





# 6 WILMER ST.

# Where Work MET Life

6 Wilmer St. represents the much sought-after brand of working lifestyle at the very heart of the Hong Kong METROPOLIS. It stands adjacent to Sai Ying Pun MTR station, positioned to reach all major parts of Hong Kong through impeccable METRO connectivity. It also stands on the fringe of both vibrant Central Business District and colourful Soho district, affording it an ideal blend of business and leisure, and a perfect balance of work and play. The building's iconic design by celebrated architect James Law fittingly echoes this modern lifestyle attitude. Accessorised with indoor/outdoor amenities; a flexible workpod; a collaborative workspace layout; private washrooms; and much more provide for a contemplative enclave for meeting job deadlines or job associates, as well as for relaxation or rejuvenation. A METROPOLITAN but creative environment where work is less like jobs, but more like life; a place finally for the uncompromising few, where work MET life.

寓工作 寓生活 港島西 港鐵站 精品商廈



# THE CORNERSTONE OF A CREATIVE OFFICE

The exterior accommodates the basic logistic requirements in a framework which evokes inspiration, spurs artistic endeavours and creates a holistic sense of place.

# 今日創造未來

新世代的建築設計,耀眼而堅定, 貴為嶄新地標,勢將傲視整個區域。

型格於外,時尚於內,躍登大雅之堂, 匯聚有識之士。

世界,從這基石出發。

# PROMISING BUSINESS DISTRICT AT EXTENDED CBD

Conveniently located next to Sai Ying Pun MTR Station, **6 Wilmer St.** is within approximately 5 minutes\* from Central by train. With the opening of MTR West Island Line that brings in people and businesses, the district has seen a dramatic transformation with new cafés and restaurants as well as hip boutiques popping up in this area, emerging as the new CBD extended from Central.

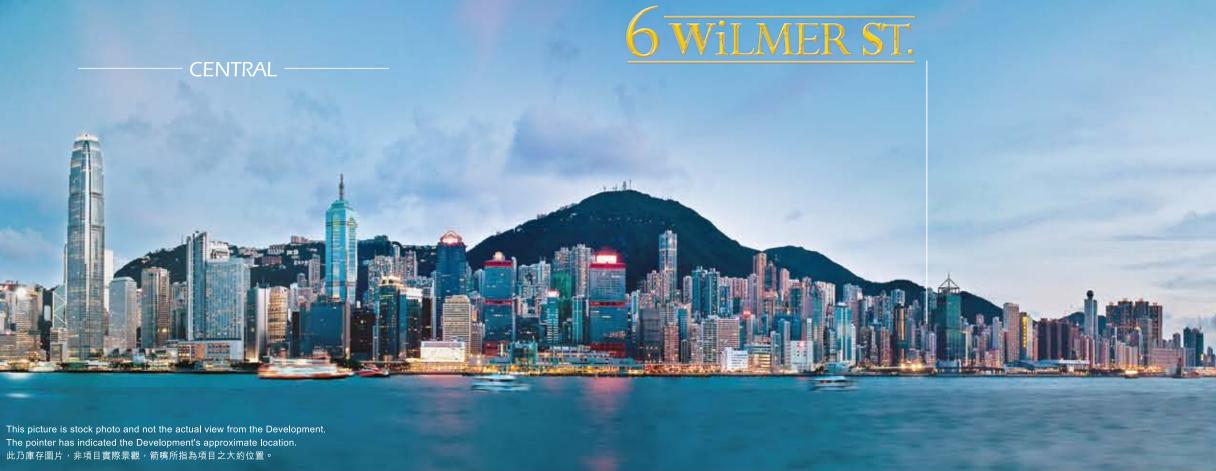
# 嶄新商貿核心 潛力宏大

6 Wilmer St. 位於港鐵「西營盤站」旁, 兩站即扺中環CBD,僅約5分鐘\*。

港鐵西港島線通車後,帶動大量通勤人口, CBD逐漸伸延至西區一帶,煥發區內急速 發展,特色商鋪、中西美食雲集。

嶄新商貿核心,商機處處,潛力宏大。

\*Source of information: MTR website www.mtr.com.hk (9 June 2015) 資料來源:港鐵網頁 www.mtr.com.hk (2015年6月9日)





The design concept above is the preliminary idea generated by the designer.

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上述之設計概念乃設計師之初步構思,賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。





Estimated journey times between Western District and selected stations (minutes) 港鐵西晉盤站至其他車站之預計乘車時間 (以分鐘計算) Source of Information: MTR website www.mtr.com.hk (9 June 2015) 資料來源:港鐵網頁www.mtr.com.hk (2015年6月9日)



# THE IMMINENT LINK TO

# DIFFERENT PARTS OF HONG KONG AND BEYOND

Adjacent to Sai Ying Pun MTR Station and only 2 stops away from Central Station and Hong Kong Station, **6 Wilmer St.** easily connects to the Airport Express and to the world beyond Hong Kong.

