

23

WONG CHUK HANG ROAD

黃 竹 坑 道 23 號

THE ART OF PREMIUM SPACES

SALES BROCHURE

售樓說明書

INFORMATION ON THE DEVELOPMENT

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development	23 Wong Chuk Hang Road
Number of blocks	1 Block
Total number of storeys	27 storeys including G/F (excluding 3 storeys of basement and roof)
Number of storeys for retail	3 storeys (2/F-3/F & part of 5/F)
Number of storeys for office	21 storeys (Part of 5/F, 6/F-12/F, 15/F, 17/F-23/F & 25/F-29/F)
Number of storeys for parking	4 storeys (B3/F – G/F)
Number of storeys for mechanical & electrical plants	1 storey (30/F)
Floor numbering as provided in the approved building plans for the Development	B3/F – B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F & Roof
Omitted floor numbers	4/F, 13/F, 14/F, 24/F
Sky garden cum Refuge floor	1 storey (16/F)
Intended manager	Savills Property Management Limited

PARTIES INVOLVED IN THE DEVELOPMENT

Vendor	Capital Universal Investment Limited
Holding companies of the vendor	Fastest Runner Limited Dynamic Power Global Limited
Authorized person for the Development	Cheng Tsz Kwan
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity	Archeng & Partners Limited
Building contractor for the Development	Wing Sum Construction & Engineering Co., Limited
The firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development	Woo Kwan Lee & Lo
Licensed bank or registered deposit-taking company authorized under section 16 of the Banking Ordinance that has made a loan or has undertaken to provide finance for the construction of the Development	United Overseas Bank Limited
Any other person who has made a loan for the construction of the Development	Dynamic Power Global Limited

發展項目的資料

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數	黃竹坑道 23 號
座數	1 幢
樓層總數	27 層包括地下 (不包括 3 層地庫及天台)
商戶樓層數	3 層 (2 樓至 3 樓及 5 樓部分單位)
寫字樓層數	21 層 (5 樓部分單位、6 樓至 12 樓、15 樓、17 樓至 23 樓及 25 樓至 29 樓)
停車場層數	4 層 (B3 樓至 G 樓)
機電層數	1 層 (設於 30 樓)
發展項目的經批准的建築圖則所規定的樓層號數	B3 樓至 B1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓及天台
被略去的樓層號數	4 樓、13 樓、14 樓及 24 樓
空中花園及防火層	1 層 (設於 16 樓)
預定經理人	第一太平戴維斯物業管理有限公司

有參與發展項目的各方

賣方	加宇投資有限公司
賣方的控權公司	Fastest Runner Limited Dynamic Power Global Limited
發展項目的認可人士	鄭子君
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團	亞井顧問有限公司
發展項目的承建商	永森建築工程有限公司
就發展項目中的非住宅物業的出售而代表賣方行事的律師事務所	胡關李羅律師行
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的獲《銀行業條例》第 16 條認可的持牌銀行或註冊接受存款公司	大華銀行有限公司
已為發展項目的建造提供貸款的任何其他人	Dynamic Power Global Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人	Not Applicable 不適用
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或公司秘書屬上述認可人士的家人	No 否
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或公司秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development 賣方或該項目的承建商屬個人，並屬就該項目內的非住宅單位的出售代表賣方行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該賣方項目內的非住宅單位的出售代表賣方行事的律師事務所行事的經營人的家人	Not Applicable 不適用
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或公司秘書屬上述律師事務所的經營人的家人	No 否
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份	No 否

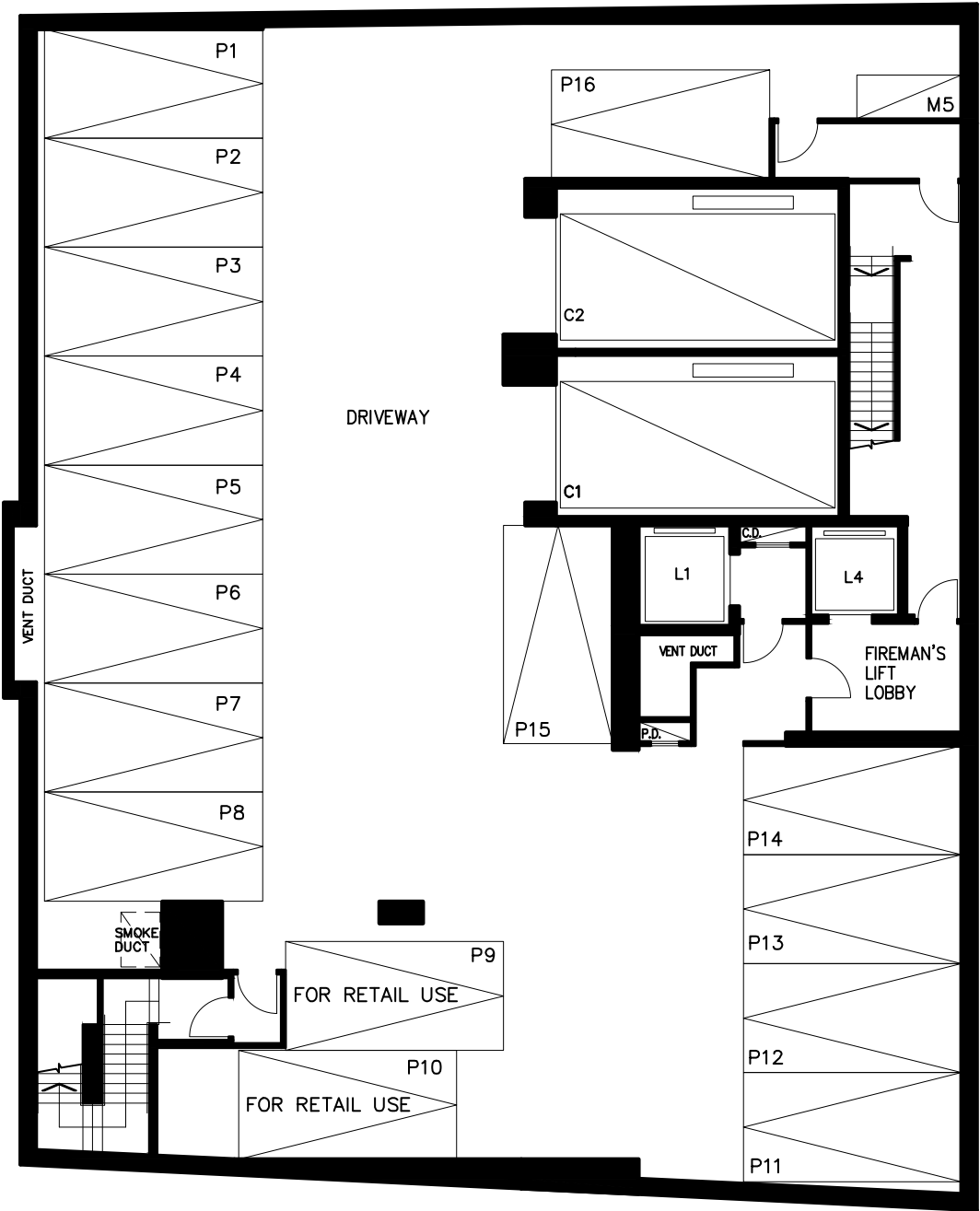
RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份	Not Applicable 不適用
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或公司秘書	No 否
(m)	The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的非住宅單位的出售而代表賣方行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份	Not Applicable 不適用
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或公司秘書	No 否
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員	Not Applicable 不適用
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	No 否
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團	Yes 是

B3/F FLOOR PLAN  
地庫3樓樓面平面圖

Carpark 停車場



**LEGEND 圖例**  
C.D. = Cable Duct 電線槽  
DRIVEWAY = Driveway 車路  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
P.D. = Pipe Duct 管道槽  
SMOKE DUCT = Smoke Duct 排煙槽  
VENT DUCT = Vent Duct 通風槽

