposed surface up to false ceiling (the wall behind mirror cabinet/basin counter is finished with cement sand plastering/tiles), bathroom at maid’s room is finished with ceramic tiles.

Ceilings

Living/Dining Room and Bedrooms are finished with gypsum board false ceiling and emulsion paint. Maid’s Room/Store Room is finished with plaster and emulsion paint. Kitchen is finished with gypsum board false ceiling. Bathrooms are finished with promina board false ceiling.

Flooring

Living/Dining Room and Bedrooms are finished with engineering timber flooring with timber skirting. A strip of area at Living Room along the balcony is finished with natural stone. Store is finished with timber flooring. Maid’s room is finished with floor tiles. Kitchen is finished with natural stone to exposed surface. Bathrooms are finished with natural stone to exposed surface.

Windows

Living/Dining Room and Bedrooms installed with fluorocarbon coated aluminium window frames with IGU glass. Window sills in Living/Dining Room and Bedrooms are finished with natural stone.

Doors

Entrance Door – Solid core veneered door with magic eye viewer and door lock is provided.
Kitchen – Solid core veneered door fitted with glass panel is provided.
Bedroom, Store Room and Bathroom – Hollow core veneered door fitted with door lock is provided.

Air-conditioners

Heat pump VRV split type air-conditioners are provided in Living/Dining Room, Bedrooms and Kitchen.

Telephone and TV

Telephone points, communal TV/FM points are installed at Living/Dining Room and all Bedrooms where only TV/FM point is provided at maid room. Telephone point is provided at Kitchen.

Electrical Installation

Concealed and surface mounted conduit (hidden with false ceiling) and wire for lighting and power points. Weather proof socket outlet is provided at balcony.

Gas Supply

Gas supply points are provided at Kitchen for connection to gas hobs and gas water heaters at Kitchen.

Water Supply

Concealed copper pipes for both hot and cold water. Hot water supply for Kitchen and Bathroom will be supplied by instantaneous gas water heaters. Master Bathroom will be supplied by individual instantaneous electrical water heater.

Video Door Phone

Colour video door phone is provided for each unit.

Balcony

Covered balconies installed with glass balustrade and ceiling lighting. Floor is finished with natural stone. Ceiling is finished with promina board false ceiling.

Meters

Separate meters for potable water supply are provided at roof/podium levels; Separate meters for electricity are provided at public meter cabinets.

建築材料及設備說明

公共地方

外牆

大廈外牆鋪砌高級瓷磚/金屬板及油漆。

主要大堂入口

地台鋪砌天然石材。牆身鋪砌天然石材、玻璃鏡及木飾，另有裝飾天花配名貴照明燈飾。

各層電梯大堂

地台鋪砌天然石材。牆身鋪砌天然石材、玻璃及木飾，另有裝飾天花配照明燈飾。各層客貨電梯大堂地台鋪砌高溫磚，另安裝金屬假天花。

電梯

各座住宅大樓設有兩部“Otis”客用電梯直達各住宅樓層、平台層、停車場及地下大堂。各座住宅大樓設有一部“Otis”客貨電梯直達各住宅樓層及平台層。

信箱

每座住宅入口大堂設有住戶專用信箱。

保安系統

每戶均設有彩色視像對講機接駁至每座主要大堂的接待處。

住宅單位

內牆

客/飯廳、睡房、工人房及儲物房用批盪塗上乳膠漆。廚房牆身鋪砌天然石材至假天花(部份廚櫃背牆身為批盪或瓷磚)。浴室牆身鋪砌天然石材至假天花(部份鏡櫃背牆身為批盪或瓷磚)，工人房浴室牆身鋪砌高級瓷磚。

天花

客/飯廳及睡房選用石膏板假天花塗上乳膠漆。工人房及儲物房用批盪塗上乳膠漆。廚房選用石膏板假天花。浴室選用防水板假天花。

地板

客/飯廳及睡房地台鋪砌複合木地板連木腳線。客廳靠近露台的位置鋪砌天然石材。儲物房地台鋪砌木地板，工人房地台鋪砌高級地台磚。廚房及浴室地台鋪砌天然石材。

窗戶

客/飯廳及睡房選用氟塑料外層鉛質窗框配高級中空玻璃。廚房/客/飯廳及睡房窗台鋪砌天然石材。

門扇

大門選用高級實心木門配高級門鎖及防盜眼。廚房門選用實心木門並鑲有玻璃。睡房、浴室及儲物房選用名貴木面門配門鎖。

冷氣機

客/飯廳、睡房及廚房裝有熱泵式VRV分體式冷氣機。

電話及電視天線

客/飯廳及所有睡房皆裝妥大廈公共電視/收音機天線及電話插頭。工人房只設電視/收音機天線插頭。廚房設有電話插頭。

電力供應

單位設有暗藏燈掣及電插掣，暗藏及明裝線管(隱藏在假天花內)。露台設防水插座。

煤氣

廚房裝妥煤氣喉接駁煮食爐及廚房的煤氣熱水爐。

水喉

冷熱水喉全用隱藏式銅喉。廚房及浴室之熱水均由即熱式煤氣熱水爐提供。主人房浴室則設有獨立電力即熱式熱水爐。

視像對講機

每單位內均設有彩色視像對講機。

露台

有蓋露台配設玻璃欄杆及天花燈飾。地台鋪砌天然石材。天花為防水板假天花。

量錶

每戶之水錶均設於天台或平台。每戶之電錶均設於每層的公共錶房。

Notes:

1. The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard.
2. All the above items and the others which are not listed above are subject to the final approval by relevant Government authorities.
3. The fittings and finishes as listed above shall be in accordance with the terms of the Formal Agreement for Sale and Purchase. Those provisions may have slight variation in the colour, measurement, grain, texture and/or workmanship.

* For the location and number of the provisions, please refer to the “Mechanical and Electrical Plan” of the sales brochure.

附註：

1. 賣方將保留一切權利，按實際情況以同等質素的建築材料及設備代替上述所列各項。
2. 以上列出或未列出之建築材料及設備以政府有關部門最後批准之圖則為準。
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在顏色、呎吋、紋理、組織及/或手工上出現輕微差別。

*有關設備之位置及數量資料，請參閱售樓說明書內的「機電裝置圖」。

Fittings and Finishes Schedule (2/F-21/F)

建築材料及設備說明(2樓-21樓)

Kitchen appliances and bathroom fittings to be provided and/or installed in residential units 住宅單位隨樓附送廚房及浴室設備

	Block A	
	Appliance 設備	Brand 品牌
Master Bathroom 主人浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Water Closet 坐廁	Kohler
	Wash Basin 洗手盆	Kohler
	Shower Mixer 花灑水龍頭	Dornbracht
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Instantaneous Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron
	Exhaust Fan 抽氣扇	Panasonic
	Rain Shower 花灑頭	Dornbracht
En-suite Bathroom & Guest Bathroom 套房浴室及客房浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Shower Cubicle (if any) 淋浴間(如有)	Tailor Made
	Shower Mixer 花灑水龍頭	Dornbracht
	Wash Basin 洗手盆	Kohler
	Water Closet 坐廁	Kohler
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Exhaust Fan 抽氣扇	Panasonic
Kitchen 廚房	Kitchen Cabinet 廚櫃組合	Poggenpohl
	Countertop 枱面石	Natural Stone
	Wash Basin 洗手盆	Kohler
	Sink Mixer 洗滌盆水龍頭	Dornbracht
	Refrigerator and Freezer 雪櫃及冰箱	Fisher & Paykel
	Cooking Hood 抽油煙機	Foster
	Wok Burner (Single) 單頭煮食爐	Foster
	Wok Burner (Double) 雙頭煮食爐	Foster
	Induction Hob 電磁爐	Foster
	Built-in Oven 焗爐	Foster
	Steam Oven 蒸爐	Foster
	Microwave Oven 微波爐	Foster
	Wine-Cellar 紅酒櫃	Cristal
	Washer 洗衣機	Miele
	Dryer 乾衣機	Miele
	Exhaust Fan 抽氣扇	Panasonic
	Instantaneous Gas Water Heater 即熱式氣體熱水爐	TGC
	Air-Conditioning System 空調系統	General
	Colour Video Doorphone 彩色視像對講機	TCS
	Dishwasher 洗碗碟機	Fisher & Paykel

Note:

- The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard.

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

	Block B	
	Appliance 設備	Brand 品牌
Master Bathroom 主人浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Water Closet 坐廁	Kohler
	Wash Basin 洗手盆	Kohler
	Shower Mixer 花灑水龍頭	Dornbracht
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Instantaneous Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron
	Exhaust Fan 抽氣扇	Panasonic
	Rain Shower 花灑頭	Dornbracht
En-suite Bathroom & Guest Bathroom 套房浴室及客房浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Shower Cubicle (if any) 淋浴間(如有)	Tailor Made
	Shower Mixer 花灑水龍頭	Dornbracht
	Wash Basin 洗手盆	Kohler
	Water Closet 坐廁	Kohler
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Exhaust Fan 抽氣扇	Panasonic
Kitchen 廚房	Kitchen Cabinet 廚櫃組合	Poggenpohl
	Countertop 枱面石	Natural Stone
	Wash Basin 洗手盆	Kohler
	Sink Mixer 洗滌盆水龍頭	Dornbracht
	Refrigerator and Freezer 雪櫃及冰箱	Fisher & Paykel
	Cooking Hood 抽油煙機	Foster
	Wok Burner (Single) 單頭煮食爐	Foster
	Wok Burner (Double) 雙頭煮食爐	Foster
	Induction Hob 電磁爐	Foster
	Built-in Oven 焗爐	Foster
	Steam Oven 蒸爐	Foster
	Microwave Oven 微波爐	Foster
	Wine-Cellar 紅酒櫃	Cristal
	Washer 洗衣機	Miele
	Dryer 乾衣機	Miele
	Exhaust Fan 抽氣扇	Panasonic
	Instantaneous Gas Water Heater 即熱式氣體熱水爐	TGC
	Air-Conditioning System 空調系統	General
	Colour Video Doorphone 彩色視像對講機	TCS
	Dishwasher 洗碗碟機	Fisher & Paykel

附註:

- 賣方將保留一切權利，按實際情況以同等質素的建築材料及設備代替上述所列各項。

Fittings and Finishes Schedule (22/F)

建築材料及設備說明(22樓)

Kitchen appliances and bathroom fittings to be provided and/or installed in residential units 住宅單位隨樓附送廚房及浴室設備

	Block A	
	Appliance 設備	Brand 品牌
Master Bathroom 主人浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Water Closet 坐廁	Kohler
	Wash Basin 洗手盆	Kohler
	Shower Mixer 花灑水龍頭	Dornbracht
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Instantaneous Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron
	Exhaust Fan 抽氣扇	Panasonic
	Rain Shower 花灑頭	Dornbracht
En-suite Bathroom & Guest Bathroom 套房浴室及客房浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Shower Cubicle (if any) 淋浴間(如有)	Tailor Made
	Shower Mixer 花灑水龍頭	Dornbracht
	Wash Basin 洗手盆	Kohler
	Water Closet 坐廁	Kohler
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Exhaust Fan 抽氣扇	Panasonic
	Kitchen 廚房	Kitchen Cabinet 廚櫃組合
Countertop 枱面石		Natural Stone
Wash Basin 洗手盆		Kohler
Sink Mixer 洗滌盆水龍頭		Dornbracht
Refrigerator and Freezer 雪櫃及冰箱		Gaggenau
Cooking Hood 抽油煙機		Gaggenau
Wok Burner (Single) 單頭煮食爐		Gaggenau
Wok Burner (Double) 雙頭煮食爐		Gaggenau
Induction Hob 電磁爐		Gaggenau
Built-in Oven 焗爐		Gaggenau
Steam Oven 蒸爐		Gaggenau
Microwave Oven 微波爐		Gaggenau
Wine-Cellar 紅酒櫃		Gaggenau
Washer 洗衣機		Miele
Dryer 乾衣機		Miele
Exhaust Fan 抽氣扇		Panasonic
Instantaneous Gas Water Heater 即熱式氣體熱水爐		TGC
Air-Conditioning System 空調系統		General
Colour Video Doorphone 彩色視像對講機		TCS
Dishwasher 洗碗碟機		Gaggenau

Note:
1. The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard.

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

	Block B	
	Appliance 設備	Brand 品牌
Master Bathroom 主人浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Water Closet 坐廁	Kohler
	Wash Basin 洗手盆	Kohler
	Shower Mixer 花灑水龍頭	Dornbracht
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Instantaneous Electrical Water Heater 即熱式電熱水爐	Stiebel Eltron
	Exhaust Fan 抽氣扇	Panasonic
	Rain Shower 花灑頭	Dornbracht
En-suite Bathroom & Guest Bathroom 套房浴室及客房浴室	Bathtub 浴缸	Kohler
	Bathtub Mixer 浴缸水龍頭	Dornbracht
	Shower Cubicle (if any) 淋浴間(如有)	Tailor Made
	Shower Mixer 花灑水龍頭	Dornbracht
	Wash Basin 洗手盆	Kohler
	Water Closet 坐廁	Kohler
	Basin Mixer 洗手盆水龍頭	Dornbracht
	Accessories 浴室配件	Texer/Winco/EMCO
	Exhaust Fan 抽氣扇	Panasonic
	Kitchen 廚房	Kitchen Cabinet 廚櫃組合
Countertop 枱面石		Natural Stone
Wash Basin 洗手盆		Kohler
Sink Mixer 洗滌盆水龍頭		Dornbracht
Refrigerator and Freezer 雪櫃及冰箱		Gaggenau
Cooking Hood 抽油煙機		Gaggenau
Wok Burner (Single) 單頭煮食爐		Gaggenau
Wok Burner (Double) 雙頭煮食爐		Gaggenau
Induction Hob 電磁爐		Gaggenau
Built-in Oven 焗爐		Gaggenau
Steam Oven 蒸爐		Gaggenau
Microwave Oven 微波爐		Gaggenau
Wine-Cellar 紅酒櫃		Gaggenau
Washer 洗衣機		Miele
Dryer 乾衣機		Miele
Exhaust Fan 抽氣扇		Panasonic
Instantaneous Gas Water Heater 即熱式氣體熱水爐		TGC
Air-Conditioning System 空調系統		General
Colour Video Doorphone 彩色視像對講機		TCS
Dishwasher 洗碗碟機		Gaggenau