# 一點聯繫一切

真正的信步即達,連接已通車的港鐵全新「西營盤站」。 乘搭兩站即達港鐵「中環站」及「香港站」,只需約5分鐘,且接通機場快線。 下一站,無遠弗屆。



# A VALUED NEIGHBOURHOOD

Location, location, location... The key to successful business. Sheung Wan has become the hottest location after the opening of MTR West Island Line, and offers seamless connection to Central CBD and the entire Hong Kong from Sai Ying Pun MTR Station. Naturally, both street-level shops and upstairs offices in this area have become hot properties as they hold great investment potential.

# 媲美紐約西區金鑽地段

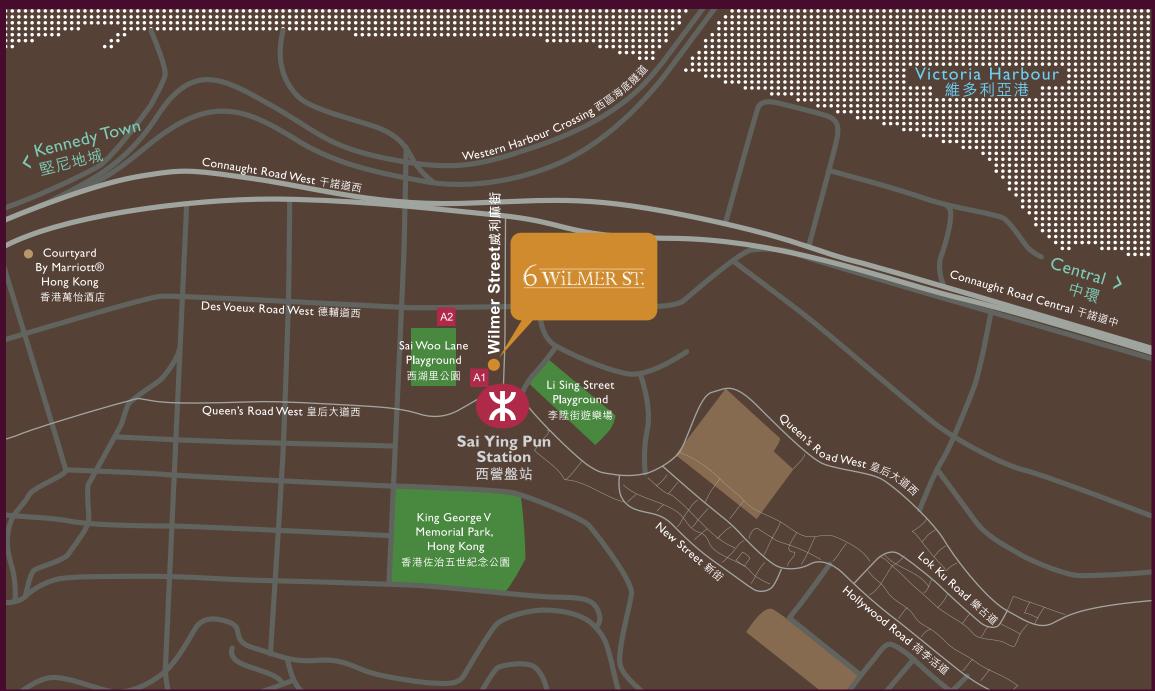
地段從來不能退而求其次,彷如紐約上西區的 SOHO西正中心,正是我事業的重心。

港鐵西港島線開通後,由「西營盤站」帶動, 串連核心中環商圈,與整個香港的聯繫,潛力宏大。

地下商舖,條件優厚,樓上辦公室商機處處, 升值力蓄勢待發。







The simplified map above is not drawn to scale.
All information is for reference only.
地圖經簡化處理及並非按照比例繪畫,只供參考。

lacksquare







# UP, AROUND AND ABOUT

SOHO is the ultimate melting pot where East meets West and where old meets new. Age-old shops coexist with trendy eateries and boutiques, creating a most unique dining and shopping scene that appeals to the affluent and sophisticated. Benefiting from its direct link to the MTR, this area will continue to thrive with more exciting offerings.

