

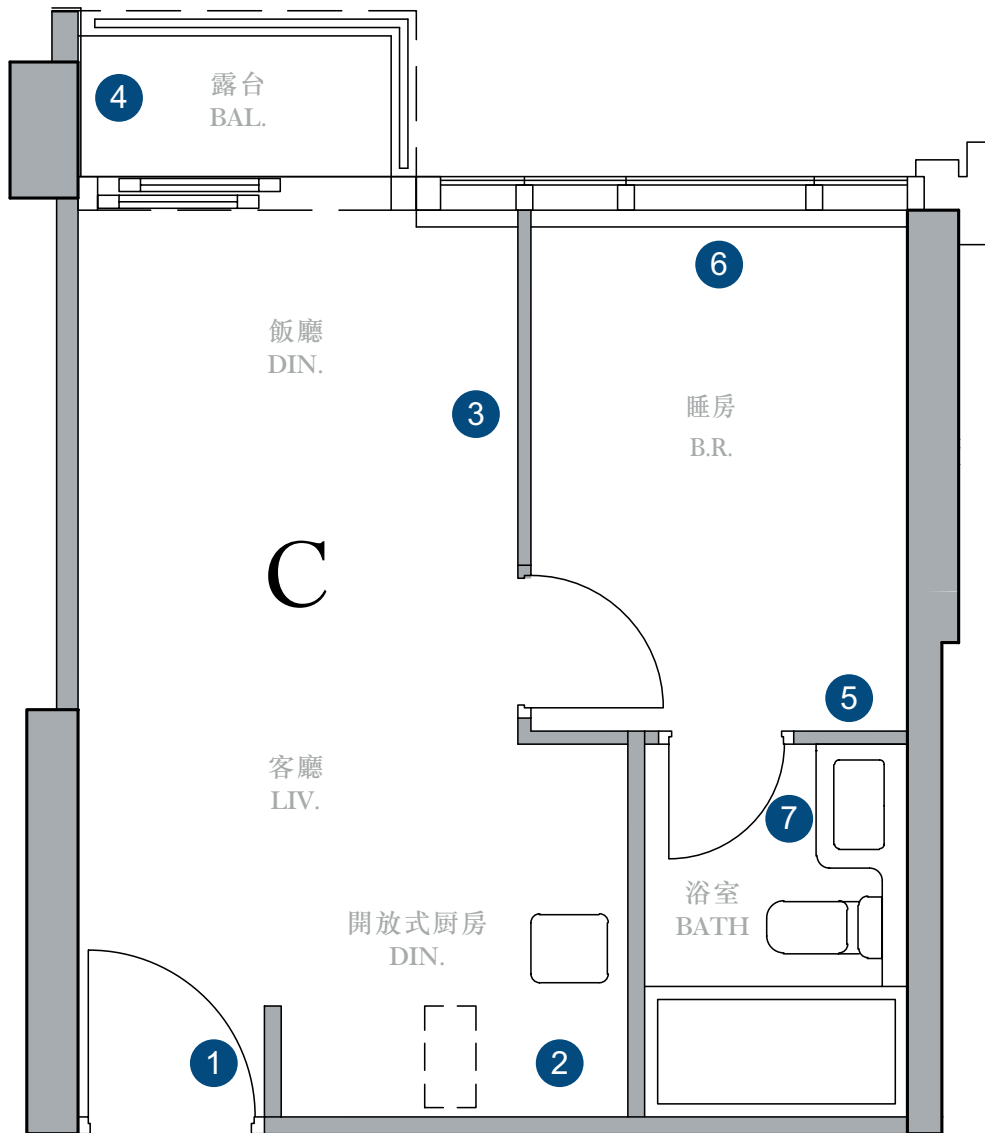


MONACO

KAI TAK HARBOUR

Flat C, 28/F, Tower 2B (Unmodified Show Flat)
第2B座28樓C室 (無改動示範單位)

Location of Notices 告示位置



Notice(s) 告示 1

This is a mock-up of the main entrance door of the actual flat. Provisions, materials and finishes outside the main entrance door frame of this unmodified show flat are those of this sales office, and do not represent the actual provisions of the residential property upon handover to the purchaser, and is/are not a mock-up of the external wall of the Phase or any architectural feature or finishes thereon. The flat signage on the main entrance door is not part of the standard provisions of the residential property. The design of flat signage such as shape, size, material, colour and location, etc. shown in this show flat may be different from the actual residential property. For information on standard fittings, finishes and appliances of the residential property, please refer to the sales brochure.