附註：
1. 賣方將保留一切權利，按實際情況以同等質素的建築材料及設備代替上述所列各項。

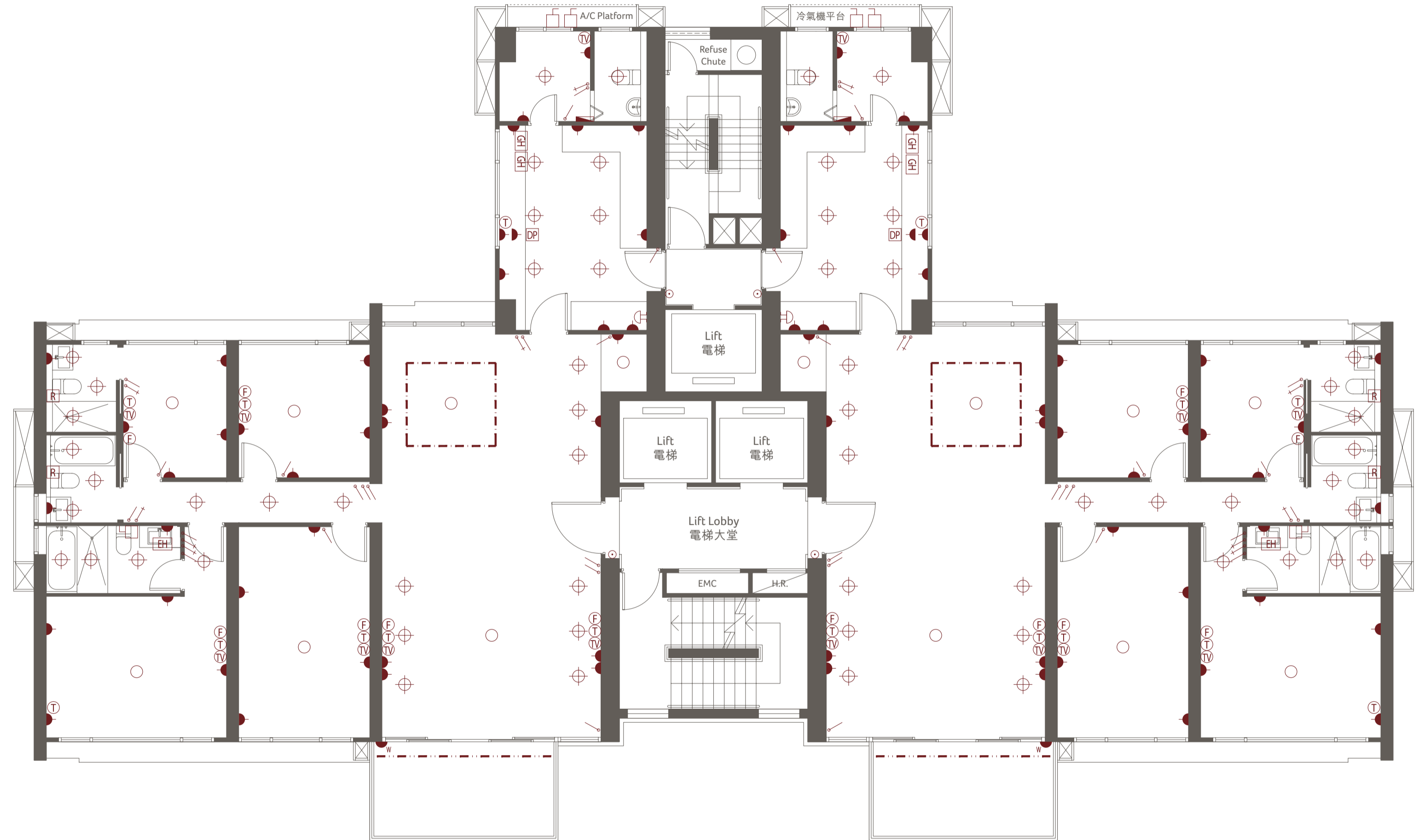
Block A



Mechanical & Electrical Plan 機電裝置圖

Mechanical & Electrical Provisions 機電裝置說明圖

-  Socket outlet 插座
-  Single weather proof socket outlet 單位防水插座
-  Blank outlet (Reserved for future data use) 空白面板 (預留供將來電腦插座)
-  Telephone outlet 電話插座
-  TV/FM outlet 電視/收音機插座
-  Door bell 門鐘
-  Door bell push button 門鐘按鈕
-  MCB board 配電箱
-  Remote control for gas water heater 煤氣熱水爐遙控
-  Colour video doorphone panel 彩色視像對講機
-  Electrical water heater/AC main switch 即熱式電熱水爐/冷氣機主開關
-  Light switch 燈掣
-  Exhaust fan/Electric water heater switch 抽氣扇/電熱水爐開關
-  Lamp holder 燈座
-  Recess downlight 天花燈
-  Fluorescent light strip 光管燈槽
-  Instantaneous gas water heater 即熱式煤氣熱水爐
-  Instantaneous electrical water heater 即熱式電熱水爐



Remarks:

1. The above plan may be inaccurate. Please refer to the typical floor plans in this sales brochure for the unit orientation and direction. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The above plan only indicates the mechanical and electrical provisions for some residential units. Prospective purchasers are advised to consult their own sales personnel or own relevant professionals for details of the mechanical and electrical provisions of particular residential unit.

附註:

1. 上圖不可作準。有關各住宅單位之座向及擺位，請參閱本售樓說明書內之平面圖。詳細訂正圖則以屋宇署、地政署及/或政府相關部門最後批准之圖則為準。
2. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
3. 上圖僅示意部份住宅單位之機電裝置。準買家請向其售樓人員或有關行業之專業人士詢問查證。

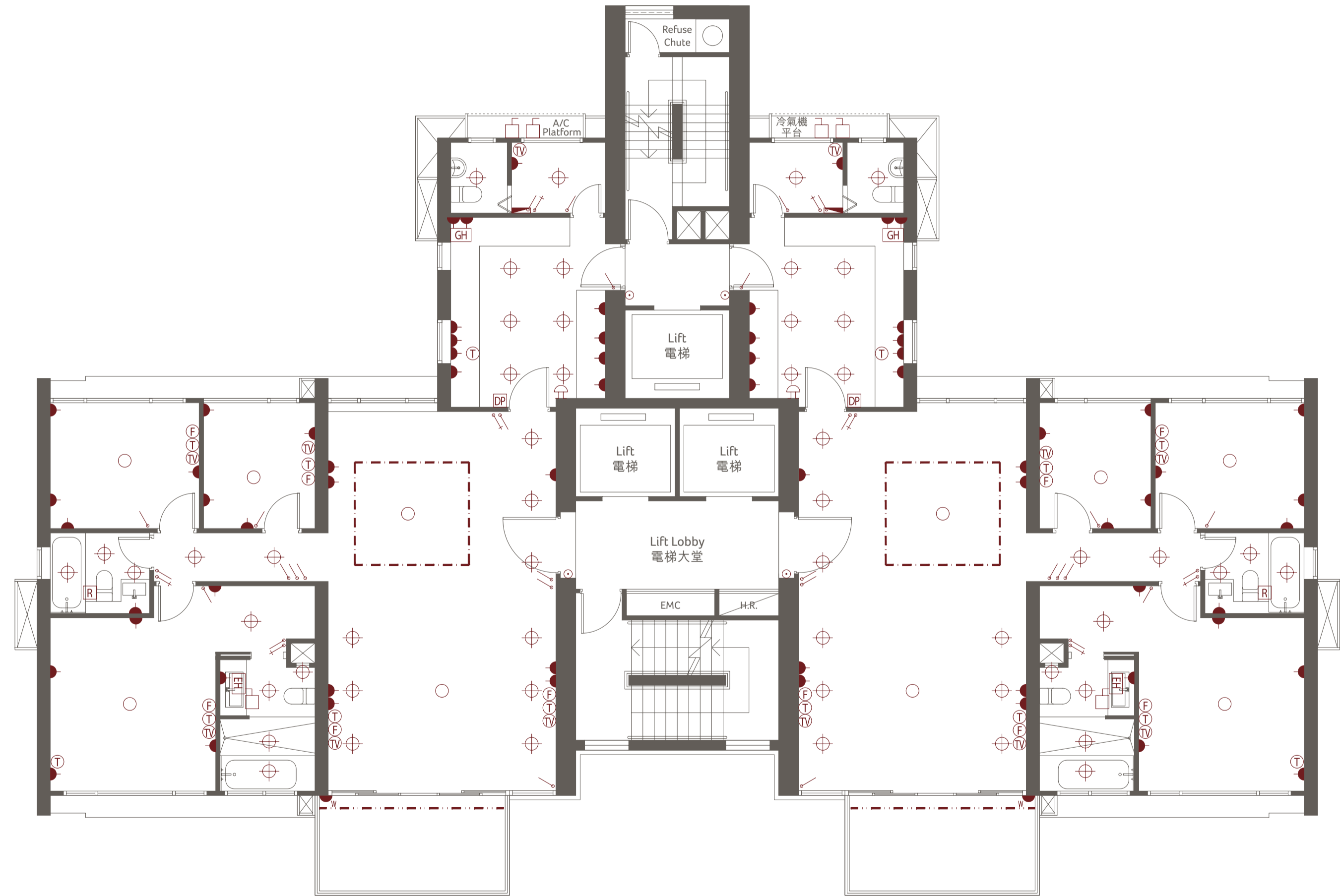
Block B

Mechanical & Electrical Plan 機電裝置圖



Mechanical & Electrical Provisions 機電裝置說明圖

-  Socket outlet 插座
-  Single weather proof socket outlet 單位防水插座
-  Blank outlet (Reserved for future data use) 空白面板 (預留供將來電腦插座)
-  Telephone outlet 電話插座
-  TV/FM outlet 電視/收音機插座
-  Door bell 門鐘
-  Door bell push button 門鐘按鈕
-  MCB board 配電箱
-  Remote control for gas water heater 煤氣熱水爐遙控
-  Colour video doorphone panel 彩色視像對講機
-  Electrical water heater/AC main switch 即熱式電熱水爐/冷氣機主開關
-  Light switch 燈掣
-  Exhaust fan/Electric water heater switch 抽氣扇/電熱水爐開關
-  Lamp holder 燈座
-  Recess downlight 天花燈
-  Fluorescent light strip 光管燈槽
-  Instantaneous gas water heater 即熱式煤氣熱水爐
-  Instantaneous electrical water heater 即熱式電熱水爐



Remarks:

1. The above plan may be inaccurate. Please refer to the typical floor plans in this sales brochure for the unit orientation and direction. All plans are subject to the final approval by the Buildings Department, the Lands Department, and/or relevant Government Authorities.
2. All layouts, interior and exterior designs, fittings and finishes, and all provisions of the above plan are subject to the final adjustment upon completion.
3. The above plan only indicates the mechanical and electrical provisions for some residential units. Prospective purchasers are advised to consult their own sales personnel or own relevant professionals for details of the mechanical and electrical provisions of particular residential unit.

附註:

1. 上圖不可作準。有關各住宅單位之座向及擺位，請參閱本售樓說明書內之平面圖。詳細訂正圖則以屋宇署、地政署及/或政府相關部門最後批准之圖則為準。
2. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
3. 上圖僅示意部份住宅單位之機電裝置。準買家請向其售樓人員或有關行業之專業人士詢問查證。

Location Plan of the Development 物業位置圖



- | | | | |
|--------------------------|--------------------------|---------------|---------------------------|
| P Car Park
停車場 | Community Centre
社區中心 | Pavilion
亭 | Winfield Building |
| Primary
小學 | Sports Ground
運動場 | Church
教堂 | Tramway
電車路 |
| Secondary
中學 | Park
公園 | Toilet
廁所 | Cliff or Quarry
峭壁或石礦場 |
| Special School
特殊學校 | | | |

The extract of Survey sheet no. 11-SW dated March 2011.
摘錄自測繪圖編號 11-SW，修訂日期 2011 年 3 月。

The Map reproduced with permission of the Director of Lands, The Government of Hong Kong SAR. Licence No. 19/2011.
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 19/2011。

Relevant Outline Zoning Plan 當區分區計劃大綱圖



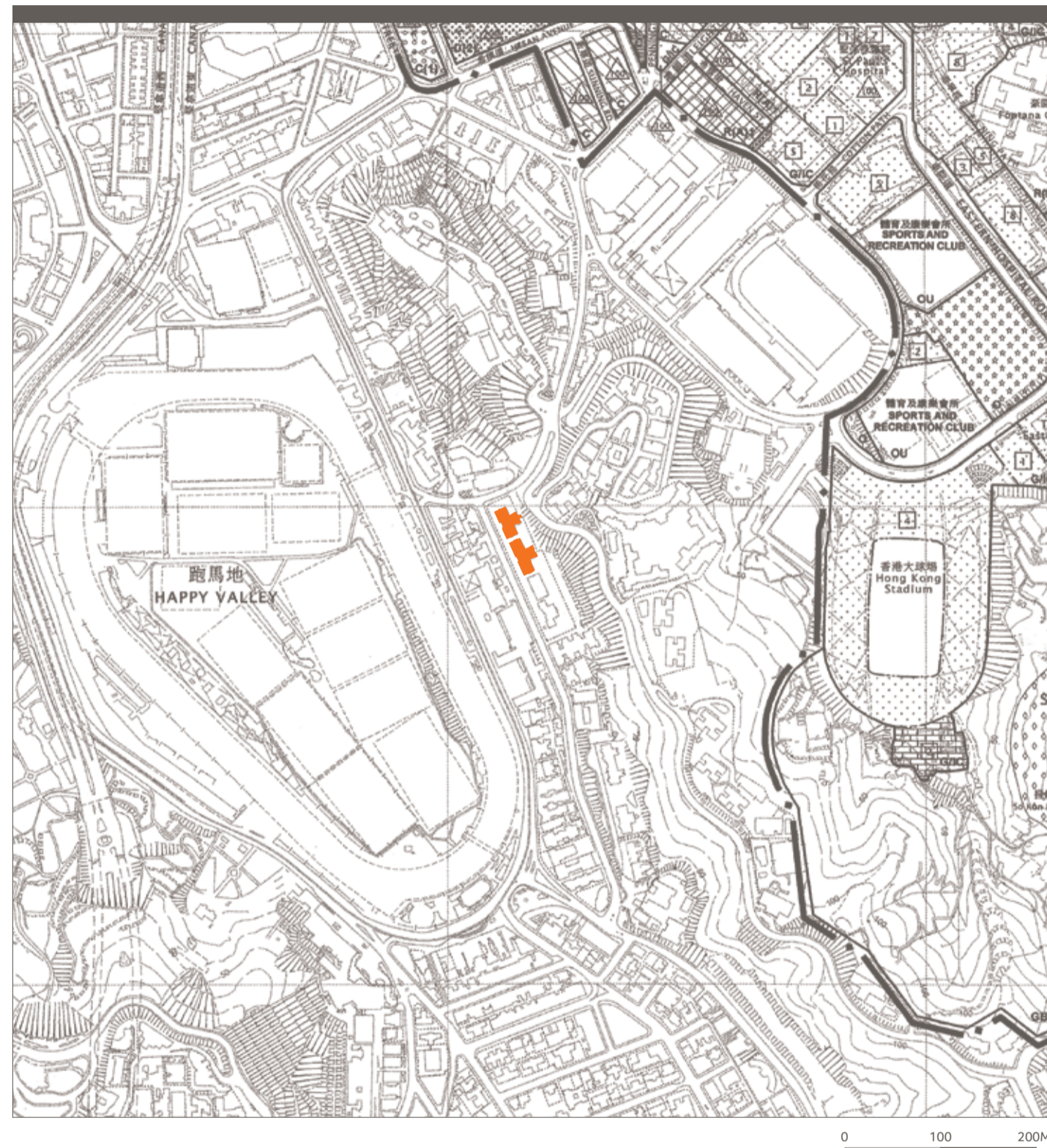
- | | | |
|---|---|--|
| Zones 地帶 | Communications 交通 | Miscellaneous 其他 |
| C Commercial
商業 | Major Road and Junction
主要道路及路口 | Boundary of Planning Scheme
規劃範圍界線 |
| R(A) Residential (Group A)
住宅(甲類) | Railway and Station
(Underground)
鐵路及車站(地下) | Building Height Control
Zone Boundary
建築物高度管制區界線 |
| R(B) Residential (Group B)
住宅(乙類) | Elevated Road
高架道路 | Maximum Building Height
(In Metres Above Principal
Datum)
最高建築物高度
(在主水平基準上若干米) |
| R(C) Residential (Group C)
住宅(丙類) | | PFS
Petrol Filling Station
加油站 |
| O Open Space
休憩用地 | | Maximum Building Height
(In Number of Storeys)
最高建築物高度(樓層數目) |
| G/IC Government, Institution
or Community
政府、機構或社區 | | NBA
Non-Building Area
非建築用地 |
| GB Green Belt
綠化地帶 | | |
| OU Other Specified Uses
其他指定用途 | | |