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

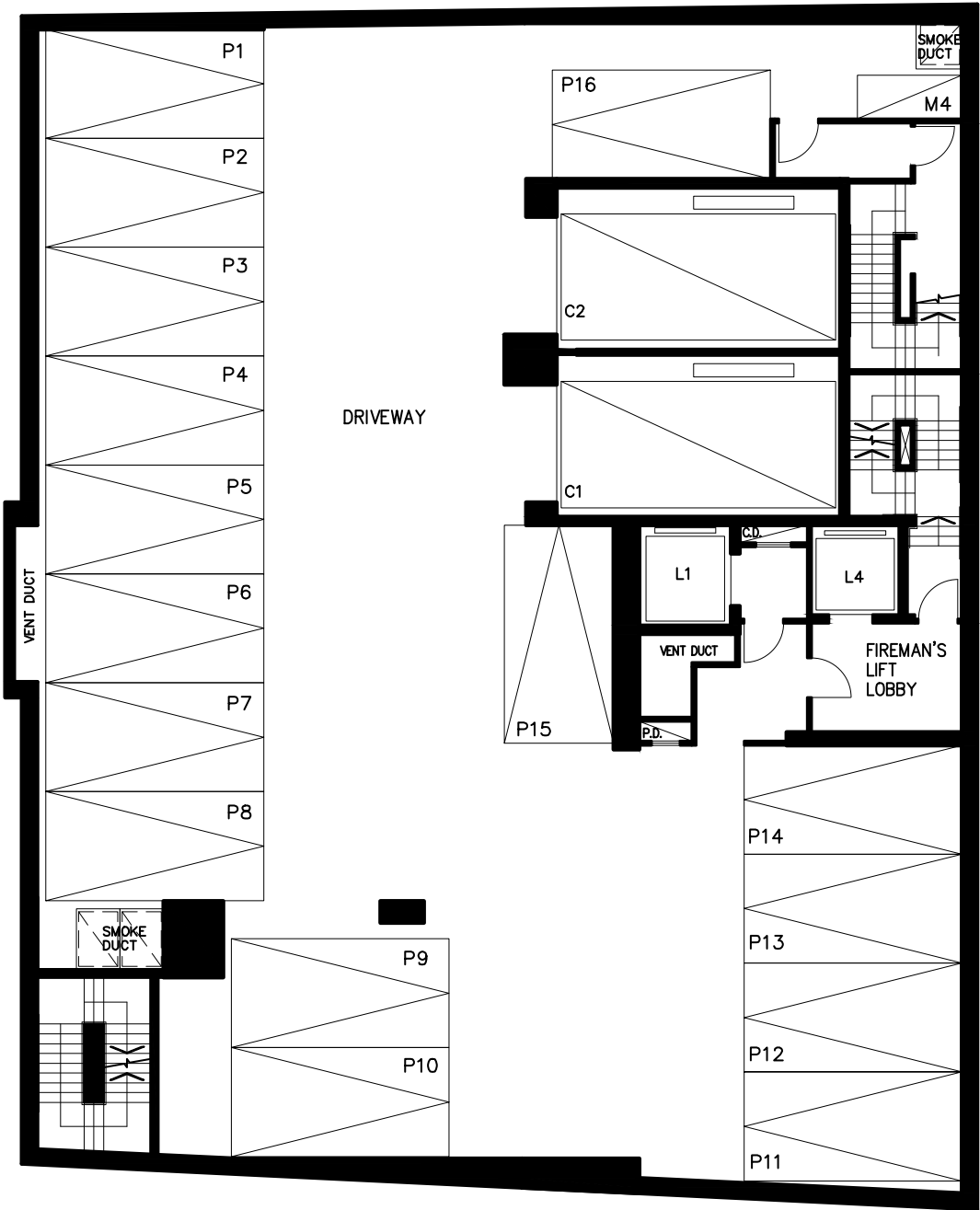
Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimension (Length x Width)[m] 尺寸(長 x 闊)(米)	Area of each Parking Space [sq.m] 每個停車位面積(平方米)
Car Parking Spaces (for Office use) 停車位(寫字樓)	14	Nos. P1 to P8 & Nos. P11 to P16	5 x 2.5	12.5
Car Parking Spaces (for Retail use) 停車位(商戶)	2	Nos. P9 to P10	5 x 2.5	12.5
Motorcycle Parking Space 電單車停車位	1	No. M5	2.4 x 1	2.4

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

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

B2/F FLOOR PLAN  
地庫2樓樓面平面圖

Carpark 停車場



**LEGEND 圖例**  
C.D. = Cable Duct 電線槽  
DRIVEWAY = Driveway 車路  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
P.D. = Pipe Duct 管道槽  
SMOKE DUCT = Smoke Duct 排煙槽  
VENT DUCT = Vent Duct 通風槽

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

Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimension (Length x Width)[m] 尺寸(長 x 闊)(米)	Area of each Parking Space [sq.m] 每個停車位面積(平方米)
Car Parking Spaces (for Office use) 停車位(寫字樓)	16	Nos. P1 to P16	5 x 2.5	12.5
Motorcycle Parking Space 電單車停車位	1	No. M4	2.4 x 1	2.4

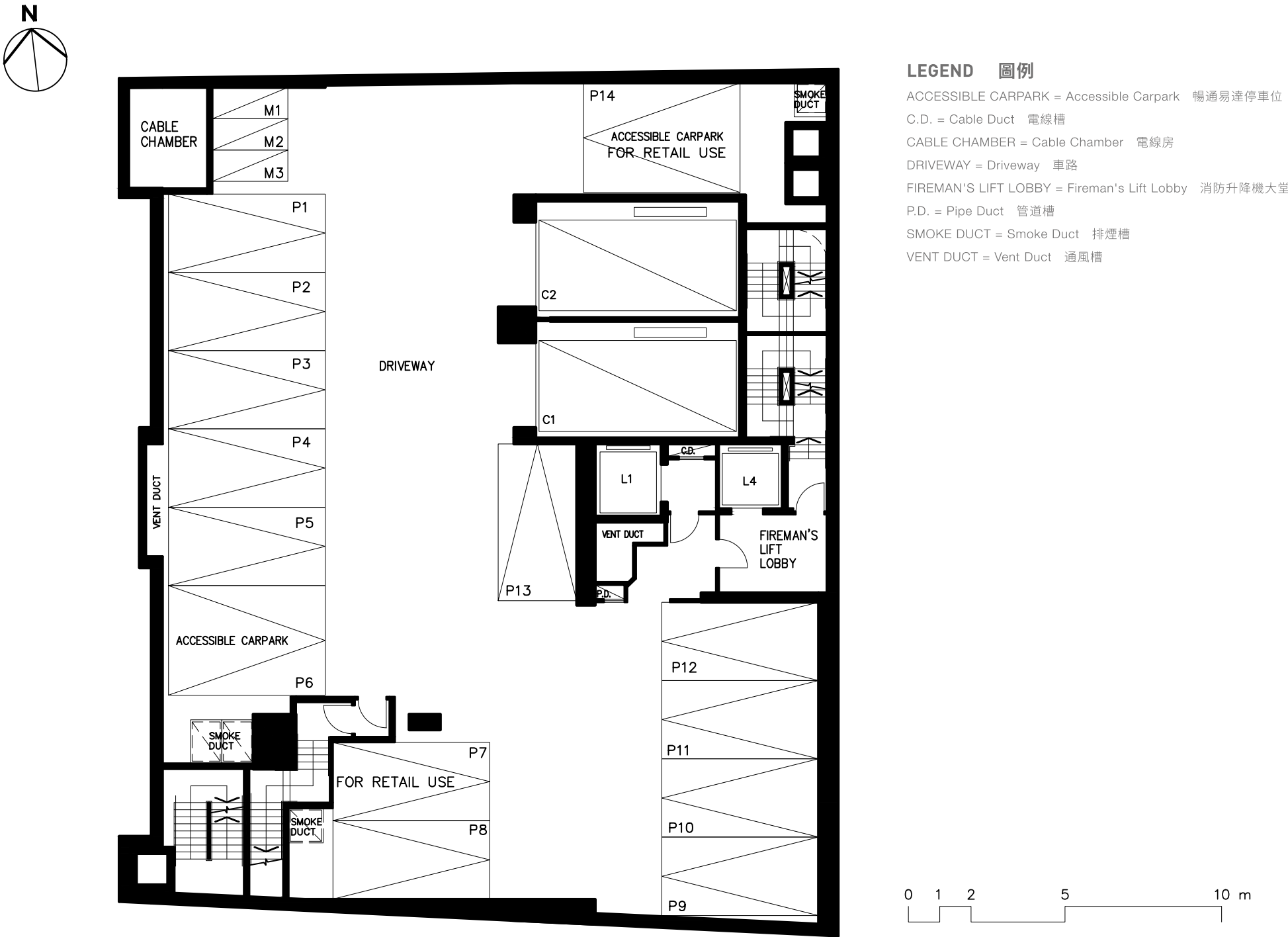
Note:  
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

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



B1/F FLOOR PLAN  
地庫 1 樓樓面平面圖

Carpark 停車場



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

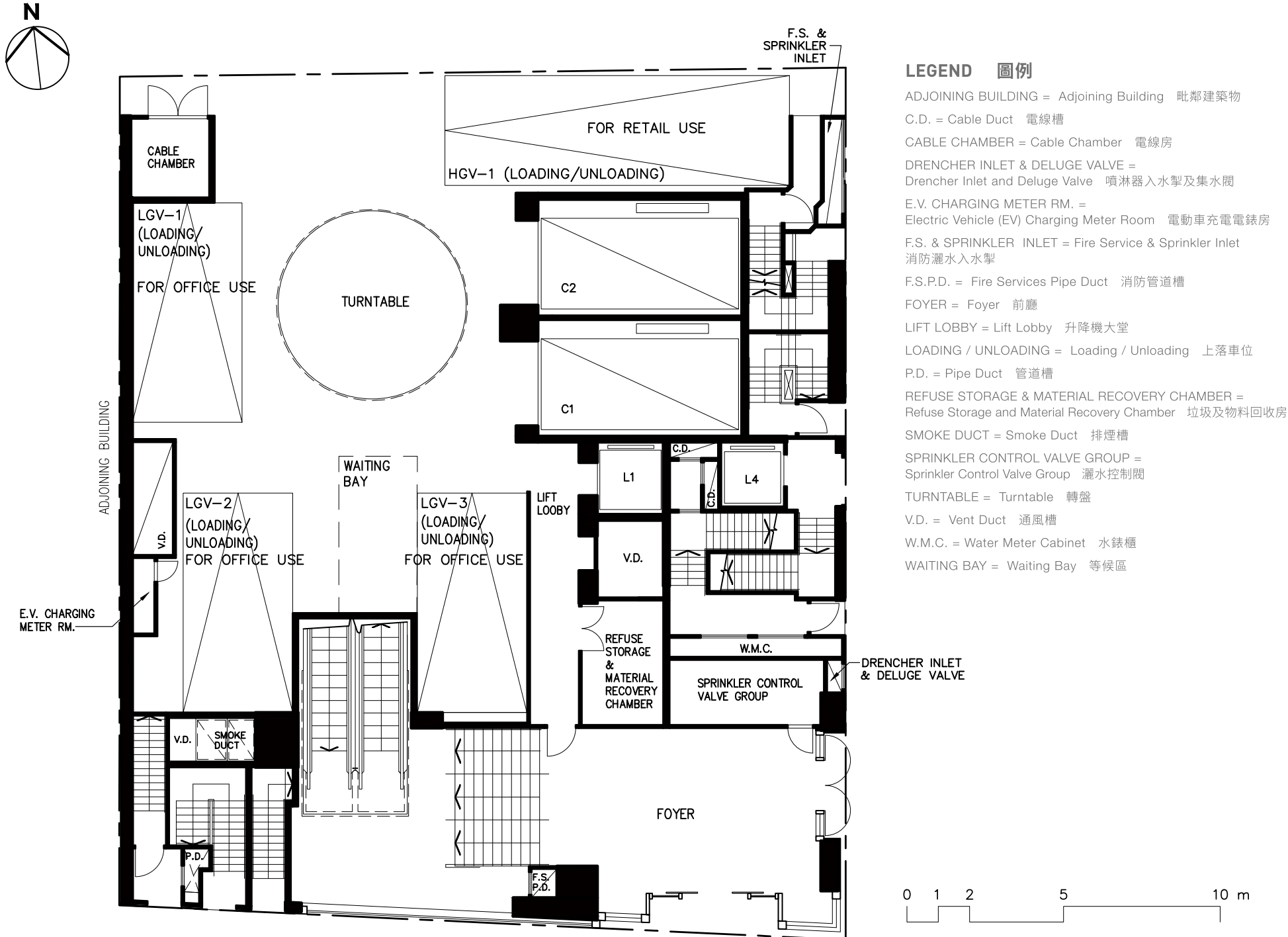
Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimension (Length x Width)(m) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
Car Parking Spaces (for Office use) 停車位(寫字樓)	11	Nos. P1 to P5 & Nos. P8 to P13	5 x 2.5	12.5
Car Parking Spaces (for Retail use) 停車位(商戶)	1	No. P7	5 x 2.5	12.5
Motorcycle Parking Space 電單車停車位	3	Nos. M1 to M3	2.4 x 1	2.4
Accessible (Disabled) Parking Space (for Office use) 暢通易達(傷健人士)停車位(寫字樓)	1	No. P6	5 x 3.5	17.5
Accessible (Disabled) Parking Space (for Retail use) 暢通易達(傷健人士)停車位(商戶)	1	No. P14	5 x 3.5	17.5

