



# 發展項目基本資料

（資料日期：2014年4月30日）

<b>一般資料</b>			
<b>物業名稱</b> 理華	<b>設計建築師</b> 巴馬丹拿建築及工程師有限公司	<b>物業座數：</b> <b>物業層數：</b>	1座 32層(地下至天台)(不設4、13、14、24及34樓)
<b>郵寄地址</b> 香港銅鑼灣華倫街9號	<b>認可人士/建築師</b> 呂志堅先生/巴馬丹拿建築及工程師有限公司	<b>住宅單位總數：</b> <b>商舖數目：</b> <b>車位數目：</b>	103個 2間 14個住客車位(設於1樓及2樓)(每個車位面積:2.5米 x 5米) 3個訪客車位(設於1樓及2樓)(每個車位面積:2.5米 x 5米) 2個傷殘人士訪客車位(設於1樓及2樓)(每個車位面積:3.5米 x 5米) 2個電單車車位(設於2樓)(每個車位面積:1米 x 2.4米)
<b>地段編號</b> 內地段2087號之A段、B段、C段、D段之剩餘部份、E段之剩餘部份、F段、G段、H段、J段、K段及內地段2087號之剩餘部份	<b>建築總承建商</b> 寶登建築有限公司	<b>入口大堂樓高：</b> <b>住宅樓層高度：</b> <b>(單位樓面至樓面高度)<sup>*</sup></b>	約5.26米 6樓至23樓 約3.2米 25樓至33樓 約3.325米 35樓 約3.8米
<b>年期</b> 1914年9月28日起計75年，另續期75年	<b>機電工程師</b> 巴馬丹拿機電工程顧問有限公司	<b>會所設施：</b>	游泳池、戶外泳池平台、遊戲室、健身室、閱讀廳、水池及戶外花園平台等等。
<b>賣方/發展商</b> Value Castle Limited (發展商之控股/母公司：永泰地產有限公司)	<b>室內設計顧問</b> 赫希 貝德納 聯合 酒店顧問有限公司	<b>附註：</b> <div> <div><ol style="list-style-type: none"><li>住客會所設施於入伙時未必能即時啟用。</li> <li>賣方/發展商於無需事先通知的情況下保留更改物業範圍內所有公共設施的設計及用途以及修訂及更改物業的設計、規格、特色及平面圖的權利。有關此物業的發展規劃及設計更改，將以建築事務監督及/或其它有關政府部門和機構最後批准之修訂圖則為準。</li> <li>會所設施只供住客及其訪客使用。</li></ol></div></div>	
<b>賣方代表律師</b> 胡關李羅律師行 <sup>*</sup>	<b>通過建築物按揭提供建築經費融資以完成物業建築之銀行</b> 香港上海匯豐銀行有限公司及恆生銀行有限公司		
<b>地址</b> ：香港中環康樂廣場1號怡和大廈25樓	<b>融資公司</b> Enrica Limited		
<b>電話</b> ：2847 7888	<b>買賣合約訂定之物業預計完成日期</b> 2014年4月30日(認可人士可根據買賣合約所訂明之情況下延後該日期)		
<b>傳真</b> ：2845 0239			
<sup>*</sup> 胡關李羅律師行之一位合伙人與發展商之一位董事存有私人關係。 買方可自聘律師代表。 請參閱下文「有關臨時合約之重要提示」部份之「重要提示」。			

## 物業設計用途

（資料日期：2014年4月30日）

<b>物業座數：</b> <b>物業層數：</b>	1座 32層(地下至天台)(不設4、13、14、24及34樓)
<b>住宅單位總數：</b> <b>商舖數目：</b> <b>車位數目：</b>	103個 2間 14個住客車位(設於1樓及2樓)(每個車位面積:2.5米 x 5米) 3個訪客車位(設於1樓及2樓)(每個車位面積:2.5米 x 5米) 2個傷殘人士訪客車位(設於1樓及2樓)(每個車位面積:3.5米 x 5米) 2個電單車車位(設於2樓)(每個車位面積:1米 x 2.4米)
<b>入口大堂樓高：</b> <b>住宅樓層高度：</b> <b>(單位樓面至樓面高度)<sup>*</sup></b>	約5.26米 6樓至23樓 約3.2米 25樓至33樓 約3.325米 35樓 約3.8米
<b>會所設施：</b>	游泳池、戶外泳池平台、遊戲室、健身室、閱讀廳、水池及戶外花園平台等等。

附註：

- 住客會所設施於入伙時未必能即時啟用。
- 賣方/發展商於無需事先通知的情況下保留更改物業範圍內所有公共設施的設計及用途以及修訂及更改物業的設計、規格、特色及平面圖的權利。有關此物業的發展規劃及設計更改，將以建築事務監督及/或其它有關政府部門和機構最後批准之修訂圖則為準。
- 會所設施只供住客及其訪客使用。

# BASIC INFORMATION OF THE DEVELOPMENT

## GENERAL INFORMATION

<b>Name of Development</b> the Warren	<b>Design Architect</b> P&T Architects and Engineers Limited
<b>Postal Address</b> 9 Warren Street, Causeway Bay, Hong Kong	<b>Authorized Person / Architect</b> Mr. Kenneth Lui of P&T Architects and Engineers Limited
<b>Lots Nos.</b> Section A, Section B, Section C, The Remaining Portion of Section D, The Remaining Portion of Section E, Section F, Section G, Section H, Section J, Section K and The Remaining Portion of Inland Lot No. 2087	<b>Main Superstructure Contractor</b> Bordon Construction Company Limited
<b>Term of Land Grant</b> 75 years from 28 September 1914, renewable for 75 years	<b>Structural Engineer</b> P&T Architects and Engineers Limited
<b>Vendor / Developer</b> Value Castle Limited (Holding/parent company of the vendor/developer：Wing Tai Properties Limited)	<b>Mechanical &amp; Electrical Engineer</b> P&T (M & E) Limited
<b>Vendor's Solicitors</b> Woo, Kwan, Lee & Lo <sup>*</sup> 25/E, Jardine House, 1 Connaught Place, Central, Hong Kong Tel：2847 7888 Fax：2845 0239	<b>Interior Designer</b> Hirsch Bedner Associates Design Consultants
<b>Anticipated Completion Date of the Development as specified in the Agreement for Sale and Purchase</b> 30 April 2014 (Subject to such extension of time that may be granted by Authorized Person in circumstances as specified in the Agreement for Sale and Purchase)	<b>Bank Financing the Construction of the Development and the Completion Thereof Under a Building Mortgage</b> The Hongkong and Shanghai Banking Corporation Limited and Hang Seng Bank Limited
<b>Financier</b> Enrica Limited	<b>Floor Height of Entrance Lobby：</b> Approx. 5.26M
	<b>Ceiling Height of Residential Units (floor-to-floor height)<sup>*</sup></b> 6/F - 23/F  Approx. 3.2M 25/F - 33/F  Approx. 3.325M 35/F  Approx. 3.8M
	<sup>*</sup> Refers 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.
	<b>Clubhouse Facilities：</b> Swimming Pool, Open Pool Deck, Games Room, Gymnasium, Reading Lounge, Water Feature & Open Landscaped Area, etc.

Notes:

- Clubhouse facilities may not be immediately available for use upon the date of occupation.
- The Vendor/the Developer reserves the right to change the layout and use of all common facilities within the Development and the right to make modifications and changes to building design, specifications, features and floor plans without prior notice. Any changes to the plans shall be subject to final plans approved by the Building Authority and/or other relevant Government Departments and Authorities.
- Clubhouse facilities may only be used by the Residents and their bona fide visitors.

# 物業設計及管理

## 建築材料及設備說明

### 住宅單位

<b>內牆</b>
客飯廳及睡房：髹上高級乳膠漆。
浴室：鋪砌名貴天然石材及鏡面裝飾至假天花。
廚房：鋪砌名貴天然石材至假天花。
<b>天花</b>
客飯廳及睡房：髹上高級乳膠漆。
浴室：裝設石膏板假天花，並配有天花燈飾。
廚房：裝設石膏板假天花或鉛質天花，並配有天花燈飾。

<b>地台</b>
客飯廳及睡房：鋪砌高級複合木地板連實木牆腳線。
浴室：鋪砌名貴天然石材。
廚房：鋪砌名貴天然石材。

<b>露台及工作平台</b>
露台及工作平台裝設玻璃及/或金屬裝飾欄杆；
地台鋪砌名貴天然石材；
裝設鉛質天花，並配以照明燈飾。

<b>窗台</b>
窗台面鋪砌進口天然石材。
<b>窗戶</b>
鉛質窗框選用氟化塗層，配透明玻璃。

<b>門扇</b>
大門：高級實芯木門，配名廠門鎖及防盜眼。門框及封口線選用高級木材。
室內門：名貴木面門配門鎖。門框及封口線選用高級木材。

<b>冷氣機</b>
分體式冷氣機。

<b>廚房設備說明</b>
廚櫃
電磁爐
抽油煙機
微波爐
酒櫃（單位A及D）
二合一洗衣乾衣機
連冰箱雪櫃（單位A及D）
雪櫃（單位B及C）
冰箱（單位B及C）
電熱水爐
冷熱水龍頭
洗滌盆

\* 附註：賣方/發展商保留以同等質素的建築材料及設備代替的權利

<b>浴室</b>
選用名貴天然石材檯面，配以高級潔具及配件，包括豪華浴缸及淋浴間、臉盆、坐廁、冷熱水龍頭、花洒龍頭、熱水爐、廁紙架及毛巾掛通，並設有天花燈飾照明、浴室鏡、電插座及抽氣扇。

<b>供水</b>
入牆冷熱水喉全部採用有膠層保護之銅喉。

<b>電視、電台及電話插座</b>
客飯廳及睡房裝有電視/電台接收插座，均可接收本地電視/電台節目。
客飯廳及睡房裝有電話插座。

<b>電力裝置</b>
裝置充足入牆暗線燈位及插座。

<b>電掣插座</b>
客廳/飯廳、睡房、廚房及浴室均選用名廠燈掣。

<b>量錶</b>
獨立水電錶設於公共錶房。

<b>保安系統</b>
每戶設有視像對講機連防盜警鐘。住宅大堂入口設有「智能卡」出入控制系統及閉路電視系統。

### 公用地方

<b>大廈外牆</b>
大廈基座外牆鋪砌天然石材或裝飾批盪（視乎最終設計而定）；住宅大廈外牆鋪砌進口瓷磚或裝飾批盪（視乎最終設計而定）。
非結構預製外牆厚度及面積：不適用。

<b>住宅入口大堂</b>
地台鋪砌名貴天然石材。牆身以名貴天然石材或玻璃或木飾相配襯，另有裝飾天花配名貴燈飾。

<b>分層住宅電梯大堂</b>
地台鋪砌名貴天然石材；牆身鋪砌名貴天然石材或木飾相配襯，另有裝飾天花及名貴燈飾。

<b>客用升降機</b>
設有兩部名廠客用升降機及一部轉接升降機由住宅電梯大堂至各層住宅、會所及停車場。

<b>信箱</b>
住宅入口大堂設有每戶專用之華麗信箱。

<b>停車場</b>
設有蓋車位及一部車用升降機，車場入口裝置「智能卡」系統及先進監察系統，加強保安。

#### 保安管理

由專業管理公司負責提供24小時完善管理及保安服務，停車場、大廈入口及所有電梯均設有閉路電視，直接連繫管理處或款接部。住宅入口大堂設有「智能卡」系統開啟大堂大門。訪客可透過大堂視像對講機系統與住戶聯繫。

#### 垃圾處理

家居垃圾運送由管理公司統籌處理。

<b>附註：</b>
1. 賣方/發展商保留以同等質素之建築材料及設備代替的權利。
2. 以上列出或未列出之建材及設備以政府相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定為準。各項建築材料及設備可能會在顏色、量度尺寸、紋理、組織及/或手工上出現輕微差別

# DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

## FITTINGS AND FINISHES

### RESIDENTIAL UNIT

<b>Internal Walls</b>
Living/ Dining Room & Bedrooms: Plastered and painted with emulsion paint.
<b>Bathroom:</b>
Finished with prestigious natural stone and mirror finishes to exposed surfaces up to line of false ceiling.
<b>Kitchen:</b>
Finished with prestigious natural stone to exposed surfaces up to line of false ceiling.
<b>Ceilings</b>
Living/ Dining Room & Bedrooms: Plastered and painted with emulsion paint.
<b>Bathroom:</b>
Finished with gypsum board suspended ceiling with ceiling lighting.
<b>Kitchen:</b>
Finished with gypsum board or aluminum panel suspended ceiling with ceiling lighting.

<b>Kitchen Schedule</b>
Kitchen Cabinet
Electric Induction Hob
Cooking Hood
Microwave Oven
Wine Cellar (Flat A & D)
2 in 1 Washer & Dryer
Refrigerator (Flat A & D)
Fridge (Flat B & C)
Freezer (Flat B & C)
Electric Water Heater
Hot and Cold Water Mixer
Sink

<b>Floors</b>
Living/ Dining Room & Bedrooms: Finished with engineered timber flooring and solid wood skirting.
<b>Bathrooms:</b>
Finished with prestigious natural stone to exposed surfaces.
<b>Kitchen:</b>
Finished with prestigious natural stone to exposed surfaces.

<b>Balcony and Utility Platform</b>
All balconies and utility platforms are fitted with glass and/ or metal balustrade. Floor is finished with prestigious natural stone, plastered and painted with multi-purposed, aluminium ceiling with light fittings.

<b>Bathrooms</b>
Fitted with prestigious natural stone counter top, sanitary wares and accessories including bathtub, shower cubicle, washbasin, water closet, basin mixer, bathtub mixer, shower mixer, water heater, paper holder and towel rod. Ceiling mounted downlight, mirror, socket and exhaust fan are provided.