華洋共處,傳統與摩登,中西區SOHO領地延伸,煥發品味時尚氣象。 百年老店對照現代妙思精品,相融共生,形成獨特之社區生態。 配合港鐵接軌,簇新面貌,潮流活現。

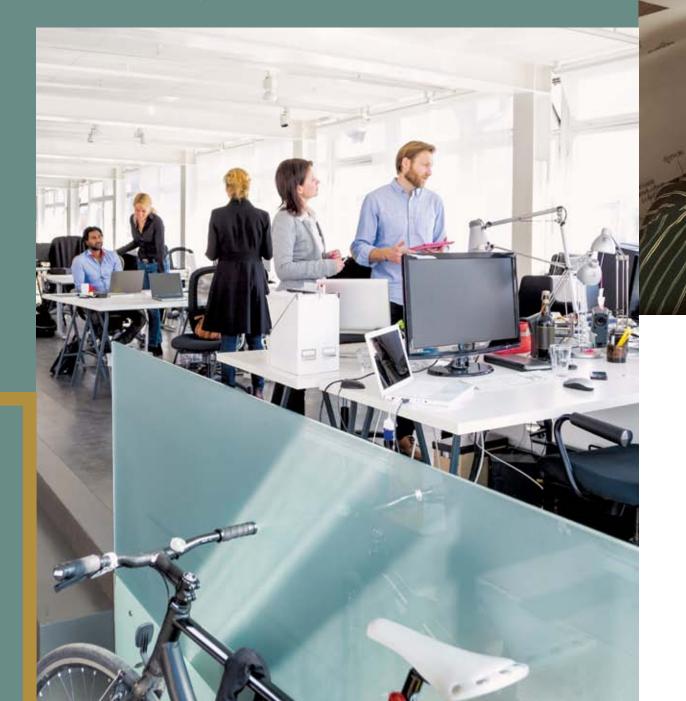
# FUNCTIONAL, FREE... FUN!

**6 Wilmer St.** is the epitome of flexible space management, providing adjustable partitioning and various sizes of working units tailored to individual needs. With a floor-to-floor height approximately 3.15 metres, the building offers units ranging from 507 sq. ft. to 756 sq. ft. of gross floor area, catering to the distinctive requirements of creative, leisure and lifestyle businesses.

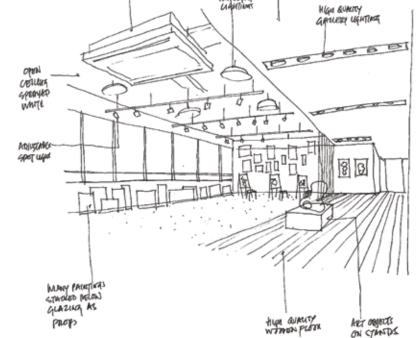
# 無間相融 潛力蓄勢待發

空間,不只貴在偌大,更貴在間隔靈巧千變,這裡我看到 我能自由發揮,充滿樂趣。

單位建築面積由507呎至756呎,間隔靈活,層與層之間的高度 約3.15米,任何類型的創作、生活時尚業務,皆可將空間運用自如。







# Designed by

World-Renowned Cybertecture Master



**6 Wilmer St.** is a distinctive project of sleek and modern design. Created by James Law, an internationally acclaimed architect and founder of James Law Cybertechture International (JLC), its façade is adorned with state-of-the-art geometrical LED strips. Contemporary bronze-brown colour is used throughout the interior with metal finish as highlight. Unique human figures in abstract postures formed by orange alphabets embellish every floor. JLC has received numerous awards and has been accorded the best Architecture Award by the CNBC Property Awards and International Party Awards, both at local and international levels.

# 國際著名Cybertecture建築大師精心設計

6 Wilmer St.由屢獲殊榮之Cybertecture建築大師James Law與其創辦的 James Law Cybertecture International (JLC) 精心設計。項目外牆以幾何 LED燈飾作亮點,項目樓層以啡銅色作主調,配以金屬物料,型格十足。分層電梯大堂設有由英文字母組成之不同人形裝飾,充滿創意。項目之後方,擺放一座大型藝術裝置,盡顯個性。JLC屢獲殊榮,包括由CNBC舉辦之本地及國際建築獎項。



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The PAD Tower Dubai, winner of the Best Residential Build in the INTERNATIONAL PROPERTY AWARD 2007
The PAD Tower, 村拜, 2007國際最佳住宅項目



Technosphere, Dubai, winner of the Best Commercial Buidli in the ARABIAN COMMERCIAL PROPERTY AWARD 2009



This photograph was taken on 9 May 2015 at the modified show suite of Unit 1, 3/F at the sales office of No. 6 Wilmer Street and has been color fine-tuned with computerized imaging technique. The furniture, electric equipment, lightings, decorations, paintings and other fittings, finishes and appliances are not the standard delivery items upon the handover of units. The Vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.
此相片為2015年5月9日於「威利麻街6號」展銷中心內的3樓01室的經改動示範單位實景拍攝,並經由電腦圖像技術作顏色修飾處理。 圖中的所有家具、電器、燈飾、擺設、掛畫及其他裝置、裝修物料及設備等均並非物業單位的交樓標準。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。

# 跳出框框 突破平凡

室內配置如同你的創意一樣獨有, 大部分單位皆設有獨立洗手間及全新 分體式空調系統。

嶄新Workpod設計,讓商戶自由組合 配置,貼心便捷。

特長大堂營運時間,更有24小時嚴密 保安系統。



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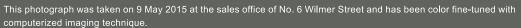
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# WHERE WE WORK WHERE WE PLAY

寓工作 寓娛樂







Offering professional security and property management services, **6 Wilmer St.** is managed by Hang Yick Properties Management Limited, an award-winning company that prides itself in service excellence with 150 outstanding projects. Over the years, Hang Yick has been awarded more than 15 Hong Kong Eco-Business Awards, including 2 Grand Awards and 4 Gold Awards, and is a frequent winner of Employers Gold Star Award.