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

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

G/F FLOOR PLAN  
地下樓面平面圖

Carpark 停車場



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

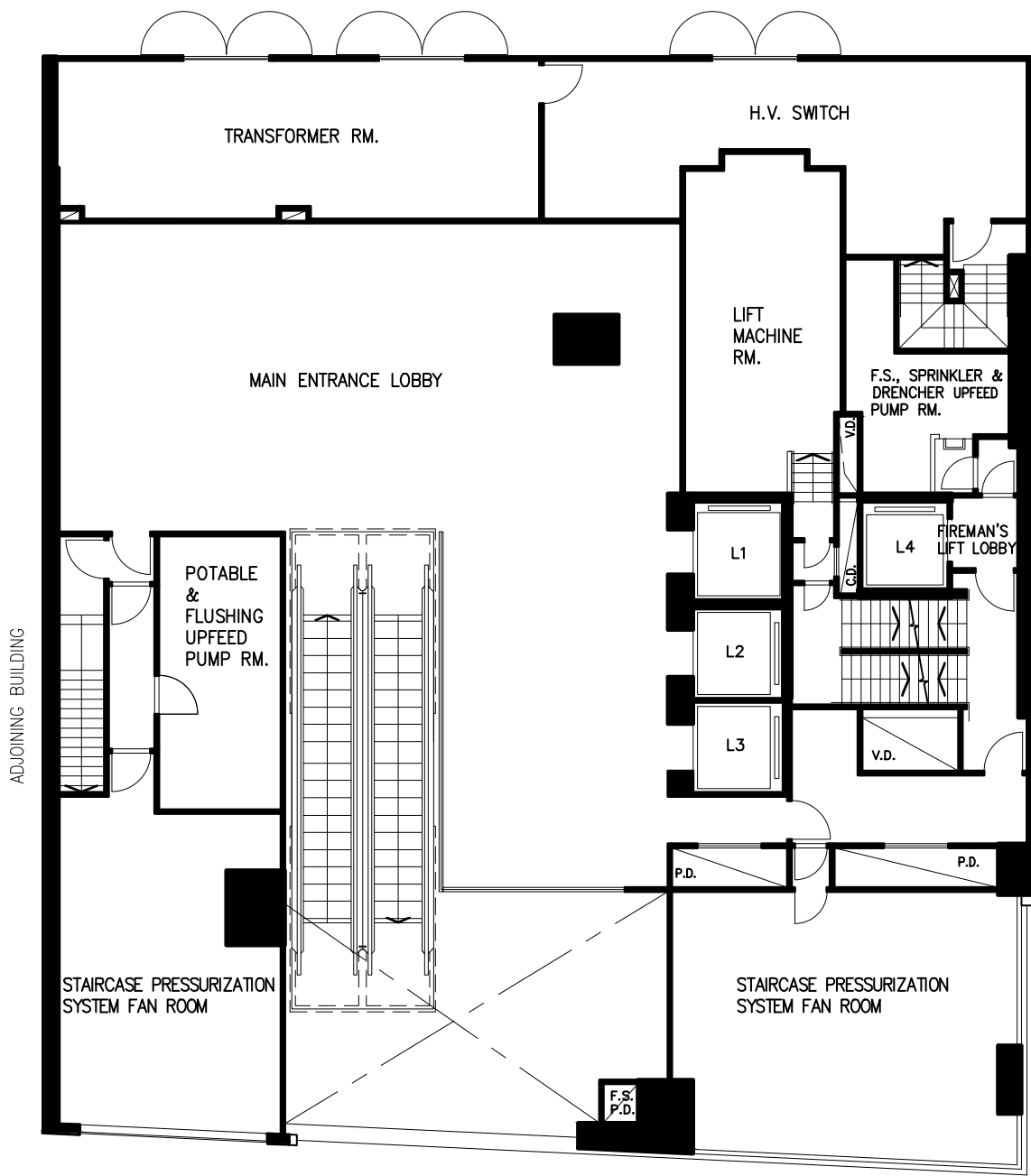
Category of Parking Space 停車位類別	Number 數目	Parking Space Number 停車位編號	Dimension (Length x Width)(m) 尺寸(長 x 闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
Common Loading / Unloading Space (for Retail use) 共用上落車位(商戶)	1	No. HGV1	11 x 3.5	38.5
Common Loading / Unloading Space (for Office use) 共用上落車位(寫字樓)	3	Nos. LGV1 to LGV 3	7 x 3.5	24.5

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

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

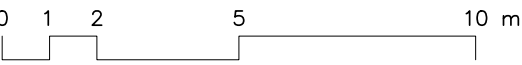
1/F FLOOR PLAN  
1 樓樓面平面圖

Main Entrance Lobby 主入口大堂



LEGEND 圖例

ADJOINING BUILDING = Adjoining Building 毗鄰建築物  
C.D. = Cable Duct 電線槽  
F.S., SPRINKLER & DRENCHER UPFEED PUMP RM = Fire Services, Sprinkler and Drencher Upfeed Pump Room 消防, 灑水器及噴淋器增壓泵房  
F.S.P.D. = Fire Services Pipe Duct 消防管道槽  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防電梯大堂  
H.V. SWITCH = High Voltage Switch 高壓電開關  
LIFT MACHINE RM. = Lift Machine Room 升降機機房  
MAIN ENTRANCE LOBBY = Main Entrance Lobby 主入口大堂  
P.D. = Pipe Duct 管道槽  
POTABLE & FLUSHING UPFEED PUMP RM. = Potable & Flushing Upfeed Pump Room 飲用水及沖廁水泵房  
STAIRCASE PRESSURIZATION SYSTEM = Staircase Pressurization System 樓梯加壓送風系統  
STAIRCASE PRESSURIZATION SYSTEM FAN ROOM = Staircase Pressurization System Fan Room 樓梯加壓送風系統通風機房  
TRANSFORMER RM. = Transformer Room 電力變壓房  
V.D. = Vent Duct 通風槽



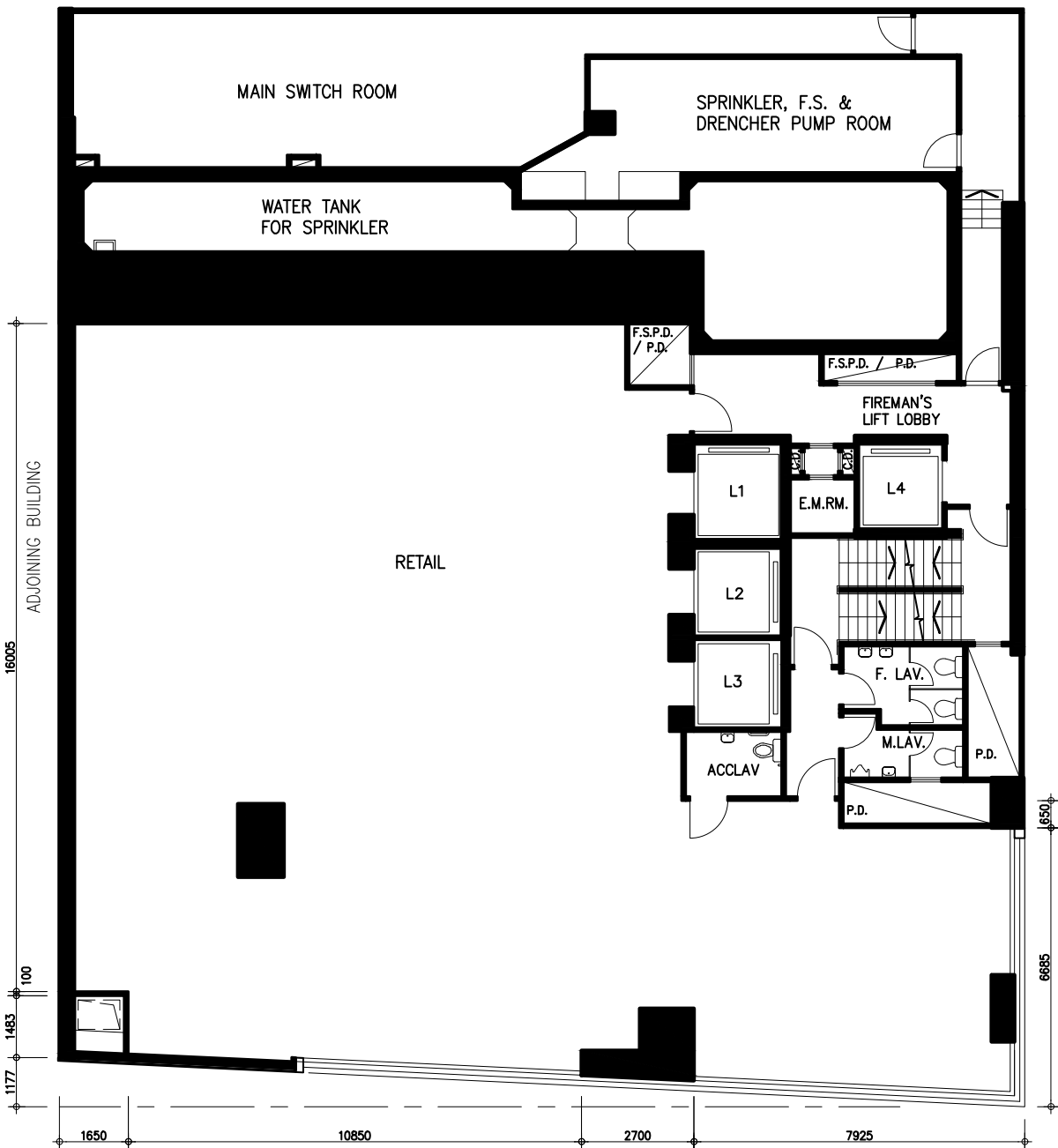
Notes:

- 1.The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.
- 2.The dimensions in the floor plans are all structural dimensions in millimetre.

