建材及設備説明 Fittings & Finishes Schedule

公用範圍

外牆

大廈外港裝設現代化雙層隔音及混合反光銀色玻璃幕籍、金屬鋁飾板、其他部份銀砌外籍面。

地下大堂

拍下雷域大党的清急及协会均继相置石/非崇石/金属/差術玻璃筒裝飾材料,假天花裝扮掛飾。

ATT 444

大廈設有三部特大面積及4m/s高速電梯,另備有兩部特大汽車電梯運送車輛由地下至五樓各層停 車場。

公用洗手間

地会及雅身均及舖砌高级瓷罐, 信拾花岗石面; 配以织管假天花, 並裝配高級美額衛牛潔具。

保安系統

由大慶專業管理人員負責,提供日夜24小時管理及保安服務。另大慶各主要位置均置放有閉路電報,確保大廈全面保安。

消防系統

大廈裝設有自動花躙系統及防火警報系統。

個別單位

大門 - 設有美觀耐火實木大門。

內籍 一 经身级到原油

地台 — 各單位檔面地台均為水泥沖地台。

墓牆窗戶

採用厚料氧化炒起柜,类划现代化雙層隔音及混合反光细色玻璃

冷氣系統

各單位內安置獨立分体式冷氣機,用戶可按各自需要開闢取用,大慶提供中央式高效益散熱水塔 及鮮風俱給。 (不包括電資接顧)

消防系統

單位內裝設自動花瀾系統。

Common Area

External Finishes

Building façade is finished with combination of reflective glass and double glazed curtain wall and aluminum cladding.

Entrance and Main Lobby

Marble /Granite to walls and floors, fully air-conditioned lobby with suspended over 4m high ceiling.

Typical Lift Lobby & Corridor

Floor finished with large size resin based reconstituted marble slabs. Walls finished in combination of resin based reconstitute marble and ceramic tile. Ceiling finished with long strip suspended aluminum ceiling completed with cylindrical energy saving type lighting.

Lifts

The office building is well served to all floors by 3 number 4m/s. High speed passenger lifts, 2 extra large size car lifts are provided to serve G/F to 5/F.

Lavatory

Ceramic/homogeneous tiles to walls and floors, resin based type granite vanity basins counter. Ceiling finished with suspended long strip aluminum ceiling and high quality sanitary wares and fittings.

Security System

CCTV system are installed at strategic location throughout the building, watchmen-tour system. Professional management team is engaged to oversee the daily security requirements.

Fire Safety

Automatic sprinkler system to each floor. Fire hose reel and extinguisher installed in accordance HK Fire Services Department standard and requirements.

Individual Unit

Door

A fire rated timber entrance door in metallic silver finish is installed.(except entire floor unit)

Internal Finishes

Emulsion paint to walls and columns.

Iloorina

Monolithic concrete comb trowelled surface topping for all floors.

Vindows

Energy saving type double glazing curtain wall system.

Air-conditioning

Ducted water cooled packaged air conditioners are installed to individual office and connect to centralized main water cooling tower system of the building. Individual owner needs to connect to main electricity power supply at his own cost.

Sprinkler system

Automatic sprinkler system is installed.

參考資料 Information of References

物業名稱	: 111廣場 (King's Tower)
物業地址	: 長沙灣瓊林街111號
物業地段	: 新九龍內地段4761
年期	: 至2047年6月30日
發展商/賣方	: 君輝發展有限公司
律師樓	: 孖士打律師行
建築節	: 司洛國際建築師事務所
認可人士	: 江繼祥先生
建築融資貸款銀行	: 中國工商銀行(亞洲)
承建商	: 永興聯合建築有限公司
預計獲發入伙紙日期	: 二零零七年三月三十日
買賣合約訂定建築完成日期	: 二零零七年八月三十日
發展設計用徐	

發展設計用途 ^{用途限制}

樓宇座數 : 一姐

樓字樓層高度 (7/F至32/F) : 約3.85米 (以兩地台之間距離計);

樓宇管理

物業管理公司

南聯物業管理有限公司。(company name to be confirmed)

理任期

由入伙就登出日起計局年。隨後自動議約直至管理公司辦職或業主委員會終止管理合約為止。管理公司改業主委員會可於兩年後給予對方一個月書面通知以終止管理合約。管理公司之酬金為每年度物業管理費之實際合理支出的百分之十五。