<b>Water Supply</b>
Concealed plastic-coated copper pipe for both cold and hot water.

<b>Window</b>
Aluminum frame with fluorocarbon coating and clear glazing.

<b>Door</b>
Entrance Doors <span> </span> : Solid-core timber veneered door equipped with quality ironmongery and magic eye. Door frames and architrave are made of timber.
Internal Doors <span> </span> : Timer veneered door fitted with lockset. Door frames and architrave are made of timber.

<b>Air-conditioners</b>
Split-type air-conditioners.

<b>TV, FM and Telephone Outlet</b>
TV/FM outlets and local TV/FM radio programs are provided in living/dining room and bedrooms. Telephone outlets are provided in living/dining room and bedrooms.

<b>Electrical Installation</b>
Concealed conduit wiring with adequate lighting and power points.

<b>Electrical Switches</b>
Branded lighting switches for living/dining room, bedrooms, kitchen and bathrooms.

<b>Meters</b>
Separate meters for water supply and electricity in common area and Town Gas in kitchen of each unit.

<b>Security System</b>
Each residential unit is provided with integrated with video-doorphone and burglar alarm system. Smart Card reader for access control and CCTV system are provided at the tower main entrance lobby.

<b>Refuse Collection</b>
Refuse will be collected and centrally handled by property management company.

<b>External Walls</b>
Podium is finished with natural stones/ textured plaster (as the case may be subject to final design). Tower is finished with tiling/textured plaster. (as the case may be subject to final design). The thickness and area of the non-structural prefabricated external wall <span> </span> : Not applicable.

<b>Main Entrance Lobby</b>
Floor finished with prestigious natural stones. Wall finished with prestigious natural stones/decorative glass/timber panel, with decorative ceiling and lightings.

<b>Typical Lift Lobby</b>
Floor finished with prestigious natural stones. Wall is finished with prestigious natural stones/timber panel, with decorative ceiling and lightings.

<b>Lifts</b>
Two passenger lifts and one transfer lift serving residential floors, clubhouse and carpark floors.

<b>Letter Box</b>
Elegant letter box for each unit is provided at tower main entrance lobby.

<b>Carpark</b>
Covered car parking spaces with 1 car lift are available. Smart Card vehicular control system will be installed at the carpark entrance.

<b>Security Management</b>
24 hours management and security services will be provided by professional property management company. CCTV cameras in carpark, main entrance lobby and all lifts connecting directly to the management office or reception. Video Doorphone System for visitor connected to residences and Smart Card reader for access control at tower main entrance lobby are provided.

<b>Refuse Collection</b>
Refuse will be collected and centrally handled by property management company.

<b>Notes:</b>
1. The Vendor/the Developer reserves the right to substitute the intended materials as listed in the above Fittings & Finishes Schedules with other materials of comparable quality and standard.
2. All the fittings and finishes listed or not listed above are subject to the final plans to be approved by relevant Government Departments.
3. The fittings and finishes as listed out above shall be subject to the terms of the formal Agreement for Sale and Purchase. These provisions may have slight variation in the colour, measurement, grain, texture and/or workmanship.

## 物業管理

### 經理人

尚泰物業管理有限公司

### 經理人任期

獲任命之經理人任期由大廈公契及管理合約生效日期起計2年，酬金為不超過物業管理開支(不包括管理公司酬金及任何資本開支)百分之十。

### 預算每月管理費

依據物業管理公司之管理費用預算而平均分配計算，每住宅單位業主需按其單位之管理份數(以建築面積計算)/車位數量多少按比例繳交管理費用。

住宅單位每平方米每月約HK\$4.6。

私家車位每個每月約HK\$680。

電單車位每個每月約HK\$220。

以上僅為預算金額，實際管理費金額以按公契所訂者為準。管理費按管理人擬備之管理預算案及相關單位之管理份數釐定。管理費須於每月上期支付。

### 保險安排

管理人將為整個物業發展項目的公用地方及全部單位投購原有建築結構和建築材料之保險，而此一保單應已符合一般按揭銀行慣常要求業主投購其單位之火險。因此單位業主通常可獲按揭銀行豁免投購其單位之火險，但最終安排將視乎個別按揭契約的條款規定為準。

### 單位/車位入伙時各種需繳費用

買方入伙時須繳付下列費用：

(A) 管理費上期(不可退還，不可轉名)：相當於1個月管理費

(B) 管理費按金(不可退還，只可轉名)：相當於3個月管理費

(C) 特別基金：相當於2個月管理費

(D) 裝修泥頭清理費(不可退還，不可轉名)：相當於1個月管理費(不適用於車位)

(E) 公眾水、電錶按金(不可退還，只可轉名)(不適用於車位)

### 附註：

上列費用之正確金額雖尚未決定，惟業主仍必須於收樓時繳付。另買方須向賣方補還單位之水、電錶按金。

## PROPERTY MANAGEMENT

### The Manager

Shang Tai Property Management Limited

### Term of Appointment

The Manager shall be appointed for an initial term of two years commencing from the date of the DMC with an annual remuneration at not exceeding the rate of 10% of the Management Expenses (excluding Manager's Remuneration and any capital expenditure).

### Estimated Monthly Management Fee

Based on the Management Budget prepared by the Manager, each Owner shall contribute towards the management expenses pro rata to the Management Shares (based upon GFA) of his unit and the number of his car parking spaces.

Residential Units: Approximately HK\$4.6 per sq. ft. per month.

Private Car Parking Spaces: Approximately HK\$680 per space per month.

Motor Cycle Parking Spaces: Approximately HK\$220 per space per month.

The above are estimates only. The actual amount of the management fees will be determined in accordance with the DMC. The amount of the management fees are determined in accordance with the Management Budget prepared by the Manager and the Management Units of the Unit concerned. Management fees should be paid in advance.

### Insurance Arrangement

The Manager will arrange a master insurance for the original building fabric, fittings and finishes of the whole Development including common and private areas. This kind of insurance is generally accepted by mortgagee as valid fire insurance. The individual owner/ mortgagor may thereby be exempted from being requested to buy separate fire insurance subject to the individual mortgage agreement.

### Miscellaneous Payments upon Taking Possession of the Properties

A purchaser has to make the following payments when a residential unit is handed over:

(A) Management Fee Advance Payment (non-refundable, non-transferable) - equivalent to 1 months management fee

(B) Management Fee Deposit (non-refundable, but transferable) - equivalent to 3 months management fee

(C) Special Fund - equivalent to 2 months management fee

(D) Debris Removal Charge (non-refundable, non-transferable) - equivalent to 1 month management fee (not applicable in the case of Car Parking Space)

(E) Deposit for public water and electricity meters (non-refundable, but transferable)(not applicable in the case of Car Parking Space)

The Purchaser shall pay the aforementioned fees within the specified period for completion notwithstanding the exact amounts to be finalized.

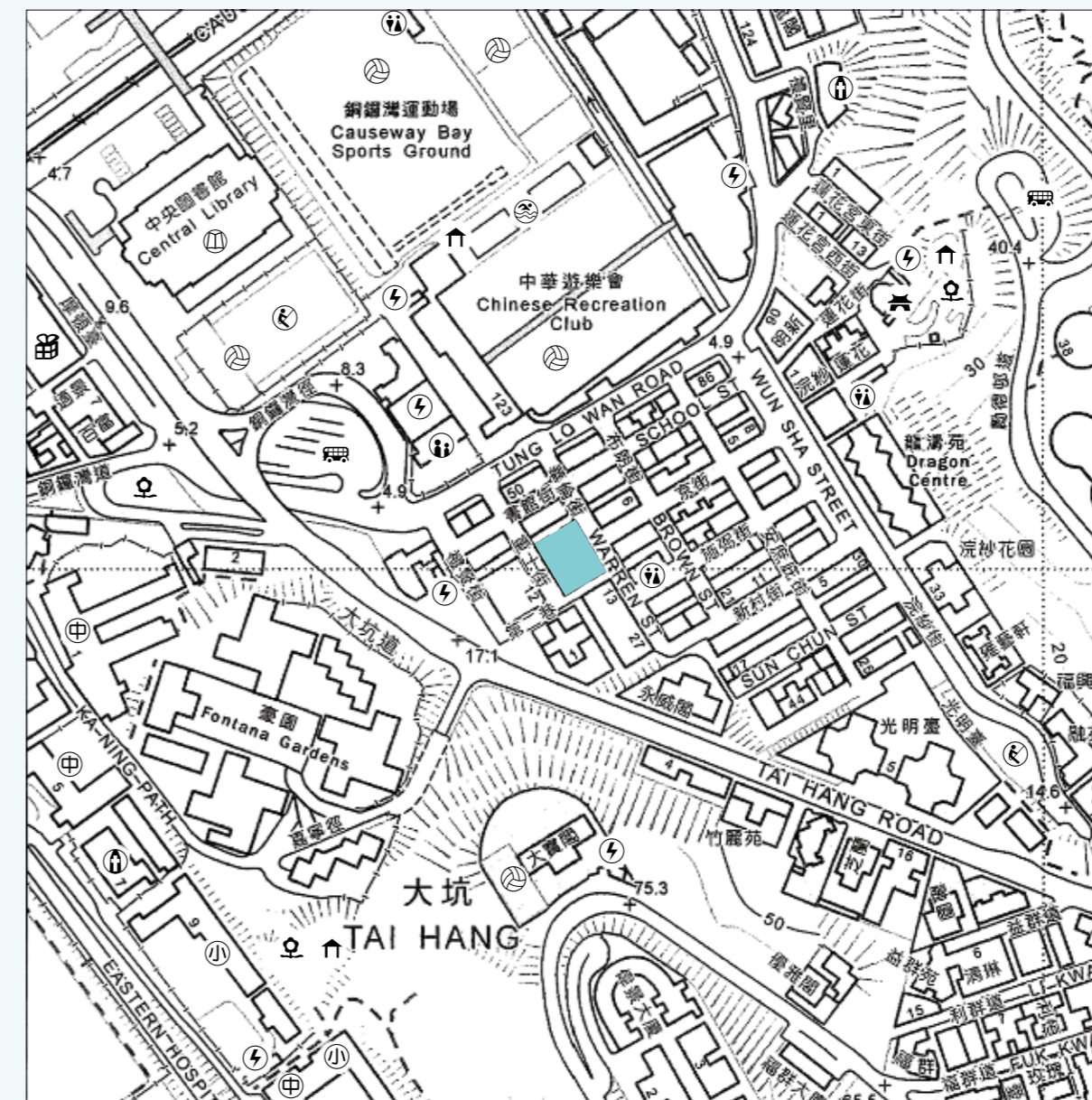
# 物業位置圖 LOCATION PLAN OF THE DEVELOPMENT

以下的位置圖展示此物業發展項目250米範圍內之公共社區建設及設施：

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

參考資料：修訂於2/8/2011之測繪圖編號11-SE-A

Reference information: Survey sheet No. 11-SE-A dated 2/8/2011



理華 the Warren

Scale : 0M 200M 400M

## 圖例 Notation

- 巴士總站 Bus Terminus
- 教堂 Church
- 社區中心 Community Centre
- 綜合商業中心 / 商場 Commercial Centre / Complex
- 電力變壓站 Electricity Substation
- 圖書館 Library
- 公廁 Public Toilet
- 亭 Pavilion
- 公園 Park
- 遊樂場 Playground
- 小學 Primary School
- 中學 Secondary School
- 運動場 Sports Ground
- 泳池 Swimming Pool
- 廟宇 Temple

### 附註：

1. 整體發展計劃，周圍地區及環境可能會作出修改而有所改變。
2. 在印刷售樓說明書當日所適用的最近更新版本測繪圖現存於售樓處，於開放時間可供免費查閱。
3. 上述物業位置圖參考修訂於2/8/2011之測繪圖編號11-SE-A，經修正處理。

### Remarks :

1. The overall development scheme of the development site and the surrounding areas and environment are subject to change or modification.
2. The last updated survey sheet at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.
3. The above Location Plan is made reference to the Survey Sheet No.11-SE-A dated 2/8/2011, with adjustments where necessary.

# 當區分區計劃大綱圖

## RELEVANT OUTLINE ZONING PLAN

就物業發展項目周圍的土地用途，請參閱摘錄自2010年9月17日的銅鑼灣分區計劃大綱圖(編號S/H6/15)。根據《城市規劃條例》物業周圍的土地用途或可更改。請參閱以下分區計劃大綱圖的節錄。

For information of land use of neighbouring land, please refer to the last updated version of the Causeway Bay Outline Zoning Plan No. S/H6/15 dated 17th September, 2010. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plan below.

### 圖例 Notation

#### 地帶 ZONES

- 商業 COMMERCIAL
- 住宅(甲類) RESIDENTIAL(GROUP A)
- 住宅(乙類) RESIDENTIAL(GROUP B)
- 住宅(丙類) RESIDENTIAL(GROUP C)
- 政府、機構或社區
- GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地 OPEN SPACE
- 其他指定用途 OTHER SPECIFIED USES
- 綠化地帶 GREEN BELT

- C
- R(A)
- R(B)
- R(C)
- G/C
- O
- OU
- GB

#### 交通 COMMUNICATIONS

- 鐵路及車站(地下) RAIL AND STATION (UNDERGROUND)
- 高架道路 ELEVATED ROAD

- STATION
- ELEVATED ROAD

#### 其他 MISCELLANEOUS

- 規劃範圍界線 BOUNDARY OF PLANNING SCHEME
- 建築物高度管制區界線
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 最高建築物高度(在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)
- 最高建築物高度(樓層數目)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

- BOUNDARY OF PLANNING SCHEME
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

#### 附註:

1. 整體發展計劃, 周圍地區及環境可能會作出修改而有所改變。
2. 在印刷售樓說明書當日所適用的最近更新版本分區計劃大綱圖現存於售樓處, 於開放時間可供免費查閱。

#### Remark:

1. The overall development Scheme of the development site and the surrounding areas and environment are subject to change or modification.
2. The last updated Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.