備註:

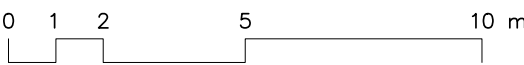
1. 賣方保留權利不時改動發展項目的建築圖則及其他圖則, 發展項目的設計以政府相關部門最後批准的圖則為準。
2. 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。

2/F FLOOR PLAN  
2 樓樓面平面圖



LEGEND 圖例

ADJOINING BUILDING = Adjoining Building 毗鄰建築物  
ACC.LAV. = Accessible Lavatory 暢通易達洗手間  
E.M.RM. = Electrical Meter Room 電錶房  
F.LAV. = Female Lavatory 女洗手間  
F.S.P.D. / P.D. = Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
M.LAV. = Male Lavatory 男洗手間  
MAIN SWITCH ROOM = Main Switch Room 總電掣房  
RETAIL = Retail Unit 商戶單位  
SPRINKLER, F.S. & DRENCHER PUMP ROOM = Sprinkler, Fire Services and Drencher Pump Room 灑水器, 消防及噴淋器泵房  
WATER TANK FOR SPRINKLER = Water Tank for Sprinkler 花灑水箱



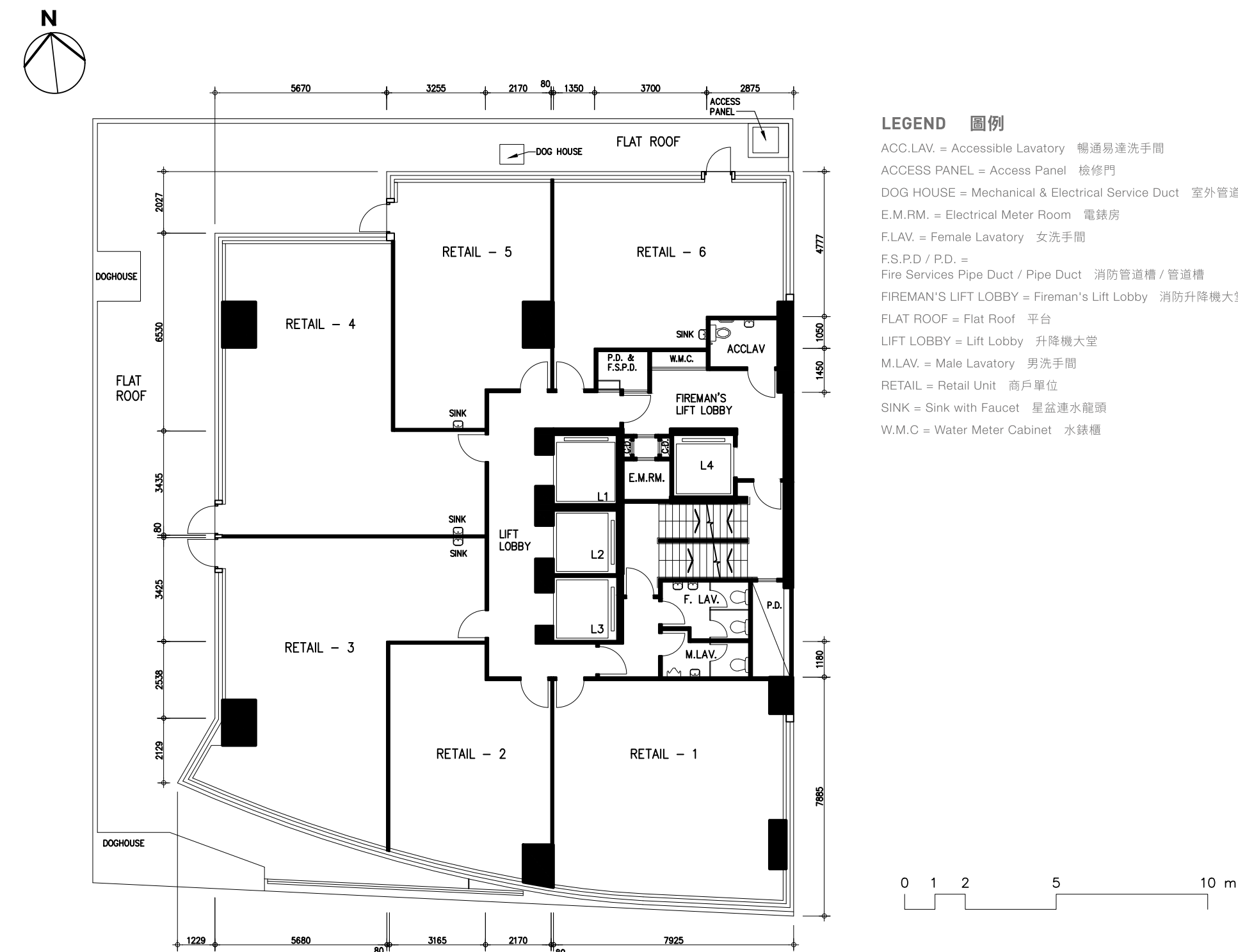
Notes:

- 1.The floor-to-floor height of 2/F is approximately 4.75 m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 2.Floor loading capacity is approximately 5 kPa.
- 3.The dimensions in the floor plans are all structural dimensions in millimetre.
- 4.All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
- 5.All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
- 6.The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 7.The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.

備註:

1. 層與層之間的高度於 2 樓約為 4.75 米 ( 以經批准的建築圖則為基礎擬備 )。層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 樓面負重約 5 kPa。
3. 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。
4. 所用平面圖受制於屋宇署及地政總署之最後批准 ( 如適用 )。
5. 所有平面圖所顯示之布局, 室內及室外設計、裝置、裝修物料, 及設備受制於完工時的最後調整。
6. 賣方建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
7. 因較高樓層的結構牆的厚度遞減, 較高樓層的單位的內部面積, 一般比較低樓層的單位的內部面積稍大。

3/F FLOOR PLAN  
3樓樓面平面圖



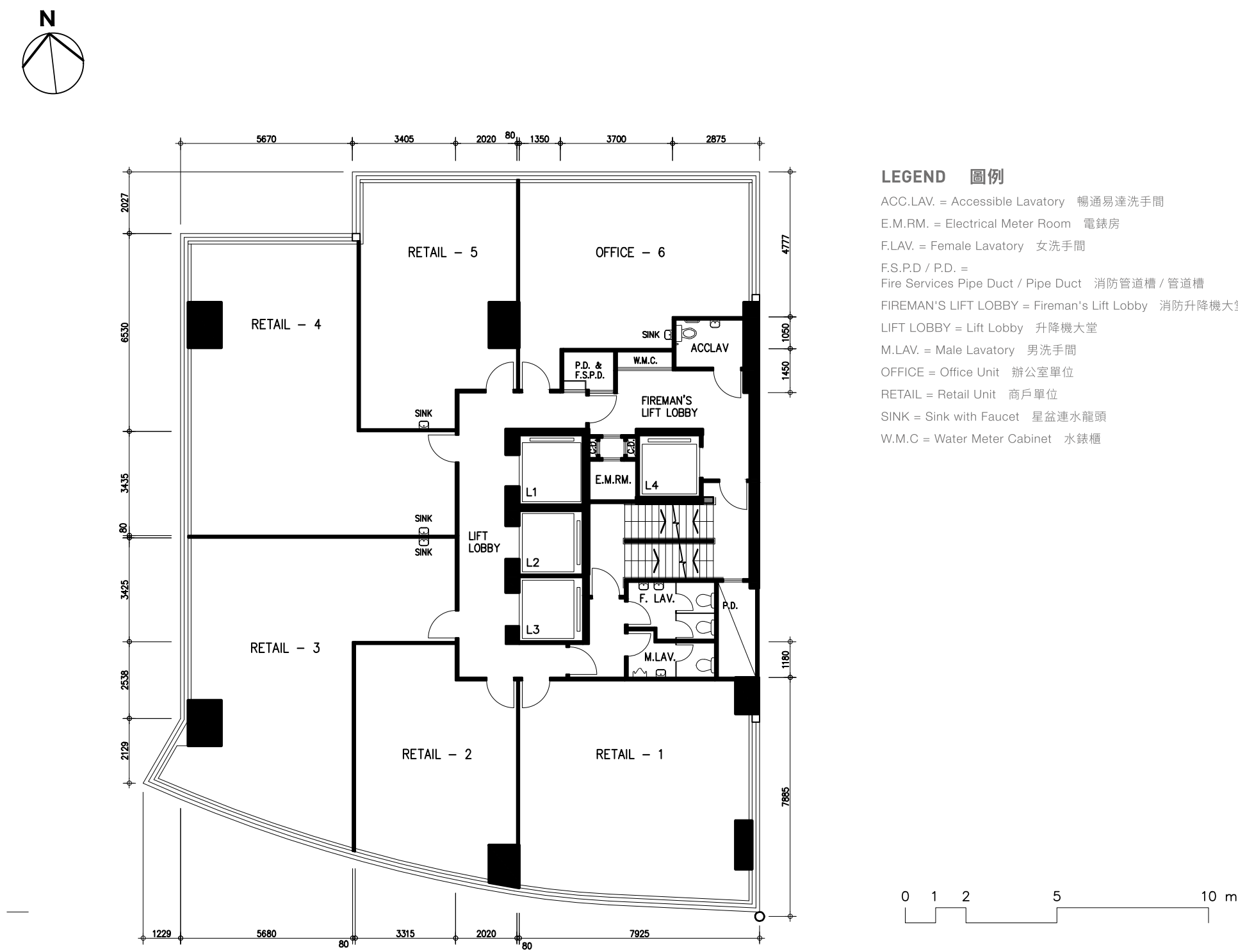
Notes:

