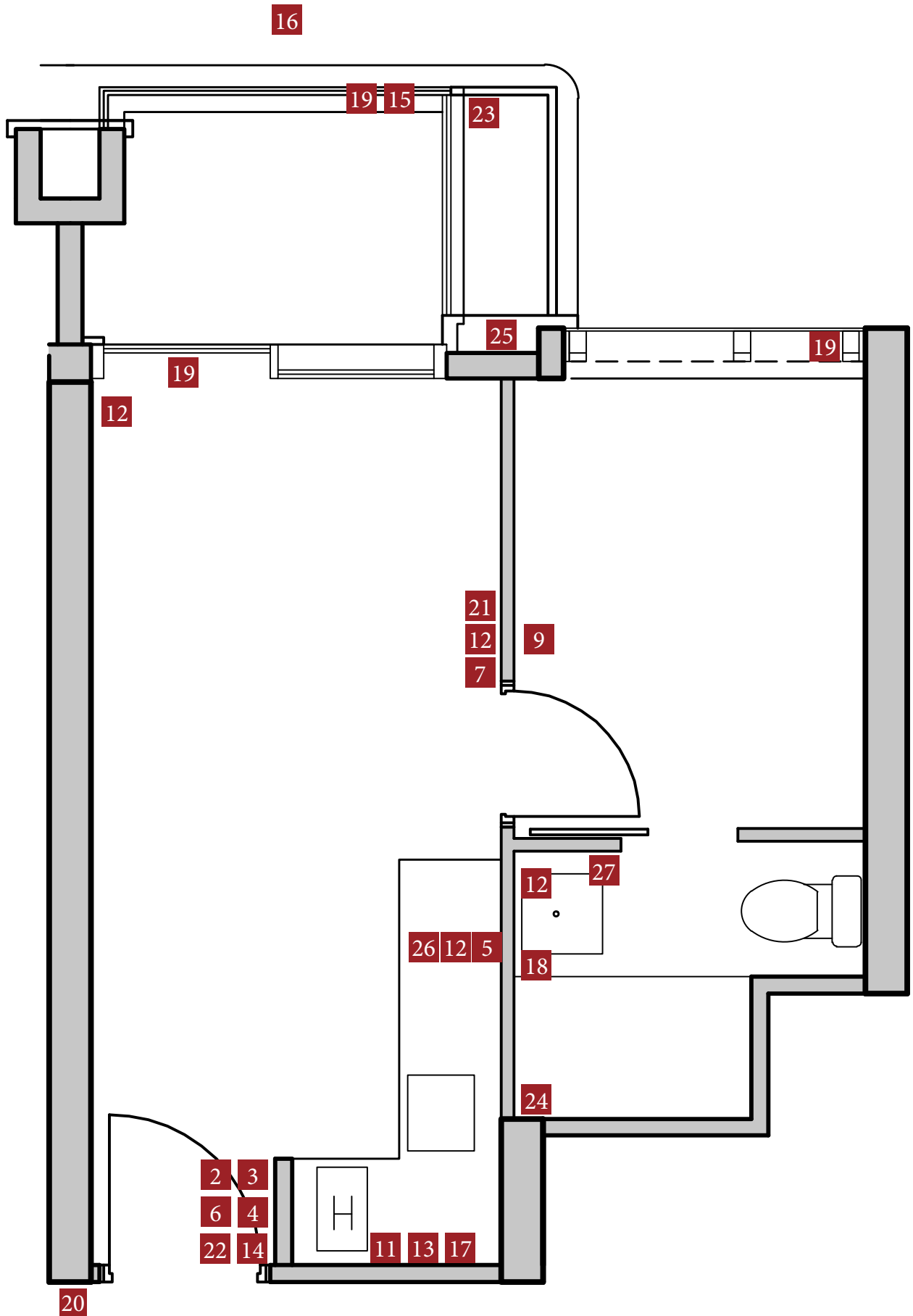


RR KOKO ROSSO

Flat F, 18/F, Tower 7 (Unmodified Show Flat)
第7座18樓F單位 (無改動示範單位)

Location of Notices 告示位置



位置2之告示 Notice (s) in Location 2

There is slight difference in dimensions of this show flat and of (if any) 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 this show flat.

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


KOKO ROSSO

SFRDP-SF2-2

位置3之告示 Notice (s) in Location 3

This Home Automation Pad of the home automation system is an appliance to be provided in residential properties to control the on/off of lighting and split type air-conditioner of the living room and dining room. Please refer to the sales brochure for details of fittings, finishes and appliances to be provided in residential properties.