此為實際單位入口大門的模擬。此無改動示範單位入口大門門框外之裝置、物料及裝修物料屬於本售樓處的裝置、物料及裝修物料，並不代表住宅物業交付給買方時之實際裝置，並非期數外牆或期數外牆上之建築裝飾或裝修物料的模擬。入口大門上單位標誌牌設計並非住宅物業之交樓標準，實際單位的標誌牌設計如形狀、大小、物料、顏色及位置等與此無改動示範單位所展示的可能不同。有關住宅物業之交樓標準裝置、裝修物料及設備的資料，請參閱售樓說明書。

Notice(s) 告示 1

This unmodified show flat is for showing the residential property concerned only and does not constitute and shall not be construed as constituting any representation or warranty whether express or implied in respect of the view from any residential property in the Phase or the external appearance of any part of the Phase, whether or not the external finishes, external pipes, or appearance of any part of the Phase have been shown. All views projected in this unmodified show flat are not views from the actual property, and shall not constitute or be construed as constituting any offer, undertaking, representation or warranty whether expressed or implied. Prospective purchasers should make reference to the sales brochure for details of the Phase. The vendor also 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.

本無改動示範單位僅作展示相關住宅物業之用，並不構成亦不得詮釋為任何不論明示或隱含關於期數任何住宅物業景觀或期數任何部份之外觀之陳述或保證，不論有否展示期數任何部份之外牆裝修物料、外在喉管或外觀。此無改動示範單位所示之景觀並非實際住宅物業的實景，並不構成亦不應被詮釋為任何明示或暗示之要約、承諾、陳述或保證。準買方如欲了解期數的詳情，請參閱售樓說明書。賣方亦建議準買方到發展項目地盤作實地考察，以對發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。

The dimensions of this unmodified show flat and of (if any) the bay window, utility platform and balcony in the unmodified show flat are slightly different from those as specified in relation to the residential property in the sales brochure due to the finishes on the enclosing walls or boundary walls or internal partitions of this unmodified show flat.

由於此無改動示範單位的圍封牆或邊界牆或內部間格的裝修物料所致，此無改動示範單位及(如有)其窗台、工作平台及露台的尺寸與售樓說明書就有關住宅物業所指明的尺寸略有分別。

Notice(s) 告示 1

The fittings and appliances, such as air grilles, sprinklers, visual advisory alarms, emergency lighting, exit signs, speakers and other features marked with green dots “●” in this unmodified show flat are the in-situ built-in equipment and facilities of this sales office, and are not part of the standard provisions of the residential property. There are no such equipment and facilities in the residential properties of the Phase and it may not be possible to install such equipment and facilities in the actual residential properties. For information on fittings, finishes and appliances of the residential properties in the Phase, please refer to the sales brochure. Except those mentioned above, and unless otherwise specified, all interior partitions, fittings, finishes and appliances in this unmodified show flat are the same as those depicted in the sales brochure.

本無改動示範單位內有綠色圓點“●”標示之裝置及設備，如通風格柵、消防花灑頭、視像警報器、應急照明燈、出路指示牌、擴音器及其他裝置是為本售樓處現場固有的配套設備及設施，並非住宅物業之交樓標準。期數之住宅物業並沒有此等設備及設施，亦未必可能裝設此等設備及設施。有關期數之住宅物業的裝置、裝修物料及設備的資料，請參閱售樓說明書。除以上所述及另行特別註明者外，此無改動示範單位之內部間隔、裝置、裝修物料及設備一如售樓說明書所示。

Exposed pipes, ducts and wiring will be hidden by the bulkheads/false ceiling in the actual flat. Those exposed pipes, ducts and wiring have not been provided in this unmodified show flat.