- 1.The floor-to-floor height of 3/F is approximately 4.75 m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 2.There are raised floor system and/or sunken slabs for mechanical and electrical services and/ or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
- 3.Floor loading capacity is approximately 5 kPa.
- 4.The dimensions in the floor plans are all structural dimensions in millimetre.
- 5.All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
- 6.All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
- 7.The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 8.The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.

備註：

- 1.層與層之間的高度於3樓約為4.75米(以經批准的建築圖則為基礎擬備)。層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 2.部分區域有用以安裝機電設備的高架地台系統及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
- 3.樓面負重約5 kPa。
- 4.樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。
- 5.所用平面圖受制於屋宇署及地政總署之最後批准(如適用)。
- 6.所有平面圖所顯示之布局,室內及室外設計、裝置、裝修物料,及設備受制於完工時的最後調整。
- 7.賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 8.因較高樓層的結構牆的厚度遞減,較高樓層的單位的內部面積,一般比較低樓層的單位的內部面積稍大。

5/F FLOOR PLAN  
5樓樓面平面圖



Notes:

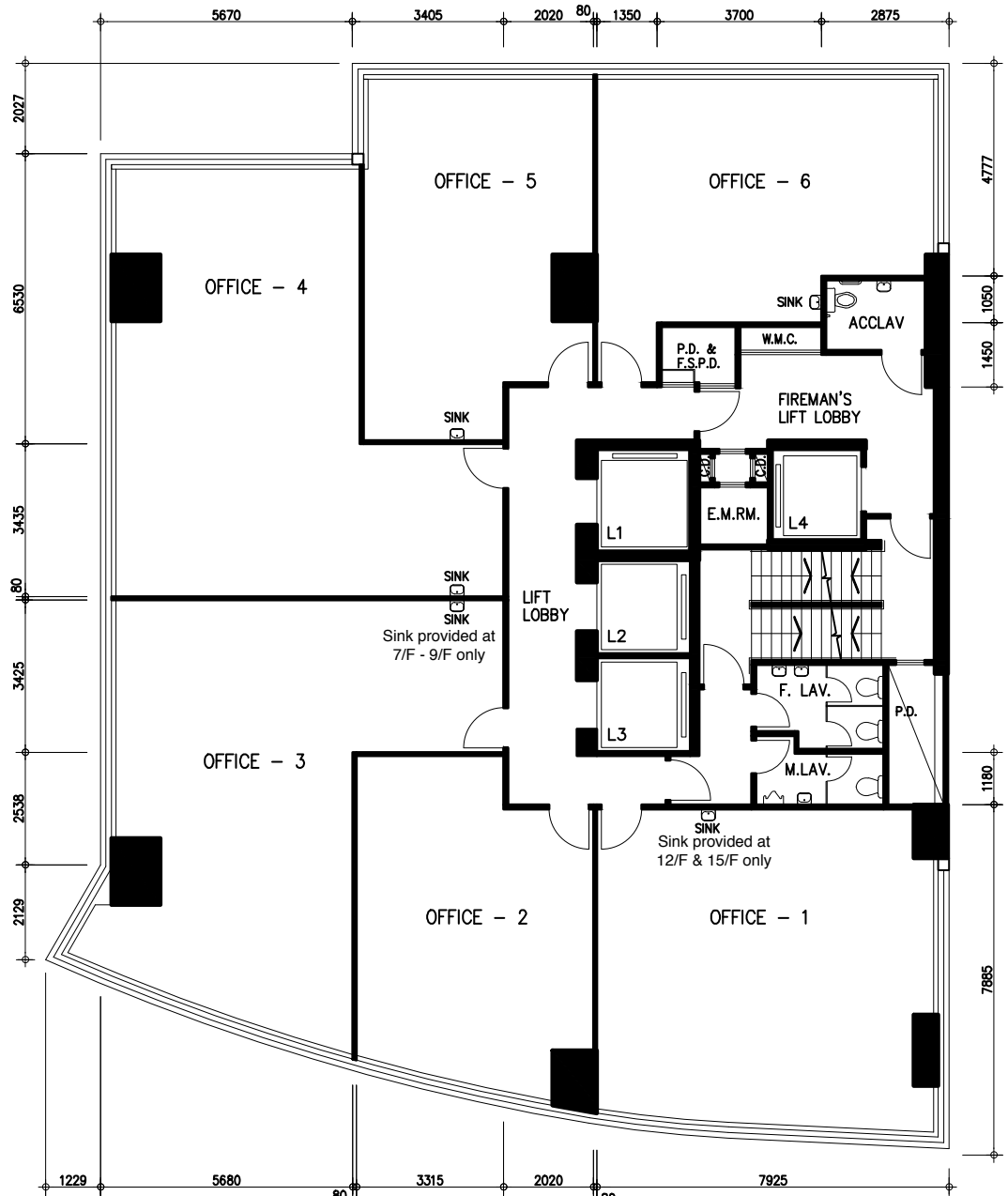
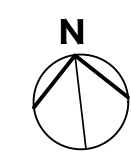
- 1.The floor-to-floor height of 5/F is approximately 4.75 m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 2.There are raised floor system and/or sunken slabs for mechanical and electrical services and/ or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
- 3.Floor loading capacity is approximately 5 kPa.
- 4.The dimensions in the floor plans are all structural dimensions in millimetre.
- 5.All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
- 6.All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
- 7.The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 8.The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.

備註：

- 1.層與層之間的高度於5樓約為4.75米(以經批准的建築圖則為基礎擬備)。層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 2.部分區域有用以安裝機電設備的高架地台系統及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
- 3.樓面負重約5 kPa。
- 4.樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。
- 5.所用平面圖受制於屋宇署及地政總署之最後批准(如適用)。
- 6.所有平面圖所顯示之布局,室內及室外設計、裝置、裝修物料,及設備受制於完工時的最後調整。
- 7.賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 8.因較高樓層的結構牆的厚度遞減,較高樓層的單位的內部面積,一般比較低樓層的單位的內部面積稍大。

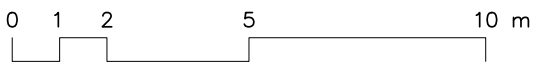


6/F-12/F & 15/F FLOOR PLAN (13/F & 14/F are omitted)  
6樓至12樓及15樓樓面平面圖(不設13樓及14樓)



LEGEND 圖例

- ACC.LAV. = Accessible Lavatory 暢通易達洗手間  
E.M.R.M. = Electrical Meter Room 電錶房  
F.LAV. = Female Lavatory 女洗手間  
F.S.P.D. / P.D. = Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
LIFT LOBBY = Lift Lobby 升降機大堂  
M.LAV. = Male Lavatory 男洗手間  
OFFICE = Office Unit 辦公室單位  
SINK = Sink with Faucet 星盆連水龍頭  
W.M.C = Water Meter Cabinet 水錶櫃



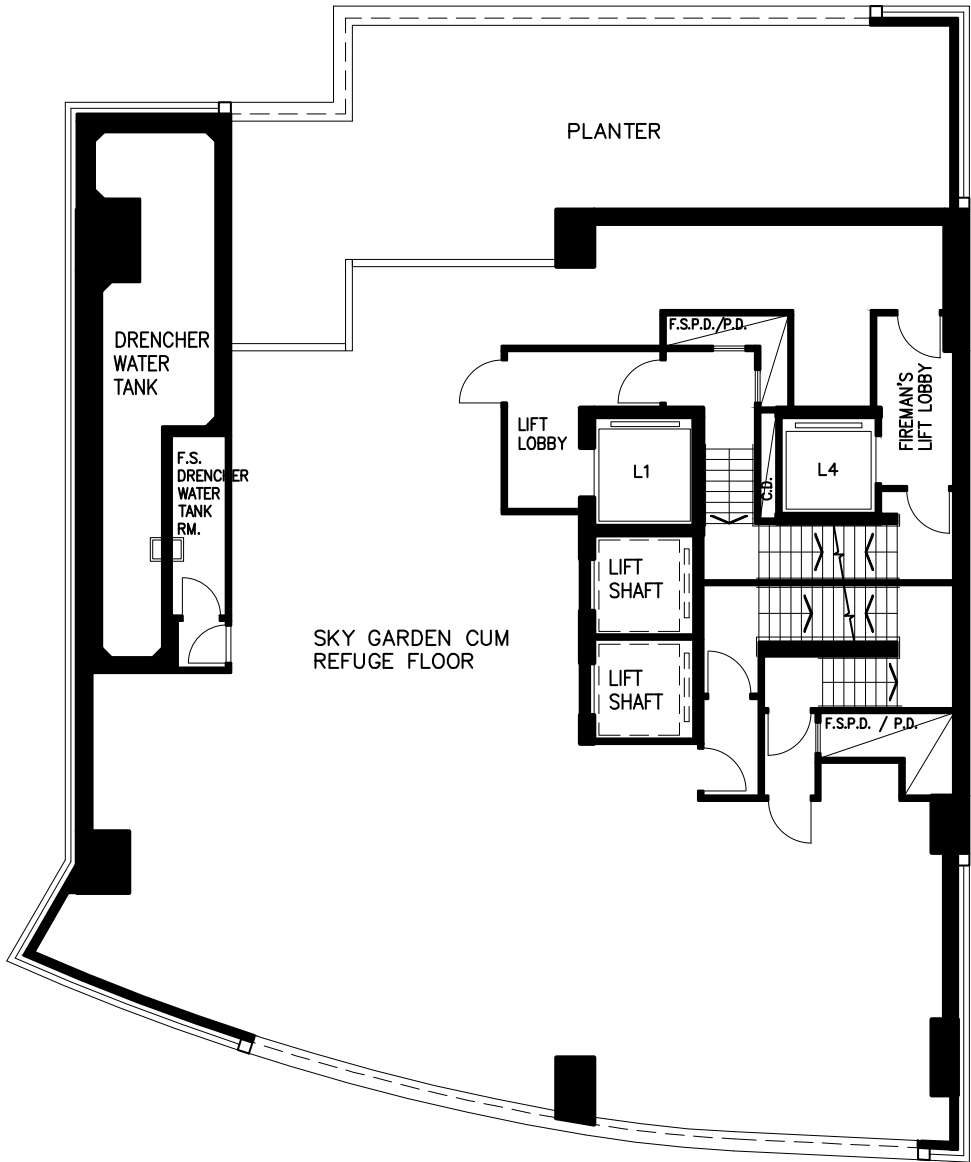
Notes:

- 1.The floor-to-floor height of 6/F-15/F (13/F & 14/F are omitted) is approximately 4.75 m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 2.There are raised floor system and/or sunken slabs for mechanical and electrical services and/ or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
- 3.Floor loading capacity is approximately 5 kPa.
- 4.The dimensions in the floor plans are all structural dimensions in millimetre.
- 5.All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
- 6.All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
- 7.The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 8.The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.

備註：

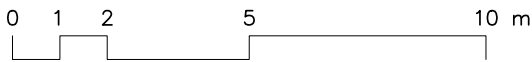
- 1.層與層之間的高度於6樓至15樓(不設13樓及14樓)約為4.75米(以經批准的建築圖則為基礎擬備)。層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 2.部分區域有用以安裝機電設備的高架地台系統及/或跌級樓板及/或用以裝置空調裝備及/或其他機電設備的假天花/裝飾橫樑引致層與層之間的高度出現變化。
- 3.樓面負重約5 kPa。
- 4.樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。
- 5.所用平面圖受制於屋宇署及地政總署之最後批准(如適用)。
- 6.所有平面圖所顯示之布局,室內及室外設計、裝置、裝修物料,及設備受制於完工時的最後調整。
- 7.賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 8.因較高樓層的結構牆的厚度遞減,較高樓層的單位的內部面積,一般比較低樓層的單位的內部面積稍大。

16/F FLOOR PLAN  
16樓樓面平面圖



LEGEND 圖例

- DRENCHER WATER TANK = Drencher Water Tank 噴淋器水箱  
F.S. DRENCHER WATER TANK RM. = Fire Services Drencher Water Tank Room 消防噴淋器水箱房  
F.S.P.D. / P.D. = Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
LIFT LOBBY = Lift Lobby 升降機大堂  
LIFT SHAFT = Lift Shaft 升降機槽  
PLANTER = Planter 花槽  
SKY GARDEN CUM REFUGE FLOOR = Sky garden Cum Refuge Floor 空中花園及防火層



Note:

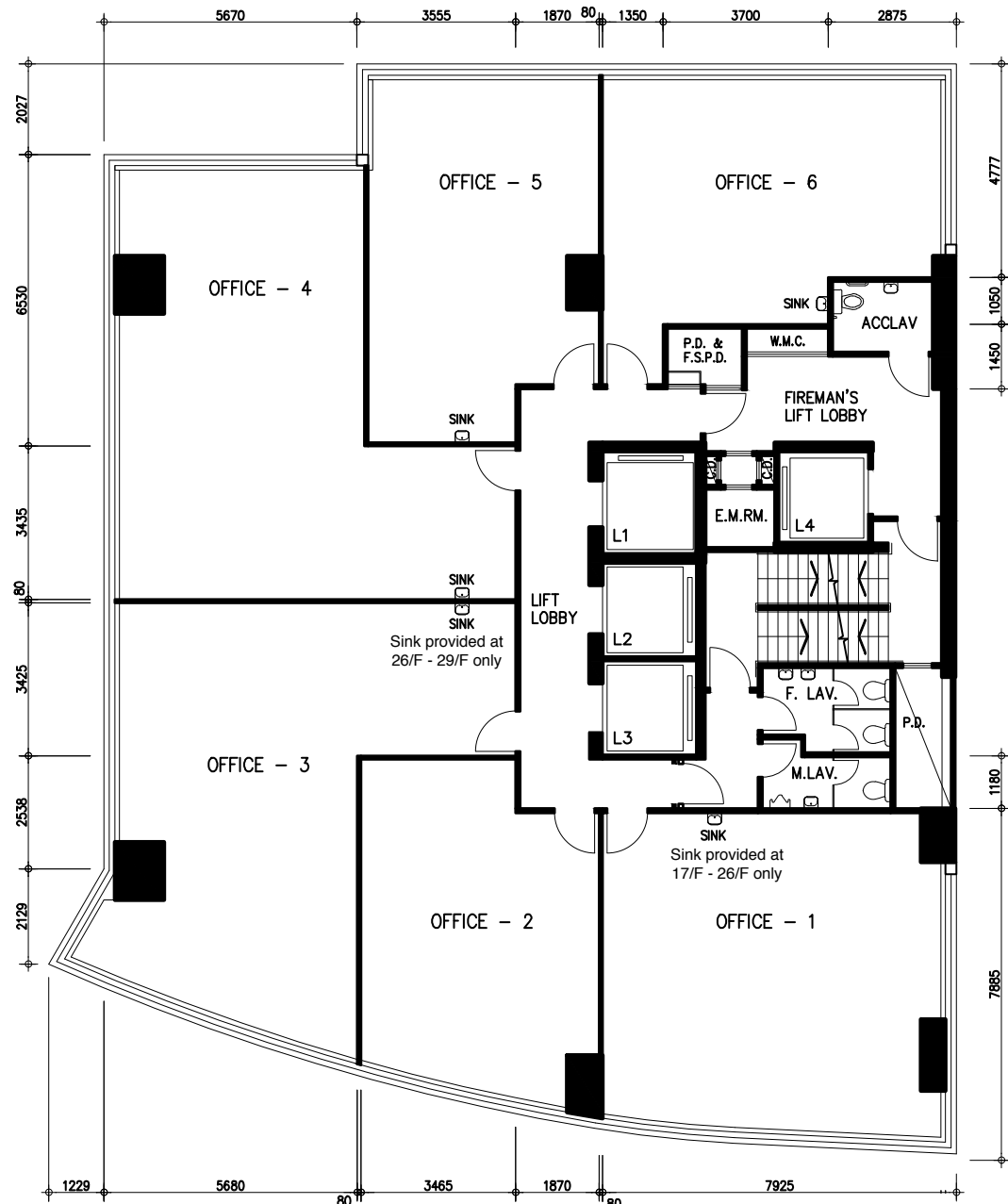
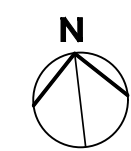
The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

備註：

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

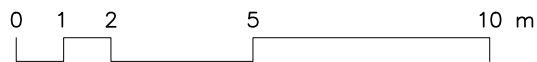


17/F - 29/F FLOOR PLAN (24/F is omitted)  
17 樓至 29 樓樓面平面圖 (不設 24 樓)



LEGEND 圖例

- ACC.LAV. = Accessible Lavatory 暢通易達洗手間  
E.M.R.M. = Electrical Meter Room 電錶房  
F.LAV. = Female Lavatory 女洗手間  
F.S.P.D / P.D. = Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
LIFT LOBBY = Lift Lobby 升降機大堂  
M.LAV. = Male Lavatory 男洗手間  
OFFICE = Office Unit 辦公室單位  
P.D. = Pipe Duct 管道槽  
SINK = Sink with Faucet 星盆連水龍頭  
W.M.C = Water Meter Cabinet 水錶櫃