此智能家居系統之家居智能控制器為將於住宅物業提供的設備，可控制客廳及飯廳的燈光及分體式空調機開關。有關將於住宅物業提供的裝置、裝修物料及設備之詳情，請參閱售樓說明書。

Note:

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.

附註：

賣方保留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。


KOKO ROSSO

SFRDP-SF2-3

位置4之告示 Notice (s) in Location 4

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

本示範單位內有綠色圓點“●”標示之通風格柵、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場地現場固有的配套設施，並非實際單位交樓標準。發展項目期數之住宅物業並沒有此等設施，亦未必可能裝設此等設施。有關發展項目期數之住宅物業的裝置、裝修物料及設備，請參閱售樓說明書。


KOKO ROSSO

SFRDP-SF2-4

位置5之告示 Notice (s) in Location 5

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。


KOKO ROSSO

SFRDP-SF2-5

位置6之告示

Notice (s) in Location 6

Due to physical constraints of the venue, 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 (see the plan below for the height difference). 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.

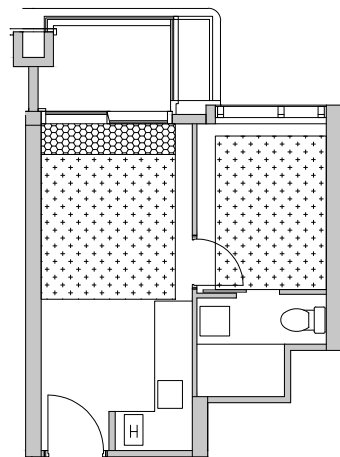
“Projected height” in relation to a residential property, means the height of the residential property as calculated by deducting the thickness of the floor slab of the residential property as specified in relation to the residential property in the sales brochure of the Phase of the Development from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

因現場環境所限，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（高度差距見下圖）。因示範單位地板及天花均有裝修物料，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。

「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：將發展項目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 project height of the parts concerned of the residential property as specified in the sales brochure by about 415mm
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約 415毫米



Floor-to-ceiling height is less than the corresponding project height of the parts concerned of the residential property as specified in the sales brochure by about 15mm
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約 15毫米



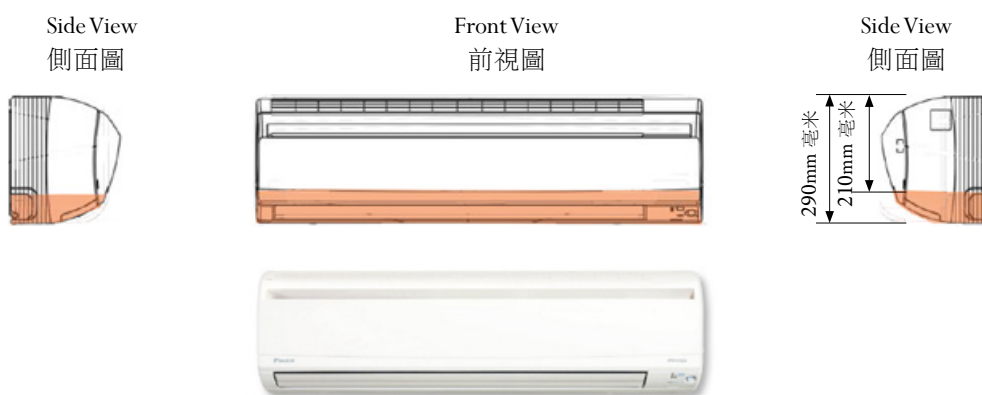
SFRDP-SF2-6


KOKO ROSSO

位置7之告示 Notice (s) in Location 7

The size of the air-conditioner in this show flat does not represent the size of the air-conditioner provided in the actual unit. The upper part of the air-conditioner shown in this show flat is covered by the ceiling. As the floor-to-ceiling height of this part of show flat is 415mm less than the corresponding projected height of the actual unit, the upper part of the air-conditioner shown in this show flat is covered by the ceiling by 210mm. The height of the air-conditioner provided in the actual unit is 290mm. Please refer to the sectional plan and the photograph below showing the height of the air-conditioner of the actual unit. Visible portion of the air-conditioner of this show flat is shown in pink.