管理費

根據物業管理公司擬定的管理費用預算,按照大廈公共契約內每單位之業權份數及根據大廈公共契約內之條款攤分支付管理開支。

預算管理費

「預算單位首年每月每平方呎之管理費約」維制了33角5個,而入伙後次年每月每平方呎之管理費約1 元5角9個(以健康面積作參考計算)。本預算刀以2006年中之物價水平蓄定,大震入伙時管理公司可附值略作調整。

大廈守則及裝修需知

入伙時需繳交費用

管理費按金 : 相當於三個月的預算管理費。

設備基金 : 相當於二個月的預算管理費。此項基金將不予返還,並不得轉讓。

泥碛連理費 : 和當於一個月的荷質管理費,於成交貼繳付。計費將不予根據,並不得輔達。

公用水電按金 : 按水務局、電力公司及煤氣公司所訂,按單位管理份數比例計算。

首月管理機構搬 : 相常於一個月的預算管理費。

曹方代賈方支付之差輪及此和於物業成交,賈方須循揚曹方已支付的所有紛ዀ按会。

COTOCOA DECEMBADILATORORA POSARROLANO DA DELO PROGRESE

上列費用之確實金額雖未能確定,惟買方仍須於收樓時繳付上這費用及按金。

Name of Development : Kings Tower

 Address
 : No.111, King Lam Street, Kowloon.

 Lot No.
 : New Kowloon Inland lot No.4761

 Lease Term
 : The 30th day of June 2047

 Verdor
 : King Fine Development Limited

 Solicitor
 : Johnson Stokes & Master

 Architect
 : KLS International Architects & Planners Co. Ltd

 Authorised Person
 : Mc Kong Kal Cheura

Mortgagee Bank : Industrial and Commercial Bank of China (Asia) Limited

Main Contractor : W. Hing Construction Co., Ltd

Estimated Occupation Permit Date : End March 2007

Anticipated Date of Completion as stated in the Agreement for Sale and Purchase : 31st June 2007

Design of Development

User Restriction : Non-residential purposes

Number of Block : 1

Number of Storeys : 29 storeys : 7/F -32/F (excluding 4/F, 13/F, 14/F, 24/F)

No. of Car Parks : 2 lorry park, 64 spaces private car park

Ceiling Height (floor to floor) : Approx.3.85M 7/F -32/F (excluding 4/F, 13/F, 14/F, 24/F)

PROPERTY MANAGEMENT

Management Company

Winsor Estate Management Limited, (company name to be confirmed)

Term of Appointment of the Management Company

Two years from the date of the issuance of the Occupation Permit, and such appointment shall continue thereafter until terminated by the Owners' Committee or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement. After the initial term, the appointment of the Manager may be terminated by 3 months' notice by either the Manager or the Owners Committee in the manner as provided in the DMC. The annual remuneration of the Manager shall be 15% of the actual annual expenditure incurred in the management of the Building.

Management Fees

Based on the annual budget prepared by the Manager, each Owner shall contribute to the management expenses in proportion to the undivided shares allocated to his unit in accordance with the Deed of Mutual Covenant and Management Agreement.

Estimated Management Fee

Approx. HK\$ 1.38 per sq. ft. per month in the first year and Approx. HK\$ 1.58 per sq ft per month in the second year respectively, (with reference to Gross Floor Area) (Adjustment may be required upon completion)

Estimated Initial Payments upon Handover of Commercial are as follows: Management Fee Deposit - a sum equivalent to 3 months management fee

- Capital Equipment Fund a sum equivalent to 2 months management fee
- Debris Removal Fee a sum equivalent to 1 months management fee
- Management Fee payable in advance a sum equivalent to 1 months management fee
- Due shares of Deposits for Electricity & Water Meters & other utilities deposits Rates and Government rent paid by the vendor.

Buildings Rules and Fitting Out Rules

The Owners and occupiers shall observe the Building Rules and Fitting Out Rules and shall submit detailed plans and drawings (supported by written information on all proposals) to the Managers for approval before carrying out fitting out works. Also, HK\$1.0 per sq ft (on gross floor area.) as fitting out plans vetting fee, if applicable.

