

ONE HOMANTIN

Unit E, 16/F, Tower 7 (Modified Show Flat)
第 7 座 16 樓 E 室 (經改動示範單位)

Location of Notices 告示位置



Notice 1 告示 1

This 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 in respect of the view from any residential property in the Development or the external appearance of any part of the Development, whether or not the external finishes, external pipes, or appearance of any part of the Development have been shown.

本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關於發展項目任何住宅物業景觀或發展項目任何部份之外觀之陳述或保證，不論是否可能有展示發展項目任何部份之外牆裝修物料、外在喉管或外觀。

There is slight difference in dimensions of this show flat and of the bay window, utility platform and balcony from those as specified in the sales brochure, and the difference is due to the finishes on the enclosing walls or boundary walls or internal partitions of the unmodified show flat.

由於此示範單位的圍封牆或邊界牆或內部間格的裝修物料所致，此示範單位及其窗台、工作平台及露台的尺寸與售樓說明書所指明的尺寸略有分別。

The air grilles, fire sprinklers, visual advisory alarms, emergency lighting sprinkler heads, exit signs, speakers and features marked with green dots “●” in this show flat are the in-situ built-in facilities of this venue. There are no such facilities in the residential properties of the Development and it may not be possible to install such facilities in the actual property. For fittings, finishes and appliances of the residential properties in the Development, please refer to the sales brochure.

本示範單位內有綠色圓點“●”標示之冷氣槽、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場地現場固有的配套設施。發展項目之住宅物業並沒有此等設施，亦未必可能裝設此等設施。有關發展項目之住宅物業的裝置、裝修物料及設備，請參閱售樓說明書。

Exposed pipes will be hidden by the false ceiling in the actual unit. Those exposed pipes have not been provided in this show flat.

實際單位內之外露喉管將被假天花隱藏。該等外露喉管在此示範單位內並無提供。

No air-conditioner is provided in this modified show flat.

本經改動示範單位並無裝設冷氣機。

The following fittings, finishes and appliances in this show flat are to be included in the residential property as depicted in the sales brochure for the Development. Any other fittings, finishes and appliances in this show flat will not be included in the residential property.
 此示範單位內的下列裝置、裝修物料及設備將包括於有關住宅物業。— 如發展項目的售樓說明書所示者。此示範單位內的任何其他裝置、裝修物料及設備，將不會包括於該物業。

Items 細項	Description 描述
1. Exterior finishes 外部裝修物料	
(a) Window 窗	Curtain wall aluminium frames finished with fluorocarbon coating fitted with insulated glazing unit (IGU) for Master (suite), Bedroom 1 and Bedroom 2. 幕牆配以中空箔及有色玻璃及採用氟化碳塗層幕牆單位經主人套房、睡房1及睡房2。
(b) Balcony 露台	Balconies are finished with laminated tempered glass balustrade with aluminium top rail. 露台採用層壓強化玻璃欄杆配以鋁質頂欄。 Wall finished with aluminium cladding, 牆身以鋁質漆板飾面。 False ceiling is finished with cement board with paint, 所有覆天花均用上漆及裝設水泥板。
2. Interior fittings 室內裝修物料	
(a) Doors 門	Unit Main Entrance 單位入口 Solid core timber fire rated door finished with wood veneer and fitted with lockset, concealed door closer and eye viewer, 選用木皮飾面實心防火木門，配以門鎖、隱藏式氣壓及防盜眼。 Balcony 露台 Aluminium framed folding door finished with fluorocarbon coating fitted with laminated tinted and clear glass and lock, 選用氟化碳塗層鋁框折疊門，配以有色及透明玻璃及門鎖。
3. Appliance 設備	Brand 品牌 Model Number 型號
Single Burner 單頭煮食爐	Miele CS101E
Double Burner 雙頭煮食爐	Miele CS1013-1
Telescopic Hood 伸縮式抽油煙機	Miele DA3496
Microwave Combination Oven 微波爐	Miele H6200BM
Steam Oven 蒸爐	Miele DG6200
Washer Dryer 洗衣乾衣機	Miele WT2789WPM
Refrigerator 雪櫃	Miele KFN537232D
Wine Conditioning Unit 酒櫃	Gorenje XWC340X
HA Controller 智能家居控制器	Carrot LA1-GP1D
Gas Water Heater 燃氣熱水爐	TGC TNLW221TFQL
Duct Type Ventilation Fan 風扇式抽氣扇	Panasonic FV-04NU1H