實際單位內之外露喉管、管道及電線將被假陣/假天花隱藏。該等外露喉管、管道及電線在此無改動示範單位內並無提供。

Notice(s) 告示 1

Infrared transmitter of the home automation system will be installed inside split type air-conditioning indoor unit at living/dining room in the actual flat. This infrared transmitter has not been provided in this unmodified show flat. Please refer to the sales brochures for details of standard provision of fittings, finishes and appliances to be provided in residential properties.

Note:

The vendor reserves all the right to substitute any fittings, finishes and appliances with other fitting, finishes and appliances in accordance with provisions of the agreement for sale and purchase. Each of such fittings, finishes and appliances may have slight variations in colour, measurement, grain, texture, and/or workmanship.

實際單位內之智能家居系統的紅外線發射器將安裝於客/飯廳的分體式空調機(室內機)內。該紅外線發射器在此無改動示範單位內並沒有提供。有關住宅物業交樓標準的裝置、裝修物料及設備之詳情，請參閱售樓說明書。

附註：

賣方保留一切權利按買賣合約條款以其他裝置、裝修物料及設備代替任何裝置、裝修物料及設備。各項裝置、裝修物料及設備可能在顏色、尺寸、紋理、質地及/或手工上出現輕微差別。

Notice(s) 告示 1

The magnetic door holders marked with red dots “●” in this unmodified show flat are not part of the standard provisions of the residential property. There are no such magnetic door holders in the residential properties of the Phase and it may not be possible to install such magnetic door holders in the actual residential properties. For information on fittings, finishes and appliances of the residential properties in the Phase, please refer to the sales brochure.

本無改動示範單位內以紅色圓點“●”標示之磁力門擋並非住宅物業之交樓標準。期數之住宅物業並沒有此等磁力門擋，亦未必可能裝設此等磁力門擋。有關期數之住宅物業的裝置、裝修物料及設備的資料，請參閱售樓說明書。

Notice(s) 告示 1

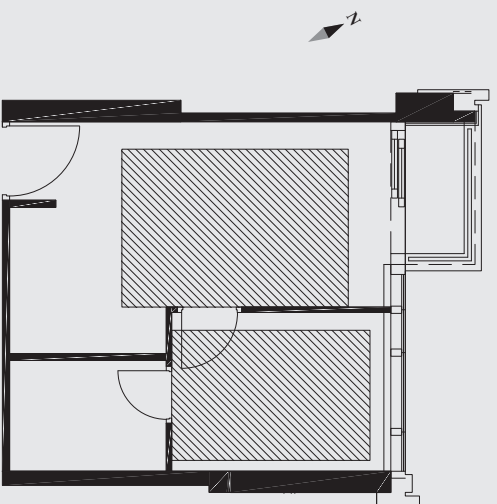
Due to physical constraints of the venue, the floor-to-ceiling height of different parts of this unmodified show flat is less than the corresponding projected height of the parts concerned of the residential property as specified in the sales brochure (see the plan below for the height difference). Due to the finishes on the floor and ceiling of this unmodified show flat, it is possible that there will be a difference between the floor-to-ceiling height of the unmodified show flat obtained by taking measurements inside the unmodified show flat (it will not be able to take into account of the thickness of the aforesaid finishes when taking such measurements) and the projected height (less the aforesaid height difference) of the corresponding parts of the residential property.

“Projected height” in relation to a residential property, means the height of the residential property as calculated by deducting the thickness of the floor slab of the residential property as specified in relation to the residential property in the sales brochure of the Phase from the floor-to-floor height of the residential property as so specified.

因現場環境所限，此無改動示範單位不同部分的樓底高度（地面量度至天花板計），低於售樓說明書內有關住宅物業相關部分的相應預計高度（高度差距見下圖）。因此無改動示範單位地板及天花板均有裝修物料，於無改動示範單位內量度出之樓底高度（地面量度至天花板計）（如此量度得出之樓底高度未能將上述裝修物料厚度納入計算之中）可能會與有關住宅物業相關部分減去上述高度差距後的相應預計高度不同。

「預計高度」就某住宅物業而言，指按照以下算式計算得出的該物業的高度：將期數的售樓說明書中就該物業指明的層與層之間的高度，減去如此指明的該物業的樓板的厚度。

Please see the plan below for the above mentioned height difference.
有關上述高度差距，請參閱下圖。