公共契約及管理合約重要條款:

- 此地段將有一份大廈公共契約及管理合約(簡稱「公共契約」。
- 2. 公共契約內規定公共地方及紛紛包括發展物業公用地方,重場公用地方,商業公用地方,發 展物業公用服務及設施,車場公用服務及設施、商業公用服務及設施、其中包括車場主行車
- 3 各單位之用途不能與入伙紅/或政府批地條文內之用途抵觸。
- 4. 業主須按報公共契約之規定按其單位之業權份數額分支付管理開支。
- 5. 管理公司將釋業主授予全權根據政府有關部門發出之指引定期檢查及維修斜坡及擋土器、(包 括下圖所示位置之擋土鍋) 各業主須分擔檢查及維修之費用。
- a) 菜主不得更改其單位之樓宇結構及外觀。
- b) 業主不得佔用公眾地方或阻塞公共通道。
- c) 業主不得擅自安裝招牌及廣告或作非法或不道德用途。
- d) 除獲管理公司書面同意外,業主不得於窗戶外層非指定位置安裝冷氣模或其他裝置。
- e) 業主於轉售樓宇時,必須通知管理公司新業主之姓名及地址。

上述資料僅供參考,詳細條款請參閱公共契約。 賈家可索取公共契約副本,一切影印費用由賈家

Salient Points on Deed of Mutual Covenant and

Management Agreement

- 1) A Deed of Mutual Covenant and Management Agreement (the DMC" will be entered into in respect of the New Kowloon Inland lot No. 4761 and the Development erected or to be erected thereon.
- 2) Common Areas and Common Facilities:
- Common Areas and Common Facilities shall include the Development Common Area, the Carpark Common Areas, the Development Common Services and Facilities, the Carpark Common Service and Facilities and, being among others, the main driveway in the Carpark, main entrance lobbies, lift lobbies and other areas, system and facilities intended for common use and benefit of the Owners of the Building
- 3) User Restriction: All units in the building cannot be used for any purpose other than for such purposes as stipulated in the Occupation Permit and are consistent and in compliance with the conditions contained in the Government Grant.
- 4) Each Owner shall contribute towards the management expenses of the Development (including the Manager's remuneration) in such manner in such amount and in such proportion as shall be fixed by the Manager in the manner provided by the DMC by reference to the allocation of undivided shares contained in the DMC.
- 5) The Owners shall at their own expenses maintain and carry out all work in respect of the Common Areas, and any slopes, slope treatment works, retaining walls and other structure within or outside the Lot and the Development and which for identification purpose are shown and coloured [brown] on the [plans for Slopes and Retaining Walls] shown below as required by the Government Grant and the DMC and in accordance with the guidelines known as "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the slope maintenance manual(s). The Manager (which shall include the Owners' Committee or Owners' Corporation, if formed) is to be given full authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, any of such slopes, slope treatment works, retaining walls and other structures in compliance with the Government Grant, the DMC and the said guidelines and slope maintenance manual(s) and all other guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures. Each Owner will be obliged to pay and make contribution towards the costs of such maintenance and repair and any other works.
- a) make any structural or other alterations to any part of the Development which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Lot or the Development by other Owners, nor shall any Owner cut or damage any of the structural walls, beams, columns, ceilings, roofs, floors or any structural part of the Development or do anything whereby the structural strength of any part of the Development may be affected.
- b) occupy or obstruct the common areas and facilities in the building.
- c) erect or install any signs, signboards or advertisements or use his unit for illegal or immoral purposes.
- d) without the prior written consent of the Manager install any air-conditioning or other units on any part of the Development and in particular through any window or external wall of
- e) Each owner shall notify the Manager upon transfer or assignment of his unit.
- The Chinese version above is for reference only. In case of discrepancy between the English and Chinese versions of the contents of this Sales Brochure, the English version shall prevail.

The above information is for reference only. For details of the Government Grant and full details of the DMC, please refer to the Government Grant and the DMC. A copy of the full script of the Government Grant and DMC is available upon request and on paving necessary photocopying charges.

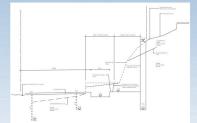
The Vendor reserves the right to make modifications and changes to building design, specifications. features, materials, facilities and floor plans without prior notice.

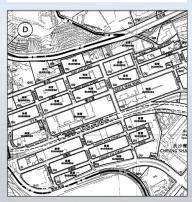
also be subject to the terms of the formal Agreement for Sale and Purchase.

All information contained in this Sales Brochure (including the planning and use of the Lot and the Development) is subject to final Government approved building plans and subject also to the formal legal documentation. Photos and perspectives in this Sales Brochure are for reference only. Some of the photos may have been enhanced by computer graphics. All information shall

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Salient points & Lot plan 副題副題





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