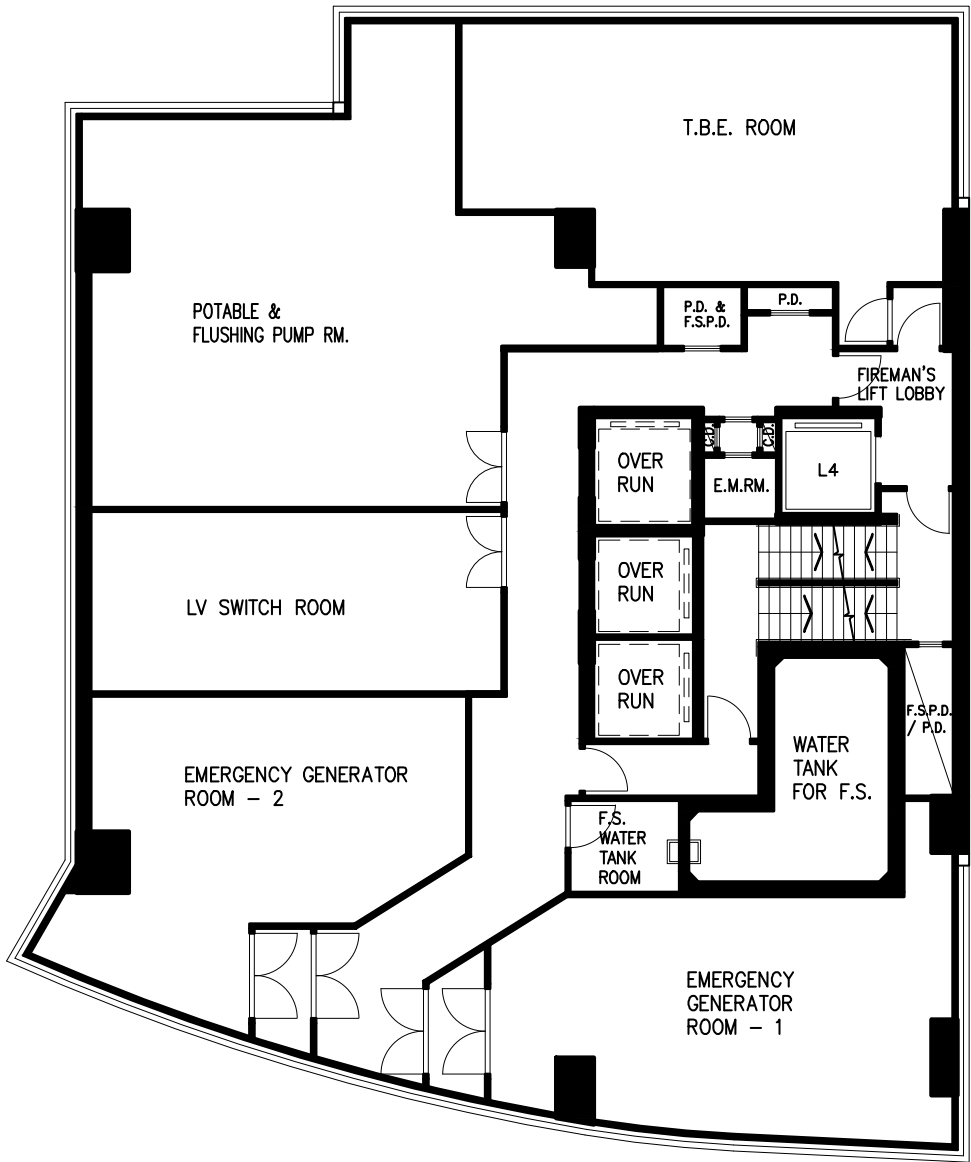
Notes:

- 1.The floor-to-floor height of 17/F-29/F [24/F is omitted] is approximately 4.75 m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 2.There are raised floor system and/or sunken slabs for mechanical and electrical services and/ or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some area resulting in variation of floor-to-floor height.
- 3.Floor loading capacity is approximately 5 kPa.
- 4.The dimensions in the floor plans are all structural dimensions in millimetre.
- 5.All plans are subject to the final approval by the Buildings Department and the Lands Department (where applicable).
- 6.All layouts, interior and exterior designs, fittings and finishes, and all provision as shown in the plan(s) are subject to the final adjustment upon completion.
- 7.The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- 8.The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels.

備註：

1. 層與層之間的高度於 17 樓至 29 樓 (不設 24 樓) 約為 4.75 米 (以經批准的建築圖則為基礎擬備)。層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 部分區域有用以安裝機電設備的高架地台系統及 / 或跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的假天花 / 裝飾橫樑引致層與層之間的高度出現變化。
3. 樓面負重約 5 kPa。
4. 樓面平面圖之尺規所列之數字為以毫米標示之建築結構尺寸。
5. 所用平面圖受制於屋宇署及地政總署之最後批准 (如適用)。
6. 所有平面圖所顯示之布局, 室內及室外設計、裝置、裝修物料, 及設備受制於完工時的最後調整。
7. 賣方建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
8. 因較高樓層的結構牆的厚度遞減, 較高樓層的單位的內部面積, 一般比較低樓層的單位的內部面積稍大。

30/F FLOOR PLAN  
30 樓樓面平面圖



LEGEND 圖例

- E.M.R.M. = Electric Meter Room 電錶房  
EMERGENCY GENERATOR ROOM = Emergency Generator Room 緊急發電機機房  
F.S.P.D. / P.D. = Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
F.S. WATER TANK ROOM = Fire Services Water Tank Room 消防水箱房  
FIREMAN'S LIFT LOBBY = Fireman's Lift Lobby 消防升降機大堂  
LV SWITCH ROOM = LV Switch Room 低壓電掣房  
OVER RUN = Over Run 升降機緩衝  
POTABLE & FLUSHING PUMP RM. = Potable and Flushing Pump Room 飲用水及沖廁水泵房  
T.B.E. ROOM = Telecommunication Broadcast Equipment Room 電訊及廣播設備機房  
WATER TANK FOR F.S. = Water Tank for fire service 消防水箱



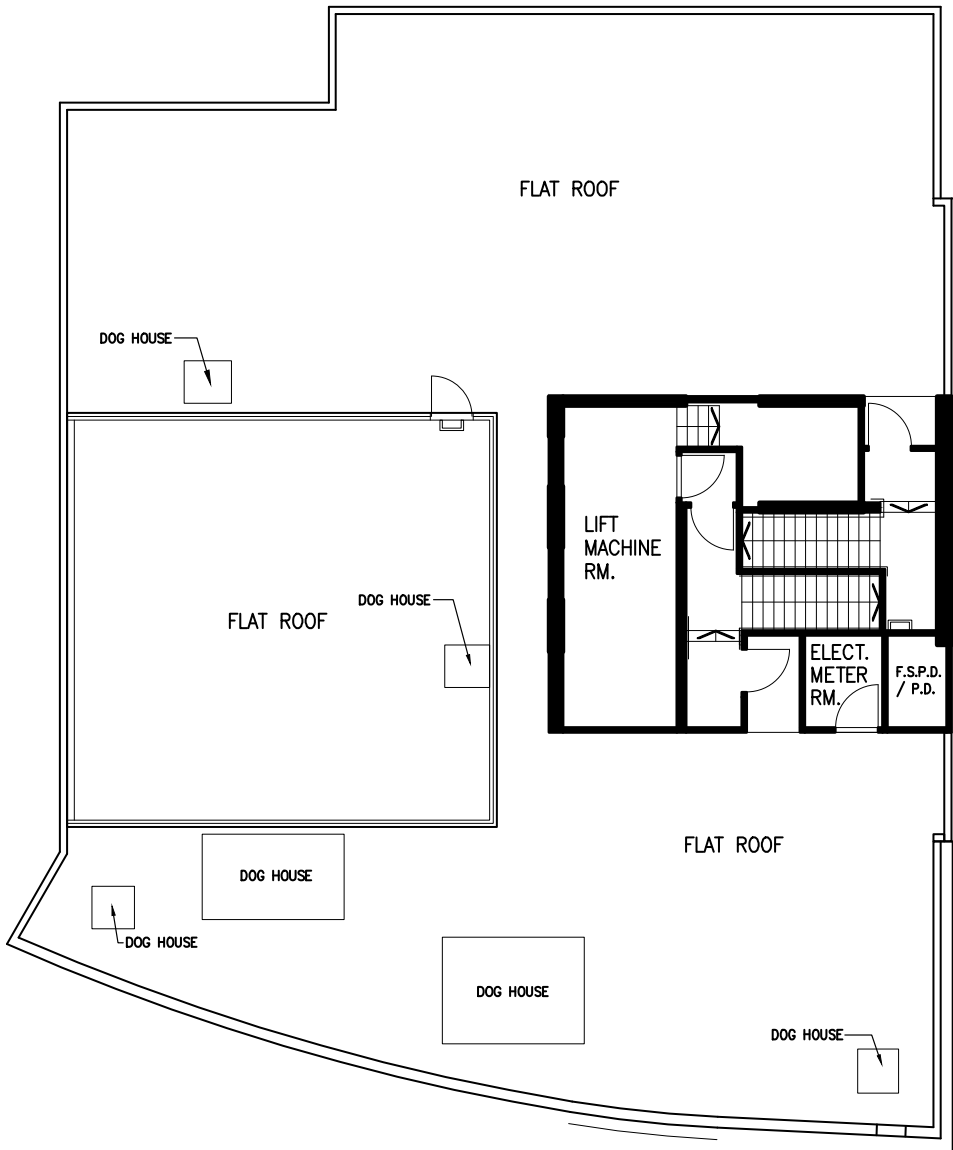
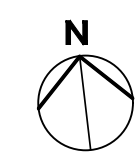
Note:

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

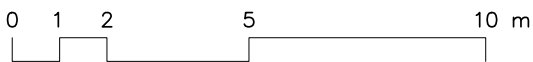
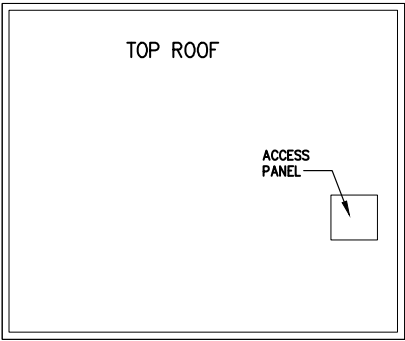
備註：

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

ROOF FLOOR PLAN  
天台平面圖



**LEGEND 圖例**  
ACCESS PANEL = Access Panel 檢修門  
DOG HOUSE = Mechanical & Electrical Service Duct 室外管道房  
ELECT. METER RM. = Electric Meter Room 電錶房  
F.S.P.D. / P.D. =  
Fire Services Pipe Duct / Pipe Duct 消防管道槽 / 管道槽  
FLAT ROOF = Flat Roof 平台  
LIFT MACHINE RM. = Lift Machine Room 升降機機房  
TOP ROOF = Top Roof 頂層天台