OZP NO. S/H6/15



理華 the Warren

就物業發展項目周圍的土地用途，請參閱摘錄自2010年11月30日的北角分區計劃大綱圖(編號S/H8/24)。根據《城市規劃條例》物業周圍的土地用途或可更改。請參閱以下分區計劃大綱圖的節錄。

For information of land use of neighbouring land, please refer to the last updated version of the North Point Outline Zoning Plan No. S/H8/24 dated 30th November, 2010. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plan below.

### 圖例 Notation

#### 地帶 ZONES

- 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
- 商業/住宅 COMMERCIAL / RESIDENTIAL
- 住宅(甲類) RESIDENTIAL(GROUP A)
- 住宅(乙類) RESIDENTIAL(GROUP B)
- 政府、機構或社區
- GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地 OPEN SPACE
- 綠化地帶 GREEN BELT

- CDA
- C/R
- R(A)
- R(B)
- G/C
- O
- GB

#### 交通 COMMUNICATIONS

- 鐵路及車站(地下) RAIL AND STATION (UNDERGROUND)
- 高架道路 ELEVATED ROAD

- STATION
- ELEVATED ROAD

#### 其他 MISCELLANEOUS

- 規劃範圍界線 BOUNDARY OF PLANNING SCHEME
- 建築物高度管制區界線
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 最高建築物高度(在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)
- 最高建築物高度(樓層數目)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

- BOUNDARY OF PLANNING SCHEME
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

#### 附註:

1. 整體發展計劃, 周圍地區及環境可能會作出修改而有所改變。
2. 在印刷售樓說明書當日所適用的最近更新版本分區計劃大綱圖現存於售樓處, 於開放時間可供免費查閱。

#### Remark:

1. The overall development Scheme of the development site and the surrounding areas and environment are subject to change or modification.
2. The last updated Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.



OZP NO. S/H8/24



理華 the Warren

就物業發展項目周圍的土地用途，請參閱摘錄自2011年8月26日的黃泥涌分區計劃大綱圖(編號S/H7/16)。根據《城市規劃條例》物業周圍的土地用途或可更改。請參閱以下分區計劃大綱圖的節錄。

For information of land use of neighbouring land, please refer to the last updated version of the Wong Nai Chung Outline Zoning Plan No. S/H7/16 dated 26th August, 2011. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plan below.

## 圖例 Notation

### 地帶 ZONES

政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

其他指定用途 OTHER SPECIFIED USES

G/IC

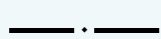
OU

### 其他 MISCELLANEOUS

規劃範圍界線 BOUNDARY OF PLANNING SCHEME

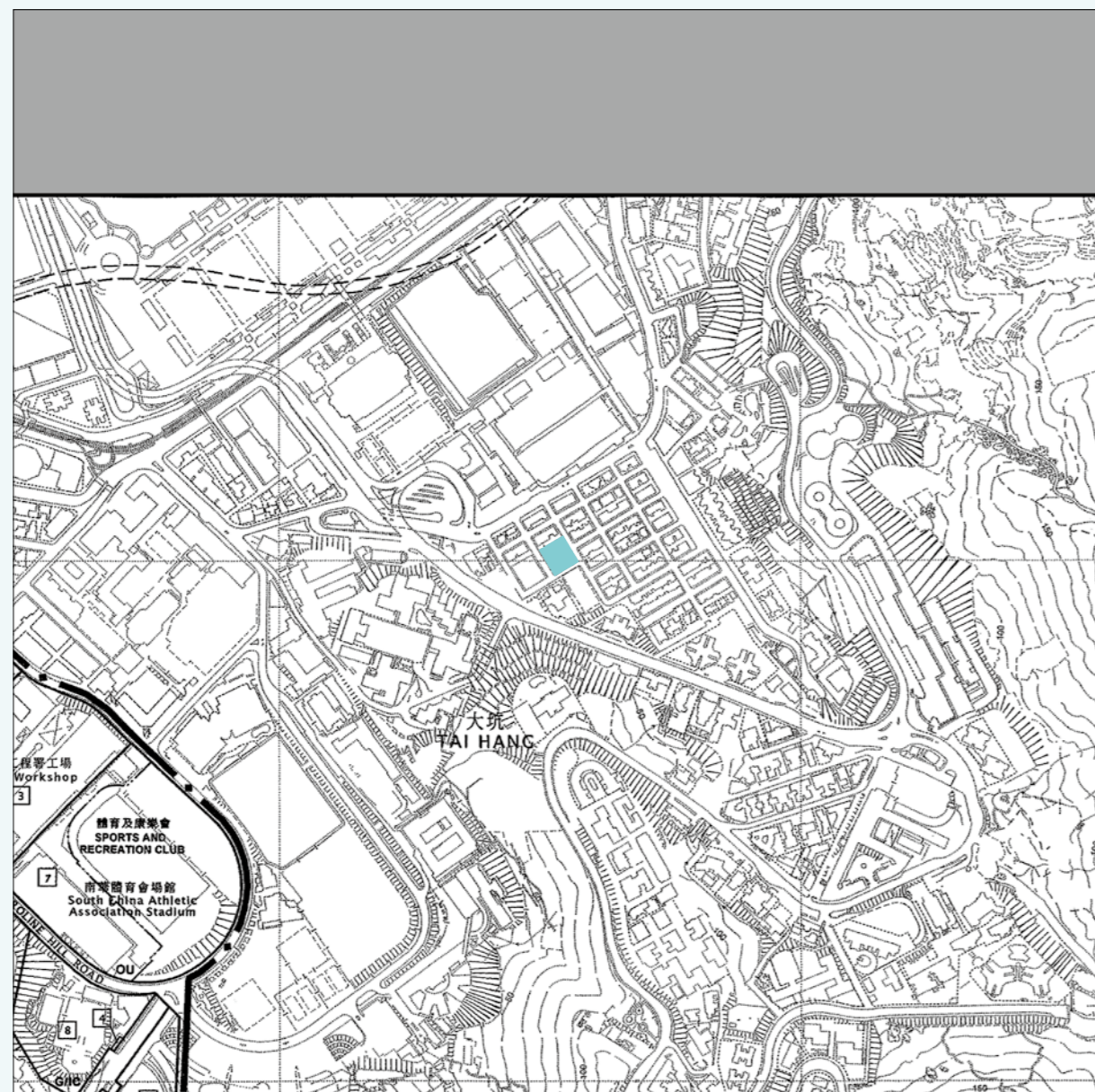
最高建築物高度(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)

最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)



- 附註:
1. 整體發展計劃, 周圍地區及環境可能會作出修改而有所改變。
  2. 在印刷售樓說明書當日所適用的最近更新版本分區計劃大綱圖現存於售樓處, 於開放時間可供免費查閱。

- Remark:
1. The overall development Scheme of the development site and the surrounding areas and environment are subject to change or modification.
  2. The last updated Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.



OZP NO. S/H7/16

理華 the Warren

Scale : 0M 200M 400M

就物業發展項目周圍的土地用途，請參閱摘錄自2007年10月2日的渣甸山及黃泥涌峽分區計劃大綱圖(編號S/H13/12)。根據《城市規劃條例》物業周圍的土地用途或可更改。請參閱以下分區計劃大綱圖的節錄。

For information of land use of neighbouring land, please refer to the last updated version of the Jardine's lookout & Wong Nai Chung Gap Outline Zoning Plan No. S/H13/12 dated 2nd October, 2007. The land use of neighbouring land under the Town Planning Ordinance may change. Please also refer to the extract of the Outline Zoning Plan below.

## 圖例 Notation

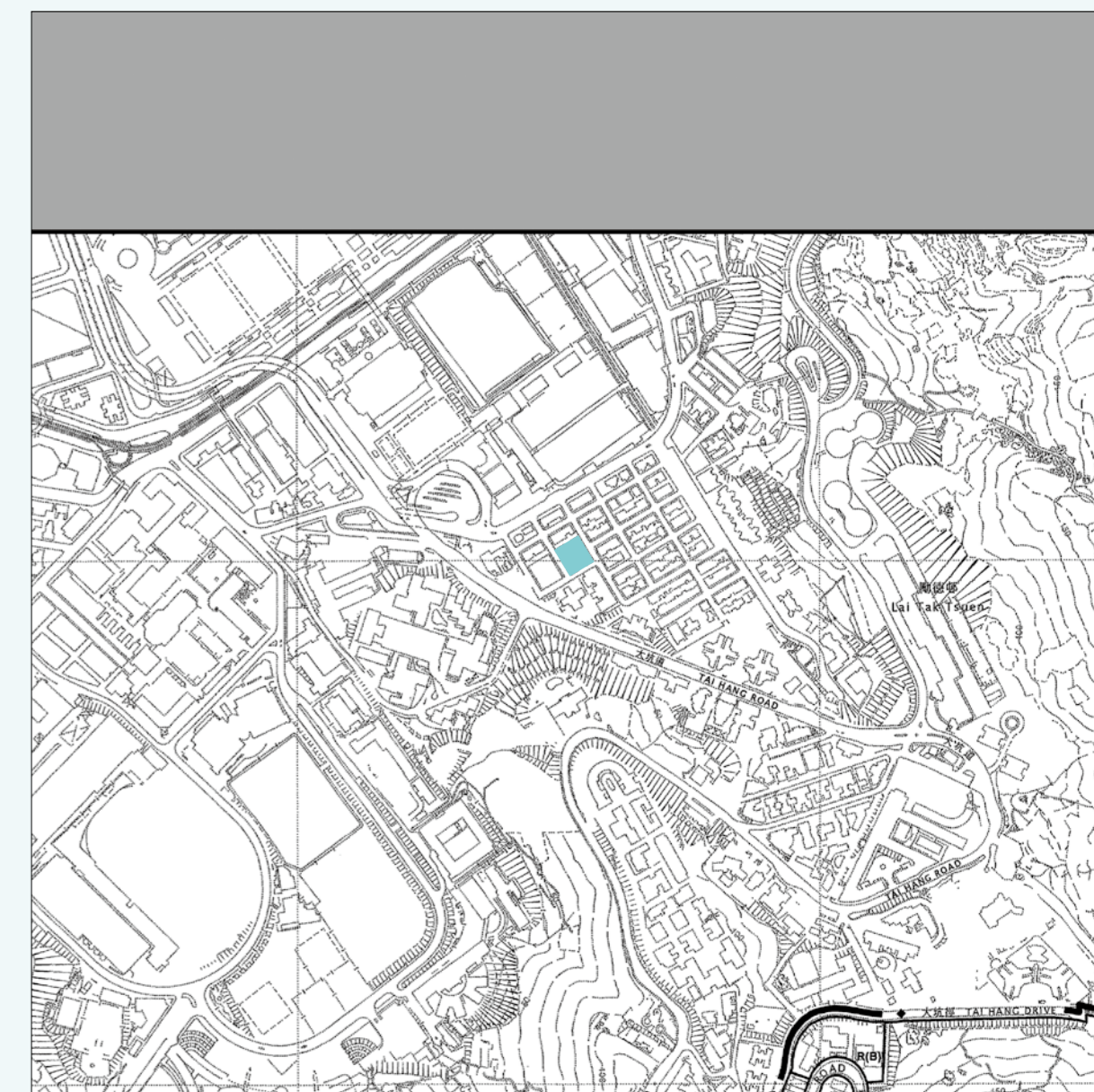
### 地帶 ZONES

住宅(乙類) RESIDENTIAL (GROUP B)

R(B)

- 附註:
1. 整體發展計劃, 周圍地區及環境可能會作出修改而有所改變。
  2. 在印刷售樓說明書當日所適用的最近更新版本分區計劃大綱圖現存於售樓處, 於開放時間可供免費查閱。

- Remark:
1. The overall development Scheme of the development site and the surrounding areas and environment are subject to change or modification.
  2. The last updated Outline Zoning Plan at the date of printing of the sales brochure is available for free inspection during opening hours at the sales office.



OZP NO. S/H13/12

理華 the Warren

Scale : 0M 200M 400M

# 剖面圖 SECTION PLAN

樓層高度(約)  
Floor to Floor Height (Approx.)