# 恒益物業管理提供專業服務

管理逾150個項目之「恒益物業管理有限公司」, 經驗豐富,為6 Wilmer St. 提供專業保安管理 服務,時刻確保安全妥善,隨時迎接不同挑戰。

恒益屢獲獎項及嘉許,涵蓋多個範疇,包括物業 管理、顧客關係服務、環保關注及企業社會責任等, 曾獲頒「香港服務名牌2012」、「亞太卓越企業標準 大獎」、「香港能源效益」、15項「香港環保企業獎」 (包括2項榮譽金獎及4項金獎),並連續多年獲得 「僱主金星獎」嘉許,卓越服務備受肯定。

# AREA SCHEDULE (sq. ft.) 面積表 (平方呎)

Floor 樓層	Unit 單位	Saleable Area (Sub-divided Unit) 分間實用面積	Saleable Area (Whole Floor) 全層實用面積	Gross Floor Area (Sub-divided Unit) 分間建築面積	Gross Floor Area (Whole Floor) 全層建築面積	Flat Roof / Roof Area 平台/ 天台面積	
	01	441		578			-
	02	398		522			-
3/F	03	515	_ 2325 	676	3049 _		-
	04	576		756			-
	05	394		517			-
4/F	01	441		578			-
	02	398		522	- –		-
	03	471	2236	618	2933	35	(Flat Roof 平台)
	04	532		698	_	35	(Flat Roof 平台)
	05	394		517			-
5/F - 8/F	01	441		578			-
	02	398		522			-
	03	471	2236	618	2933		-
	04	532		698			-
	05	394		517	_		-
9/F - 14/F	01	441		578			-
	02	398		522			-
	03	471	2236	618	2933		-
	04	532		698			-
	05	394		517			-
15/F - 24/F	01	441		578			-
	02	387		507	- –		-
	03	471	2225	618	2918		-
	04	532		698	_		-
	05	394		517			-
25/F	01	441		578			-
	02	431		565	_		-
	03	471	2269	618	2976		-
	04	532		698	_		-
	05	394		517			-
26/F	01	441		578		276	(Roof 天台)
	03	471	2270	618	2074	361	(Roof 天台)
	04	532	2269	698	- 2976 –	548	(Roof 天台)
	05	394		517			

The above area schedule does not apply to Unit 604, I 305, 2301 and 2302 which have been sold. 以上面積表不適用於604,1305,2301及2302已售單位。

# FLOOR PLAN G/F

# 地下平面圖



- I. The internal areas of the units on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- 2. Architectural features or feature lights are fixed on the external walls of some of the floors.
- 3. The use of fireman's lift lobbies and smoke lobbies should comply with relevant Buildings Ordinance and regulations thereunder and any other ordinances, end rules relating to the fire safety and use of the fireman's lift lobbies and smoke lobbies, and any other relevant government's requirements.
- 4. All plans are subject to final approval by the relevant government authorities.
- 5. The Vendor reserves the right to make modification and changes according to the actual circumstances without prior notice.

- 1. 因物業單位的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般 比較低樓層的內部面積稍大。
- 2. 部分樓層外牆範圍設有建築裝飾或燈飾。
- 3. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例, 及其他有關防火安全與使用消防電梯大堂及防煙間之條例規例及法規, 及有關之其他政府規定。
- 4. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 5. 賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。

# FLOOR PLAN 3/F

# 3樓平面圖



# Votes:

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# FLOOR PLAN 4/F-8/F

# 4-8樓平面圖



# Note

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# FLOOR PLAN 9/F-14/F

# 9-14樓平面圖



# lotes:

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# FLOOR PLAN 15/F-24/F

# 15-24樓平面圖



# Notes

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# FLOOR PLAN 25/F-26/F

# 25-26樓平面圖



# Votes:

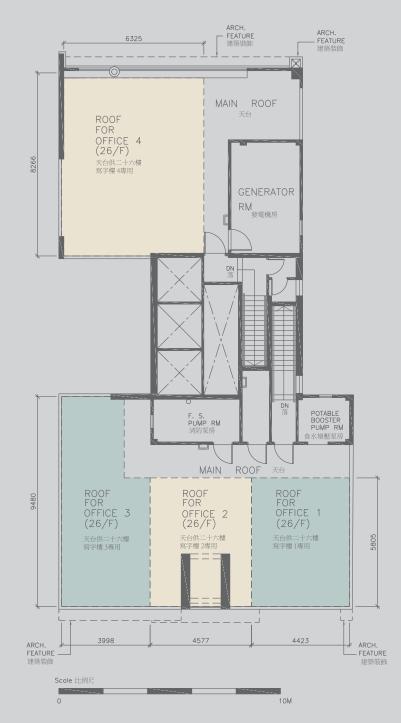
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# FLOOR PLAN ROOF FLOOR

# 天台平面圖



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- The Vendor reserves the right to make modification and changes according to the actual circumstances without prior notice.