Floor-to-ceiling height is less than the corresponding projected height of the parts concerned of the residential property as specified in the sales brochure by 300mm
此部分的樓底高度（地面量度至天花板計）低於售樓說明書內有關住宅物業相關部分的相應預計高度 300 毫米

Scale 比例
0m/米 2.5m/米 5m/米

Notice(s) 告示 2

Ventilation fan will be hidden by the false ceiling in the kitchen in the actual flat. Due to physical constraint of this sales office, the ventilation fan has not been provided in this unmodified show flat. For information on fittings, finishes and appliances, please refer to the sales brochure.

實際單位廚房內之抽氣扇將被假天花隱藏。由於本售樓處環境所限，該抽氣扇在此無改動示範單位內並無提供。有關裝置、裝修物料及設備的資料，請參閱售樓說明書。

Home automation control board will be hidden by the kitchen cabinet in the kitchen in this show flat and the actual flat. For information on fittings, finishes and appliances, please refer to the sales brochure.

此示範單位及實際單位廚房內之智能家居控制總箱被櫥櫃隱藏。有關裝置、裝修物料及設備的資料，請參閱售樓說明書。

Notice(s) 告示 2

Flat C, 28/F, Tower 2B – Open Kitchen Appliances 第 2B 座 28 樓 C 單位 – 開放式廚房設備

Appliances and fittings to be provided or installed in the Open Kitchens of Flat C on 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F of Tower 2B :
第 2B 座 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓及 35 樓至 38 樓之 C 單位之開放式廚房均配備或安裝以下設備及裝置：

Appliance/Fitting	設備/裝置	Brand 品牌
Duct Type Ventilation Fan	風喉式抽氣扇	Gelec
Cooker Hood	抽油煙機	Miele
Induction Hob	電磁煮食爐	Miele
Steam Oven	蒸爐	Miele
Refrigerator	雪櫃	Siemens 西門子
Washer Dryer	洗衣乾衣機	Siemens 西門子

Notes:

1. The vendor reserves all the right to substitute any fittings, finishes and appliances with other fittings, finishes and appliances in accordance with the provisions of the agreement for sale and purchase. Each of such fittings' finishes and appliances may have slight variations in colour, measurement, grain, texture, and/or workmanship.
2. The fittings and appliances listed in the above table are subject to final approval by relevant Government authorities and shall be provided in accordance with the terms and conditions of the agreement for sale and purchase.
3. The vendor undertakes that if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.

附註:

1. 賣方保留一切權利按買賣合約條款以其他裝置、裝修物料及設備代替任何裝置、裝修物料及設備。各項裝置、裝修物料及設備可能在顏色、尺寸、紋理、質地及/或手工上出現輕微差別。
2. 上表所列的裝置及設備均受政府相關部門最終批准規限，並將按照正式買賣合約的條款及條件提供。
3. 賣方承諾如在期數中没有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相当的設備。

Notice(s) 告示 3

The split type air-conditioning outdoor units of Flat C on 28/F of Tower 2B will be installed on the air-conditioning outdoor unit platform of the actual flat, which forms part of the common areas of the Phase. Due to physical constraint of the venue, such air-conditioning outdoor unit platform and air-conditioning outdoor units are not provided in this unmodified show flat. The pipes of the said air-conditioning outdoor units have not been installed in the unmodified show flat. For details and location of the air-conditioning outdoor unit platform and the fittings, finishes and appliances, please refer to the sales brochure.