Floor to Floor Height (Approx.)	Floor	Notes	
3.550(米)	M/E		
3.650(米)	M/E		
3.335(米)	ROOF		
3.800(米)	35/F		
3.325(米)	33/F		
	32/F		
	31/F		
	30/F		
	29/F		
	28/F		
	27/F		
	26/F		
	25/F		
	3.200(米)	23/F	
		22/F	
		21/F	
		20/F	
		19/F	
		18/F	
17/F			
16/F			
15/F			
12/F			
11/F			
10/F			
9/F			
8/F			
7/F			
6/F			
5.308(米)	5/F	← 會所 Clubhouse	
3.830(米)	3/F	← 轉換層 Transfer Plate	
2.602(米)	2/F	← 停車場 Carpark	
3.150(米)	1/F	← 停車場 Carpark	
5.260(米)	G/F	← 住宅入口大堂 Main Entrance	

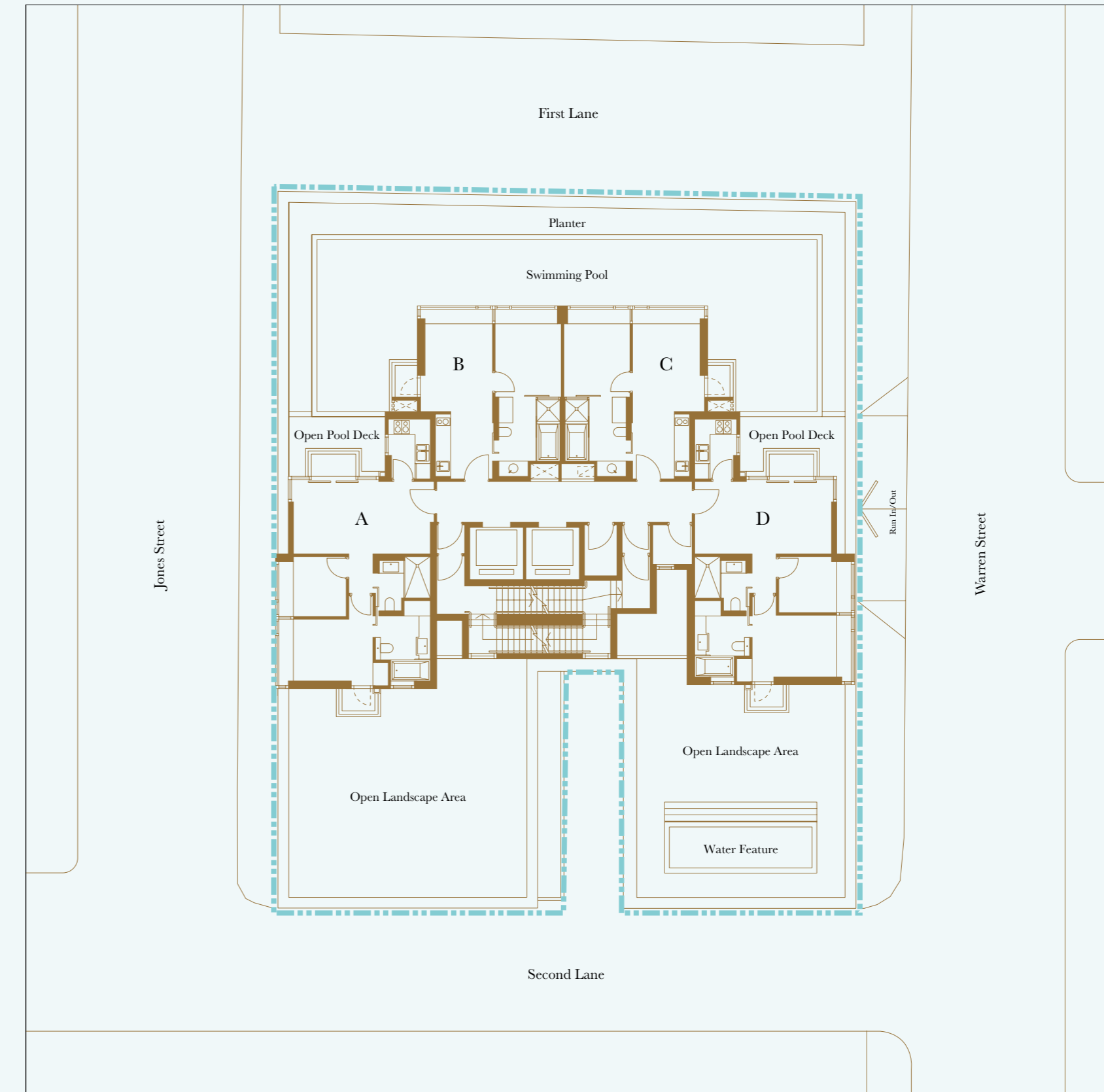
附註:

1. 露台及工作平台為不可封閉之地方。
2. 住宅單位由6樓開始,不設4、13、14、24及34樓。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管,詳細資料請參考最後批准之建築圖則。
4. 部份住宅單位客/飯廳/睡房之假天花內裝置冷氣喉管及其他機電設備。另單位樓面至樓面高度請參閱「參考資料」內「物業設計用途」一段。
5. 住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
6. 高層住宅單位的室內面積通常較低層住宅單位的稍大,因其承力結構牆可能比低層單位稍薄。
7. 圖中所有長度單位只供參考用途,而住宅單位的實用面積以買賣合約所訂定的為準。
8. 所有圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。
9. 本頁內容僅供參考,所有資料均以買賣合約所訂定的為準。本頁內容中英文倘有不符之處,一切內容以英文版本為準。

Notes:

1. Balconies and utility platforms are non-enclosed areas.
2. Residential floors start from 6/F; 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors, please refer to the latest approved building plans for details.
4. There are ceiling bulkheads at living/dining room/bedroom of some residential units for the air-conditioning system and/or M&E services. Please also refer to "General Information about the Development" in the section "Information for Reference".
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. The internal areas of residential units on upper floors are in general slightly larger than lower floors due to possible reduced thickness of structural walls on those floors.
7. All dimensions of residential units are for reference only and saleable areas of residential units are subject to the term of the Agreements for Sale and Purchase.
8. All plans are subject to the final approval by the Building Authority, and/or other Government Department and Authorities.
9. All contents are for reference only. All information shall be subject to the terms and conditions of the Agreements for Sale and Purchase. In case of inconsistency between the English and Chinese version of the contents of this page the former shall prevail.

# 物業整體規劃圖 MASTER LAYOUT PLAN OF THE DEVELOPMENT



附註:

- 售樓書內圖則為簡化版本,只供參考之用。建築圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。
- 此圖所示的設計只為設計師的預想圖,僅供參考之用,並不構成任何明示或暗示的要約承諾、聲明或保證。
- 此圖所示的佈局、室內及戶外之設計、裝飾、設置、擺設及設備僅供參考,並可不時修改。賣方/發展商保留一切權利修改物業之佈局、室內及戶外設計、裝飾、設置、擺設及設備。

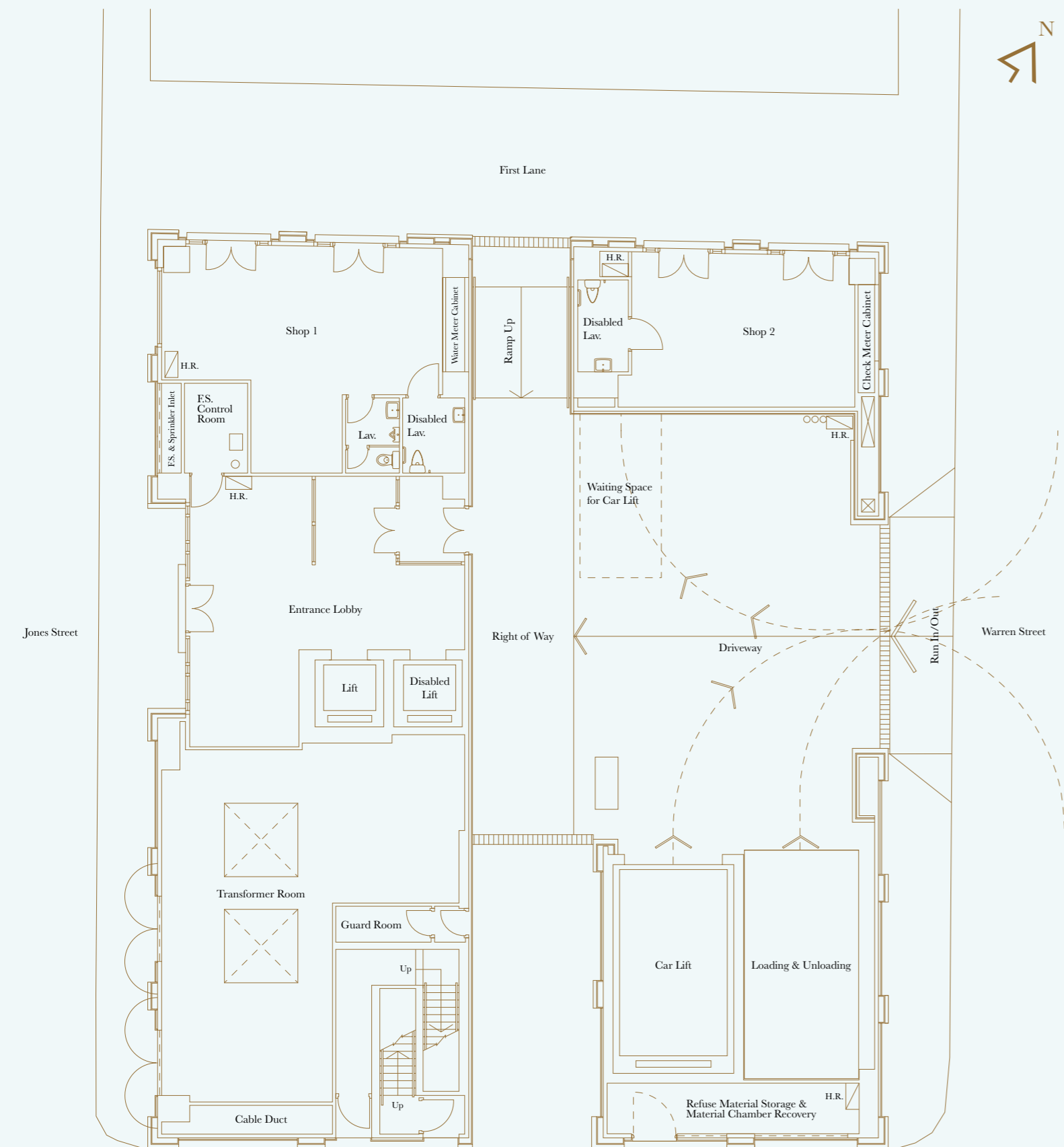
Notes:

- The plans in this sales brochure are simplified version and for reference only. The building plans are subject to the final approval by the Building Authority, and/or other Government Departments and Authorities.
- The design elements shown on the plan are the designers impression for reference only and shall not constitute any offer, representation or warranty whether expressly or impliedly.
- All layouts, interior and exterior design, decoration, fittings and finishes shown on the plan are subject to adjustments from time to time and are for reference purpose only. The Vendor/ the Developer reserves the rights to make any amendments to the layouts, interior and exterior design, fittings and finishes of the Development.

Development Site Boundary  
物業發展項目邊界線

Scale: 0M 5M 10M

# 地下平面圖 GROUND FLOOR PLAN

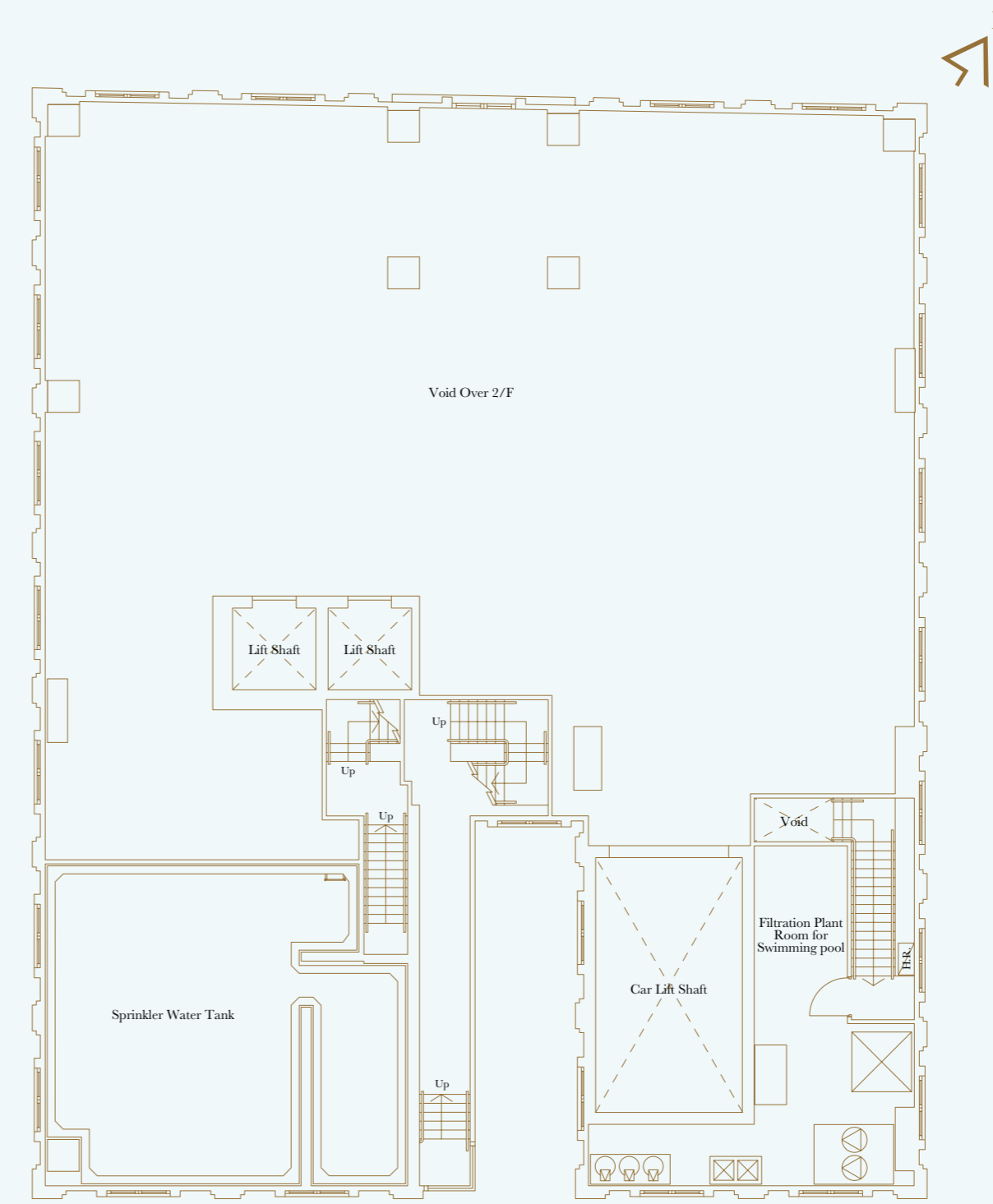


附註：  
售樓書內圖則為簡化版本，只供參考之用。建築圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。  
此圖所示的設計只為設計師的預想圖，僅供參考之用，並不構成任何明示或暗示的要約承諾、聲明或保證。  
此圖所示的佈局、室內及戶外之設計、裝飾、設置、擺設及設備僅供參考，並可不時修改。賣方/發展商保留一切權利修改物業之佈局、室內及戶外設計、裝飾、設置、擺設及設備。

Notes:  
The plans in this sales brochure are simplified version and for reference only. The building plans are subject to the final approval by the Building Authority, and/or other Government Departments and Authorities.  
The design elements shown on the plan are the designers impression for reference only and shall not constitute any offer, representation or warranty whether expressly or impliedly.  
All layouts, interior and exterior design, decoration, fittings and finishes shown on the plan are subject to adjustments from time to time and are for reference purpose only. The Vendor/the Developer reserves the rights to make any amendments to the layouts, interior and exterior design, fittings and finishes of the Development.