Notes 附註：
 1. The vendor reserves 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.
 賣方保留權利換用符合的條款以其他裝置、裝修物料及設備代替任何裝置、裝修物料及設備。
 2. The fittings, finishes and appliances listed in this section are subject to final approval by relevant Government Authorities and shall be in accordance with the terms of the Agreement for Sale and Purchase.
 上述所列各項裝置、裝修物料及設備均以政府相關部門最後批准為準，並以其賣合約的條款為準。

The floor-to-ceiling height of different parts of this show flat is less than the corresponding projected height of the parts concerned of the residential property as specified in the sales brochure by the relevant difference as set out in the plan below due to physical constraints of the venue. Due to the finishes on the floor and ceiling of this show flat, it is possible that there will be a difference between the floor-to-ceiling height of the show flat obtained by taking measurements inside the 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 residential property.

此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（差距見下圖），原因是現場環境所限。因示範單位地板及天花板均有裝修物料，於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減去上述高度差距後的相應預計高度不同。

Please see the below ceiling plan for the extent of lower ceiling height area.
 有關較低天花高度之範圍，請參閱下圖。



Diagram A
圖A

Diagram B
圖B

1. The original floor plan as shown in Diagram A demonstrates the actual layout of the unit upon handover. The passageway exit as shown in Diagram B in orange (■) is provided as a means of escape for the purposes of regulation 41(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F) and there will be no such passageway in the actual unit upon handover.
2. Please refer to the Sales Brochure for the details of the floor plan of the unit.
3. The internal partition and doors in the residential property which would exist in the actual unit as depicted in the Sales Brochure marked in green solid lines (—) in Diagram B are not provided in the show flat. The position and thickness of such internal partitions are marked by chrome metal solid lines on the floor. The internal partitions marked in red dotted lines (---) in Diagram B are additional internal partitions of the show flat. By virtue of Section 41 (3) of the Buildings Ordinance (Cap. 123), the internal partition and doors marked in green solid lines may be removed from the unit without the approval of the Building Authority. Please refer to the Sales Brochure for details of the unit layout plan. Should purchasers remove or alter or add any internal partition(s) or door(s) or make alterations to the layout design and/or fittings of the unit, they should comply with the Buildings Ordinance and other ordinances and regulations as well as the provisions in the Land Grant and Deed of Mutual Covenant, or obtain the required consent or approval from the relevant competent authority or the manager of the Development. The vendor gives no warranty to purchasers in these respects, and the show flat does not constitute and shall not be construed as constituting any offer, representation, warranty or contractual terms whether express or implied.

1. 圖A之原則平面圖所示為實際單位交樓時的實際間隔。圖B以橙色部份 (■) 所示之走廊出口乃用作為施行《建築物(規劃)規例》(第123章，附屬法例F)第41(1)條而設的逃生途徑。實際單位於交樓時並不會有此走廊出口。
2. 詳細單位平面圖請參閱售樓說明書。
3. 實際單位內此處有內部間隔。圖B中綠色線(—)所示的內部間隔及門為售樓說明書的住宅物業的內部間隔及門，於示範單位並無設置。該等內部間隔的位置及厚度現以鍍鉻飾面金屬線在地板上劃出。圖B中紅色虛線(---)所示的內部間隔為示範單位之新加內部間隔。詳細圖則請參閱售樓說明書。憑藉《建築物條例》(第123章)第41(3)條，綠色線所示的內部間隔及門可以未經建築物事務監督批准而從單位拆走的。買方如欲拆走或更改或新加任何內部間隔或門或改動單位內的間隔及/或配套設施，須符合建築物條例、其他法例及批地文件及公契之規定或可能需要相關部門或發展項目管理人同意或批准方可進行。賣方對此並無承諾。本示範單位並不構成亦不得詮釋作構成任何不諱明示或隱含的契約、陳述、保證或合約條款。

Notice 2 告示 2

This is the location of the solid wall in the actual unit.