# 附註

- 因物業單位的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般 比較低樓層的內部面積稍大。
- 2. 部分樓層外牆範圍設有建築裝飾或燈飾。
- 3. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例, 及其他有關防火安全與使用消防電梯大堂及防煙間之條例規例及法規, 及有關之其他政府規定。
- 4. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 5. 賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。

# Reference Information

# BASIC INFORMATION OF THE DEVELOPMENT

# Name of Development:

Wai Wah Commercial Centre

### Address:

6 Wilmer Street, Hong Kong

### Lot Numbers:

Sub-section | of Section B of Marine Lot No. 90, Section W of Marine Lot No. 90, Inland Lot No. 5956 and Inland Lot No. 5957 (collectively "the Lot").

The Lot is respectively held under 3 Government Leases for 999 years commencing

### User Restrictions:

The Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Metter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government. By nine Offensive Trade Licences respectively dated 30th May 2014, 9th July 2014 and 25th July 2014 and respectively registered in the Land Registry by Memorial Nos. 14061200890044, 14072102600056, 14071801570019, 14072102600015, 14072102600027, 14072102600032, 14072102600040, 14072102600067 and 14080400840018, the Government approved licences to the respective registered owners of (1) Shop Nos.1,2,3,4,5 and 6 on G/F, (2) Shop Nos.1,2,3,4 and 5 on 1/F and (3) Shop Nos.1,2,3,4 and 5 on 2/F of the Development to carry out the trade or business of Sugar-baker, Oilman (excluding petrol filling station), Butcher, Victualler and Tavern-keeper in or upon the Lots.

Union Ford International Limited – Unit Nos. 1, 2 and 5 on 25/F#

Spark Profit Development Limited

- Unit Nos. I-5 on 3/F
- Unit Nos. I-2 and Unit No. 3 with Flat Roof and Unit No. 4 with Flat Roof and Unit No. 5 on 4/F
- Unit Nos. I-5 on 5/F
- Unit Nos. I-3 and 5 on 6/F • Unit Nos. I-5 on 7/F - 12/F
- Unit Nos. I-4 on I3/F
- Unit Nos 1-5 on 14/F 22/F
- Unit Nos. 3-5 on 23/F
- Unit Nos. I-5 on 24/F
- Unit No.1 with Roof and Unit No.3 with Roof and Unit No.4 with Roof and Unit No. 5 on 26/F

(whose holding company is Shau Kee Financial Enterprises Limited)

# Vendor Solicitors:

Alan Lam, Yam & Pe, Solicitors

# Designer for Renovation:

James Law Cybertecture International Holdings Limited

# Authorized Person for the Original Development:

Mr. Leung Sai Hung of Ma Leung & Associates Architect & Engineers (Hong Kong) Limited

# Authorized Person for Renovation Work:

Mr. Kung Chi Wai Johannes and Mr. Wong Kok Ming David of Design 2 (HK) Ltd.

# Main Contractor for Renovation Work:

# Date of Occupation Permit:

# Expected Date for Completion of the Renovation:

# DESIGN AND PURPOSE OF THE BUILDING

# (I) Office Floors:

Floor-to-floor height for each of the floors is approx. 3.15m

Note: "Floor-to-floor height" 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

(2) Floor Loading:

3kPa (3/F - 26/F)

(i) The open access road, private service lane, ramp(s), the foundation, columns, beams and other structural supports.

(ii) All external walls of the Building, main entrances, main lobbies or entrance halls on the Ground Floor, lifts, spaces or areas containing Building Common Facilities, staircases and landings and toilet(s) not assigned or reserved for the exclusive use of any Owner and are used or intended for the common use and benefit of all Owners and occupiers of the Building as a whole.

(iii) The MDF room, water meter room, electric meter room, transformer room, control rooms, potable booster pump room, potable and flushing water sump tanks and pump room (if any), meter rooms, F.S. control room, generator rooms, the underground sprinkler, pump room, underground F.S. upfeed pump room, F.S. pump room, the sprinkler and other tanks, F.S. tank, F.S. pump rooms, pump rooms, switch room, refuse room, lift machine room and sewage pump room (if any).

(iv) Flat roof/ roof/ yards/ all other areas which are designated for the common use and benefit of the Owners and occupiers of the Building.

# PROPERTY MANAGEMENT

# (I) Management Company:

(Manager under the Deed of Mutual Covenant and Management Agreement)

### (2) Terms of Appointment:

Initial period of two years from the date of the Deed of Mutual Covenant and Management Agreement and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof. The Remuneration of the Manager shall be ten percent (10%) of the total annual Management Expenses.

# (3) Current Management Fees:

Units on 3/F – 26/F HK\$1.23 (approx.) per management unit per month

# (4) Payments upon the Execution of Assignment of each Unit:

Contribution towards Initial Outgoing and Expenses:

# Special Fund:

# Management Fee Deposit:

A sum equivalent to 3 months' Management Fee

# Public Utilities Deposit:

A due proportion based on the public water and electricity meter deposits and etc. allocated to each Unit.