Scale : 0M 5M

# 三樓平面圖 3/F FLOOR PLAN



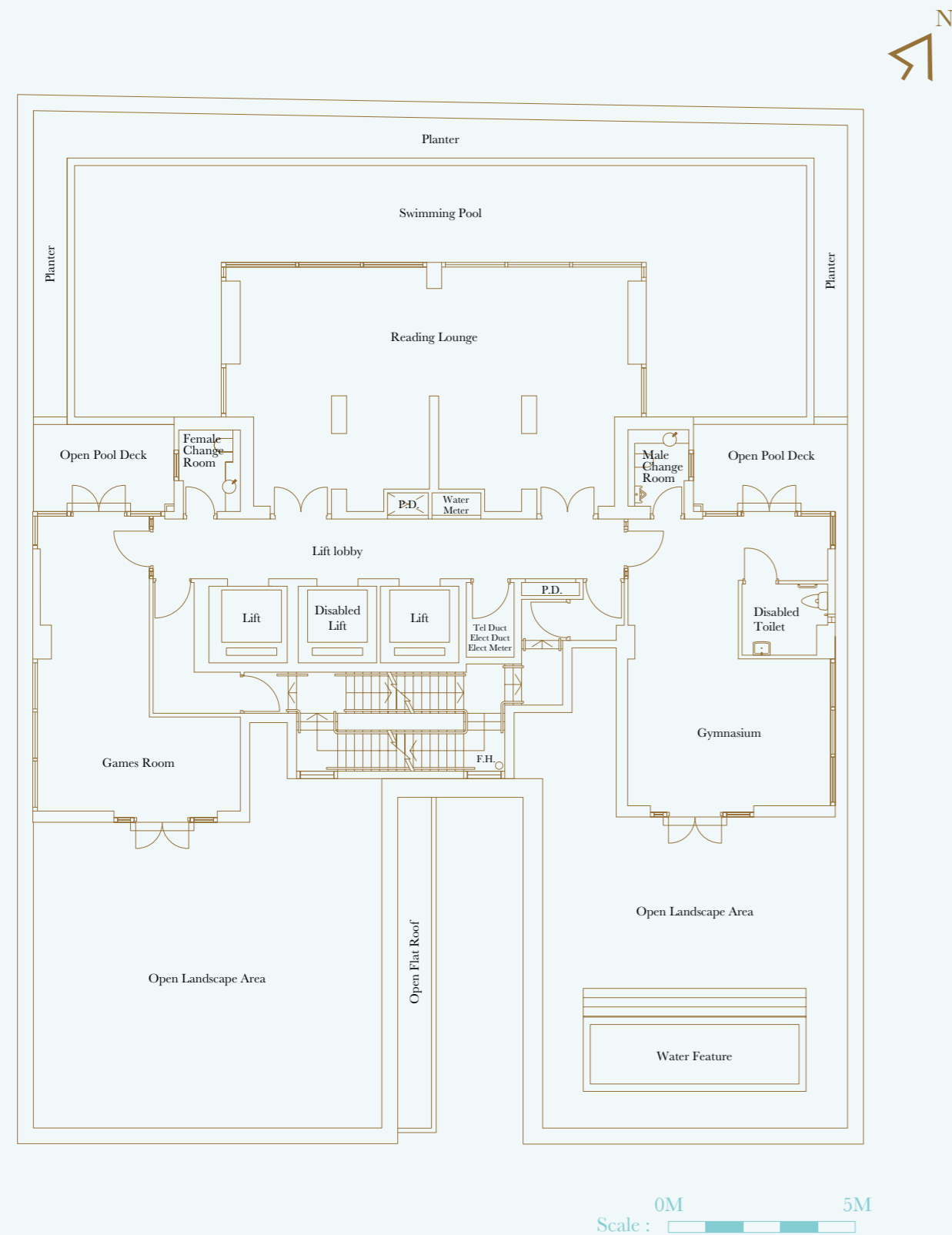
附註：  
售樓書內圖則為簡化版本，只供參考之用。建築圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。  
此圖所示的設計只為設計師的預想圖，僅供參考之用，並不構成任何明示或暗示的要約承諾、聲明或保證。  
此圖所示的佈局、室內及戶外之設計、裝飾、設置、擺設及設備僅供參考，並可不時修改。賣方/發展商保留一切權利修改物業之佈局、室內及戶外設計、裝飾、設置、擺設及設備。

Notes:  
The plans in this sales brochure are simplified version and for reference only. The building plans are subject to the final approval by the Building Authority, and/or other Government Departments and Authorities.  
The design elements shown on the plan are the designers impression for reference only and shall not constitute any offer, representation or warranty whether expressly or impliedly.  
All layouts, interior and exterior design, decoration, fittings and finishes shown on the plan are subject to adjustments from time to time and are for reference purpose only. The Vendor/the Developer reserves the rights to make any amendments to the layouts, interior and exterior design, fittings and finishes of the Development.

Scale : 0M 5M



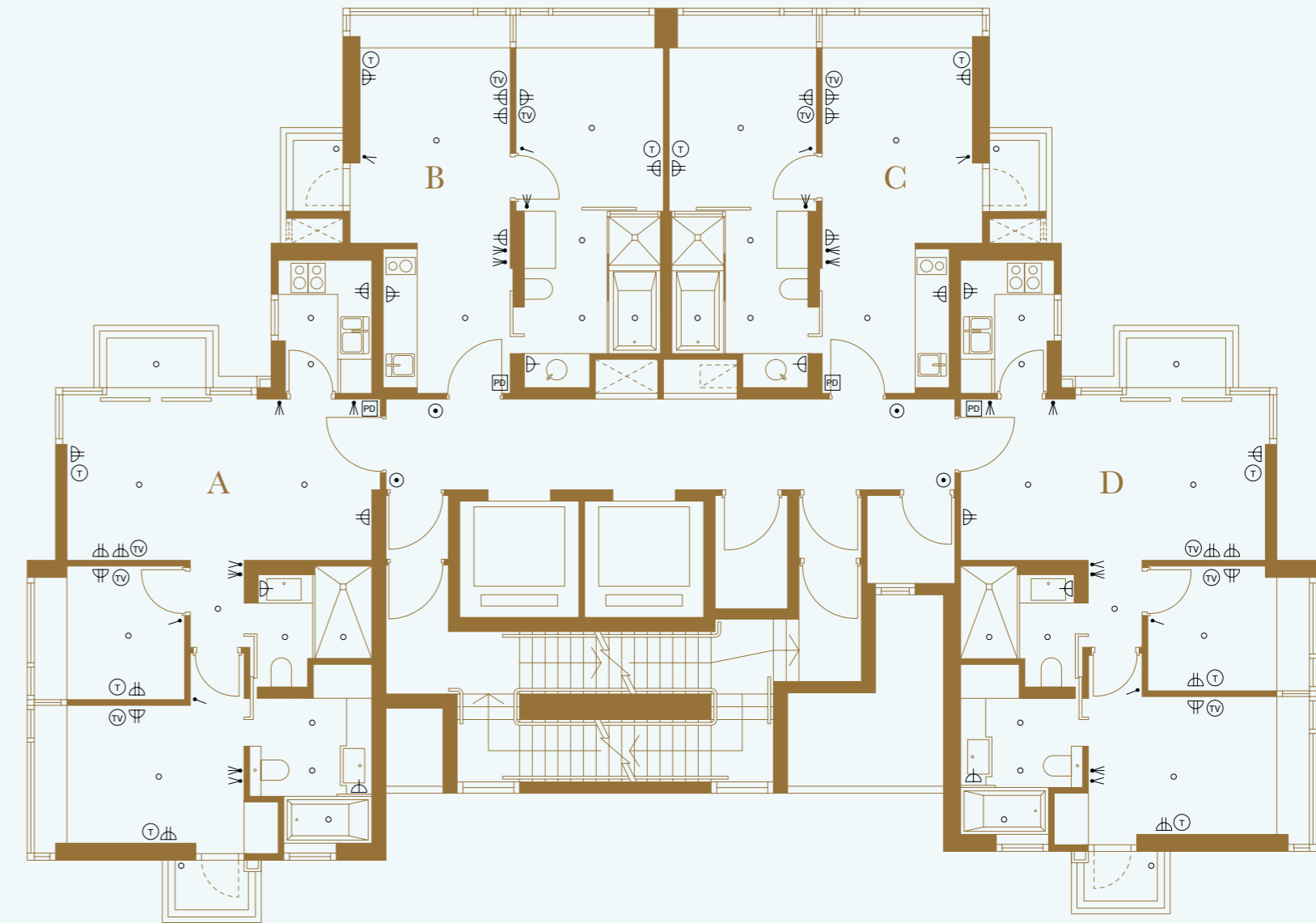
# 五樓平面圖 5/F FLOOR PLAN



附註：  
售樓書內圖則為簡化版本，只供參考之用。建築圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。  
此圖所示的設計只為設計師的預想圖，僅供參考之用，並不構成任何明示或暗示的契約承諾、聲明或保證。  
此圖所示的佈局、室內及戶外之設計、裝飾、設置、擺設及設備僅供參考，並可不時修改。賣方/發展商保留一切權利修改物業之佈局、室內及戶外設計、裝飾、設置、擺設及設備。

Notes:  
The plans in this sales brochure are simplified version and for reference only. The building plans are subject to the final approval by the Building Authority, and/or other Government Departments and Authorities.  
The design elements shown on the plan are the designers impression for reference only and shall not constitute any offer, representation or warranty whether expressly or impliedly.  
All layouts, interior and exterior design, decoration, fittings and finishes shown on the plan are subject to adjustments from time to time and are for reference purpose only. The Vendor/the Developer reserves the rights to make any amendments to the layouts, interior and exterior design, fittings and finishes of the Development.

# 機電裝置圖 MECHANICAL & ELECTRICAL PLAN



## 機電裝置說明表 Mechanical & electrical provisions

- |   |  |                 |                                     |
|---|--|-----------------|-------------------------------------|
| ⤴ | 10A 1 gang 1 way lighting switch wide rocker | ⤴ <sup>W</sup>  | 13A weatherproof socket outlet      |
| ⤵ | 10A 2 gang 1 way lighting switch wide rocker | ⤴ <sup>W</sup>  | 13A weatherproof twin socket outlet |
| ⤶ | 10A 3 gang 1 way lighting switch wide rocker | Ⓣ               | Telephone and data point            |
| ⤷ | 20A double pole switch c/w pilot lamp        | Ⓣ <sup>V</sup>  | TV/FM outlet                        |
| ⤴ | 13A socket outlet                            | Ⓣ <sup>PD</sup> | Video door phone                    |
| ⤴ | 13A twin socket outlet                       | Ⓣ               | Door bell push button               |
|   |  | ○               | Lighting point                      |

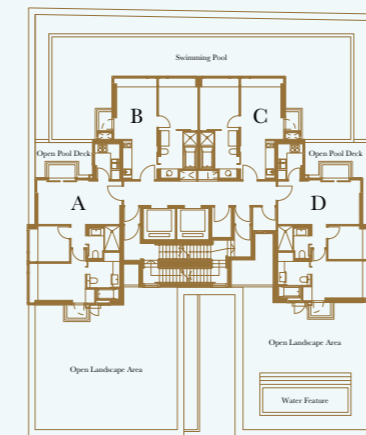
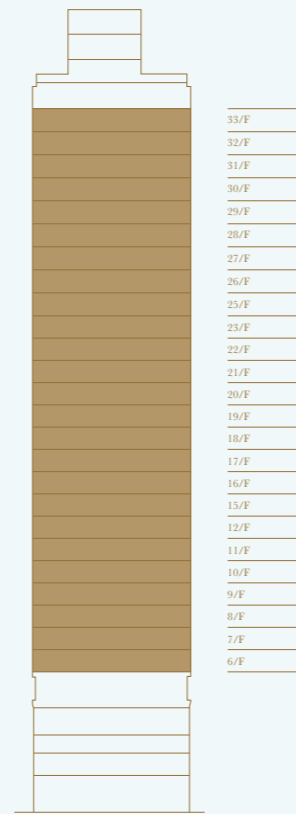
# 六樓至三十三樓單位平面圖 6/F TO 33/F FLOOR PLAN

## 附註:

- 露台及工作平台為不可封閉之地方。
- 住宅單位由6樓開始，不設4、13、14、24及34樓。
- 部份樓層外牆範圍設有建築裝飾及/或外置喉管，詳細資料請參考最後批准之建築圖則。
- 部份住宅單位客/飯廳/睡房之假天花內裝置冷氣喉管及其他機電設備。另單位樓面至樓面高度請參閱「參考資料」內「物業設計用途」一段。
- 住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
- 高層住宅單位的室內面積通常較低層住宅單位的稍大，因其承力結構牆可能比低層單位稍薄。
- 圖中所有長度單位只供參考用途，而住宅單位的實用面積以買賣合約所訂定的為準。
- 所有圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。
- 本頁內容僅供參考。所有資料均以買賣合約所訂定的為準。本頁內容中英文倘有不符之處，一切內容以英文版本為準。

## Notes:

- Balconies and utility platforms are non-enclosed areas.
- Residential floors start from 6/F; 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
- There may be architectural features and/or exposed pipes on external walls of some of the floors, please refer to the latest approved building plans for details.
- There are ceiling bulkheads at living/dining room/bedroom of some residential units for the air-conditioning system and/or M&E services. Please also refer to "General Information about the Development" in the section "Information for Reference".
- The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
- The internal areas of residential units on upper floors are in general slightly larger than lower floors due to possible reduced thickness of structural walls on those floors.
- All dimensions of residential units are for reference only and saleable areas of residential units are subject to the term of the Agreements for Sale and Purchase.
- All plans are subject to the final approval by the Building Authority, and/or other Government Department and Authorities.
- All contents are for reference only. All information shall be subject to the terms and conditions of the Agreements for Sale and Purchase. In case of inconsistency between the English and Chinese version of the contents of this page the former shall prevail.