此為實際單位內實牆位置。

Notice 3 告示 3

Ventilation fan will be hidden by the false ceiling in the kitchen in the actual unit. The ventilation fan has not been provided in this show flat.

實際單位廚房內之抽氣扇將被假天花隱藏。該抽氣扇在此示範單位內並無提供。

There will be conduits and/or mechanical and electrical provisions inside the false ceiling here in the actual unit. Such conduits and/or mechanical and electrical provisions are not provided in this show flat.

實際單位此處之假天花內將有喉管及/或機電設備。該等喉管及/或機電設備在此示範單位中並無提供。

There will be pipes and/or wiring inside this kitchen cabinet in the actual unit. Those pipes and/or wiring have not been installed in this show flat/ there could be differences in number, size, location, alignment, meters, etc. between those pipes and/or wiring installed in this show flat and those pipes in the actual unit. There will be openings in different partitions of this cabinet in the actual unit for the installation of the pipes. Such openings are not provided in this show flat.

實際單位此廚櫃內將有喉管及 / 或電線。該等喉管及 / 或電線在此示範單位內並無安裝/此示範單位內之該等喉管及 / 或電線與實際單位之該等喉管在數目、尺寸、位置、路線、儀錶等可能有分別。實際單位之此櫃內之不同間隔板將有開口位以安裝喉管。該等開口位在此示範單位並無提供。

Notice 4 告示 4

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Due to the finishes on the floor of the balcony of this modified show flat, the level difference between the balcony and the living room of this modified show flat is approximately 125 mm less than that of the actual unit.

因本經改動示範單位露台地台上裝設之裝修物料，本經改動示範單位露台與客廳之高度較實際單位少約125毫米。

Notice 5 告示 5

There will be part of a balustrade here in the actual unit, which is not provided in this show flat so as to provide a means of escape for the purposes of regulation 41(1) of the Building (Planning) Regulations (Cap 123 sub. leg. F). The position and thickness of such part of the balustrade are marked by silver solid lines(—)on the floor.

實際單位此處有露台欄河一部分，因須為施行《建築物(規劃)規例》(第123章，附屬法例F)第41(1)條設逃生途徑，該欄河部分並無於此示範單位提供。該欄河部分位置及厚度現以銀色線(—)在地板上劃出。

Notice 6 & 7 告示 6 及 7

Ventilation fan will be hidden by the false ceiling in this bathroom in the actual unit. The ventilation fan has not been provided in this show flat.

實際單位此浴室內之抽氣扇將被假天花隱藏。該抽氣扇在此示範單位內並無提供。

There will be conduits and/or mechanical and electrical provisions inside the false ceiling here in the actual unit. Such conduits and/or mechanical and electrical provisions are not provided in this show flat.

實際單位此處之假天花內將有喉管及/或機電設備。該等喉管及/或機電設備在此示範單位中並無提供。

There will be pipes inside this cabinet in the bathroom of the actual unit. Those pipes have not been installed in this show flat/ there could be differences in number, size, location, alignment, etc. between those pipes installed in this show flat and those pipes in the actual unit. There will be openings in different partitions of this cabinet in the actual unit for the installation of the pipes. Such openings are not provided in this show flat.

實際單位此浴室之櫃內將有喉管。該等喉管在此示範單位內並無安裝/此示範單位內之該等喉管與實際單位之該等喉管在數目、尺寸、位置、路線等可能有分別。實際單位之此櫃內之不同間隔板將有開口位以安裝喉管。該等開口位在此示範單位並無提供。

Notice 8 告示 8

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Notice 9 告示 9

This is the void area and does not form part of the residential property of the Development.

此處為中空地方及並不構成發展項目的住宅物業一部分。