- 1. The current management fees is subject to the revision under the Deed of Mutual
- Covenant and Management Agreement.

  2. Management fees in respect of all Units of the Building are to be paid in advance.

# WARNING TO PURCHASERS

- (I) 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.
- (2) 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
- (3) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
- (4) 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 you own solicitor in the first place.
- (5) 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.
- # Purchasers of Unit Nos. I, 2 and 5 on 25/F are advised that they must instruct their own solicitors in the purchase of these units.

Where there is any discrepancy in the meaning(s) between the English and Chinese versions of this Reference Information, the English version shall prevail.

# Reference Information

# 發展項目基本資料

# 發展項目名稱

威華商業中心

# 地址:

香港威利麻街6號

海旁地段第90號B段第1分段、海旁地段第90號W段 內地段第5956號及內地段第5957號(統稱「發展地段」)。

「發展地段|是根據3份政府租契而持有,該等租契的年期均由 1855年8月4日起計999年。

### 和契用途限制:

如非事先獲得政府的許可,「發展地段」不得被用作經營或從事 銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、 食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務,或經營或 從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。 根據9份厭惡性行業牌照(日期分別為2014年5月30日,2014年 7月9日和2014年7月25日,並在土地註冊處註冊,其註冊摘 要編號分別為14061200890044、14072102600056。 14071801570019 \ 14072102600015 \ 14072102600027 14072102600032、14072102600040、14072102600067及

14080400840018),政府批准發展項目(1)地下1、2、3、4、5 及6號鋪(2)1樓1、2、3、4及5號室及(3)2樓1、2、3、4及5號 室的註冊業主在「發展地段」上經營或從事製糖、油料(不包括加 油站)、售肉、食物供應及旅館的行業或業務。

福德國際有限公司 - 25 樓 1、2 號室及 5 號室#

# 鋭富發展有限公司

- 3 樓 1-5 號室
- 4 樓 1 2 號室、3 號室連平台、4號室連平台及 5 號室
- 5 樓 1-5 號室
- 6 樓 1-3 號室及 5 號室
- 7-12 樓 1-5 號室 • 13 樓 1 - 4 號室
- 14 22 樓 1 5 號室
- 23 樓 3-5 號室
- 24 樓 1-5 號室 • 25 樓 3-4 號室
- 26 樓 1 號室連天台、3 號室連天台、4 號室連天台及5 號室 (其控權公司均為兆基財經企業有限公司)

# 賣方律師行:

林、任、白律師行

# 翻新工程總設計

科健國際集團有限公司

# 原有建築物之認可人士:

馬梁建築師事務所(香港)有限公司的梁世雄先生

# 翻新工程之認可人士:

DESIGN 2 (HK) LTD 的龔志威先生及王珏明先生

# 翻新工程之總承建商:

德材建築工程有限公司

# 入伙紙日期

1996年11月18日

# 翻新工程預計落成日期

2016年8月31日

# 物業設計用途

3-26樓 每層樓高約3.15米(層與層之間高度)

「層與層之間高度」指該樓層之石屎地台面與對上一層石屎地台面 之高度距離。

# (二) 樓面承重力:

3kPa (3 - 26樓)

# (三)公用地方:

- (i) 露天通路、私家通道、斜道、地基、柱、樑及其他結構性支
- (ii) 大廈所有外牆部分、主要入口、地下主要大堂或入口大堂、 升降機、存放大廈公共設施的區域或空間、並非獲指派為或被保 留用作任何業主專用,而是擬供大廈整體業主及佔用人公用及共 享的樓梯及樓梯平台及洗手間。
- (iii) MDF房、水錶房、電錶房、變壓器房、控制室、增壓食水 泵房、食水及沖廁用水收集缸及泵房(如有的話)、電錶房、消防 控制室、發電機機房、地下灑水裝置、泵房、地下消防供水泵房、 消防水泵房、花灑裝置及其他水箱、消防水箱、消防水泵房、泵房、 電掣房、垃圾房、升降機機房、污水泵房(如有的話)。

(iv) 指定為大廈業主及佔用人公用及共享的平台/天台/庭園/其他

# 物業管理

# (一)物業管理公司:

恒益物業管理有限公司(公契管理人)

# (二)委任年期

首屆任期由簽訂公契日期起計為期兩年,其後續任至按公契的條 文終止管理人的委任為止。管理公司每年之酬金為全年管理總支 出的百分之十。

# (三) 現時管理費:

3-26樓各單位:每份管理份數每月約HK\$1.23

# (四)於簽立轉讓契時每個單位須繳付的費用:

首次支出及開支須分擔的費用: ……\$1,500 特別基金: ..\$800

# 管理費按金:相等於3個月管理費

公用設施按金:根據公用水錶及電錶等,按金按適當比例而攤分 予每戶的款額

# 備註

- 現時管理費可根據公契調整。
- 本大廈所有單位之管理費均須上期繳付。

# 對買家之重要提示

- (一)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。
- (二) 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。
- (三) 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。
- (四)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。
- (五) 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。

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#建議購買25樓1、2及5號室的買家必須聘用自己的律師進行購買。

備註:本參考資料的中英文文本如有歧義,一概以英文文本為準。

# FITTINGS & FINISHES

# 建築材料及設備説明

### External Wall

- Aluminum windows to be installed for external walls.
- Other parts of external walls to be finished with aluminum claddings, glass cladding, LED lighting and external wall tile.