The extract of the Hong Kong Planning Area No.7 – Wong Nai Chung Outline Zoning Plan (Plan No. S/H7/16) dated 26/08/2011.
摘錄自 2011 年 8 月 26 日編訂之黃泥涌(港島規劃區第七區)分區計劃大綱圖一編號 S/H7/16。

The Map reproduced with permission of the Director of Lands, The Government of Hong Kong SAR. Licence No. 19/2011.
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 19/2011。

Remark: The latest updated version of Outline Zoning Plans at the date of printing of the sales brochure are available for the free inspection during opening hours at the sales office.
附註：在印刷售樓說明書當日所應用的最近更新版本分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。

Relevant Outline Zoning Plan 當區分區計劃大綱圖



Zones 地帶

- C Commercial 商業
- R(A) Residential (Group A) 住宅(甲類)
- R(B) Residential (Group B) 住宅(乙類)
- R(C) Residential (Group C) 住宅(丙類)
- O Open Space 休憩用地
- G/I/C Government, Institution or Community 政府、機構或社區
- GB Green Belt 綠化地帶
- OU Other Specified Uses 其他指定用途

Communications 交通

- Major Road and Junction 主要道路及路口
- Railway and Station (Underground) 鐵路及車站(地下)
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- NBA Non-Building Area 非建築用地
- 8 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- Building Gap Restriction as Stipulated on the Notes 《註釋》內訂明建築物之間的空隙限制
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)

The extract of the Hong Kong Planning Area No.6 – Causeway Bay Outline Zoning Plan (Plan No. S/H6/15) dated 17/9/2010. 摘錄自2010年9月17日編訂之銅鑼灣(港島規劃區第六區)分區計劃大綱圖 — 編號S/H6/15。

The Map reproduced with permission of the Director of Lands, The Government of Hong Kong SAR. Licence No. 19/2011. 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19/2011。

Remark: The latest updated version of Outline Zoning Plans at the date of printing of the sales brochure are available for the free inspection during opening hours at the sales office. 附註：在印刷售樓說明書當日所運用的最近更新版本分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。

Zones 地帶

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

Communications 交通

- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Railway and Station (Underground) 鐵路及車站(地下)

Miscellaneous 其他

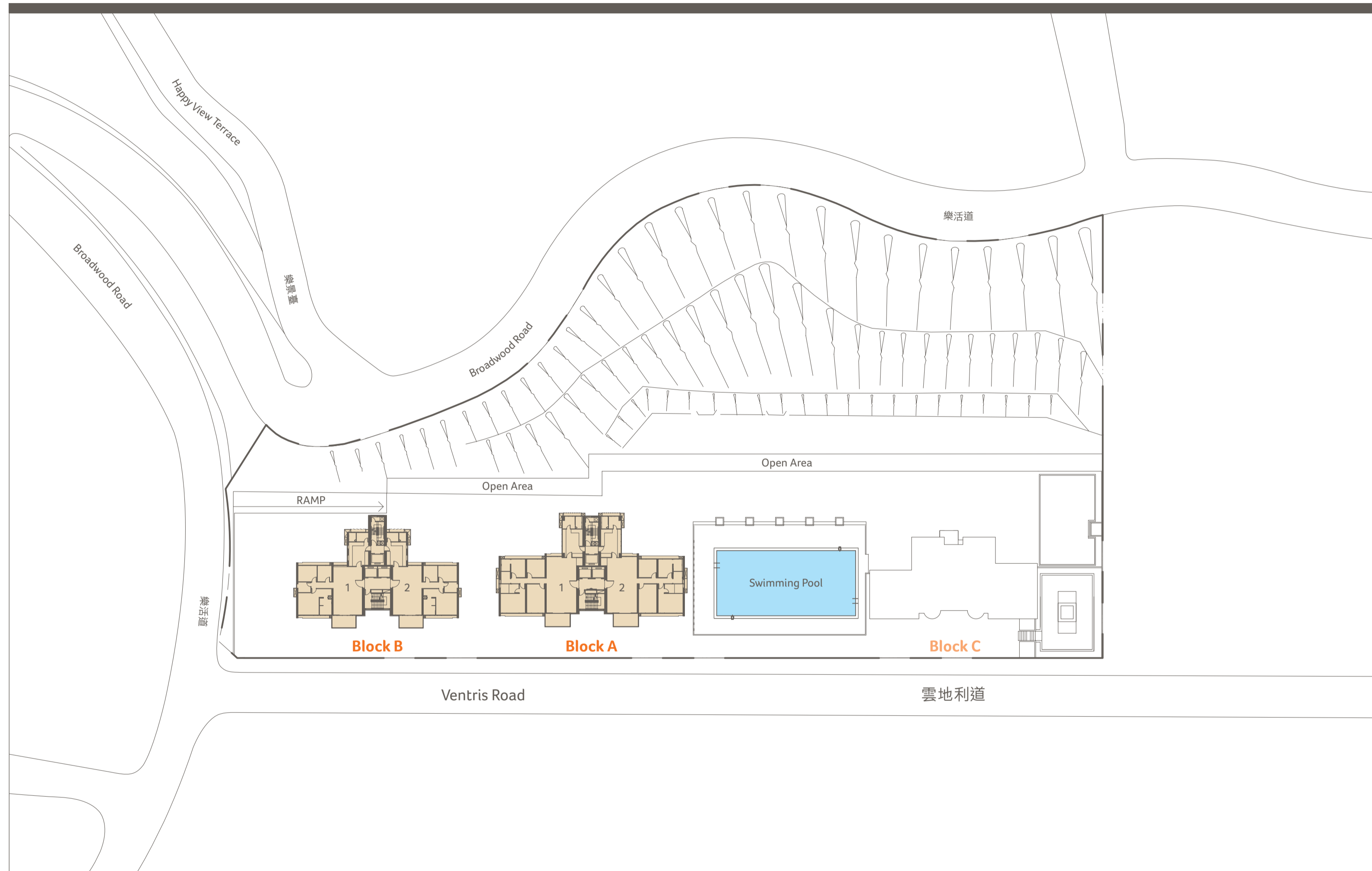
- Boundary of Planning Scheme 規劃範圍界線
- NBA Non-Building Area 非建築用地
- 8 Maximum Building Height (In Number of Storeys) 最高建築物高度(樓層數目)
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度(在主水平基準上若干米)
- Petrol Filling Station 加油站
- Land Development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

The extract of the Hong Kong Planning Area No.5 – Wanchai Outline Zoning Plan (Plan No. S/H5/26) dated 24/09/2010. 摘錄自2010年9月24日編訂之灣仔(港島規劃區第五區)分區計劃大綱圖 — 編號S/H5/26。

The Map reproduced with permission of the Director of Lands, The Government of Hong Kong SAR. Licence No. 19/2011. 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19/2011。

Remark: The latest updated version of Outline Zoning Plans at the date of printing of the sales brochure are available for the free inspection during opening hours at the sales office. 附註：在印刷售樓說明書當日所運用的最近更新版本分區計劃大綱圖現存於售樓處，於開放時間可供免費查閱。

Master Layout Plan 整體規劃圖



Remarks:

1. 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.
2. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.
3. All layouts, interior and exterior designs, fitting and finishes, and all provisions of the above plan are subject to final adjustment upon completion.
4. The overall design, layouts, fitting and finishes and feature of the Development are subject to changes and the final approval by relevant Government Authorities.
5. Anticipated Date of Handover of Units: 31 August 2012.

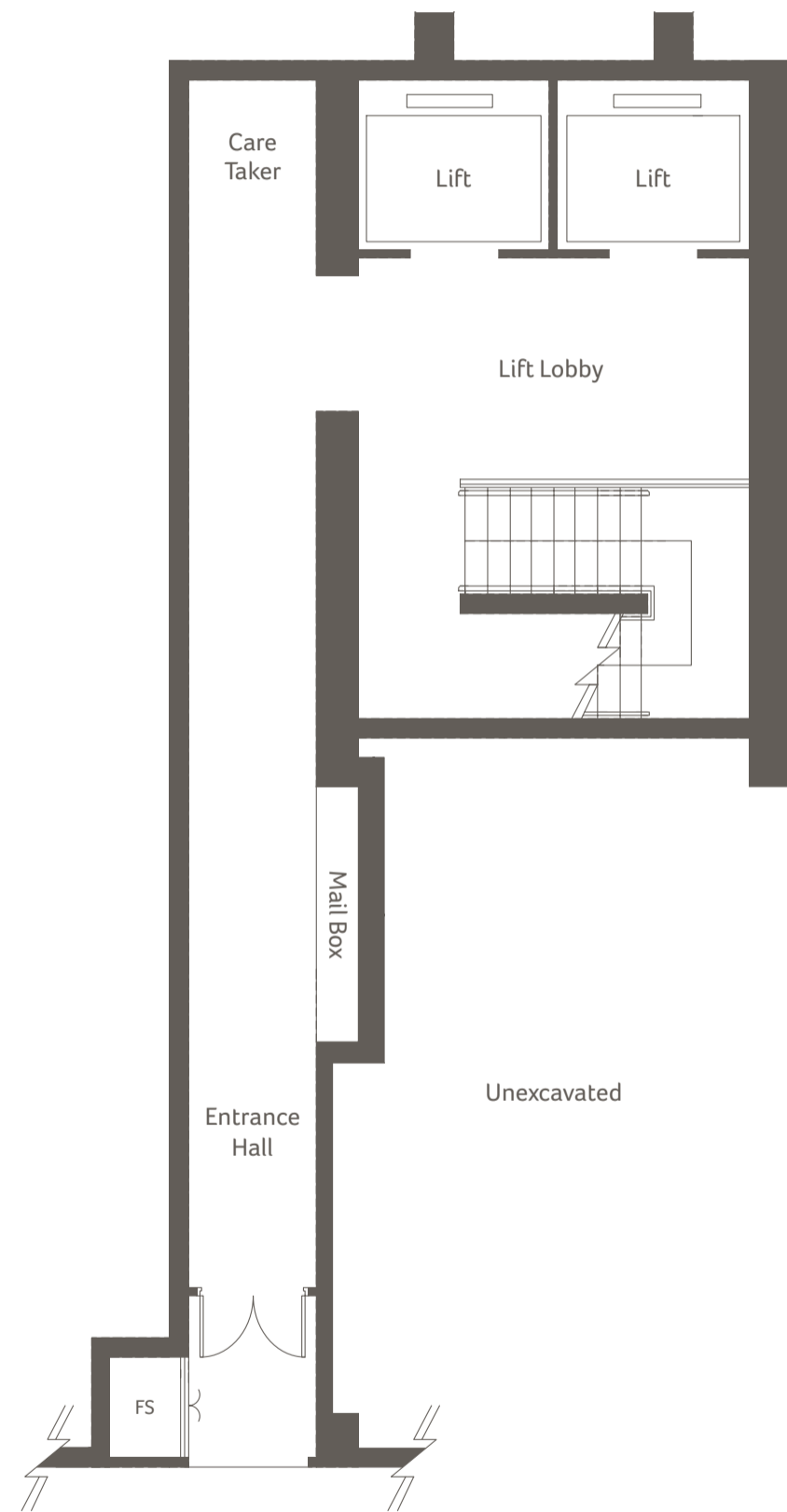
附註:

1. 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。
2. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。
3. 上圖所有佈局、室內及戶外之間隔、裝飾、設計、擺設及設備，以入伙時所提供為準。
4. 本發展項目之設計、佈局、建材及色調配搭及其特色皆有更改之可能，並以政府相關部門最後批准之圖則為準。
5. 預計交樓日期：2012年8月31日。

Block A



Lower Ground Floor Plan 地下低層平面圖
(Entrance Lobby 住宅入口大堂)



0 1 2M

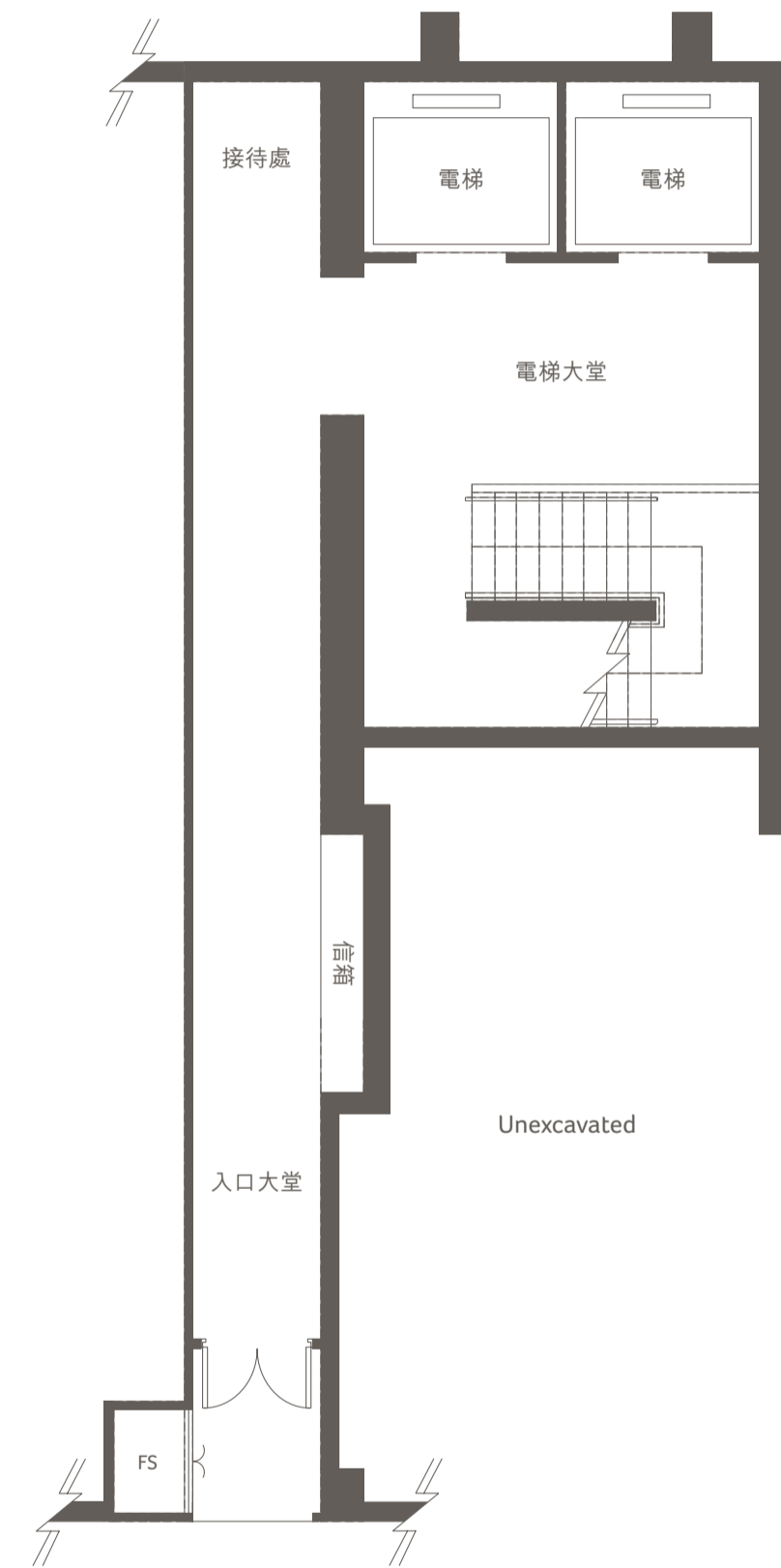
Remarks:

1. 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.
2. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

Block B



Lower Ground Floor Plan 地下低層平面圖
(Entrance Lobby 住宅入口大堂)



0 1 2M

附註：

1. 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。
2. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。

Block A

2/F-22/F Floor Plan 平面圖



Remarks:

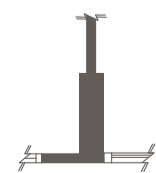
1. Saleable Area includes the area of Balcony.
2. Gross Floor Area = Saleable Area + Apportioned Share of Common Area.
3. Apportioned Share of Common Areas includes but not limited to typical lift lobbies, lifts, lift shafts, lift machine rooms, staircase, pump rooms, residential entrance lobby, caretaker's office, refuse chute, M&E rooms, F.S. rooms and filtration plant room.
4. Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved DMC are available for free inspection at the sales office.
5. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of 2/F-22/F: approx. 3m.
6. The internal space of 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.
7. Residential floors start from 2/F.
8. The internal ceiling height within some units may vary due to structural or architectural design requirements.
9. There are false ceiling or ceiling bulkheads at the living rooms, dining rooms and bedrooms for the air-conditioning system and/or M&E services in some residential units.
10. Balconies (if any) must not be enclosed.
11. There may be communal pipes and/or M&E services within the balconies (if any) and flat roofs (if any).
12. Outdoor units of the split type air-conditioner are installed on the external walls and/or the flat roofs (if any).
13. Architectural features are on the external walls and windows of some of the floors.
14. Views of the units are subject to and may be affected by the location of the units and surrounding buildings.
15. All plans are subject to final approval by the relevant Government Authorities. The Vendor reserves the right to amend the plan in accordance with the Formal Agreement for Sale and Purchase.
16. All dimensions are for reference only and are subject to adjustments.
17. For details of the management/maintenance responsibilities of the public facilities (if any) of the development, please refer to the relevant terms of Land Grant/Deed of Mutual Covenant stated in the relevant sections of this sales brochure provided by the Vendor.
18. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

附註:

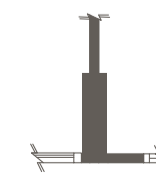
1. 實用面積包括露台面積。
2. 建築面積 = 實用面積 + 已分攤的公用地方面積。
3. 單位所分攤的公用地方面積包括但不限於升降機大堂、升降機、升降機機房、樓梯、泵房、大廈入口大堂、管理員辦事處、垃圾房、各類機房、消防室及濾水機房。
4. 有關之建築圖則、分區計劃大綱圖、地契及已批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
5. 2至22樓單位樓面至樓面高度(指該樓層之石原地台面與上層石原地台面之高度距離)：約3米。
6. 層樓較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
7. 住宅由2字樓開始。
8. 部份住宅單位之天花高度將會因應結構或建築上之需要而有差異。
9. 部份住宅之客廳、飯廳及睡房之假天花或假障內均裝有冷氣及/或其他機電設備。
10. 露台(如有)不能被封閉或封密。
11. 露台(如有)及平台(如有)內裝有公用喉管及/或其他機電設備。
12. 分體式冷氣之室外機設於大廈外牆及/或平台(如有)。
13. 部份樓層外牆及窗戶周圍設有建築裝飾。
14. 單位景觀受制於單位位置，亦可能受周圍建築物影響。
15. 所有圖則以政府相關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。
16. 圖中所有量度單位只供參考用途及以最終修訂為準。
17. 有關本發展項目之公眾設施(如有)之管理/維修責任，請參閱賣方提供之售樓說明書內所載地契/大廈公契之相關條款。
18. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。



Part Plan of the wall between Bedroom and Living Room at 18/F-22/F of Flat 1
18-22樓單位1分隔睡房及客廳的牆之部份平面圖



Part Plan of the wall between Bedroom and Living Room at 18/F-22/F of Flat 2
18-22樓單位2分隔睡房及客廳的牆之部份平面圖



Block A

Roof Plan 天台平面圖



Remarks:

1. Saleable Area includes the area of Balcony.
2. Gross Floor Area = Saleable Area + Apportioned Share of Common Area.
3. Apportioned Share of Common Areas includes but not limited to typical lift lobbies, lifts, lift shafts, lift machine rooms, staircase, pump rooms, residential entrance lobby, caretaker's office, refuse chute, M&E rooms, F.S. rooms and filtration plant room.
4. Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved DMC are available for free inspection at the sales office.
5. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of 2/F-22/F: approx. 3m.
6. The internal space of 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.
7. Residential floors start from 2/F.
8. The internal ceiling height within some units may vary due to structural or architectural design requirements.
9. There are false ceiling or ceiling bulkheads at the living rooms, dining rooms and bedrooms for the air-conditioning system and/or M&E services in some residential units.
10. Balconies (if any) must not be enclosed.
11. There may be communal pipes and/or M&E services within the balconies (if any) and flat roofs (if any).
12. Outdoor units of the split type air-conditioner are installed on the external walls and/or the flat roofs (if any).
13. Architectural features are on the external walls and windows of some of the floors.
14. Views of the units are subject to and may be affected by the location of the units and surrounding buildings.
15. All plans are subject to final approval by the relevant Government Authorities. The Vendor reserves the right to amend the plan in accordance with the Formal Agreement for Sale and Purchase.
16. All dimensions are for reference only and are subject to adjustments.
17. For details of the management/maintenance responsibilities of the public facilities (if any) of the development, please refer to the relevant terms of Land Grant/Deed of Mutual Covenant stated in the relevant sections of this sales brochure provided by the Vendor.
18. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

附註:

1. 實用面積包括露台面積。
2. 建築面積 = 實用面積 + 已分攤的公用地方面積。
3. 單位所分攤的公用地方面積包括但不限於升降機大堂、升降機、升降機機房、樓梯、泵房、大廈入口大堂、管理員辦事處、垃圾房、各類機房、消防室及濾水機房。
4. 有關之建築圖則、分區計劃大綱圖、地契及已批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
5. 2至22樓單位樓面至樓面高度(指該樓層之石原地台面與上層石原地台面之高度距離)：約3米。
6. 層樓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。
7. 住宅由2字樓開始。
8. 部份住宅單位之天花高度將會因應結構或建築上之需要而有差異。
9. 部份住宅之客廳、飯廳及睡房之假天花或假障內均裝有冷氣及/或其他機電設備。
10. 露台(如有)不能被封閉或封密。
11. 露台(如有)及平台(如有)內裝有公用喉管及/或其他機電設備。
12. 分體式冷氣之室外機設於大廈外牆及/或平台(如有)。
13. 部份樓層外牆及窗戶範圍設有建築裝飾。
14. 單位景觀受制於單位位置，亦可能受周圍建築物影響。
15. 所有圖則以政府相關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。
16. 圖中所有量度單位只供參考用途及以最終修訂為準。
17. 有關本發展項目之公眾設施(如有)之管理/維修責任，請參閱賣方提供之售樓說明書內所載地契/大廈公契之相關條款。
18. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。



Block B

2/F-22/F Floor Plan 平面圖



Remarks:

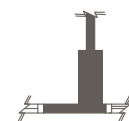
1. Saleable Area includes the area of Balcony.
2. Gross Floor Area = Saleable Area + Apportioned Share of Common Area.
3. Apportioned Share of Common Areas includes but not limited to typical lift lobbies, lifts, lift shafts, lift machine rooms, staircase, pump rooms, residential entrance lobby, caretaker's office, refuse chute, M&E rooms, F.S. rooms and filtration plant room.
4. Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved DMC are available for free inspection at the sales office.
5. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of 2/F-22/F: approx. 3m.
6. The internal space of 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.
7. Residential floors start from 2/F.
8. The internal ceiling height within some units may vary due to structural or architectural design requirements.
9. There are false ceiling or ceiling bulkheads at the living rooms, dining rooms and bedrooms for the air-conditioning system and/or M&E services in some residential units.
10. Balconies (if any) must not be enclosed.
11. There may be communal pipes and/or M&E services within the balconies (if any) and flat roofs (if any).
12. Outdoor units of the split type air-conditioner are installed on the external walls and/or the flat roofs (if any).
13. Architectural features are on the external walls and windows of some of the floors.
14. Views of the units are subject to and may be affected by the location of the units and surrounding buildings.
15. All plans are subject to final approval by the relevant Government Authorities. The Vendor reserves the right to amend the plan in accordance with the Formal Agreement for Sale and Purchase.
16. All dimensions are for reference only and are subject to adjustment.
17. For details of the management/maintenance responsibilities of the public facilities (if any) of the development, please refer to the relevant terms of Land Grant/Deed of Mutual Covenant stated in the relevant sections of this sales brochure provided by the Vendor.
18. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

附註:

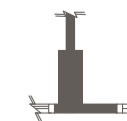
1. 實用面積包括露台面積。
2. 建築面積 = 實用面積 + 已分攤的公用地方面積。
3. 單位所分攤的公用地方面積包括但不限於升降機大堂、升降機、升降機房、樓梯、泵房、大廈入口大堂、管理員辦事處、垃圾房、各類機房、消防室及濾水機房。
4. 有關之建築圖則、分區計劃大綱圖、地契及已批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
5. 2至22樓單位樓面至樓面高度(指該樓層之石屎地台與上層石屎地台之高度距離): 約3米。
6. 層樓較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
7. 住宅由2字樓開始。
8. 部份住宅單位之天花高度將會因應結構或建築上的需要而有差異。
9. 部份住宅之客廳、飯廳及睡房之假天花或假障內均裝有冷氣及/或其他機電設備。
10. 露台(如有)不能被封閉或封密。
11. 露台(如有)及平台(如有)內裝有公用喉管及/或其他機電設備。
12. 分體式冷氣之室外機設於大廈外牆及/或平台(如有)。
13. 部份樓層外牆及窗戶圍圍設有建築裝飾。
14. 單位景觀受制於單位位置，亦可能受周圍建築物影響。
15. 所有圖則以政府相關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。
16. 圖中所有量度單位只供參考用途及以最終修訂為準。
17. 有關本發展項目之公眾設施(如有)之管理/維修責任，請參閱賣方提供之售樓說明書內所載地契/大廈公契之相關條款。
18. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。



Part Plan of the wall between Master Bedroom and Living Room at 18/F-22/F of Flat 1
18-22樓單位1分隔主人套房及客廳之牆之部份平面圖



Part Plan of the wall between Master Bedroom and Living Room at 18/F-22/F of Flat 2
18-22樓單位2分隔主人套房及客廳之牆之部份平面圖



Block B

Roof Plan 天台平面圖

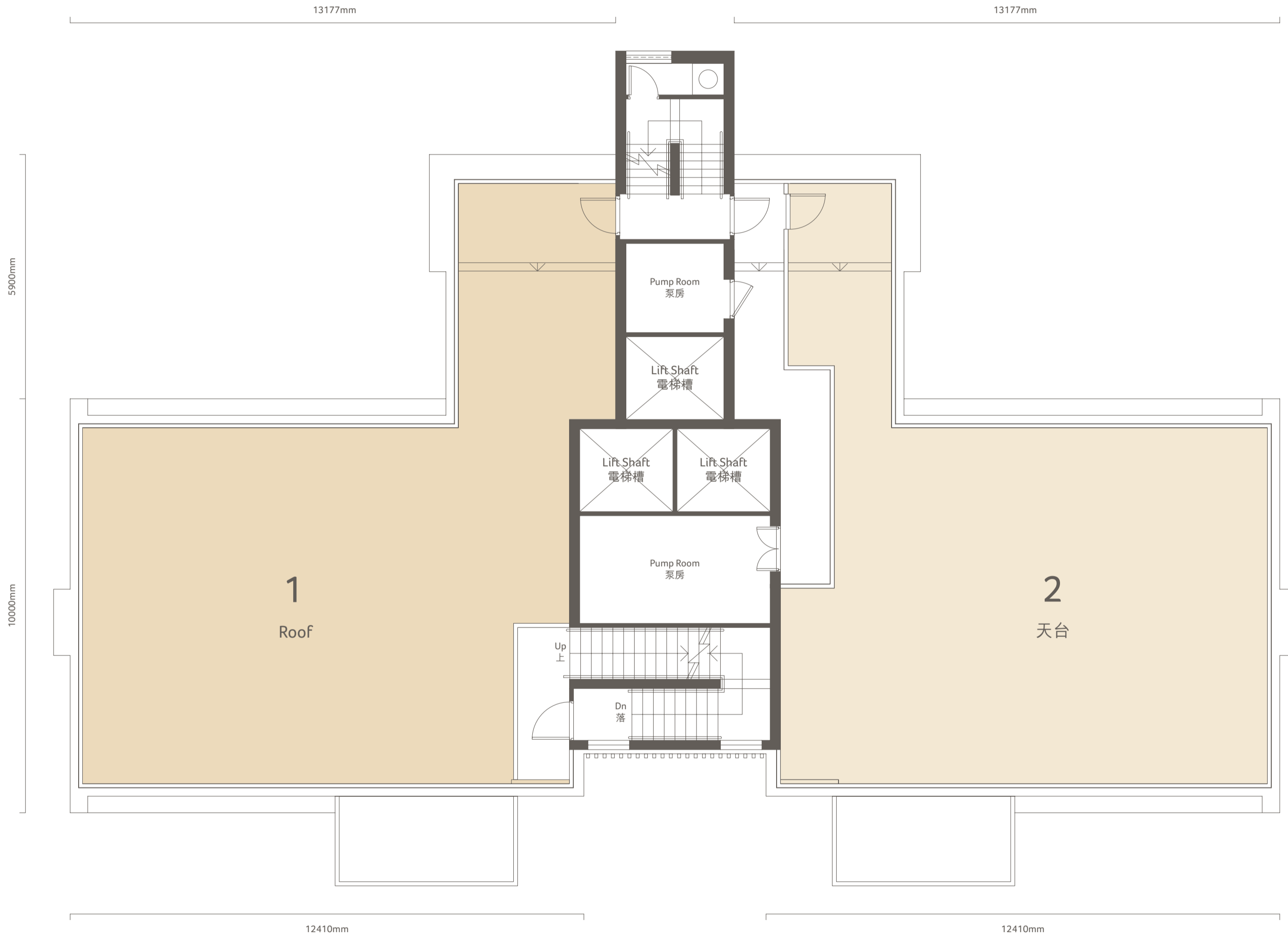


Remarks:

1. Saleable Area includes the area of Balcony.
2. Gross Floor Area = Saleable Area + Apportioned Share of Common Area.
3. Apportioned Share of Common Areas includes but not limited to typical lift lobbies, lifts, lift shafts, lift machine rooms, staircase, pump rooms, residential entrance lobby, caretaker's office, refuse chute, M&E rooms, F.S. rooms and filtration plant room.
4. Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved DMC are available for free inspection at the sales office.
5. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of 2/F-22/F: approx. 3m.
6. The internal space of 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.
7. Residential floors start from 2/F.
8. The internal ceiling height within some units may vary due to structural or architectural design requirements.
9. There are false ceiling or ceiling bulkheads at the living rooms, dining rooms and bedrooms for the air-conditioning system and/or M&E services in some residential units.
10. Balconies (if any) must not be enclosed.
11. There may be communal pipes and/or M&E services within the balconies (if any) and flat roofs (if any).
12. Outdoor units of the split type air-conditioner are installed on the external walls and/or the flat roofs (if any).
13. Architectural features are on the external walls and windows of some of the floors.
14. Views of the units are subject to and may be affected by the location of the units and surrounding buildings.
15. All plans are subject to final approval by the relevant Government Authorities. The Vendor reserves the right to amend the plan in accordance with the Formal Agreement for Sale and Purchase.
16. All dimensions are for reference only and are subject to adjustments.
17. For details of the management/maintenance responsibilities of the public facilities (if any) of the development, please refer to the relevant terms of Land Grant/Deed of Mutual Covenant stated in the relevant sections of this sales brochure provided by the Vendor.
18. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