此示範單位空調機並不反映實際單位提供的空調機的大小。此示範單位所展示的空調機較上部分由天花所覆蓋。由於此部分的示範單位樓面至天花高度比實際單位的相應預計高度少415毫米，此示範單位展示的空調機較上部分被天花覆蓋210毫米。實際單位提供的空調機高度為290毫米。實際單位提供的空調機請參閱以下截面圖及相片。此示範單位之空調機可見部分由粉紅色標示。



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

SFRDP-SF2-7

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KOKO ROSSO

位置9之告示 Notice (s) in Location 9

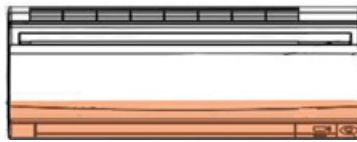
The size of the air-conditioner in this show flat does not represent the size of the air-conditioner provided in the actual unit. The upper part of the air-conditioner shown in this show flat is covered by the ceiling. As the floor-to-ceiling height of this part of show flat is 415mm less than the corresponding projected height of the actual unit, the upper part of the air-conditioner shown in this show flat is covered by the ceiling by 180mm. The height of the air-conditioner provided in the actual unit is 290mm. Please refer to the sectional plan and the photograph below showing the height of the air-conditioner of the actual unit. Visible portion of the air-conditioner of this show flat is shown in pink.

此示範單位空調機並不反映實際單位提供的空調機的大小。此示範單位所展示的空調機較上部分由天花所覆蓋。由於此部分的示範單位樓面至天花高度比實際單位的相應預計高度少415毫米，此示範單位展示的空調機較上部分被天花覆蓋180毫米。實際單位提供的空調機高度為290毫米。實際單位提供的空調機請參閱以下截面圖及相片。此示範單位之空調機可見部分由粉紅色標示。

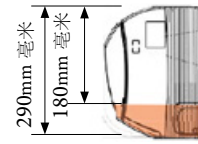
Side View
側面圖



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。

SFRDP-SF2-9


KOKO ROSSO

位置11之告示 Notice (s) in Location 11

Ventilation fan and water heater will be hidden by the false ceiling and cabinet in the actual unit. The ventilation fan and water heater have not been provided in this show flat.

實際單位之抽氣扇及熱水爐將被假天花及櫥櫃隱藏。該抽氣扇及熱水爐在此示範單位內並無提供。

SFRDP-SF2-11


KOKO ROSSO

位置12之告示 Notice (s) in Location 12

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

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


KOKO ROSSO

SFRDP-SF2-12

位置13之告示 Notice (s) in Location 13

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

實際單位此櫃內將有喉管。部分該等喉管將被實際單位內此櫃隱藏而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。實際單位之櫃內之不同間隔板將有開口位安裝喉管。該等開口位在此示範單位內並無提供。


KOKO ROSSO

SFRDP-SF2-13

位置14之告示 Notice (s) in Location 14

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 whether express or implied in respect of the view from any residential property in the Phase of the Development or the external appearance of any part of the Phase of the Development, whether or not the external finishes, external pipes, or appearance of any part of the Phase of the Development have been shown. The Vendor advises prospective purchasers to refer to the Sales Brochure for any information on the Phase of the Development. 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發展項日期數任何住宅物業景觀或發展項日期數任何部份之外觀之陳述或保證，不論有否展示發展項日期數任何部份之外牆裝修物料、外在喉管或外觀。賣方建議準買方參閱售樓說明書以了解發展項日期數的資料。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。


KOKO ROSSO

SFRDP-SF2-14

位置15之告示 Notice (s) in Location 15

The railing, floor and wall finishes of these balcony, utility platform and air-conditioner platform are standard provisions upon handover. The air-conditioner platform is part of the common parts. The balcony, utility platform and air-conditioner platform area non-enclosed area and no alteration or addition shall be made or allowed.

此露台、工作平台及空調機平台之圍欄、地台及牆身為交樓標準。空調機平台屬公用部分的一部分。露台、工作平台及空調機平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。

SFRDP-SF2-15


KOKO ROSSO

位置16之告示
Notice (s) in Location 16

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

此處為中空地方及並不構成發展項日期數的住宅物業一部分。

SFRDP-SF2-16


KOKO ROSSO

位置17之告示

Notice (s) in Location 17

Flat F, 18/F, Tower 7 – Kitchen Appliances 第 7 座 18 樓 F 單位 – 廚房設備

Appliances to be provided or installed in the Open Kitchen of Flat F on 18/F of Tower 7:
第7座18樓F單位之開放式廚房均配備或安裝以下設備：

Appliance	設備	Brand 品牌
Cooker Hood	抽油煙機	Siemens西門子
Induction Hob	電磁煮食爐	Siemens西門子
Steam Oven	蒸爐	Miele
Fridge-Freezer	雪櫃連冰箱	Siemens西門子
Washer Dryer	洗衣乾衣機	Siemens西門子
Instantaneous Electric Water Heater	即熱式電熱水爐	Stiebel Eltron斯寶亞創
Duct Type Ventilation Booster Fan	風喉式抽氣扇	Gelec 通用電器

Note: 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.