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

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

AREA OF COMMERCIAL PROPERTIES IN THE DEVELOPMENT  
發展項目中的商業項目的面積

Floor 樓層	Unit 單位	Saleable Area (sq.ft.) 實用面積 (平方呎)	Other Area (sq.ft.) 其他面積 (平方呎)	Gross Area* (sq.ft.) 建築面積 * (平方呎)
2/F 2樓	-	3,881	-	6,750
3/F 3樓	1	645	-	1,121
	2	428	-	744
	3	741	-	1,288
	4	752	-	1,307
	5	459	-	798
	6	498	-	867
5/F 5樓	1	645	-	1,121
	2	430	-	747
	3	746	-	1,298
	4	757	-	1,317
	5	461	-	801
	6	498	-	867
6/F-12/F & 15/F 6樓至12樓及15樓	1	645	-	1,121
	2	430	-	747
	3	746	-	1,298
	4	757	-	1,317
	5	461	-	801
	6	498	-	867
17/F-23/F & 25/F-29/F 17樓至23樓及25樓至29樓	1	645	-	1,121
	2	432	-	750
	3	752	-	1,308
	4	763	-	1,327
	5	463	-	805
	6	498	-	867

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

備註：不設 4 樓、13 樓、14 樓及 24 樓。

\* Remarks:

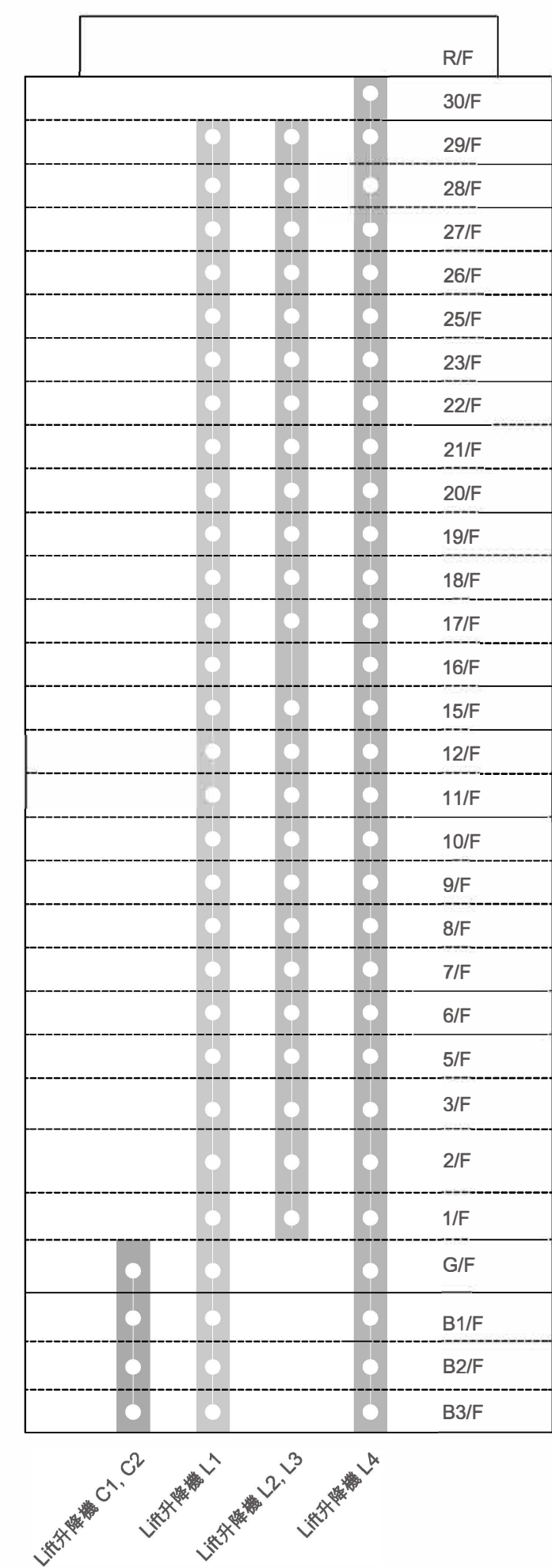
- The Gross Area of each property includes the Saleable Area and the apportioned common area of such property.
- The apportioned common area of each property includes common lifts, lift lobbies, corridor, communal lavatories, pedestrian links, sky garden cum refuge floor and Mechanical & Electrical rooms etc. (if such area is included in the calculation of the apportioned common area).

\* 備註：

- 每個物業的建築面積包括該物業的實用面積及攤分公共地方面積。
- 每個物業的攤分公共地方面積包括公用升降機、升降機大堂、走廊、公用洗手間、行人連貫通道、空中花園及防火層及機電房等 ( 如有把面積計算在內 )。

VERTICAL TRANSPORTATION SYSTEM

垂直運輸系統



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

	Fireman's Lift 消防升降機	Passenger Lift 客用升降機	Vehicle Lift 車輛升降機
Number of Lift 數量	1	3	2
Lift No. 升降機編號	L4	L1, L2, L3	C1, C2
Brand 品牌	KONE	KONE	KONE
Floors Serving 前往樓層	L4: B3/F-30/F	L1: B3/F-29/F L2&L3: 1/F-29/F Excluded 16/F 不包括 16/F	B3/F- G/F
Lift Capacity 升降機負重	800 kg (10 Persons) 800公斤(10 人)	L1: 925 kg (12 Persons) 925 公斤(12 人) L2&L3: 900 kg (12 Persons) 900 公斤(12 人)	5,000 kg 5,000 公斤
Speed (Approx.) 速度 (約)	2.5 m/s 2.5 米/秒	2.5 m/s 2.5 米/秒	0.5 m/s 0.5 米/秒
Internal Lift Car Dimensions (Approx.) 升降機內部尺寸 (約)	1,325 mm (W) 1,440 mm (D) 2,800 mm (H) 1,325 mm (闊) 1,440 mm (深) 2,800 mm (高)	L1: 1,400 mm (W) 1,500 mm (D) 2,800 mm (H) 1,400 mm (闊) 1,500 mm (深) 2,800 mm (高) L2&L3: 1,500 mm (W) 1,375 mm (D) 2,800 mm (H) 1,500 mm (闊) 1,375 mm (深) 2,800 mm (高)	2,500 mm (W) 5,910 mm (D) 2,500 mm (H) 2,500 mm (闊) 5,910 mm (深) 2,500 mm (高)
Door Opening (Approx.) 升降機門 (約)	800 mm (W) 2,100 mm (H) 800 mm (闊) 2,100 mm (高)	900 mm (W) 2,300 mm (H) 900 mm (闊) 2,300 mm (高)	2,500 mm (W) 2,300 mm (H) 2,500 mm (闊) 2,300 mm (高)

備註：  
此垂直運輸系統並非按照比例繪圖。

SALIENT POINTS OF GOVERNMENT LAND GRANT

政府批地文件的重要條款

1. The Development is constructed on The Remaining Portion of Aberdeen Inland Lot No.282 (“**the Lot**”) which is held under Government Lease dated 27th December 1968 as varied or modified by two Modification Letters respectively dated 25th February 2011 and 28th October 2015 and registered in the Land Registry by Memorial Nos.11030702450017 and 15103002470010 (“**the Land Grant**”).

2. The term of the Land Grant is 75 years commencing from 10th December 1962 with a right of renewal for a further term of 75 years.

3. User restriction applicable to the Lot:

(a) The Lot shall not be used for any purpose other than for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

(c) No memorial tablets shall be placed on the Lot or in any building or buildings erected or to be erected on the Lot.
1. 發展項目興建於按日期為 1968 年 12 月 27 日的政府租契及經兩份日期分別為 2011 年 2 月 25 日及 2015 年 10 月 28 日並在土地註冊處註冊摘要編號為 11030702450017 及 15103002470010 的批約修訂書修訂（「**批地文件**」）而持有的香港仔內地段第 282 號餘段（「**該地段**」）。

2. 批地文件的年期為由 1962 年 12 月 10 日起計 75 年，享有續期權利延長 75 年。

3. 適用於該地段的用途限制：

(a) 該地段不得用作非工業（不包括住宅、貨倉、酒店及加油站）用途以外的用途。

(b) 該地段上不得興建或提供墳墓或骨灰龕，亦不得於該地段內安葬或存放人類遺骸或動物遺骸（不論是否置於陶瓶、骨灰甕內或以其他方式安葬或存放）

(c) 該地段上或在其上已建或擬建的任何建築物內不得放置墓碑。



Important Notes

重要聲明

1. The Chinese version of all contents of this sales brochure is for reference only. In case of discrepancy between the English version and the Chinese version, the English version shall prevail.

2. The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, the fittings and finishes and the intended use of all facilities without prior notice to the purchaser subject to the approval by the relevant Government Authorities (if required), the executed DMC (if any) and the provisions of the Agreement for Sale and Purchase.

3. All plans and specifications in this sales brochure are subject to Government's final approval.

4. All information in this sales brochure shall not constitute or be constructed as giving any offer, representation or warranty whether expressly or impliedly.

5. Photographs, maps, plans and illustrations in this sales brochure are for reference only.

6. All information in and the contents of this sales brochure shall be subject to the terms and conditions of the Government Grant, the Agreement for Sale and Purchase and the executed DMC (if any).

7. The design and location of the facilities referred to in this sales brochure are subject to the change and final approval by the relevant Government Authorities.

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

1. 本售樓說明書內所有內容的中文譯本僅供參考，如中英文版本有歧義，一切以英文版本為準。

2. 賣方保留權利於符合相關政府部門批准 ( 如需要 )、已簽訂的大廈公契 ( 如有 ) 及買賣合約條文的情況下修改及改變大廈的設計、規格訂明、特色、平面圖、裝置及裝修物料及所有設施擬作的用途而無須事先通知買家。

3. 本售樓說明書內所示之平面圖及規格訂明均以政府最後批准為準。

4. 本售樓說明書內所有資料不構成亦不得被詮釋為任何明示和隱含的要約、陳述或保證。

5. 本售樓說明書內之相片、地圖、圖則及插圖僅供參考之用。

6. 本售樓說明書內所有資料及內容以政府批地書、買賣合約及已簽的大廈公契 ( 如有 ) 之條款為準。

7. 本售樓說明書內設施的設計及位置皆有更改的可能及須經有關政府部門作出最後批准。

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



## WARNING TO PURCHASERS

### 對買方的警告

#### PLEASE READ CAREFULLY

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

#### 買方請小心閱讀

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

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

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