附註:

1. 實用面積包括露台面積。
2. 建築面積 = 實用面積 + 已分攤的公用地方面積。
3. 單位所分攤的公用地方面積包括但不限於升降機大堂、升降機、升降機房、樓梯、泵房、大廈入口大堂、管理員辦事處、垃圾房、各類機房、消防室及濾水機房。
4. 有關之建築圖則、分區計劃大綱圖、地契及已批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
5. 2至22樓單位樓面至樓面高度(指該樓層之石屎地台與上層石屎地台之高度距離): 約3米。
6. 層樓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。
7. 住宅由2字樓開始。
8. 部份住宅單位之天花高度將會因應結構或建築上的需要而有差異。
9. 部份住宅之客廳、飯廳及睡房之假天花或假障內均裝有冷氣及/或其他機電設備。
10. 露台(如有)不能被封閉或封密。
11. 露台(如有)及平台(如有)內裝有公用喉管及/或其他機電設備。
12. 分體式冷氣之室外機設於大廈外牆及/或平台(如有)。
13. 部份樓層外牆及窗戶圍圍設有建築裝飾。
14. 單位景觀受制於單位位置，亦可能受周圍建築物影響。
15. 所有圖則以政府相關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。
16. 圖中所有量度單位只供參考用途及以最終修訂為準。
17. 有關本發展項目之公眾設施(如有)之管理/維修責任，請參閱賣方提供之售樓說明書內所載地契/大廈公契之相關條款。
18. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。



Area Schedule 面積表

Floor 樓層	Flat 單位	Saleable Area ¹ (Including Balcony, and Utility Platform) 實用面積 ¹ (包括露台及工作平台) (sq.ft. 平方呎)	Balcony 露台 (sq.ft. 平方呎)	Apportioned Share of Common Area 單位所分攤的 公用地方面積 (sq.ft. 平方呎)	Gross Floor Area ² 建築面積 ² (sq.ft. 平方呎)	Roof/Flat Roof Area 天台/平台面積 (sq.ft. 平方呎)
Block A						
2/F - 21/F	1	2006	119	462	2468	-
	2	2006	119	462	2468	-
22/F	1	2006	119	462	2468	1672
	2	2006	119	462	2468	1572
Block B						
2/F	1	1567	107	373	1940	-
	2	1567	107	373	1940	108
3/F - 21/F	1	1567	107	373	1940	-
	2	1567	107	373	1940	-
22/F	1	1567	107	373	1940	1263
	2	1567	107	373	1940	1174

編製日期：2011年8月26日

Remarks:

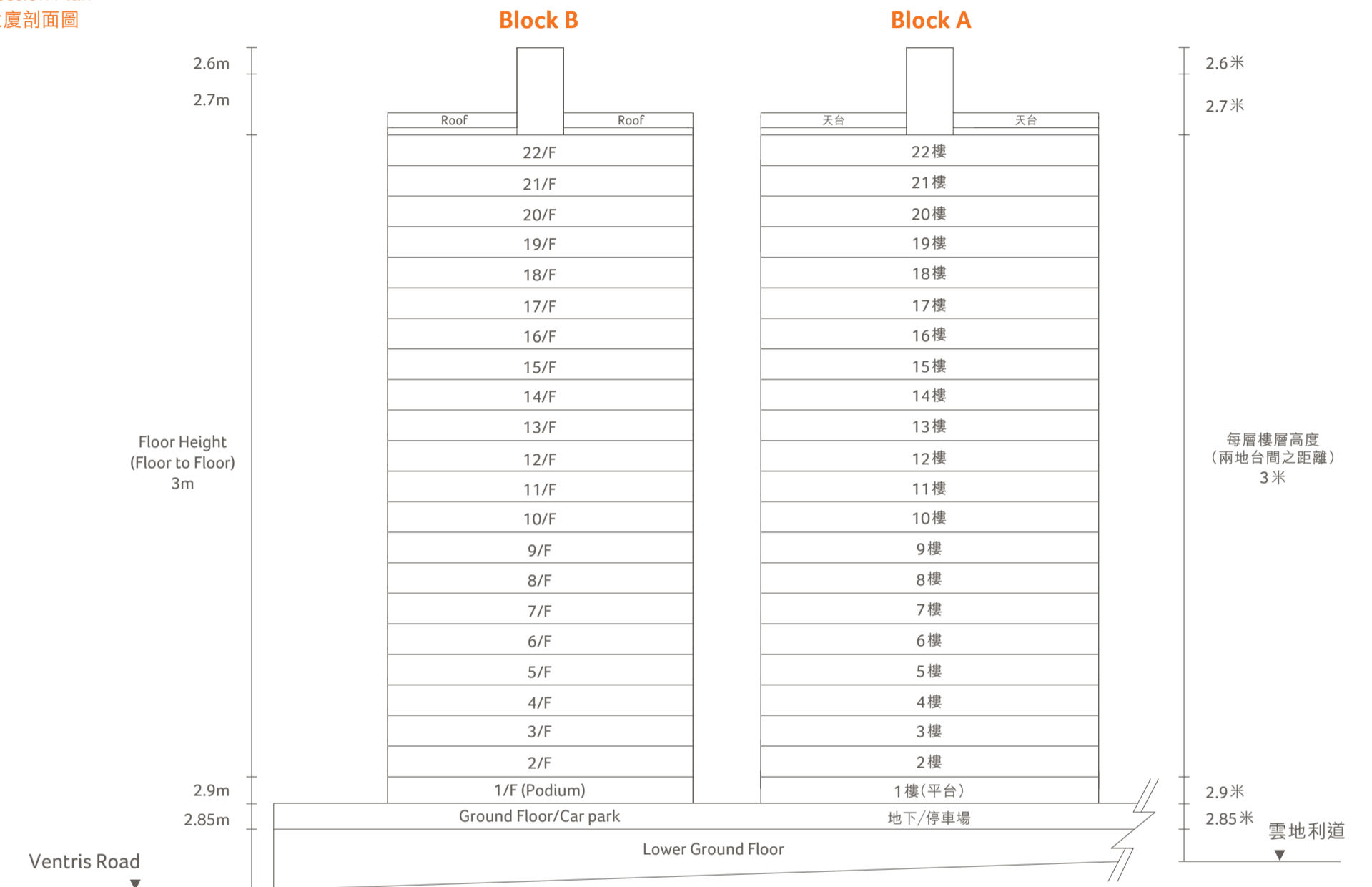
- Saleable Area includes the area of Balcony and Utility Platform (if any).
- Gross Floor Area = Saleable Area + Apportioned Share of Common Area.
- Apportioned Share of Common Areas includes but not limited to typical lift lobbies, lifts, lift shafts, lift machine rooms, staircase, pump rooms, residential entrance lobby, caretaker's office, refuse chute, M&E rooms, F.S. rooms and filtration plant room.
- Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved DMC are available for free inspection at the sales office.
- Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of 2/F-22/F: approx. 3m.
- The internal space of 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.
- Residential floors start from 2/F.
- The internal ceiling height within some units may vary due to structural or architectural design requirements.
- There are false ceiling or ceiling bulkheads at the living rooms, dining rooms and bedrooms for the air-conditioning system and/or M&E services in some residential units.
- Balconies (if any) must not be enclosed.
- There may be communal pipes and/or M&E services within the balconies (if any) and flat roofs (if any).
- Outdoor units of the split type air-conditioner are installed on the external walls and/or the flat roofs (if any).
- Architectural features are on the external walls and windows of some of the floors.
- Views of the units are subject to and may be affected by the location of the units and surrounding buildings.
- All plans are subject to final approval by the relevant Government Authorities. The Vendor reserves the right to amend the plan in accordance with the Formal Agreement for Sale and Purchase.
- All dimensions are for reference only and are subject to adjustments.
- For details of the management/maintenance responsibilities of the public facilities (if any) of the development, please refer to the relevant terms of Land Grant/Deed of Mutual Covenant stated in the relevant sections of this sales brochure provided by the Vendor.
- A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.

附註：

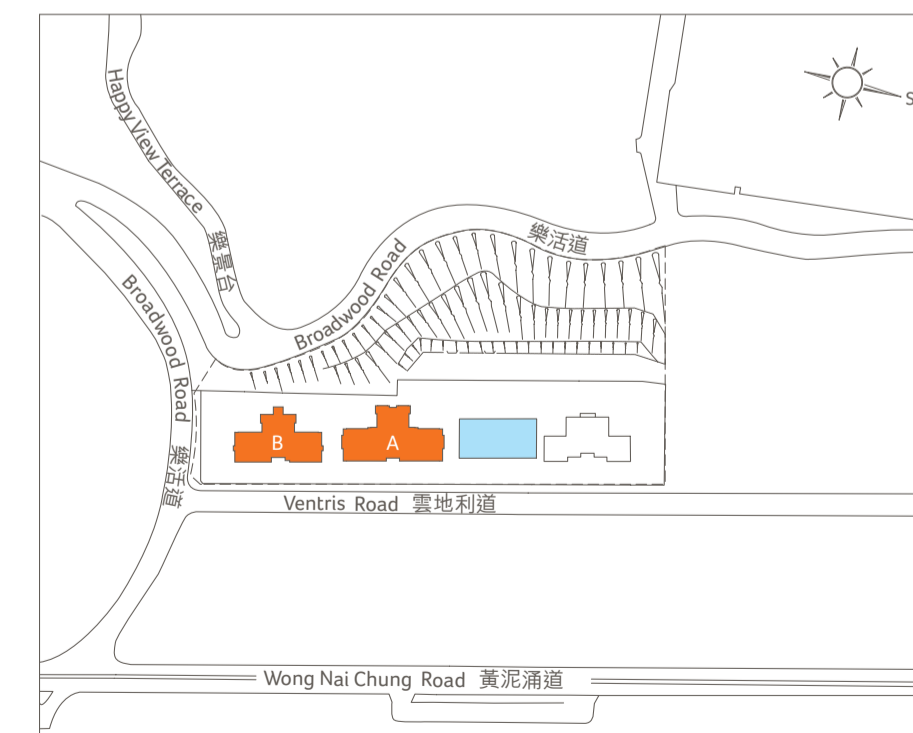
- 實用面積包括露台面積及工作平台面積(如有)。
- 建築面積 = 實用面積 + 已分攤的公用地方面積。
- 單位所分攤的公用地方面積包括但不限於升降機大堂、升降機、升降機槽、升降機房、樓梯、泵房、大廈入口大堂、管理員辦事處、垃圾房、各類機房、消防室及濾水機房。
- 有關之建築圖則、分區計劃大綱圖、地契及已批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
- 2至22樓單位樓面至樓面高度(指該樓層之石屎地台與上層石屎地台面之高度距離)：約3米。
- 層樓較高單位由於結構較低層單位稍薄，因而室內空間或會稍為增多。
- 住宅由2字樓開始。
- 部份住宅單位之天花高度將會因應結構或建築上的需要而有差異。
- 部份住宅之客廳、飯廳及睡房之假天花或假障內均裝有冷氣及/或其他機電設備。
- 露台(如有)不能被封閉或封密。
- 露台(如有)及平台(如有)內裝有公用喉管及/或其他機電設備。
- 分體式冷氣之室外機設於大廈外牆及/或平台(如有)。
- 部份樓層外牆及窗戶範圍設有建築裝飾。
- 單位景觀受制於單位位置，亦可能受周圍建築物影響。
- 所有圖則以政府相關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。
- 圖中所有量度單位只供參考用途及以最終修訂為準。
- 有關本發展項目之公眾設施(如有)之管理/維修責任，請參閱賣方提供之售樓說明書內所載地契/大廈公契之相關條款。
- 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。

Section Plan & Block Plan 大廈剖面圖及座向圖

Section Plan 大廈剖面圖



Block Plan 座向圖



Remark:

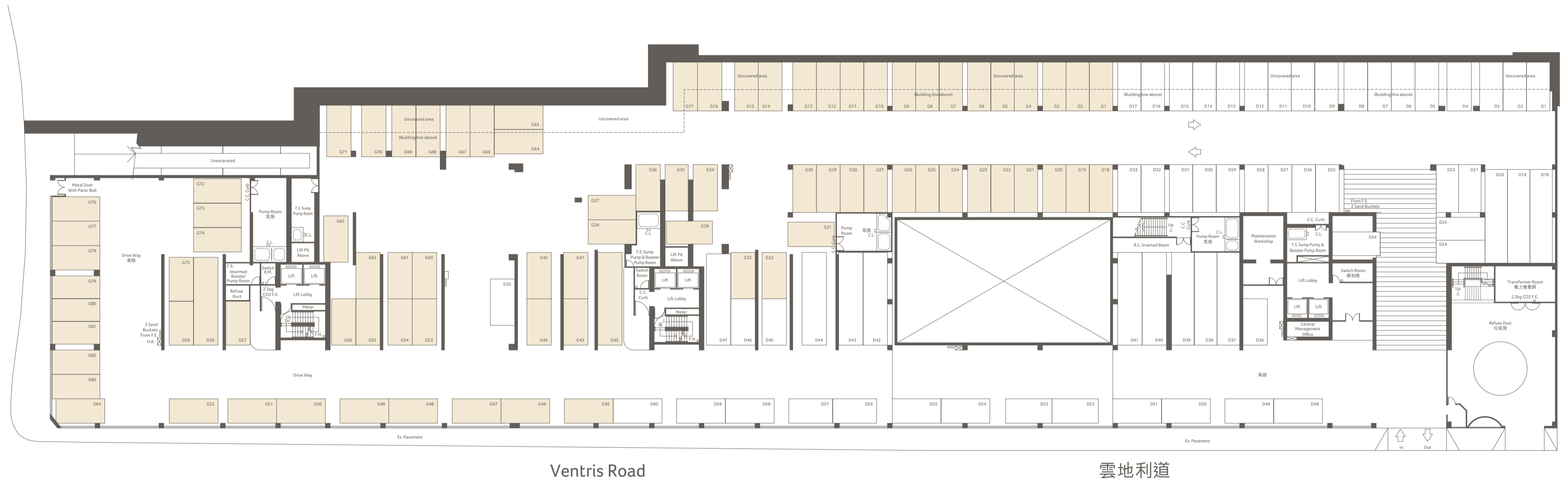
- All plans are subject to final approval of the relevant Government Authorities. The Vendor reserves the right to amend the plans in accordance with the Formal Agreement for Sale and Purchase.

附註：

- 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合約規定修改圖則。

Block A & B

Car Park Floor Plan 停車場平面圖



Remarks:

1. The above plan is simplified and may be inaccurate. 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.
2. A complete set of updated building plans approved by the Lands Department and Building Authority under the Buildings Ordinance is available in the Sales Office for inspection by prospective purchasers free of charge.
3. All layouts, interior and exterior designs, fittings and finishes, and all provisions shown on the plan(s) are subject to final adjustment upon completion and may be inaccurate.
4. The ceiling height of the car park may vary due to structural, architectural or electrical and mechanical design requirements.