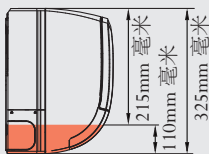
第 2B 座 28 樓 C 室單位的分體式空調機(室外機)將裝置於實際單位之空調機室外機平台。該空調機室外機平台為期數的公用地方之一部分。由於現場環境所限，本無改動示範單位並沒有展示該空調機室外機平台及分體式空調機(室外機)。該空調機(室外機)之喉管在本無改動示範單位並無安裝。有關空調機室外機平台及裝置、裝修物料及設備的資料及位置，請參閱售樓說明書。

Notice(s) 告示 3

As the floor-to-ceiling height of this unmodified show flat is less than the corresponding projected height of the actual flat, the size of the air-conditioning indoor unit in this unmodified show flat does not represent the size of the air-conditioning indoor unit provided in the actual flat. The upper part of the air-conditioning indoor unit shown in this unmodified show flat is covered by the ceiling. As the floor-to-ceiling height of this unmodified show flat is 300mm less than the corresponding projected height of the actual flat, the upper part of the air-conditioning indoor unit shown in this unmodified show flat is covered by the ceiling by 215mm. The height of the air-conditioning indoor unit provided in the actual flat is 325mm. Please refer to the sectional plan and the photograph below showing the height of the air-conditioning indoor unit of the actual flat. Visible portion of the air-conditioning indoor unit of this unmodified show flat is shown in pink.

由於此無改動示範單位的樓底高度(地面量度至天花板計)比實際單位的相應預計高度少，此無改動示範單位空調機(室內機)並不反映實際單位提供的空調機(室內機)的大小。此無改動示範單位所展示的空調機(室內機)較上部分由天花所覆蓋。由於此無改動示範單位樓底高度(地面量度至天花板計)比實際單位的相應預計高度少300毫米，此無改動示範單位展示的空調機(室內機)較上部分被天花覆蓋215毫米。實際單位提供的空調機(室內機)高度為325毫米。實際單位提供的空調機(室內機)的高度請參閱以下截面圖及相片。此無改動示範單位之空調機(室內機)可視部分由粉紅色標示。

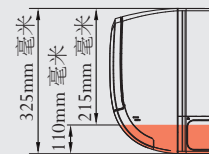
Side View
側面圖



Front View
前視圖



Side View
側面圖



Sectional plan and photograph shown are for reference only.
此截面圖及相片僅供參考。

Notice(s) 告示 3

The floor-to-floor height of the living room and dining room of the actual flat:

3100mm

Due to physical constraints of the venue, the floor-to-ceiling height of the living room and dining room (or part(s) thereof, if applicable) (the “Area Concerned”) of this unmodified show flat is less than the corresponding projected height of the Area Concerned of the actual residential property as specified in the sales brochure by approximately:

300mm

“Projected height” in relation to a residential property, means the height of the residential property as calculated by deducting the thickness of the floor slab of the residential property as specified in relation to the residential property in the sales brochure of the Phase from the floor-to-floor height of the residential property as so specified.

(Remark: please refer to the relevant notice at the entrance of this unmodified show flat for details)

實際單位的客廳及飯廳的層與層之間的高度：

3100毫米

因現場環境所限，此無改動示範單位的客廳及飯廳（或其部分（如適用））（「相關範圍」）之樓底高度（地面量度至天花板計），低於售樓說明書內有關實際住宅物業的相關範圍之相應預計高度約：

300毫米

「預計高度」就某住宅物業而言，指按照以下算式計算得出的該物業的高度：將期數的售樓說明書中就該物業指明的層與層之間的高度，減去如此指明的該物業的樓板的厚度。

（註：詳情請參閱本無改動示範單位入口之相關告示）

Notice(s) 告示 3

Infrared transmitter of the home automation system will be installed inside split type air-conditioning indoor unit at living/dining room in the actual flat. This infrared transmitter has not been provided in this unmodified show flat. Please refer to the sales brochures for details of standard provision of fittings, finishes and appliances to be provided in residential properties.

Note:

The vendor reserves all the right to substitute any fittings, finishes and appliances with other fitting, finishes and appliances in accordance with provisions of the agreement for sale and purchase. Each of such fittings, finishes and appliances may have slight variations in colour, measurement, grain, texture, and/or workmanship.