# 三十五樓單位平面圖 (A 及 C 單位) 35/F FLOOR PLAN (FLAT A & C ONLY)

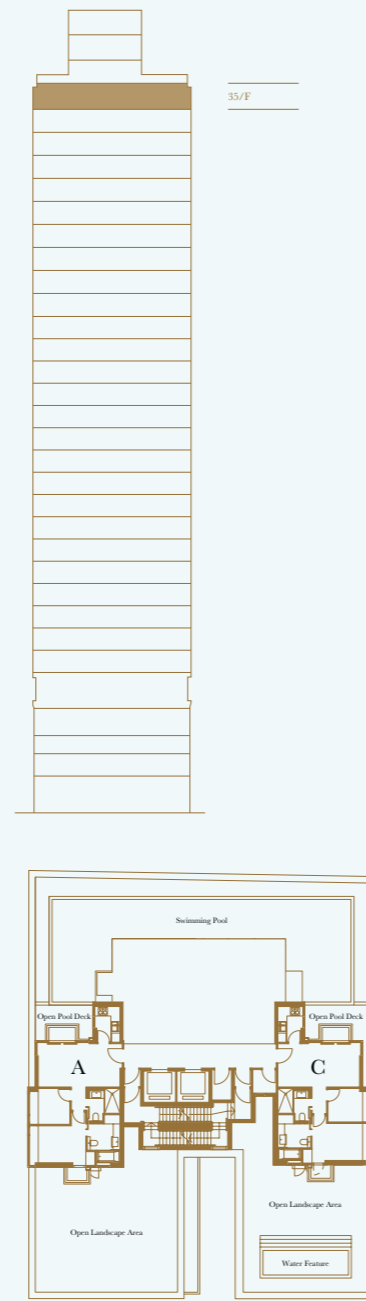


**附註:**

1. 露台及工作平台為不可封閉之地方。
2. 住宅單位由6樓開始, 不設4、13、14、24及34樓。
3. 部份樓層外牆範圍設有建築裝飾及/或外置喉管, 詳細資料請參考最後批准之建築圖則。
4. 部份住宅單位客/飯廳/睡房之假天花內裝置冷氣喉管及/或其他機電設備。另單位樓面至樓面高度請參閱「參考資料」內「物業設計用途」一段。
5. 住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
6. 高層住宅單位的室內面積通常較低層住宅單位的稍大, 因其承力結構牆可能比低層單位稍薄。
7. 圖中所有長度單位只供參考用途, 而住宅單位的實用面積以買賣合約所訂定的為準。
8. 所有圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。
9. 本頁內容僅供參考。所有資料均以買賣合約所訂定的為準。本頁內容中英文倘有不符之處, 一切內容以英文版本為準。

**Notes:**

1. Balconies and utility platforms are non-enclosed areas.
2. Residential floors start from 6/F; 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors, please refer to the latest approved building plans for details.
4. There are ceiling bulkheads at living/dining room/bedroom of some residential units for the air-conditioning system and/or M&E services. Please also refer to "General Information about the Development" in the section "Information for Reference".
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. The internal areas of residential units on upper floors are in general slightly larger than lower floors due to possible reduced thickness of structural walls on those floors.
7. All dimensions of residential units are for reference only and saleable areas of residential units are subject to the term of the Agreements for Sale and Purchase.
8. All plans are subject to the final approval by the Building Authority, and/or other Government Department and Authorities.
9. All contents are for reference only. All information shall be subject to the terms and conditions of the Agreements for Sale and Purchase. In case of inconsistency between the English and Chinese version of the contents of this page the former shall prevail.



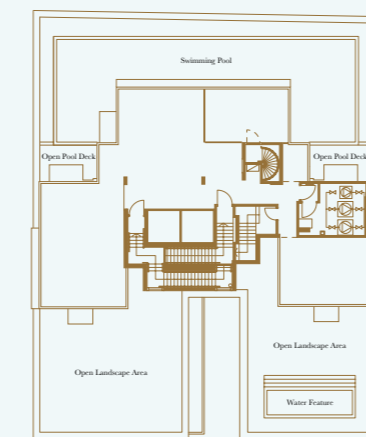
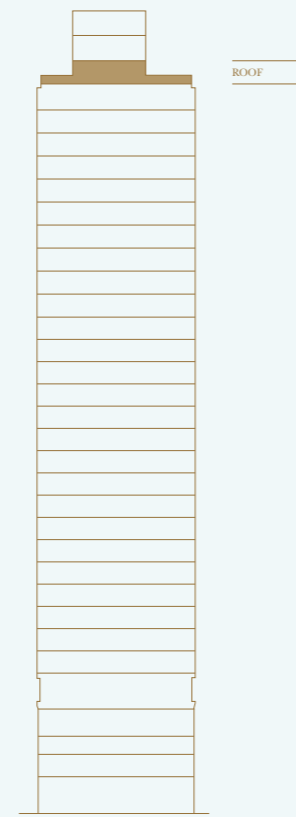
# 天台平面圖 ROOF PLAN

## 附註:

1. 露台及工作平台為不可封閉之地方。
2. 住宅單位由6樓開始,不設4、13、14、24及34樓。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管,詳細資料請參考最後批准之建築圖則。
4. 部份住宅單位客/飯廳/睡房之假天花內裝置冷氣喉管及其他機電設備。另單位樓面至樓面高度請參閱「參考資料」內「物業設計用途」一段。
5. 住宅單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
6. 高層住宅單位的室內面積通常較低層住宅單位的稍大,因其承力結構牆可能比低層單位稍薄。
7. 圖中所有長度單位只供參考用途,而住宅單位的實用面積以買賣合約所訂定的為準。
8. 所有圖則以建築事務監督及/或其他政府部門及機構最後批准之版本為準。
9. 本頁內容僅供參考。所有資料均以買賣合約所訂定的為準。本頁內容中英文倘有不符之處,一切內容以英文版本為準。

## Notes:

1. Balconies and utility platforms are non-enclosed areas.
2. Residential floors start from 6/F; 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors, please refer to the latest approved building plans for details.
4. There are ceiling bulkheads at living/dining room/bedroom of some residential units for the air-conditioning system and/or M&E services. Please also refer to "General Information about the Development" in the section "Information for Reference".
5. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.
6. The internal areas of residential units on upper floors are in general slightly larger than lower floors due to possible reduced thickness of structural walls on those floors.
7. All dimensions of residential units are for reference only and saleable areas of residential units are subject to the term of the Agreements for Sale and Purchase.
8. All plans are subject to the final approval by the Building Authority, and/or other Government Department and Authorities.
9. All contents are for reference only. All information shall be subject to the terms and conditions of the Agreements for Sale and Purchase. In case of inconsistency between the English and Chinese version of the contents of this page the former shall prevail.



Scale : 0M 5M

# 單位面積圖

## AREA SCHEDULE

單位 Flat	A		B	C		D		
樓層 Floor	6-33	35	6-33	6-33	35	6-33		
實用面積(包括露台及工作平台) (平方呎) Saleable Area (including balcony & utility platform) (sq.ft.)	612	612	382	382	610	610		
(露台(平方呎)) (Balcony (sq.ft.))	(22)	(22)	-	-	(22)	(22)		
(工作平台(平方呎)) (Utility Platform (sq.ft.))	(16)	(16)	(16)	(16)	(16)	(16)		
另 Plus	窗台(平方呎) Bay Window (sq.ft.)		27	27	30	30	26	26
單位有蓋面積(平方呎) Unit Covered Area (sq.ft.)	639	639	412	412	636	636		
單位所分攤的公用地方面積(平方呎) Apportioned Share of Common Area (sq.ft.)	202	202	131	131	202	202		
建築面積(平方呎) Gross Floor Area (sq.ft.)	841	841	543	543	838	838		
單位其他面積(平方呎) Other Area of the Unit (sq.ft.)	-	-	-	-	-	-		
平台(平方呎) Flat Roof (sq.ft.)	-	-	-	-	-	-		
天台(平方呎) Roof (sq.ft.)	-	-	-	-	-	-		

附註：

- 實用面積包括露台面積及工作平台面積。
- 單位有蓋面積包括實用面積、窗台(如有)及冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- 單位所分攤的公用地方面積包括入口大堂、住宅之各樓層之電梯大堂、電梯機、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
- 有關之建築圖則、分區計畫大綱圖、政府租契及大廈公契草稿等各項文件之副本，均可向售樓處免費查閱。
- 單位樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

Notes:

- Saleable Area includes area of the balcony and utility platform.
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C plant room (of any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.
- Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area).
- Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the draft DMC are available for free inspection at the sales office(s).
- 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.
- The internal space of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- All plans are subject to final approval by the relevant Government Authorities.

## DEFINITIONS OF SALEABLE AREA AND OTHER AREA

- 實用面積(按標準買賣合約)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、工作平台或陽台)由圍繞單位、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，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，但不包括圍繞著有關單位、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。

- 其他面積(按標準買賣合約)為：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；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；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)；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。

## 獲豁免計算樓面面積之環保及創新設施

物業發展項目內有以下環保或創新設施，其面積已據屋宇署、地政署及規劃署推行之環保及創新樓宇政策獲豁免計算樓面面積：

已獲豁免之露台面積(平方米)(6樓至33樓)

A單位	B單位	C單位	D單位	總面積
2	-	-	2	4

已獲豁免之露台面積(平方米)(35樓)

A單位	C單位	總面積
2	2	4

已獲豁免之工作平台面積(平方米)(6樓至33樓)

A單位	B單位	C單位	D單位	總面積
1.5	1.5	1.5	1.5	6

已獲豁免之工作平台面積(平方米)(35樓)

A單位	C單位	總面積
1.5	1.5	3

附註：

- 根據建築物條例，以上表列之露台及工作平台面積並不計算在樓面面積及地盤覆蓋面積之內。單位之露台及工作平台面積計入該單位實用面積內。
- 露台及工作平台不能被封閉或封密。

## GROSS FLOOR AREA EXEMPTED UNDER THE GREEN AND INNOVATIVE BUILDING POLICY

The Development contains the following green and innovative features which have been exempted from gross floor area calculation under the Green and Innovative Buildings policy implemented jointly by the Building Department, Lands Departments and the Planning Department:

Exempted Balconies Area Schedule (S.M.)(6/F-33/F)

Flat A	Flat B	Flat C	Flat D	Total
2	-	-	2	4

Exempted Balconies Area Schedule (S.M.)(35/F)

Flat A	Flat C	Total
2	2	4

Exempted Utility Platform Area Schedule (S.M.)(6/F-33/F)

Flat A	Flat B	Flat C	Flat D	Total
1.5	1.5	1.5	1.5	6

Exempted Utility Platforms Area Schedule (S.M.)(35/F)