附註:

1. 上圖經簡化處理，不可作準。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的規定修改圖則。
2. 根據有關政府條例經屋宇署及地政總署批准之最新建築圖全套可於售樓處免費查閱。
3. 所有佈局，室內及戶外之間隔、裝飾、設計、擺設及設備不可作準，並以入伙時所提供為準。
4. 停車場之天花高度會因應結構、建築上或機電裝置設計上的需要而有差異。

0 2 4M

Salient Points

重要條款

Salient Points of the Deed of Mutual Covenant and Management Agreement Memorial No.UB2693419 (The “DMC”)

- The estimated monthly service charge is based on the annual budget prepared by the Management Company and approved by the Management Committee; each owner shall contribute towards the management expenses pro rata to the Undivided Shares allocated to his flat or by reference to the number of flats or car parking spaces in the Development (as the case may be) in accordance with Clause 9(c) of the DMC. The budgeted service charges (an estimate only and subject to final determination by Crown Century Development Limited (“the First Owner”) for each flat is approximately HK\$2.90 per sq. feet per month and each carparking space of HK\$370 per month respectively.
- The monthly service charge is payable at the commencement of each month.
- Each owner shall deposit with the Management Company a service charge deposit equal to three times the monthly service charge.
- The Management Company shall at all times be a company incorporated in Hong Kong appointed by Waitex Development Company Limited (the “Assignor”) and approved by the Director of Lands. In case of the Assignor failing or refusing to appoint an approved company as aforesaid, the Management Committee shall convene a meeting to appoint an approved company as aforesaid.
 - The appointment of any Management Company duly appointed (at present, Hong Yip Service Company Limited) may be terminated by 6 months’ notice in writing given by the Management Company to the owners or by the Director of Lands to the Management Company and the owners in accordance with Clause 6(iv) of the DMC.
- The Management Committee shall consist of 7 members elected or appointed as follows:
 - 4 members shall be appointed in writing by The Financial Secretary Incorporated (the said members have now been replaced by 4 members appointed by the First Owner).
 - The remaining 3 members shall be elected by secret ballot by the owners for the time being entitled to the exclusive use occupation and enjoyment of the Block C of the Development.
- The remuneration of the Management Company shall be the cost to the Management Company of providing its services under the DMC with the addition thereto of a management supervision fee of 10% of all expenditure to be borne by the owners under the annual budget.
- All flats shall be used for domestic purposes only and in particular shall not be used as an apartment house or for any form of commercial letting or occupancy in bed spaces or cubicles.
- No owner shall assign, mortgage, charge, underlet or part with the possession of or otherwise dispose of a car parking space of which he has exclusive use to any person:-
 - other than a person who is also a owner or occupier of a flat in one of the buildings erected on the Land; or
 - without also at the same time assigning, mortgaging, charging, underletting or parting with possession (as the case may be) of undivided shares in the Land which carry with them the exclusive right to use occupy and enjoy a flat in one of the said buildings.

- Common Recreational Facilities
Only the residents of the flats and their bona fide visitors shall be entitled to use and enjoy the common recreational facilities.
- Restrictions
 - No owner shall erect or place any advertising sign illegal or unauthorized structure on any part of the roof nor lock entrances or obstruct access thereto.
 - No owner shall have the right to use those parts of the roofs forming part of the common areas and the upper roofs of the Development without the consent of the Management Company.
 - Except in the case of chimneys or window boxes affixed by the Management Company, no external signs, signboards, notices, advertisements, flags, banners, poles, cages or other projections or structures whatsoever extending outside the exterior of the Development or any boundary walls shall be erected, installed or otherwise affixed or projected from an owner’s premises or any part of the Development in common ownership and no washing, clothing or other articles shall be hung, dried or otherwise exposed outside any of the Development except in the places specifically provided for such purposes.
 - No owner shall do any act or thing which may or will alter the external appearance of any of the Development.
 - Each owner may place or make in his own flat or roof at his own expense such alterations, additions, improvements, fixtures, fittings and decorations and the same may (subject as provided in the DMC) be installed fixed and removed but only without structural damage to or interference with the enjoyment of any part of the Development on the Land or any of the services apparatus and equipment thereof and each such owner shall have the right to install fix or remove the same at his own expense PROVIDED ALWAYS that any such internal alterations, additions and improvements shall comply with all Government regulations and Ordinances, and the Management Company’s consent in writing shall be obtained before any alterations or additions are made.
 - No owner shall make any structural alteration to any car parking space, flat or roof of which he is the owner which may damage, or affect or interfere with the use and enjoyment of any other part of any building on the Land.
 - No owner shall use or permit or suffer any car parking space, flat or roof of which he is the owner to be used for any illegal or immoral purpose nor do or permit to be done any act or thing therein which may be or become a nuisance or annoyance to or cause damage to the other owners and occupiers for the time being.
 - No owner shall do or permit or suffer to be done any act or thing in contravention of the Land Grant.
 - No owner shall cut maim alter affix to interfere with or enclose or in any other way affect any pipes valves ducts lightning conductors fixtures or any other installation within any portion of his roof which shall be constructed used or intended to be used in connection with the operation maintenance or performance of any plant installation or equipment provided in the Development as a common facility.

- No external shades, awnings, window guards, signs, aerials, fittings or structures shall be installed erected or used in or about any of the buildings on the Land until such shall have been approved in writing by the Management Company.
- No owner shall paint the outside of any building or do or permit to be done anything which would in any way alter the facade or exterior appearance of any of the buildings on the Land.
- No air-conditioning or other units shall be installed through any external wall other than at spaces thereon specially designed and provided for such purpose.
- No live poultry, dogs, birds or other animals shall be kept or harboured in any car parking space, flat or roof if the same interfere with the rights comforts and convenience or cause disturbance or annoyance to any owners or occupiers in any of the buildings on the Land.
- No owner shall without the prior written consent of the Management Company erect or build or suffer to be erected or built on or upon the roof of any of the buildings any structure whatsoever either of a permanent or temporary nature.
- No owner shall erect or permit or suffer to be erected any radio or television aerial or advertising sign or keep, hang or exhibit or permit or suffer to be kept hung or exhibited any washing, cloth, clothing or any unsightly objects or store or permit or suffer to be stored any utensils or other articles upon the roofs or external walls, corridors, lift lobbies, entrance halls of any of the buildings or any other common part which in the opinion of the Management Company shall be undesirable or constitute a nuisance to other owners or occupiers of the said buildings.
- No owner shall erect or build or suffer to be erected or built on the verandahs of the buildings any walls, windows, gates, doors, curtains, external awnings, canopies, partitions or any other structures whatsoever either of a permanent or temporary nature so that the said verandahs will be enclosed or partitioned either in whole or in part.
- No owner shall without the prior written consent of the Management Company erect or build or suffer to be erected or built on the said verandahs any security bars, protective grilles or other similar structures and any approved installations shall be erected in accordance with designs approved by the Management Company and shall be installed in accordance with the fixing instructions specified by the Management Company and shall thereafter be maintained to such standard as may from time to time laid down by the Management Company.

11. Common Areas

- “The common areas” of the Development are “the Government Accommodation common areas”, “the Private Accommodation common areas” and “the joint common areas” (respectively detailed below).
- “The Government Accommodation common areas” (i.e., the common areas of the abovementioned Block A and Block B of the Property) to be enjoyed in common by owners who are for the time being entitled to the exclusive use, occupation and enjoyment of the Property, include such of the passageways, staircase, lifts, entrances, hall, lobbies, refuse chamber, refuse chute, caretaker’s rooms, switch rooms, MDF rooms, water meter rooms, pipe ducts, the lift machine room, the pump

rooms, maintenance workshop and lift shaft, the upper roof and such other areas in the podium and the floors of such Block A and Block B as are shown on the plans annexed to the DMC and coloured Yellow.

- “The Private Accommodation common areas” (i.e., the Block C’s common areas) to be enjoyed in common by owners who are for the time being entitled to the exclusive use, occupation and enjoyment of any part of the Block C and the Car Parking Spaces Nos.D1 to D60 (both inclusive) on the Ground Floor of the Development, include such of the passageways, staircases, lifts, entrances, lobbies, refuse chamber, refuse chute, hall, pipe ducts, the pump room, lift shaft and lift machine room, the upper roof and such other areas in the podium and the floors of such Block C as are shown on the plans annexed to the DMC and coloured orange.
- “The joint common areas” to be enjoyed in common by all owners, include such of the staircase, lobbies, entrance walls, parapet wall, yard, transformer room, switch room, BTM room, pump rooms, fire service pump room, caretaker’s quarters, management office, filtration room, refuse chambers, refuse rooms, refuse loading and unloading area, turntable, ramps, driveways, railings, fences, open areas, lawns, covered playgrounds, badminton courts, roof gardens, garden areas, landscaped areas, flowers beds, entrances, benches, the open air swimming pool, the shower area, the changing rooms, the existing slopes, and such other areas in the Development and/or on the Land surrounding the Development as are shown on the plans annexed to the DMC and coloured Green.
- “The common recreational facilities” are the play areas, the covered playgrounds, the swimming pool, the badminton courts, and the ancillary facilities thereto, all as provided in the joint common areas.

12. Maintenance of Chimneys

The Management Company shall have the sole and exclusive right to affix maintain and renew one or more chimneys ventilation shafts and window boxes to the external walls of each of the Development.

13. Change of Ownership

Each owner shall notify the Management Company of any change of ownership on ceasing to be the owner.

14. Designs of all window, security bars, entrance door, metal gates and kitchen balcony grilles.

All window, security bars, entrance door, metal gates and kitchen balcony grilles shall be in accordance with designs approved by the Management Company and shall be installed in accordance with the fixing instructions specified by the Management Company.

15. Undivided Shares

The Land and the Development have been notionally divided into 2,800 equal undivided shares of which 1,840 have been allocated to the Property as follows,

All the flats and roofs in Block A	968 undivided shares
All the flats and roofs in Block B	788 undivided shares
84 Car parking spaces (G1 to G84)	84 undivided shares (each allocated one undivided share)

The above information is for reference only. For full details, please refer to the DMC. A copy of the full script of the DMC is available for inspection free of charge, and for taking upon request and upon payment of necessary photocopying charges, during the opening hours of the sales office.

Salient Points

重要條款

Salient Points of the Sub-Deed of Mutual Covenant to be Entered Into Between Crown Century Development Limited as First Owner and The First Purchaser (The “SUB-DMC”)

- The Maintenance Workshop on the Ground Floor and the external walls of the whole of Block A and the external walls of the whole of Block B of the Development shall be and form part of the “Government Accommodation common areas” (defined in the DMC) (which in turn shall form part of the common areas (defined in the DMC) of the Development) to be enjoyed in common by all owners who are for the time being entitled to the exclusive use, occupation and enjoyment of the flats of said Block A and the said Block B and the car parking spaces nos.G1 to G84 on the Ground Floor of the Development subject always however to the provisions of the DMC and the Sub-DMC and the rights and powers of the Management Company relating thereto, and to be maintained by owners of the flats of said Block A and the said Block B of the Development pursuant to the Clause 9(c)(i) of the DMC.

2. Undivided Shares

Block A (968 undivided shares) and Block B (788 undivided shares) of the Development have been allocated in the manner as follows,

Undivided Shares Relating to Block A

Floor/Roof	Flat 1	Flat 2	Total
2/F	22	22	44
3/F	22	22	44
4/F	22	22	44
5/F	22	22	44
6/F	22	22	44
7/F	22	22	44
8/F	22	22	44
9/F	22	22	44
10/F	22	22	44
11/F	22	22	44
12/F	22	22	44
13/F	22	22	44
14/F	22	22	44
15/F	22	22	44
16/F	22	22	44
17/F	22	22	44
18/F	22	22	44
19/F	22	22	44
20/F	22	22	44
21/F	22	22	44
22/F and Roof	23	23	46
External Walls	-	-	42
Total:	968		

Undivided Shares Relating to Block B

Floor/Roof	Flat 1	Flat 2	Total
2/F and Flat Roof at 2/F	18	19	37
3/F	18	18	36
4/F	18	18	36
5/F	18	18	36
6/F	18	18	36
7/F	18	18	36
8/F	18	18	36
9/F	18	18	36
10/F	18	18	36
11/F	18	18	36
12/F	18	18	36
13/F	18	18	36
14/F	18	18	36
15/F	18	18	36
16/F	18	18	36
17/F	18	18	36
18/F	18	18	36
19/F	18	18	36
20/F	18	18	36
21/F	18	18	36
22/F and Roof	19	19	38
External Walls	-	-	29
Total:	788		

The above information is for reference only. For full details, please refer to the draft Sub-DMC. A copy of the full script of the Sub-DMC is available for inspection free of charge, and for taking upon request and upon payment of necessary photocopying charges, during the opening hours of the sales office.

Development

The whole of Block A (including the external walls) from the 2nd Floor to the 22nd Floor (both inclusive) and the roof thereof, the whole of Block B (including the external walls) from the 2nd Floor (including the Flat Roof on the 2nd Floor) to the 22nd Floor (both inclusive) and the roof thereof, and Car Parking Spaces Nos.G1 to G84 (both inclusive) on the Ground Floor and the Maintenance Workshop on the Ground Floor of Winfield Building (which said Winfield Building as a whole is hereinafter referred to as, the “Development”), Nos.1, 3 and 5 Ventris Road, Hong Kong erected on Inland Lot No.8538 (the “Land”)

Salient Points of the Land Grant

- The Land Grant in respect of the Land of Inland Lot No.8538 is Conditions of Sale No.11530 as varied by a Modification Letter Memorial No.JB2542376 and a No-objection Letter Memorial No.08103001320037 and any subsequent extensions modifications renewals waivers or no-objection letters thereof.
- The term of the Land Grant is 75 years commencing from 6th August 1981 with the option of renewal for a further term 75 years.
- The Government rent of the Land is \$1,000.00 per annum.
- The Land or any buildings erected thereon shall only be used for private residential purposes. The roof of the podium on the Land shall only be used for recreational purposes for the quiet use and enjoyment of the residents of the building(s) and their bona fide visitors and for such other purposes as may be approved in writing by the Director of Public Works (now, the Director of Lands) (the “Director”) as being ancillary to recreational or private residential purposes, and in particular no motor vehicles shall be permitted on or to use the said roof except emergency vehicles. The owners shall not do or permit or suffer anything to be done in or upon any part of the Land or of any building(s) erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the owners of occupiers of any adjoining or neighbouring lots or premises.
- The recreational facilities (which shall include at least one open-air swimming pool) erected upon the Land and the roof of the podium thereof, shall only be used by the residents of the buildings erected on the Land and their bona fide visitors. The owners shall at their own expense maintain repair upkeep and manage such recreational facilities to the satisfaction of the Director.
- Car parking spaces shall only be used for the parking of private motor vehicles belonging to the residents of the buildings erected on the Land and their bona fide visitors. The owners shall maintain them in accordance with the car park layout plan approved by the Building Authority and shall not alter the layout except with the written consent of the Director.
- Except with the prior written approval of the Director, the owners shall not erect any building or structure other than boundary walls, retaining structures and fences on, within or over the Non-building area (coloured pink hatched black on the plan annexed to the Land Grant). Free access to and from the Non-building area to the Director and his officers, agents, etc. shall be allowed in accordance with Special Condition (15)(b) of the Land Grant.
- The owners shall not sub-divide the Land but may dispose of and deal in undivided shares of the Land as a whole or underlet a part or parts of the Development.
- The owners shall not assign, mortgage, charge, underlet or part with the possession of or otherwise dispose of any car parking space in the Land or enter into any agreement so to do without also at the same time assigning, mortgaging, charging, underletting or parting with the possession of therewith an undivided share of and in the Land as a whole together with the right to the exclusive use and occupation of a part of the buildings erected on the Land Provided that nothing herein contained shall prevent the assignment, mortgage, charge or underletting of any such car parking space to any person who is already at that time the owner of an undivided share of and in the Land with the right to the exclusive use and occupation of some other part of the buildings erected on the Land.
- Where any approved cutting away, removal or setting back of hillsides or banks or any building up or filling in within the Land or on any Government land, is required for the purpose of or in connection with the formation, levelling or development of the Land or any part thereof, the owners shall construct or bear the cost of the construction of such retaining walls or other support as necessary to protect such hillsides and banks within the Land and also any adjacent or adjoining Government land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The owners shall at all times maintain the said retaining walls or other support in good and substantial repair and condition.
- The owners shall at their own expense maintain, renew and repair the diverted stormwater drain to the satisfaction of the Director in accordance with Special Condition (32)(b) of the Land Grant.
- The owners shall construct and maintain at their own expense and to the satisfaction of the Director such drains and channels, whether within the Land or on Government land, as the Director may consider necessary to intercept and convey into the nearest streamcourse, catchpit, channel, stormwater drain or sea all storm-water or rain-water falling or flowing on to the Land.
- No trees growing on the Land or adjacent thereto shall be interfered with or removed without the prior written consent of the Director who may in granting consent impose such conditions as to replanting as he may deem appropriate.
- Should the owner fail or neglect to observe or comply with any of the conditions of the Land Grant the Government shall be entitled to re-enter upon and take back possession of the Land or any part thereof and all or any buildings, erections and works thereon or on such part and thereupon the Land Grant and the rights of the owners under the Land Grant shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.