### Internal Wal

• Internal walls to be finished with low VOCs emulsion paint for each unit.

### Flooring

• Flooring to be finished with carpet tiles for each unit.

### Main Roo

Floor to be finished with concrete tiles. Walls to be finished with external wall tiles or external wall painting.

### Air-conditione

Split-Type Air Conditioner to be provided for each office unit.

### G/F Main Entrance Lobby

Natural stone flooring to be installed. Walls to be finished with metal wall panels. False ceiling with lighting and air-conditioning system to be installed.

# Typical Floor Lift Lobbies

- Floor of lift lobby to be finished with floor tiles.
- Walls to be decorated with decorative wall panel.
- False ceiling with lighting to be installed.

### Lift

• 3 nos. of "Fujitec" lifts with CCTV system to be provided.

### Washroom

• Washroom at each unit (except unit 2) to be finished with floor tiles and wall tiles. Premium sanitary wares and fittings to be provided. False ceiling with lighting and ventilation system to be provided.

# Power Supply

MCB board to be provided for individual owner's application for electricity meter.

# Water Supply

 Water supply and drainage to be provided for individual owner's application for water meter.

# TV Facility

Communal TV point to be provided for each unit.

# Telephone & Broadband Network

 Telephone & broadband network point to be reserved for individual owner's application for the services.

The Vendor reserves full rights, based on actual circumstance or in accordance with the

Architect's direction, to substitute other materials of comparable quality for the intended

# Fire Services

materials listed above.

• Sprinkler system to be provided for each unit.

### 外牆:

外牆安裝鋁窗,部份外牆安裝鋁質及玻璃飾板,以及LED燈飾, 其餘外牆位置鋪砌外牆瓦。

### 內牆

各單位內牆批盪,牆面髹低VOCs乳膠漆。

# 地台:

各單位地台裝妥方塊地毯。

### 天台

地台鋪砌石屎磚,牆身鋪砌外牆瓦或外牆漆。

# 冷氣設備

辦公室各單位裝妥名廠分體式冷氣機。

### 地下入口大堂

地下入口大堂地台鋪砌天然石,牆身鋪砌金屬飾面,裝妥假天花 連高級燈飾及裝設空調系統。

### 標進層大堂

標準層大堂地台鋪砌地磚,牆身為飾面板,裝妥假天花配燈飾。

### 升降機

大廈裝設3部名廠「富士達」升降機。內裝設閉路電視系統。

### 先手間

各單位洗手間(2號單位除外)地台及牆身鋪砌瓷磚,裝設高級 潔具。另裝妥假天花連燈飾及通風系統。

### 供電

預設配電箱供用戶自行申請獨立電錶。

### 供水設備

每單位預設來去水位供用戶自行申請獨立水錶。

# 電視天線:

各單位預留公共電視接駁口。

# 電話及寬頻網絡系統:

各單位均預留可接駁電話及寬頻網絡系統線路,供用戶自行申請 接駁。

賣方保留一切權利,按實際情況或按照則師指示以同等質素之

建築材料及設備代替上述所列項目。

# 消防系統

各單位裝妥消防花灑系統。

# IMPORTANT NOTE

- All parties engaged in the production of this Sales Brochure have made their best efforts to ensure the accuracy of all information herein contained as of the date of printing of Sales Brochure and to minimize the existence of clerical errors. Readers are invited to make enquiries to sales personnel or consult relevant professionals for verification of doubts or particulars of specific items.
- All information, photos, maps, charts, plans and artist's impressions etc. are for reference only. Some photos, maps, artist's impressions and plans have been tuned by computer retouching for better visual effects. They are for reference only and shall not constitute or be construed as giving any undertaking, representation or warranty. The overall development scheme of the property site, its surrounding areas and environment are subject to the final approval and amendment(s) by the relevant Government authorities. For the best knowledge of the property site, its surroundings and environment, visit in person is strongly advised.
- The Developer reserves the right to make modification and changes without prior notice to the facilities, materials, building designs and layouts of this Development, which are subject to the provisions upon handover of the units.
- All information contained in this Sales Brochure does not represent the plans approved by the relevant Government authorities and shall be subject to the final plans approved by the relevant Government authorities and legal documentation.
- All information given in this Sales Brochure shall be subject to the terms and conditions of Government Grant, the formal Agreement for Sale and Purchase and the Deed of Mutual Covenant incorporating Management Agreement.
- Date of printing of this Sales Brochure : June 2015