Flat A	Flat C	Total
1.5	1.5	3

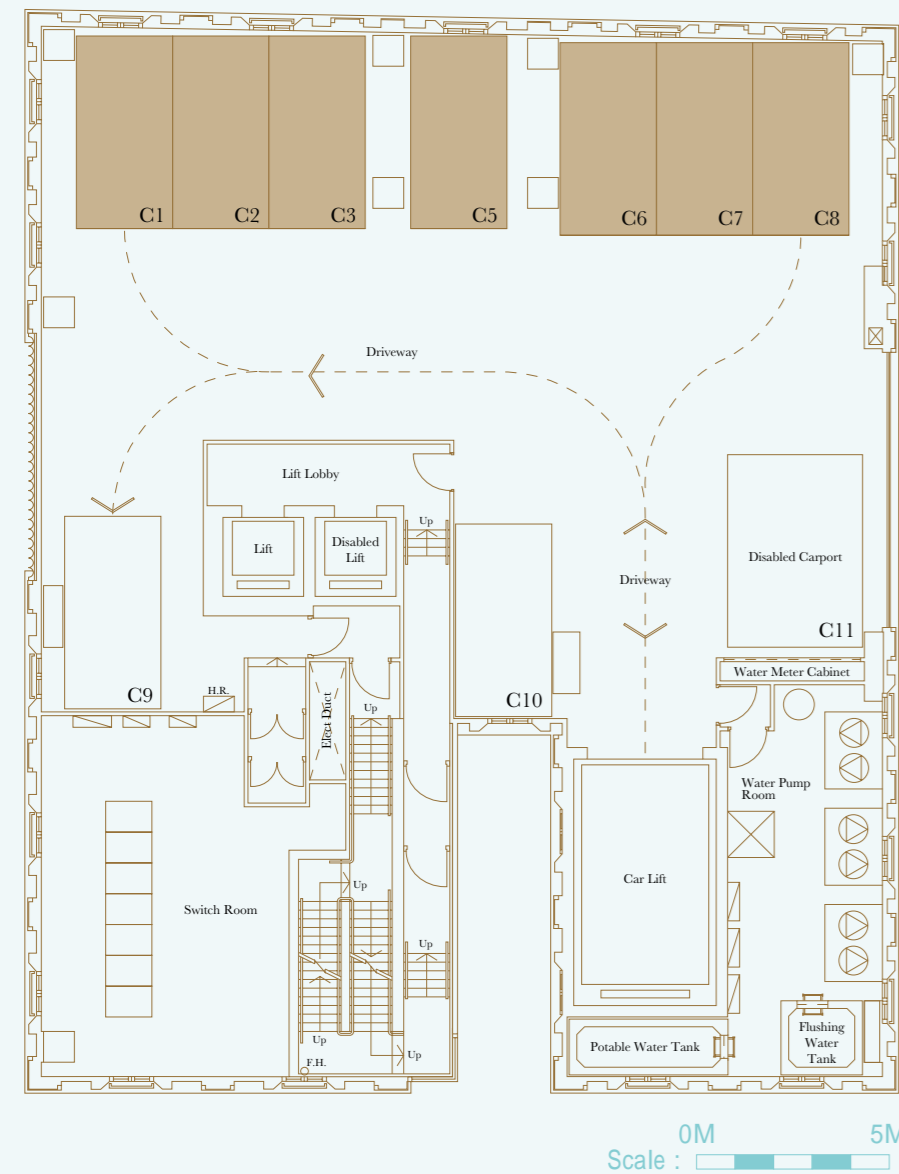
Notes:

- The area of balconies and utility platforms are exempted from gross floor area and site coverage calculations under the Buildings Ordinance. The saleable area of a flat includes the area of the balcony and utility platforms of that flat.
- Balconies and utility platforms must not be enclosed.

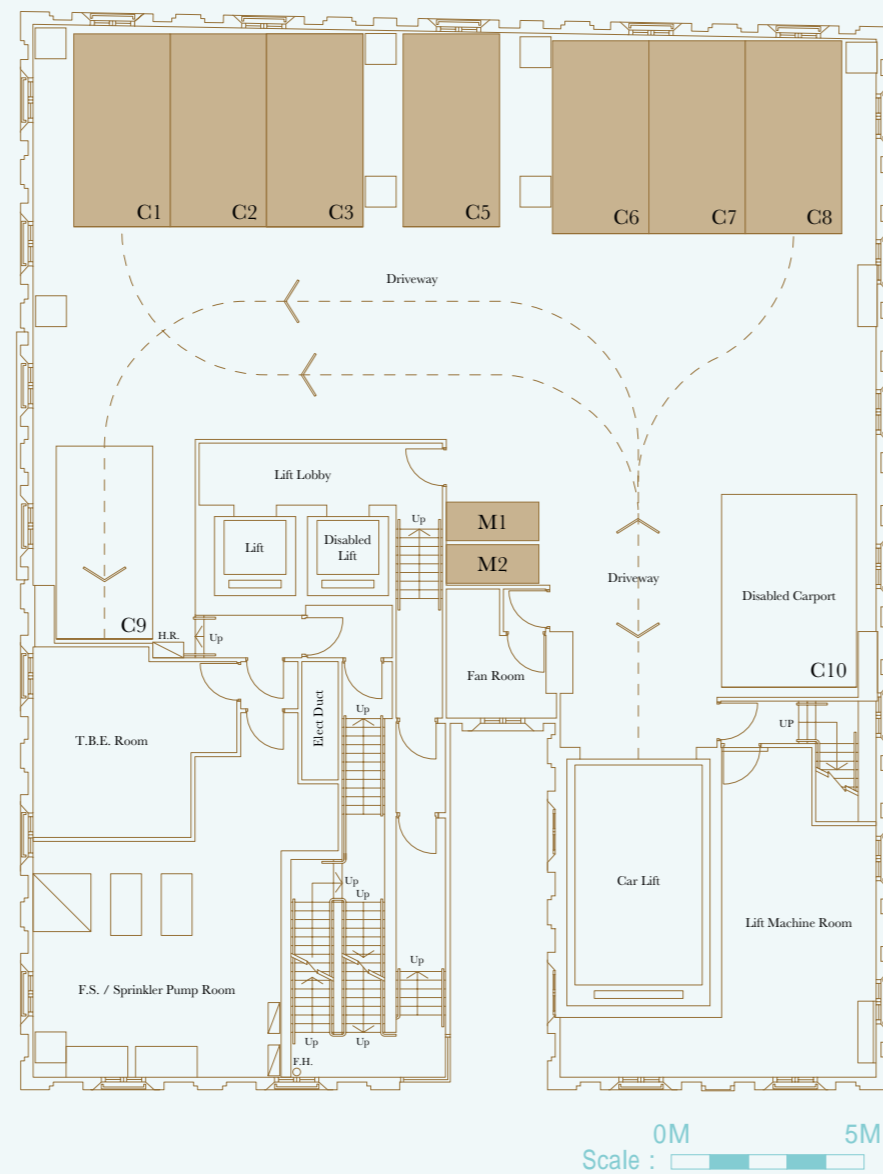
# 一樓及二樓停車場平面圖

## 1/F & 2/F CAR PARK PLAN

一樓停車場平面圖  
1/F Car Parks



二樓停車場平面圖  
2/F Car Parks



### 車位數目及車位面積 Area Schedule of Car Parks

車位類別 Category of car parking spaces	數目 Numbers	尺寸(寬×長)(米) Dimension (W×L)(M)	每個車位面積(平方米) Area of each car park
住客車位 Residential car parking spaces	14	2.5 x 5	12.5
訪客車位 Visitor car parking spaces	3	2.5 x 5	12.5
傷殘人士訪客車位 Disabled visitor car ports	2	3.5 x 5	17.5
電單車車位 Motor cycle parking spaces	2	1 x 2.4	2.4

## 大廈公契暨管理協議部份重要條款

- 該地段將訂立一份包含管理合約的公共契約(「公契」)。
- 公用地方及設施包括, 除其他以外, 休憩地方及相關配套設施、天台及露台(不包括連在住宅單位內的)、外牆、電訊廣播設備房、冷氣機組房、樓梯、入口大堂、升降機大堂、升降機, 以及其他為該發展項目之各業主共用以及為利益而設之地方、系統、裝置及設施。
- 尚泰物業管理有限公司獲委任為管理公司, 初步委任年期由簽署公契之日期起為期兩年。管理公司之每年酬金不超過為妥善及有效地管理該發展項目所合理及適當地引致之全年總開支(不包括管理公司酬金及任何資本開支)之10%。
- 管理公司有權為維修保養該發展項目及公用地方及設施任何部份, 進入任何單位或其任何部份, 不論是否攜同工人, 只要在發出適當通知後於一切合理時間進行(緊急情況則屬例外)。
- 管理公司獲各業主授予全權聘請合適資格人士遵照政府有關部門不時就斜坡、護土牆及有關結構所發出之指引及規定及進行必須之保養維修工程。各業主須攤分上述工程之費用。
- 除其他以外, 下列契約及限制亦須包括在內:
  - 任何業主不得對其單位作出任何結構性改動, 亦不可更改發展項目之外觀。
  - 任何業主均不准許在其單位的大門或入口豎立、裝置、安裝或裝接任何金屬柵、遮板或閘門。
  - 除獲管理公司事先書面同意之窗口格柵設計外, 業主均不得於其單位內安裝任何窗口格柵。
  - 除獲管理公司事先書面同意外, 業主不得於發展項目之任何窗口或外牆安裝冷氣機或其他設備, 但指定作此等用途之位置則除外。
  - 在管理公司認為該雀鳥、動物、狗、貓及寵物對業主或住客造成滋擾或干擾, 或引起二個或以上業主或住客書面投訴的情況下, 業主不得在發展項目內飼養雀鳥、動物、狗、貓及寵物。在任何情況下除非狗隻被攜帶或牽著皮帶, 否則不得進入公用地方及設施。

- 除非得到管理公司同意, 任何業主不得加裝任何天線於發展項目的外牆。
  - 「不可封閉區域」只可用作露台或工作平台(視屬何情況而定)。任何業主不得圍封經批准之建築圖則內訂定屬於其住宅單位之「不可封閉區域」。
  - 業主須支付費用保養及維修其住宅單位及其附屬的「不可封閉區域」及環保及創新設施, 將之保持在良好清潔狀況。
  - 各業主必須遵守及依從批地文件及公契之一切條款及規定。
- 管理公司須負責管理該地段及發展項目, 並在發展商將公用地方及設施轉讓予管理公司後, 以受托人身份為所有業主之整體利益持有上述公用地方及設施。
  - 住宅單位佔整體業權之不可分割份數及住宅單位之管理份數表。

樓層	每個單位佔整體業權之不可分割份數及住宅單位之管理份數			
	A單位	B單位	C單位	D單位
6樓至33樓	639	412	412	636
35樓	639	830	636	-

每個住客車位佔整體業權之不可分割份數及管理份數為135。

每個電單車位佔整體業權之不可分割份數及管理份數為26。

上述中文譯本僅供作參考, 一切內容概以英文本為準。欲知詳情, 請參考最新版本的大廈公契草稿。最新版本的大廈公契全稿可於辦公時間內在售楼處查詢, 如需要副本則要繳付影印費。

# SALIENT POINTS ON DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

1. A Deed of Mutual Covenant and Management Agreement (“the Deed of Mutual Covenant”) will be entered into in respect of the Lot and the Development.
2. Common Areas and Facilities shall include, among others, recreational areas and facilities, roofs and flat roofs not forming parts of Residential Units, external walls, telecommunication broadcasting equipment rooms, A/C plant room, stairways, entrance lobbies, lift lobbies, lifts, and such other areas and any other systems, devices and facilities provided or installed in the Development intended for the common use and benefit of the Owners of the Development.
3. Shang Tai Property Management Limited is the appointed Manager for an initial term expiring two (2) years from the date of the Deed of Mutual Covenant. The annual remuneration of the Manager shall not exceed ten per cent (10%) of the total annual expenditure (excluding the Manager's remuneration and any capital expenditure) reasonably and necessarily incurred in the good and efficient management of the Development.
4. The Manager shall have the power to enter with or without workmen at all reasonable times on reasonable notice (except in case of emergency) into and upon any unit or any parts thereof for the purposes of repairing or maintaining the Development and the Common Areas and Facilities.
5. The Manager is to be given full authority by the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the slopes and retaining structures in compliance with the conditions and all guidelines issued from time to time by the appropriate Government Department and the relevant manual regarding the maintenance of slopes, retaining walls and related structures and each owner will be obliged to make contribution towards the costs of such works.
6. The following covenants and restrictions, among others, are to be included:
  - (i) No Owner shall make any structural alteration to his unit, alter the appearance of the facade or external appearance of the Development.
  - (ii) No Owner shall permit any metal grille or shutter or gate to be erected, affixed, installed or attached in or on or at the door or doors or entrances of any part of his unit.
  - (iii) No Owner shall install any window grille in his unit without obtaining prior written approval of the design of such window grille from the Manager.
  - (iv) No air-conditioning or other units shall without the prior written consent of the Manager be installed through any window or external wall other than at places designated for such purpose.
  - (v) No Owner shall keep any bird, animal, dog, cat or pet on any part of the Development if in the opinion of the Manager, such bird, animal, dog, cat or pet is causing a nuisance or disturbance to other Owners or occupiers of the Development or if the same has been the cause of complaint of at least two other Owners or occupiers of the Building. In any event no dogs shall be permitted in the Common Areas and Facilities unless carried or on leash.
  - (vi) No Owner, subject to the rights of the Developer, shall erect any private aerial and radio system installed in the Development without the permission of the Manager.
  - (vii) The Non-enclosed Areas of a residential unit shall only be used as balconies or utility platforms (as the case may be). No Owner shall enclose the Non-enclosed Areas of his residential unit other than as approved under the Building Plans.
  - (viii) The owners shall at their own costs and expenses keep and maintain their units and the Non-enclosed Areas and Green Innovative Features thereof in good, clean and tidy state and condition.
  - (ix) Every Owner shall observe and comply with all terms and provisions of the Land Grant and the Deed of Mutual Covenant.
7. The Manager shall be responsible for the management of the Lot and the Development and shall hold the Common Areas and Facilities, upon assignment of the same by the Developer to the Manager, as trustee and for the general benefit of all the Owners.
8. Allocation of Undivided Shares & Management Shares Schedule

Floor	Allocation of Undivided Shares & Management Shares Schedule			
	Flat A	Flat B	Flat C	Flat D
6/F - 33/F	639	412	412	636
35/F	639	830	636	-

The Undivided Shares & Management Shares of each Residential Parking Space are 135. The Undivided Shares & Management Shares of each Motor Cycle Parking Space are 26.

The above information is for reference only. Please refer to the latest draft of the Deed of Mutual Covenant for details. A full script of the latest draft of the Deed of Mutual Covenant is available for inspection during opening hours in the sales office. A copy of the full script of the Deed of Mutual Covenant is available upon request and payment of the necessary photocopying charges.