The above information is for reference only. For full details, please refer to the Land Grant. A copy of the full script of the Land Grant is available for inspection free of charge, and for taking upon request and upon payment of necessary photocopying charges, during the opening hours of the sales office.

Salient Points

重要條款

大廈公契及管理協議註冊編號UB2693419(“公契”)之重要條款

1. 預計的每月服務費是根據管理公司的全年預算釐定，並由管理委員會批准。每名業主必須按照公契第9(c)項規定，以其單位的不可分割份數或發展項目中的單位和車位數目作參考(視情況而定)，按比例攤付管理開支。每單位及車位的預計服務費(只屬估計，最終由Crown Century Development Limited(「首業主」)決定)，分別約為每月每平方呎港幣\$2.90及每月港幣\$370元。
2. 每月服務費須於每月首天預繳。
3. 每名業主必須向管理公司支付服務費按金，金額為每月服務費的三倍。
4. (a) 管理公司須為一間在香港註冊成立，並由Waitex Development Company Limited(「轉讓人」)任命及經地政總署署長核准的公司。如轉讓人未能或拒絕任命經核准的公司，管理委員會必須召開會議任命該核准的公司為管理公司。
(b) 任何已正式任命的管理公司(目前為康業服務有限公司)，根據公契第六段(iv)規定，其任命可由管理公司向各業主或由地政總署署長向管理公司發出6個月書面通知終止。
5. 管理委員會必須包括7名成員，其選舉或任命方法如下：
 - (a) 其中4名成員由財政司司長法團以書面形式任命(該等成員現被4名由首業主任命的成員取代)。
 - (b) 其餘3名成員由現時獨有使用、佔用及享用發展項目C座的業主，以不記名投票方式選出。
6. 管理公司的酬金，是根據公契規定的管理服務總成本，另加上該財務年度預算開支總額的10%作為監管費，並由各業主承擔。
7. 所有單位只能用作私人住宅用途，特別不可用作公寓或以任何商業形式出租或使用的床位或籠屋。
8. 任何擁有車位專用權的業主，均不可把車位轉讓、按揭、押記、分租、放棄管有或處置予他人，除非：
 - (a) 該人士為該地段上蓋物業住宅單位的業主或佔用人；或
 - (b) 車位連同該地段上蓋物業住宅單位的不可分割份數(及其使用、佔用及享用該單位的專有權)一起轉讓、按揭、押記、分租、放棄管有或處置(視情況而定)予該人士。

9. 公共休憩設施
公共休憩設施只供物業內的單位住客及其真正訪客使用。
10. 限制
 - (a) 業主不可在天台任何位置搭建或放置任何廣告招牌或連例結構物，亦不可鎖上任何入口或阻塞其進出。
 - (b) 業主如未得管理公司同意，不可使用屬於公共地方的天台部份及發展項目的天台上層。
 - (c) 除了管理公司裝設的煙囪或窗台上的花盆箱外，業主不可在發展項目的外部或任何邊界牆，進行搭建、安裝或從任何業主物業或發展項目中屬共同擁有權的部份以其他方式裝設或伸出外置招牌、牌板、告示、廣告、旗幟、橫額、桿、籠、其他外突物件或結構物，及不可把洗衣物、布及其他物品懸掛、曬乾或以其他方式外置在發展項目的外部任何部份，特別指定此用途的地方除外。
 - (d) 業主不可作出可能或會更改發展項目任何部份的外貌之行為或事宜。
 - (e) 每名業主可自費在其單位或天台進行改建、加建、改善、固定、裝置配件及裝飾工程，但就有關安裝、修復或刪除工程(不得抵觸公契的規定)，不可對該地段上的發展項目的任何部份、設施、儀器和設備造成結構性損壞或干擾其享用。該業主有權自費進行安裝、固定或清除工程，惟任何內部改建、加建及改善工程，必須遵守所有政府規章和條例，並得到管理公司的書面同意才可進行。
 - (f) 業主不可對其車位、單位或天台進行任何結構性更改工程，以致造成損壞、妨礙或干擾他人使用及享用該地段上任何建築物的其它任何部份。
 - (g) 業主不可使用或容許或容忍他人使用其擁有之車位、單位或天台作任何非法或不道德用途，亦不可作出或容許他人作出任何行為或事項，以致或可能對其他當時的業主及佔用人構成滋擾、騷擾或招致損害。
 - (h) 業主不可作出、容許或容忍他人作出抵觸地契之行為或事項。
 - (i) 業主不可切斷、殘害、改裝、附加、干擾、圍封或以任何方法影響其單位天台任何範圍內的任何管道、閥門、導管、避雷針、固定附着物或其他安裝物；而它們的興建、作用或擬用途是與發展項目內提供作為共用設施的任何裝置或設備的操作、保養或執行有關。
 - (j) 除管理公司以書面核准外，任何該地段上的建築物均不可安裝、搭建或使用任何外置陽篷、涼篷、窗柵、招牌、天線、建築材料或結構物。

- (k) 業主不可塗髹粉飾該地段上任何建築物的外部或作出或容許他人作出任何會導致更改該地段上任何建築物的面牆或外貌。
- (l) 除了特別預留及設計作冷氣機位的地方外，冷氣機或其他裝置不得安裝於任何外牆。
- (m) 不得在任何車位、單位或天台飼養或收容任何活家禽、狗、雀鳥或其他動物，以致干擾該地段上任何建築物的業主或佔用人的權利、舒適和方便或構成騷擾或滋擾。
- (n) 如未能獲得管理公司事前書面同意，業主不可在任何建築物的天台搭建、建造或容許他人搭建、建造任何永久性或臨時性結構物。
- (o) 業主不得搭建或容許或容忍他人搭建任何廣播接收、電視天線或廣告牌，或存放、懸掛或展示或容許或容忍他人存放、懸掛或展示任何洗衣物、布、衣履或任何不雅物品或貯存或容許或容忍他人貯存任何用具或物品於任何建築物或公用地方的天台、外牆、走廊、升降機大堂、入口大堂，而該等行為管理公司認為不恰當或可能對該建築物的其他業主或佔用人構成滋擾。
- (p) 業主不得在建築物的陽台搭建、建造或容許他人搭建、建造臨時或永久性的結構物，包括任何牆壁、門窗、圍欄、窗簾、外部遮篷、簷篷、分隔物或其他結構物，以致整個或部份建築物陽台被圍封或分隔。
- (q) 未經管理公司事先書面同意，業主不可在建築物陽台搭建、建造或容許他人搭建、建造任何安全鐵欄、防護網罩或任何相似結構物。已批准的安裝，其設計必須得到管理公司的批准及遵守管理公司的安裝指示，及隨後以管理公司不時所規定的標準保養。

11. 公共地方

- (a) 發展項目的「公共地方」是「政府居所公共地方」，「私人居所公共地方」及「聯權公共地方」(順序詳述如下)。
 - (b) 「政府居所公共地方」(即上述「物業」之A座及B座之公共地方)供當時獨有使用、佔用及享用的上述「物業」的業主共享，包括走廊通道、樓梯、升降機、入口大堂、會堂、大堂、垃圾房、垃圾槽、管理員房間、電掣房、總電話配線房、水錶房、管槽、升降機機房、泵房、維修工場及升降機井、天台上層及其他平台地方，以及該A座及B座樓的樓層地方，均在公契附件圖則以黃色表示。

- (c) 「私人居所公共地方」(即C座公共地方)供當時獨有使用、佔用及享用任何C座部份及發展項目地下D1至D60所有車位(首尾包括在內)的業主共享，包括走廊通道、樓梯、升降機、入口大堂、大堂、垃圾房、垃圾槽、會堂、管槽、泵房、升降機井及升降機機房、天台上層及其他平台地方，以及該C座的樓層地方，均在公契附件圖則以橙色表示。
 - (d) 「聯權公共地方」供所有業主共享，包括樓梯、大堂、入口外牆、護牆、院子、變壓器室、電掣房、溴代三氟甲烷氣房、泵房、消房泵房、管理員辦事處、管理處、濾水機房、垃圾房、垃圾裝卸及傾卸區、轉台、斜坡道、行車道、欄杆、圍欄、空地、草地、有蓋遊樂場、羽毛球場、天台花園、花園地區、園景區、花園、入口、長凳、露天游泳池、淋浴區、更衣室、現有斜坡及發展項目及該地段圍繞發展項目的其它地方，均在公契附件圖則以綠色表示。
 - (e) 「公共休憩設施」是聯權公共地方提供的遊樂場、有蓋遊樂場、游泳池、羽毛球場及所有配套設施。

12. 煙囪保養

管理公司有唯一及獨家權利在發展項目的外牆裝設、保養和更新一個或多個煙囪通風井和窗台上的花盆箱。

13. 業權轉讓

每名業主須於終止業主身份時，通知管理公司其業權更改事宜。

14. 所有窗口、安全鐵欄、門口、金屬柵欄及廚房露台門的設計

所有窗口、安全鐵欄、門口、金屬柵欄及廚房露台門的設計必須得到管理公司的批准及遵守管理公司的裝固指示。

15. 不可分割份數

該地段及發展項目在理論上劃分為2,800相等的不可分割份數，當中1,840份數屬於上述「物業」，分別如下：

A座所有單位及天台	968不可分割份數
B座所有單位及天台	788不可分割份數
84個車位(G1至G84)	84不可分割份數 (每車位有1不可分割份數)

以上資料只供參考。欲知詳情，請參考公契。在閣下要求的情況下，公契全稿可在售樓處於開放時間供閣下查閱，如需要副本，則要繳付影印費。

Salient Points

重要條款

公契分契將會由作為首業主的 Crown Century Development Limited 及首買家所簽訂(“分契”)，其重要條款如下：

- 位於物業地下之維修工場及全棟 A 及 B 座的外牆將會成為「政府居所公共地方」(定義見公契)的一部份(亦即是「公共地方」(定義見公契)的一部份)，由所有當時獨有、使用、佔用及享用 A 及 B 座的單位及地下停車位 G1 至 G84 的業主享用，惟須遵守公契及分契的規定及受管理公司的權利及權力的管轄，並根據公契第 9(c)(i) 條的規定，由該 A 及 B 座單位業主保養。
- 不可分割份數

物業的 A 座(968 不可分割份數)及 B 座(788 不可分割份數)分配如下：

有關 A 座的不可分割份數

樓層/天台	單位 1	單位 2	合共
2樓	22	22	44
3樓	22	22	44
4樓	22	22	44
5樓	22	22	44
6樓	22	22	44
7樓	22	22	44
8樓	22	22	44
9樓	22	22	44
10樓	22	22	44
11樓	22	22	44
12樓	22	22	44
13樓	22	22	44
14樓	22	22	44
15樓	22	22	44
16樓	22	22	44
17樓	22	22	44
18樓	22	22	44
19樓	22	22	44
20樓	22	22	44
21樓	22	22	44
22樓及天台	23	23	46
大廈外牆	-	-	42
合計：			968

有關 B 座的不可分割份數

樓層/天台	單位 1	單位 2	合共
2樓及2樓平台	18	19	37
3樓	18	18	36
4樓	18	18	36
5樓	18	18	36
6樓	18	18	36
7樓	18	18	36
8樓	18	18	36
9樓	18	18	36
10樓	18	18	36
11樓	18	18	36
12樓	18	18	36
13樓	18	18	36
14樓	18	18	36
15樓	18	18	36
16樓	18	18	36
17樓	18	18	36
18樓	18	18	36
19樓	18	18	36
20樓	18	18	36
21樓	18	18	36
22樓及天台	19	19	38
大廈外牆	-	-	29
合計：			788

以上資料只供參考。欲知詳情，請參考分契。在閣下要求的情況下，分契全稿可在售樓處於開放時間供閣下查閱，如需要副本，則要繳付影印費。

物業

香港雲地利道 1、3 及 5 號，雲暉大廈(以下簡稱整體的雲暉大廈為「發展項目」)興建在市內地段第 8538 號(「該地段」)全棟 A 座(包括外牆)由 2 樓至 22 樓(首尾包括在內)及其天台全棟 B 座(包括外牆)由 2 樓(包括 2 樓平台)至 22 樓(首尾包括在內)及其天台地下之維修工場及地下停車位 G1 至 G84(首尾包括在內)

地契重要條款

- 地段第 8538 號之地契乃指於土地註冊處登記為 11530 號之賣地協議及條件，並由修訂書編號 UB2542376 及不反對信編號為 08103001320037 作出更改及任何其後之增批或修改或續期或寬免或不反對信等。
- 地契之年期為 75 年由 1981 年 8 月 6 日起計有續期續批 75 年。
- 該地段之政府地租為每年港幣 1,000 元。
- 該地段或任何已興建在該地段上之建築物只可用作私人住宅用途。該地段平台上蓋只可用作該屋苑的住戶及其真正訪客不受干擾的使用及享受之休憩設施用途。如作其他用途，須由工務司(現地政總署署長)(「署長」)批准以作其附屬休憩設施或私人住宅用途，特別是不容許車輛進入或使用該上蓋，緊急車輛除外。而在該地段及其建築物，業主不得作出或容許或容忍他人作出對政府或其相連地段或物業的業主或佔用人構成滋擾或煩擾或產生損害或不方便的行為。
- 興建於該地段及平台上蓋的休憩設施(應包括最少一個室外游泳池)，只可供該地段上的大廈住戶及其真正訪客使用。業主須自費負責有關保養、維修及管理該休憩設施以達致署長滿意的程度。
- 車位只可用作該地段上的大廈住戶及其真正訪客的私家車停泊。業主須按屋宇署批准的車位平面圖則設置車位。除非得到署長的書面同意，否則不可修改圖則。
- 除非署長事先書面批准，否則業主不得在非建築用地(附於地契之圖則上以粉紅色加黑影線表示)興建任何建築物或結構物但邊界牆、擋土結構物及圍欄除外。地契之特別條款(15)(b)指定署長及其主任或代理人等有權自由進出非建築用地。
- 業主不得再分割該地段，但可以售賣該地段全部不可分割份數或分租發展項目的部份。