實際單位內之智能家居系統的紅外線發射器將安裝於客/飯廳的分體式空調機(室內機)內。該紅外線發射器在此無改動示範單位內並沒有提供。有關住宅物業交樓標準的裝置、裝修物料及設備之詳情，請參閱售樓說明書。

附註：

賣方保留一切權利按買賣合約條款以其他裝置、裝修物料及設備代替任何裝置、裝修物料及設備。各項裝置、裝修物料及設備可能在顏色、尺寸、紋理、質地及/或手工上出現輕微差別。

Notice(s) 告示 3

The floor-to-floor height of the living room and dining room of the actual flat:

3100mm

實際單位的客廳及飯廳的層與層之間的高度：

3100毫米

Notice(s) 告示 4

The floor-to-floor height of the balcony of the actual flat:

3100mm

實際單位的露台的層與層之間的高度：

3100毫米

The railing, floor and wall finishes of this balcony are standard provisions of the residential property upon handover. The balcony is a non-enclosed area and no alteration or addition shall be made or allowed. Please refer to the latest draft deed of mutual covenant of the Development for details.

Light trough will be installed on the ceiling of the balcony. The light trough is a standard provision of the actual residential property. For information on fittings, finishes and appliances, please refer to the sales brochure.

此露台之圍欄、地台及牆身為住宅物業交樓標準。露台為不可封閉之地方，任何人不得對其作出任何改動或加建。詳情請參閱發展項目公契的最新擬稿。

燈槽將安裝於露台天花板上。燈槽是實際住宅物業的標準裝置。有關裝置、裝修物料及設備的資料，請參閱售樓說明書。

Notice(s) 告示 4

All views projected in this unmodified show flat are not views from the actual residential property. The views do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty whether express or implied. The vendor advises prospective purchasers to refer to the sales brochure for any information on the Phase. The vendor also 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.

此無改動示範單位所示之景觀並非實際住宅物業的實景，並不構成亦不得詮釋作構成任何不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買方參閱售樓說明書以了解期數的資料。賣方亦建議準買方到發展地盤作實地考察，以便對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notice(s) 告示 4

This is open air space outside the building in the actual Phase.

在實際的期數中，此處是建築物外的露天空間。

The area marked with purple dot “●” is part of the sales office and does not form any part of the balcony of this unmodified show flat. Please refer to the sales brochure for the exterior finishing materials used for the balcony of residential properties.

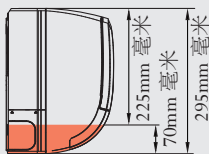
以紫點“●”標示的範圍為本售樓處一部分，並不是無改動示範單位的露台任何部分。有關住宅物業露台使用的外牆裝修物料，請參閱售樓說明書。

Notice(s) 告示 5

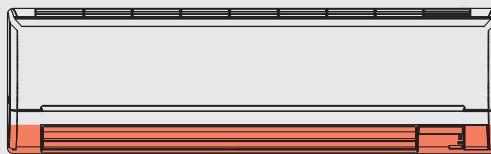
As the floor-to-ceiling height of this unmodified show flat is less than the corresponding projected height of the actual flat, the size of the air-conditioning indoor unit in this unmodified show flat does not represent the size of the air-conditioning indoor unit provided in the actual flat. The upper part of the air-conditioning indoor unit shown in this unmodified show flat is covered by the ceiling. As the floor-to-ceiling height of this unmodified show flat is 300mm less than the corresponding projected height of the actual flat, the upper part of the air-conditioning indoor unit shown in this unmodified show flat is covered by the ceiling by 225mm. The height of the air-conditioning indoor unit provided in the actual flat is 295mm. Please refer to the sectional plan and the photograph below showing the height of the air-conditioning indoor unit of the actual flat. Visible portion of the air-conditioning indoor unit of this unmodified show flat is shown in pink.

由於此無改動示範單位的樓底高度(地面量度至天花板計)比實際單位的相應預計高度少，此無改動示範單位空調機(室內機)並不反映實際單位提供的空調機(室內機)的大小。此無改動示範單位所展示的空調機(室內機)較上部分由天花所覆蓋。由於此無改動示範單位樓底高度(地面量度至天花板計)比實際單位的相應預計高度少300毫米，此無改動示範單位展示的空調機(室內機)較上部分被天花覆蓋225毫米。實際單位提供的空調機(室內機)高度為295毫米。實際單位提供的空調機(室內機)的高度請參閱以下截面圖及相片。此無改動示範單位之空調機(室內機)可視部分由粉紅色標示。