# 重要聲明

- 參與本售樓說明書製作之所有人等均已悉心維持所有資料在付印日期時準確性及盡力減低文誤之可能性。如有疑問或欲知個別內容之詳情,請向售樓人員或有關行業之專業人士詢問查證。
- 本售樓説明書內所載資料、相片、地圖、圖表、平面圖及印象示意圖等均僅供參考,部分相片、地圖、印象示意圖及平面圖已由電腦作畫面處理 以達致較佳之視覺效果,並不構成或不應被視為任何承諾、陳述或保證。有關本物業及其周邊地區環境之整體發展規劃當按照政府有關部門最後 之批准及修訂為準,如欲了解物業之實地情況及周邊地區環境,務請親自查察為要。
- 本物業的設施、用料、設計等均以入伙時所提供為準,發展商保留一切權利,按實際情況需要作出改動,而無須另外通知。
- 本售樓説明書內一切資料,不代表政府相關部門批准之圖則,並須以政府相關部門最後批准之圖則及法律文件為準。
- 本售樓説明書內所有資料將根據政府租契、正式買賣合約及大廈公共契約之條款為準。
- 本售樓説明書付印日期: 二零一五年六月



Address: No. 6 Wilmer Street, Hong Kong

地址:香港威利麻街6號

Hotline 查詢熱線: 8108 2098

Website 網址: www.6wilmerst.com.hk

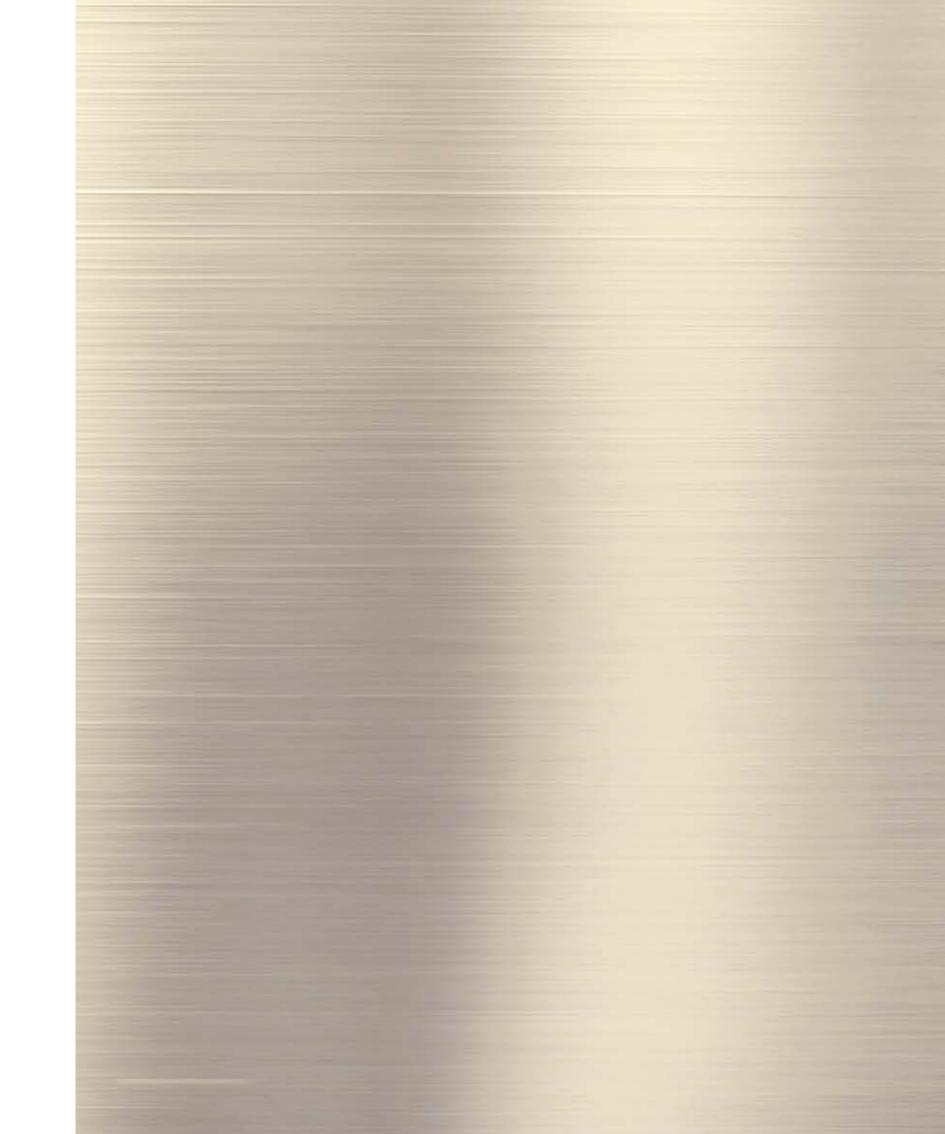
Sales Agent 售樓代理:



Head Office: 75/F, Two International Finance Centre,

8 Finance Street, Central, Hong Kong 總寫字樓:香港中環金融街8號國際金融中心2期75樓

Tel 電話: 2908 8338







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