- 業主不得轉讓、按揭、抵押、分租或放棄管有或出售任何該地段之車位或簽訂任何有關的合約而不同時轉讓、按揭、抵押、分租或放棄管有該地段之不可分割份數，以及使用及佔用該地段上之建築物之部份之專有權利。本身已是擁有該地段之不可分割份數並連同使用及佔用該地段之部份之專有權利之業主除外。
- 若因需要開拓、平整或發展該地段或其任何部份，而需在該地段或其它政府地段進行任何已批准關於山坡或堤圍之削去、移除或隱藏或任何形式的興建或填平，業主須負責或自費興建必須的擋土牆或其他支撐物，以保護該山坡及堤圍及相鄰的政府地段，並防止任何泥土傾瀉、滑坡或地陷發生。業主須不時保養擋土牆或其他支撐物在修葺良好堅固的狀況。
- 按地契特別條款第(32)(b)規定，業主須自費保養、更新或維修改道雨水渠，以達致署長滿意的程度。
- 業主須自費興建及保養該地段內或在政府土地之水渠、溝渠以達致署長滿意的程度，該等興建及保養以署長認為需要把該地段的降水或流往該地段的雨水阻截或轉移致最近河道、集水井、溝、雨水渠或海為準。
- 未經署長事先書面批准，不得移除或干擾該地段或其周圍所生長的樹木；如署長發出批准，可以附加他認為合適之條件(例如移植)。
- 如業主疏忽或沒有遵守或遵從地契內任何條件，政府有權將該地段或其任何部份及所有或任何興建在該地段的大廈重收並會取回管有權，而地契內業主(就有關政府重收部份而言)的權益亦須完全停止和終止。上述無損政府就任何違反、不遵守或不履行地契上的條款和條件的情況而擁有的權益，補救及追討的權利。

以上資料只供參考。欲知詳情，請參考地契。在閣下要求的情況下，地契全稿可在售樓處於開放時間供閣下查閱，如需要副本，則要繳付影印費。

Matters Relating to Preliminary Agreement for Sale and Purchase 有關臨時買賣合約事宜

Matters Relating to Preliminary Agreement for Sale and Purchase (“PASP”)

1. The preliminary deposit payable on the signing of the Preliminary Agreement for Sale and Purchase (“PASP”) is an amount equivalent to 5% of the purchase price of the unit concerned.
2. The preliminary deposits paid by purchasers on the signing of the PASPs will be encashed and the proceeds held by the stakeholders.
3. If the Purchaser under the PASP does not, for any reason, sign the Agreement for Sale and Purchase (“ASP”), the Developer has the right to keep the preliminary deposit paid by him which is an amount equivalent to 5% of the purchase price of the unit concerned.
4. In the event of the Vendor after signing the formal Agreement for Sale and Purchase, at the request of the Purchaser, agreeing (at his own discretion) to cancel the ASP by way of cancellation agreement or any other means which has the effect of cancelling the ASP or the obligations of the Purchaser thereunder, the Vendor will retain (in consideration of the Vendor agreeing to the cancellation) the sum of 10% of the purchase price of the Flat concerned and the Purchaser will in addition pay all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

有關臨時買賣合約事宜

1. 簽署臨時買賣合約時須交付的臨時訂金為有關單位樓價之百分之五(5%)。
2. 買方於簽署臨時買賣合約時支付的臨時訂金將會被兌現，有關款項將由保證金保存人保管。
3. 如任何已簽署臨時合約之人士無論在任何理由下未能簽署正式買賣合約，則賣方可沒收臨時訂金，即不多於有關單位樓價之百分之五(5%)。
4. 倘若於簽署正式買賣合約後賣方應買方之要求在行使賣方之酌情決定權後同意以取消合約或其他方法取消正式買賣合約或買方購買有關單位之責任，賣方有權扣起相等於樓價之百分之十(10%)的款額作為賣方取消該正式買賣合約之費用，買方並須支付所有賣方因取消買賣上述物業而需繳付之律師費、其他費用或其他實際支出(包括釐印費，如有者)。

Notes to Purchasers 買家須知

1. Before you decide to purchase the property, you should:

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 flat; and
 - 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 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 Agents card, or check the license list on the Estate Agents Authority website: www.eaa.org.hk;
- note that some Developers handle sales themselves and you can decide whether to appoint an estate agent.

Notes to Purchasers

買家須知

3. 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

4. Warning to Purchasers – Please read carefully

- This is a BINDING AGREEMENT but you will be expected to sign later a formal sale and purchase agreement.
- Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- You should instruct your own independent solicitor to act for you to conduct the purchase.
- YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.

5. The following are the enquiry telephone number and website address of the Law Society of Hong Kong and Consumer Council

Law Society of Hong Kong
Enquiry telephone number: 2846 0500
Website: www.hklawsoc.org.hk

Consumer Council
Enquiry hotline: 2929 2222
Fax: 2590 6271
Website: <http://www.consumer.org.hk>

1. 決定購買物業前，你應該：

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：
 - 單位的「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、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，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。

Notes to Purchasers 買家須知

3. 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

4. 重要提示（請買方小心閱讀）

- 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。
- 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。
- 你需聘用自己選擇的獨立律師來完成此交易。
- 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. 律師公會及消費者委員會之查詢電話及網址

律師公會
電話：2846 0500
網址：www.hklawsoc.org.hk

消費者委員會
電話：2929 2222
傳真：2590 6271
網址：http://www.consumer.org.hk

Other Relevant Information 其他有關資料

Meaning of Saleable Area, Other Area and Common Area

Meaning of Saleable Area (as defined in the Agreement for Sale and Purchase):

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.

“Other Areas” (as defined in the Agreement for Sale and Purchase):

- 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;
- 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;
- 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;
- 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.

“Common Area” shall include but not limited to lift lobbies, lift shafts, passageways, staircases, entrance lobbies, cable ducts, residents’ clubhouse, caretaker quarter, watchmen office, transformer rooms, machine rooms, meter rooms, and all other areas/roof/flat roof which are not for the exclusive use and benefit of the Owner of any particulars units.

Where a curtain wall forms the external face of the units in the buildings in the development, the saleable areas of such units are measured from the exterior of such curtain wall.

* The internal areas of units on upper floors will generally be slightly larger than lower floors due to reducing thickness of structural walls on upper levels.
1 sq.m. = 10.764 sq.ft.

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 within 12 months of the date of completion of the sale and purchase remedy any defects to the unit concerned or its fittings or finishes, caused otherwise than by the act or neglect of the purchaser.

Other Matters to Note

- The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, materials and the intended use of all facilities without prior notice, subject to the approval by the relevant Government departments (if required), the DMC and the Agreement for Sale and Purchase. All information given in this brochure is subject to final Government approved plans and documentation.
- Maps and plans in this brochure are for reference only and shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly. Potential purchasers are advised to visit in person for the best knowledge of the surroundings and environment.
- The Vendor reserves the right to make modifications and changes to the timetable, plans, layout, design, facilities and other perspectives of the development referred to herein, which are for reference only.
- Potential purchasers are advised to make enquiries with their own relevant professionals for verification of doubts or particulars of any items.

Other Relevant Information 其他有關資料

5. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding environment and areas, and the public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and/or architectural features of the Development, especially those of or affecting the residential units they intended to purchase. Views of residential units are subject to and may be affected by the location of residential units and surrounding buildings. Prospective purchasers are also reminded that the overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
 6. The Vendor will pay/has paid all outstanding Government rent in respect of the Land from the date of the grant of the Land up to and including the date of the respective Assignments.
 7. Purchasers are obligated to pay debris removal fee and to reimburse the Vendor for water/electricity/gas deposit, even though the exact amount is unknown.
 8. The following information will be disclosed on request:
 - (i) Charges for conveyancing and mortgage, and stamp duties.
 - (ii) A complete set of the latest building plans as approved by the Building Authority under the Buildings Ordinance.
 - (iii) The Vendor has deposited in the sales office(s) sufficient copies of Land Grant, the approved DMC, Sub-DMC and the approved building plans for inspection by prospective purchasers free of charge.
 - (iv) The Vendor's solicitors shall keep an updated record on a calendar monthly basis starting from the signing of the first Agreement for Sale and Purchase ("ASP"), of the information as to the total construction costs and total professional fees required to complete the Development as well as the total construction costs and the total professional fees expended and paid from time to time and shall, upon request from any purchasers of units who have signed the ASP, give them a written copy of the updated record as at the end of the preceding calendar month. A nominal fee of not more than HK\$100 per request may be charged for this service.
 - (v) Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs/roofs, Floor plans of such balconies, utility platforms, flat roofs, roofs indicating the approximate positions of such exposed pipes and ducts will be available upon request from the sales staff for reference. The Vendor reserve the right to amend such plans subject to the approval by the relevant Government departments and authorities.
 - (vi) The Hong Kong Planning Area No.7 – Wong Nai Chung Outline Zoning Plan No. S/H7/16 dated 26/8/2011.
 - (vii) The Hong Kong Planning Area No.6 – Causeway Bay Outline Zoning Plan No. S/H6/15 dated 17/9/2010.
 - (viii) The Hong Kong Planning Area No.5 – Wanchai Outline Zoning Plan No. S/H5/26 dated 24/9/2010.
9. In case of discrepancy between the English version and the Chinese version in respect of all or any part of the contents in the sales brochure, the English version shall prevail. All information contained herein shall be subject to the terms and conditions of the DMC and Agreement for Sale and Purchase.
 10. Electronic copies of the Sales Brochure, the price list(s) and the register of Agreement for Sale and Purchase will be made available, when applicable, in the website of the Development: www.winfield-ventris.hk

住宅單位面積

實用面積 (按標準買賣合約) 定義為：

由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)，其面積 (包括任何由牆壁圍起的露台、工作平台及陽台) 由圍繞着該單位、露台、工作平台或陽台 (視屬何情況而定) 的牆壁外圍起計，但如該牆壁分隔兩個毗連單位、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算，量度並包括單位、露台、工作平台或陽台 (視屬何情況而定) 的內部間隔及支柱，但不包括圍繞着有關單位、露台、工作平台或陽台 (視屬何情況而定) 之牆壁外的公用部份；露台、工作平台或陽台的樓面面積亦不包括鄰接單位之牆壁或邊界的整個厚度。如任何圍牆鄰接公用地方，則包括該圍牆的整個厚度。如屬沒有被牆壁圍起的露台、工作平台或陽台，樓面面積由該露台、工作平台或陽台的邊界外圍起計。

單位的“其他面積” (按標準買賣合約) 定義為：

- (i) 閣樓面積由閣樓圍牆內圍起計，並包括閣樓的內部間隔及支柱；
- (ii) 窗台/凸窗面積由窗台圍牆外圍或凸窗的玻璃窗外圍起計，並由窗台/凸窗與垂直至樓面的牆壁相接之處起計，但不包括該牆壁的厚度；
- (iii) 停車位面積由其分界線的中心或圍牆的內圍起計 (視屬何情況而定)；
- (iv) 天井、大陽台、花園、平台、天台及冷氣機房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。

“公用地方面積” 包括但不限於電梯大堂、電梯槽、走廊、樓梯、入口大堂、槽位、住客會所；管理處、管理辦事處、火牛房、機房、電錶房及其他非特定業主專用之平台、天台或其他地方。

當幕牆構成發展項目建築物之單位的外部時，該單位之銷售面積以該幕牆之外部計算。

註：由於大廈建築結構高低樓層厚度不同，高層單位之面積一般較低層之同一款單位稍大。公制單位與英制單位之換算為 1 平方米 = 10.764 平方呎。

保證修繕缺漏期限

賣方將有責任於收到買方在買賣完成日 12 個月內發出的書面通知後自費及在合理切實可行範圍內盡快修補單位或其建築材料或設備之缺陷 (買方行為或疏忽所導致之缺陷除外)。

其他注意事項

1. 賣方保留權利於符合相關政府部門批准 (如需要)、公契及正式買賣合約條文的情況下修改建築圖則、規格、建築特色、設備及建築材料及所有設施之擬用途，而無須事先通知買方。
2. 本售樓書內一切資料，均以政府最後批准之圖則及法律文件為依據。本售樓書內之地圖及圖則僅供參考之用，並不構成任何明示或隱含要約承諾或保證。在此建議各準買家親身到訪物業周圍以充份了解其環境。
3. 賣方保留權利對發展項目的時間表、圖則、物業之分佈、設計、設施以及其他細則作出改動。以上提供之所有資料，僅供參考。
4. 在此建議各準買家如有疑問，請向其有關行業之專業人士詢問查證。

Other Relevant Information 其他有關資料

5. 在此建議各準買方親身到訪物業發展項目，以充份了解其地盤現場、周圍環境及地方及鄰近公共設施，以及參考設置於售樓處的物業發展項目模型，以便清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買方欲購買的住宅單位的或會影響該住宅單位的建築裝飾。住宅單位的景觀有可能會受到其位置及周圍的建築物所影響。準買方亦須注意物業發展項目的整體發展設計及周圍環境及地方有可能受到改變或修改。
 6. 賣方將會或已經繳付有關物業發展項目所屬地段由地契生效日期起計直至並包括相關之轉讓契約之日期為止之地租。
 7. 準買家必須繳付泥頭費及償還有關水/電/煤氣之按金給賣方，即使不能確定實際費用。
 8. 買方可要求查閱下列的資料：
 - (i) 買賣和按揭契約的有關費用及印花稅等費用。
 - (ii) 經建築事務監督根據(建築物條例)批准之最新建築圖則全套。
 - (iii) 賣方已在售樓處內存放地契、已審批之大廈公契，公契分契及已審批之最新建築圖則，供準買方免費查閱。
 - (iv) 賣方律師須由第一份正式買賣合約簽訂後起計，每月存放有關於此物業發展項目的總建築成本及總專業顧問費用的資料，以及其按時已繳付的建築成本及專業顧問費用總額，並且在已簽署正式買賣合約的買方提出查詢時，提供有關資料的副本及收取不多於HK\$100之行政費用。
 - (v) 所有買方須注意，在部份露台、工作平台或單位的平台/天台內將可能有外露之喉管，買方可要求售樓處職員提供有關露台、工作平台或單位的平台/天台展示外露喉管大約位置的平面圖作參考。賣方保留更改該等平面圖的權利，並以有關政府部門審批同意為準。
 - (vi) 摘錄自2011年8月26日編訂之黃泥涌(港島規劃區第七區)分區計劃大綱圖—編號S/H7/16。
 - (vii) 摘錄自2010年9月17日編訂之銅鑼灣(港島規劃區第六區)分區計劃大綱圖—編號S/H6/15。
 - (viii) 摘錄自2010年9月24日編訂之灣仔(港島規劃區第五區)分區計劃大綱圖—編號S/H5/26。
9. 以上資料中英文字如有歧義，一律以英文版本為準。以上資料亦以大廈公契及買賣合約條款為準。
10. 售樓說明書、價目表及住宅單位買賣合約記錄之電子版本將會上載於本物業發展項目之網址：www.winfield-ventris.hk

Sales Agent 售樓代理

Nan Fung Real Estate Agency Ltd.
南豐地產代理有限公司

Enquiry 查詢

8100 1832
www.winfield-ventris.hk



Date of Printing 26th August, 2011 編印日期2011年8月26日