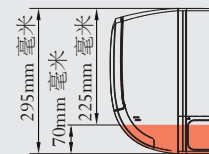
Side View
側面圖



Front View
前視圖



Side View
側面圖



Sectional plan and photograph shown are for reference only.
此截面圖及相片僅供參考。

Notice(s) 告示 5

The floor-to-floor height of the bedroom of the actual flat:

3100mm

Due to physical constraints of the venue, the floor-to-ceiling height of the bedroom (or part(s) thereof, if applicable) (the “Area Concerned”) of this unmodified show flat is less than the corresponding projected height of the Area Concerned of the actual residential property as specified in the sales brochure by approximately:

300mm

“Projected height” in relation to a residential property, means the height of the residential property as calculated by deducting the thickness of the floor slab of the residential property as specified in relation to the residential property in the sales brochure of the Phase from the floor-to-floor height of the residential property as so specified.

(Remark: please refer to the relevant notice at the entrance of this unmodified show flat for details)

實際單位的睡房的層與層之間的高度：

3100毫米

因現場環境所限，此無改動示範單位的睡房（或其部分（如適用））（「相關範圍」）之樓底高度（地面量度至天花板計），低於售樓說明書內有關實際住宅物業的相關範圍之相應預計高度約：

300毫米

「預計高度」就某住宅物業而言，指按照以下算式計算得出的該物業的高度：將期數的售樓說明書中就該物業指明的層與層之間的高度，減去如此指明的該物業的樓板的厚度。

（註：詳情請參閱本無改動示範單位入口之相關告示）

Notice(s) 告示 6

All views projected in this unmodified show flat are not views from the actual residential property. The views do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty whether express or implied. The vendor advises prospective purchasers to refer to the sales brochure for any information on the Phase. The vendor also 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.

此無改動示範單位所示之景觀並非實際住宅物業的實景，並不構成亦不得詮釋作構成任何不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買方參閱售樓說明書以了解期數的資料。賣方亦建議準買方到發展地盤作實地考察，以便對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Notice(s) 告示 7

Flat C, 28/F, Tower 2B – Bathroom Appliances 第 2B 座 28 樓 C 單位 – 浴室設備

Appliances and fittings to be provided or installed in the Bathrooms of Flat C on 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F of Tower 2B :

第 2B 座 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓及 35 樓至 38 樓之 C 單位之浴室均配備或安裝以下設備及裝置：

Appliance/Fitting	設備/裝置	Brand 品牌
Thermo Ventilator	浴室寶	Panasonic
Duct Type Ventilation Fan	風喉式抽氣扇	Gelec
Instantaneous Electric Water Heater	即熱式電熱水爐	Stichel Eltron 斯寶亞創

Notes:

1. The vendor reserves all the right to substitute any fittings, finishes and appliances with other fittings, finishes and appliances in accordance with the provisions of the agreement for sale and purchase. Each of such fittings, finishes and appliances may have slight variations in colour, measurement, grain, texture, and/or workmanship.
2. The fittings and appliances listed in the above table are subject to final approval by relevant Government authorities and shall be provided in accordance with the terms and conditions of the agreement for sale and purchase.
3. The vendor undertakes that if appliances of the specified brand name or model number are not installed in the Phase, appliances of comparable quality will be installed.

附註:

1. 賣方保留一切權利按買賣合約條款以其他裝置、裝修物料及設備代替任何裝置、裝修物料及設備。各項裝置、裝修物料及設備可能在顏色、尺寸、紋理、質地及/或手工上出現輕微差別。
2. 上表所列的裝置及設備均受政府相關部門最終批准規限，並將按照正式買賣合約的條款及條件提供。
3. 賣方承諾如在期數中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相當的設備。

Notice(s) 告示 7

Ventilation fan will be hidden by the false ceiling in the bathroom in the actual flat. Due to physical constraint of this sales office, the ventilation fan has not been provided in this unmodified show flat. For information on fittings, finishes and appliances, please refer to the sales brochure.

實際單位浴室內之抽氣扇將被假天花隱藏。由於本售樓處環境所限，該抽氣扇在此無改動示範單位內並無提供。有關裝置、裝修物料及設備的資料，請參閱售樓說明書。