# 批地文件部份重要條款 SALIENT POINTS ON THE LAND GRANT DOCUMENT

## 批地文件部份重要條款

1. 內地段2087號之A段、B段、C段、D段之剩餘部份、E段之剩餘部份、F段、G段、H段、J段、K段及內地段2087號之剩餘部份之批地文件為1份，日期為1915年5月7日有關內地段2087號的政府租契。
2. 批地年期由1914年9月28日起計75年，另續期75年。

上述資料僅作參考用途，一切內容以英文本為準。詳情請參閱有關的政府租契。另請參閱「通行權」。

## 通行權

批地文件規定政府、隔鄰眾地段的承批人及其租客、受僱人、訪客、勞工及其他獲授權人士有權不時及於批地年期內任何時間就所有與正當使用和享用隔鄰眾地段有關之目的自由無阻地進出及穿越地段部份範圍(有關範圍請參閱公契附屬G/F圖則)。

## SALIENT POINTS ON THE LAND GRANT DOCUMENT

1. The Land Grant document in respect of Section A, Section B, Section C, The Remaining Portion of Section D, The Remaining Portion of Section E, Section F, Section G, Section H, Section J, Section K and The Remaining Portion of Inland Lot No. 2087 is Government Leases in respect of Inland Lot No. 2087 dated 7th May 1919.
2. The term of the Land Grant is 75 years commencing from 28th day of September 1914 with a right of renewal for one further term of 75 years.

The above information is for reference only. For full details, please refer to the relevant Government Leases. Please also refer to the paragraph “Right of Way.”

## RIGHT OF WAY

The Land Grant provides that the Government, the land grantee of neighbouring lots and their tenants, servants, visitors, workmen and other persons authorized by them in that behalf shall have a free and uninterrupted right from time to time and at all times during the term of the Land Grant for all purposes connected with the proper use and enjoyment of such neighbouring lots to pass and repass on along over by and through the portions in the Lots shown on the G/F plan annexed to the Deed of Mutual Covenant.

# 有關臨時買賣合約事宜

## 有關認購登記申請款項之處理事項

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)。

## 有關臨時買賣合約之重要提示，買方請小心閱讀：

此「重要提示」載於香港律師會專業守則(第二冊)第24章A(12)表格B2(適用於非同意方案)：

(下文第一點中的「此合約」指訂購合約。)

### 重要提示 – 買方請小心閱讀

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

我/我們已收到此提示之副本及完全明白此提示之內容。

香港律師會查詢電話及網站：  
查詢電話：2846 0500  
網站：www.hklawsoc.org.hk

# MATTERS RELATING TO PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 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.**

## IN RESPECT OF PRELIMINARY AGREEMENT, PLEASE READ CAREFULLY:

“Warning to Purchasers” notice prescribed in Form B1 (for Non-Consent Scheme) contained in Practice Direction 12 of Chapter 24 Section A of The Hong Kong Solicitors’ Guide to Professional Conduct (Volume 2) issued by The Law Society of Hong Kong:  
(“This” in point 1 of the below warning notice refers to the Memorandum for Sale.)

### WARNING TO PURCHASERS - PLEASE READ CAREFULLY!

1. This is a **BINDING AGREEMENT** but you will be expected to sign later a formal sale and purchase agreement.
2. Before you do so you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
3. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the vendor’s solicitor to act for you as well as for the vendor.
4. **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able at every stage of your purchase to give you independent advice.
5. If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
6. Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor’s solicitor, to protect your interest. You are free to choose whichever option you prefer.

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

The enquiry number and website address of the Law Society of Hong Kong:  
Enquiry telephone number: 2846 0500  
Website address: www.hklawsoc.org.hk



# 其他資料

# OTHER INFORMATION

## 一手住宅物業買家須知

- 決定購買一手住宅物業前，你應該：
  - 謹記購買「樓花」和已落成的住宅物業有所不同；

### 費用、貸款、樓價

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

### 單位面積及鄰近環境

實地瞭解物業的鄰近環境(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有關各項面積的資料。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、台階、窗台、冷氣機房等地方的面積，則會逐項列出，但不包括在實用面積之內；

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

- 留意單位的「實用面積」是否包括露台、平台、天台、花園、閣樓、天井、台階、窗台、工作平台、冷氣機房及結構牆身預製組件等地方；

在計算單位呎價時，應清楚明白是以「實用面積」或「建築面積」計算。如對有關資料有任何疑問，應諮詢測量師或律師，及向發展商查詢；

### 「售樓說明書」其他內容

#### 了解

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

### 政府租契及大廈公契

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

### 臨時買賣合約

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

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

- 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)；

注意祇是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。

- 購買「預售樓花同意書」下的「樓花」前，你應該：

向發展商確定是否已獲得地政總署批出「預售樓花同意書」；

留意發展商及地產代理不可以在發展商獲發「預售樓花同意書」前，收取任何訂金或「留位費」；

注意訂金應支付給負責託管買家款項的律師行。

- 委託律師前，你應該：

考慮自行委託律師，以保障你的利益(如律師同時代表發展商，發生利益衝突時，他未必能夠保障你的利益)；

比較不同律師的收費。

你可透過以下專線，就物業銷售安排或代理執業手法作出投訴或表達意見：

#### (1) 消費者委員會

查詢電話：2929 2222  
傳真：2590 6271

#### (2) 地產代理監管局

查詢電話：2111 2777  
傳真：2598 9596

#### (3) 運輸及房屋局

查詢電話：2186 8323  
傳真：2509 3770

#### (4) 香港地產建設商會

查詢電話：2826 0111  
傳真：2845 2521

資料來源：地產代理監管局及消費者委員會於2010年9月刊載之「一手住宅物業買家須知」。

## 買方可查閱的資料

- 買賣、按揭契約及印花稅等費用。
- 經建築事務監督據《建築物條例》批准之最新整體規劃圖則及建築圖則全套。
- 賣方已在售樓處內存放地契、大廈公契之草稿、正式買賣合約格式及已審批之建築圖，供準買家免費查閱。
- 所有買方須注意，在部份露台、工作平台或天台內可能有外露之喉管，買方可要求售樓處職員提供有關展示外露之喉管大約位置的平面圖作參考。賣方/發展商保留更改該等圖則的權利，並以有關政府部門審批同意為準。
- 2010年9月17日之香港城市規劃委員會依據城市規劃條例擬備的銅鑼灣分區大綱圖(編號S/H6/15)。

## 買方須留意的其他事項

- 買方須注意於預售樓花正式買賣合約內已列明以下有關於住宅單位的執修條款(如適用)：賣方須於收到預售樓花的買方於買賣完成交易日期起計的6個月內所發出的書面通知後，在合理切實可行的情況下，盡快自費執修該住宅單位或其於正式買賣合約所列明的建築材料及設備的缺漏(除因買方的行為或疏忽所引致者外)。
- 在此建議各準買家親身到訪物業發展項目以充分了解其周圍的環境，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建築裝飾。
- 賣方將會/已支付地段由政府批出地段起計直至並包括相關之轉讓契約之日期為止之地租。
- 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適時上載於本物業發展項目之網址：www.thewarren.com.hk

#### 附註：

- 賣方/發展商保留修改物業發展項目的設計、規格訂明、特色、平面圖、用料及範圍以內所有設施用途之權利而毋須事先通知。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。
- 所有資料包括但不限於相片、地圖、圖表、透視圖及電腦模擬圖等僅供參考之用，並不構成任何邀約、承諾或保證(無論明示或暗示)。部份相片、畫家筆下構思圖及平面圖經由電腦修飾處理。
- 賣方/發展商保留權利對物業發展項目的時間表、圖則、物業之分佈、設計、設施、透視圖以及其他細則作出改動。
- 中英版本如有歧異，一律以英文版本為準。
- 本售樓書內所載的一切資料以大廈公契及買賣合約條款為準。在此建議各買家如有疑問或欲知個別內容之詳情，請向其售樓人員或其有關行業之專業人士詢問查證。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- Before you decide to purchase a first-hand residential property, you should：
  - note that buying uncompleted flats is not the same as acquiring completed property；

#### Fees, mortgage loan and property price

calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties；

check with the 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 definiiun 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 followings；

- interior and exterior fittings and finishes；
- expected completion date；
- management fees (e.g. whether items such as internet fees and club house fees are included)；

- whether animals can be kept in the unit；

- whether owners need to share the expenses for managing, operation 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 developers' staff or other persons are written into (1) both the provisional and formal agreements for sale and purchase as part of the contractual terms; or (2) a separate written agreement;

understand that the provisional agreement for sale and purchase is a legally binding agreement. If you withdraw from it after signing and, (1) if the flat is under the Consent Scheme, your deposit of up to 10% of the property price may be forfeited; or (2) if the flat is not under the Consent Scheme, the developer may take proceedings to enforce specific performance of the agreement or retain your deposit and claim for damages for breach of the agreement.

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

find out whether the agent will act on your behalf only (if the agent also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest); find out whether any commission is payable to the agent and, if so, its amount and the time of payment (all of these to be agreed between the agent and you);

note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk);

note that some developers handle sales themselves and you can decide whether to appoint an estate agent.

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

seek confirmation from the developer whether a "Consent to Sell" has been issued by the Lands Department;

note that the developer and estate agent are not allowed to receive any deposit or "reservation fee" before the developer has obtained the "Consent to Sell";

note that the deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the development.

#### 4. Before you engage a solicitor, you should:

consider engaging your own solicitor to protect your interests (if the solicitor also acts for the developer, he may not be able to protect your interests in the event of a conflict of interest);

compare the charge 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:

#### 1. Consumer Council

Enquiry hotline: 2929 2222

Fax: 2590 6271

#### 2. Estate Agents Authority

Enquiry hotline: 2111 2777

Fax: 2598 9596

#### 3. Transport and Housing Bureau

Enquiry hotline: 2186 8322

Fax: 2509 3770

#### 4. The Real Estate Developers Association of Hong Kong

Enquiry hotline: 2826 0111

Fax: 2845 252

Source of information: "Notes to Purchasers of First-hand Residential Properties" published by Estate Agents Authority and Consumer Council dated 9/2010

## INFORMATION TO BE PROVIDED ON REQUEST

The following information will be provided on request:

1. Charges for conveyancing and mortgage, and stamp duties.
2. A complete set of updated master layout plans (if any) and building plans approved by the Building Authority under the Buildings Ordinance.
3. The Vendor has deposited in the sales office a copy of the Land Grant, the draft DMC, the form of the formal Sale and Purchase Agreement and the approved Building Plans for inspection by prospective purchasers free of charge.
4. Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms and flat roofs/roofs. Floor plans of such balconies, utility platforms and 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 and Developer reserve the right to amend such plans subject to the approval by the relevant Government Departments and Authorities.
5. Causeway Bay Outline Zoning Plan S/H6/15 dated 17 September 2010.

## INFORMATION TO NOTE

1. Purchaser should note the following provision contained in the standard formal Agreement for Sale and Purchase (for pre-sale) regarding defects rectification (if applicable): The Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months of the date of completion of the sale and purchase remedy any defects to the Property, or the fittings and finishes specified in the Agreement, caused otherwise than by the act or neglect of the Purchaser.
2. Potential purchasers are advised to have site visits for a better understanding of the surrounding areas and environment of the Development as well as making reference to building model placed at the sales office for the physical appearances and/or architectural features of the Development.
3. The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments.
4. 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, on the website of the Development: [www.thewarren.com.hk](http://www.thewarren.com.hk)

#### OTHER INFORMATION TO NOTE

1. The Vendor/the Developer 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. All information given in this sales brochure is subject to final Government approved plans and documentation.
2. All information which includes, but is not limited to, photos, maps, charts, perspectives, computer graphics and etc. in this sales brochure are for reference only and shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly. Some of the photos, artist impressions and floor plans have been enhanced by computer graphics.
3. The Vendor/the Developer reserves the right to make modifications and changes to the time table, plans, layout, design, facilities and other perspectives of the Development referred to herein, which are for reference only.
4. Where there is discrepancy in meaning between the English and Chinese version, the English version shall prevail.
5. All information contained herein shall be subject to the terms and conditions of the Deed of Mutual Covenant and Management Agreement and the Agreement for Sale and Purchase. Potential purchasers are advised to make enquiries with their own sales personnel or consult their own relevant professionals for verification of any doubt or any particulars of any items.

賣方保留修改物業範圍內之所有公用設施及發展項目的時間表、設計、規格、特色、上蓋物業之分佈、圖則、平面圖、用料及設施之權利，恕不作另行通知。部份康樂設施於入伙時未必能即時啟用。此售樓說明書內的所有資料包括但不限於相片、地圖、畫家筆下構思圖及電腦模擬圖等僅供參考之用，並不構成或被視為發展商的任何邀約、承諾或保證（無論明示或暗示）。發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。此售樓說明書內一切資料，均以政府相關部門最後批准之圖則及法律文件為依據。此售樓說明書之所有內容或其任何部份之中、英文版本如有歧義，一律以英文版為準。所有資料根據正式買賣合約及大廈公契之條款為準。

The Vendor reserves the right to change the intended use of all common facilities within the Development and to make modifications and changes to the time table, building design, specifications, features, layout, plans, floor plans, materials and facilities without prior notice. Some recreational facilities may not be available immediately upon the date of occupation. All information which includes but is not limited to photos, maps, perspectives, computer graphics and etc. in this sales brochure can only be used for reference and shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly by the Developer. The Developer also advises Purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. All information contained in this sales brochure shall be subject to the final plans approved by the relevant Government Departments and Authorities and legal documentation. In case of discrepancy between English version and Chinese version in respect of all or any part of the contents in this sales brochure, the English version shall prevail. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase and the Deed of Mutual Covenant and Management Agreement.

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