附註：賣方保留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。

位置18之告示

Notice (s) in Location 18

Flat F, 18/F, Tower 7 – Bathroom Appliances 第 7 座 18 樓 F 單位 – 浴室設備

Appliances to be provided or installed in the Bathroom of Flat F on 18/F of Tower 7:
第7座18樓F單位之浴室均配備或安裝以下設備：

Appliance	設備	Brand 品牌
Duct Type Ventilation Booster Fan	風喉式抽氣扇	Gelec通用電器
Thermo Ventilator	浴室寶	Panasonic

Note: 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.

附註：賣方保留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。

位置19之告示 Notice (s) in Location 19

These are not views from the actual units. The views do 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 of the Development or the external appearance of any part of the Phase of the Development, whether or not the external finishes, external pipes, or appearance of any part of the Phase of the Development have been shown. The Vendor advises prospective purchasers to refer to the Sales Brochure for any information on the Phase of the Development. 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.

此景觀並非現場實景。不論有否展示發展項日期數任何部分之外牆裝修物料、外在喉管或外觀，該景觀並不構成並不得詮釋作構成任何不論明示或隱含關於發展項日期數任何住宅物業景觀或發展項日期數任何部份之外觀之陳述或保證。賣方建議準買方參閱售樓說明書以了解發展項日期數的資料。賣方亦建議準買方到該物業發展地盤作實地考察，以便對該物業發展地盤、其周邊地區環境及附近的公共設施有較佳了解。


KOKO ROSSO

SFRDP-SF2-19

位置20之告示 Notice (s) in Location 20

Material(s) which can be seen outside the entrance door frame of the show flat here is/are the finishes of this sales office, and is/are not a mock up of the external wall of the Phase of the Development or any architectural feature or finishes thereon. The unit signage on door is not part of the standard provisions. The design of unit 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 to be provided in the actual residential unit, please refer to the Sales Brochure.

此處所見示範單位大門框以外之物料屬售樓處裝修物料，並非模擬發展項日期數外牆或發展項日期數之建築裝飾或裝修物料。門上單位水牌設計並非交樓標準，實際單位的水牌設計如形狀、大小、物料、顏色及位置等與此示範單位所展示的可能不同。有關住宅單位之交樓標準裝置、裝修物料及設備的資料，請參閱售樓說明書。


KOKO ROSSO

SFRDP-SF2-20

位置21之告示 Notice (s) in Location 21

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

Note:

The vendor reserves 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.

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內。該紅外線發射器在此示範單位內並沒有提供。有關將於住宅物業提供的裝置、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。


KOKO ROSSO

SFRDP-SF2-21

位置22之告示 Notice (s) in Location 22

Wireless router of the home automation system will be installed inside the false ceiling in the actual unit. This wireless router has not been provided in this show flat. Please note that such wireless router cannot connect to the Internet. Please refer to the sales brochures for details of fittings, finishes and appliances to be provided in residential properties.

Note:

The vendor reserves 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.

實際單位內之智能家居系統的無線路由器將安裝於假天花內。該無線路由器在此示範單位內並沒有提供。請注意該無線路由器並不能連接互接網。有關將於住宅物業提供的裝置、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。


KOKO ROSSO

SFRDP-SF2-22

位置23之告示
Notice (s) in Location 23

This air-conditioner platform forms part of the Residential Common Parts of the Phase.

此空調機平台屬期數住宅公用部分的一部分。

SFRDP-SF2-23


KOKO ROSSO

位置24之告示 Notice (s) in Location 24

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

實際單位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。

SFRDP-SF2-24


KOKO ROSSO

位置25之告示 Notice (s) in Location 25

There will be pipework/ductwork/conduits and/or mechanical and electrical provisions inside the decorative panel on the external wall of the actual unit. Such pipework/ductwork/conduits and/or mechanical and electrical provisions are not provided in this show flat.

實際單位外牆的裝飾面板將有喉管/風管/導管及/或機電設備。該等喉管/風管/導管及/或機電設備在此示範單位中並無提供。


KOKO ROSSO

SFRDP-SF2-25

位置26之告示 Notice (s) in Location 26

Some of the sprinkler heads will be hidden by the false ceiling in the open kitchen in the actual unit. Such hidden sprinkler heads have not been provided in this show flat.

部分位於實際單位開放式廚房內之消防花灑頭將被假天花隱藏。該等隱藏的消防花灑頭在此示範單位內並無提供。


KOKO ROSSO

SFRDP-SF2-26

位置27之告示 Notice (s) in Location 27

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

實際單位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。


KOKO ROSSO

SFRDP-SF2-27