

◆ 肇 輝 臺 ◆ 8 ◆ Shiu fai Terrace ◆





唯我 獨尊

Exclusive epitome of prestige

唯我才值得擁有

能與我匹配，絕非等閒之輩！

「峯輝臺8號」，雄踞東半山司徒拔道，屬新式豪華府邸，同區僅有，地位超然。遠眺中，舉步間，流露尊貴不凡。

Exclusive asset

The perfect match to an extraordinary person like me!

Positioned at Stubbs Road Mid-Levels East, "8 Shiu Fai Terrace" represents the epitome of the elegant, dignified residence in a prestige location.



54平方呎觀景露台 54 square feet balcony





唯我有卓越大道

exclusive
access

貴族大道，成為每日必經之路！

司徒拔道，傳統的皇族御道，今日，朝往我的尊有國度。唯一通行「肇輝臺8號」的獨有路段，供住戶來往貴冑居庭。選擇之間，已為不凡與平凡，定出分野。

「肇輝臺8號」傲踞跑馬地半山優越地段，自設停車場，是區內罕見的新式尊貴府邸。交錯縱橫的交通網絡，隨我心意，瞬間將港九各區與我相連。相連，還有想像不到的一片天！「肇輝臺8號」，高高在上，高傲不凡，每戶都可坐擁區內最好景觀，將碧海、藍天、白雲、華燈……據為己有，成為「肇輝臺8號」住戶的私有財產！



Exclusive driveway

An exclusive highway becomes the road I travel every day!

The traditional colonial thoroughfare of Stubbs Road today reverts to being my personal space. In this exclusive district, the road now provides residents with fast access to our apartments, "8 Shiu Fai Terrace", and marks the dividing line between the ordinary and the extraordinary.

In this prestigious Mid-Levels district overlooking Happy Valley, "8 Shiu Fai Terrace"-with its own car park-sets a new standard for luxury dwellings in the district. Within the twinkling of an eye, all parts of Hong Kong and Kowloon are brought to our doorstep by an interlinking traffic network. Such connectivity until now was always an unattainable dream.

Here, "8 Shiu Fai Terrace" soars into the sky, every apartment enjoying the most fabulous views in the territory. The jade sea, azure sky, white clouds, and twinkling lights of Hong Kong become ours alone, the assets of each and every resident.



註：此地圖經簡化處理，僅供參考之用。
Note: Simplified location map for reference only.



近50呎高的宏偉雲石大堂入口 Imposing 50 feet high marble lobby entrance

唯我有梵爾賽氣勢

*sheer
opulence*

高、傲，構出高不可攀的恢宏氣度！

甫踏入「肇輝臺8號」，已覺高人一等、氣勢不凡！樓底達25呎高的梵爾賽式寬敞大堂、舉天的羅馬石柱、蓋地的天然雲石、滿眼的瑰麗燈飾，將品味和氣質，蒼萃一步之間。每天必經之地，足令人放聲嘩然！

Exclusive grandeur

You only need to step inside "8 Shiu Fai Terrace" to feel important-someone of substance!

The wide 25 feet high Versailles-style lobby uses Roman columns to support the sky ceiling of natural marble, caressing the eye with decor of taste and quality. This breathtaking amazement gives you total satisfaction and pride everytime you pass through.



樓底高達25呎的入口大堂 25 feet high entrance lobby



唯我有頂尖品味

unique aesthetics

色澤配搭，頂級；選料，頂級；手工，頂級；能駕御如此級數，必有超凡氣度！

客廳，是羅浮宮的堂皇氣派；飯廳，是巴黎聖母院的匠心雕琢；滿屋通透的落地玻璃，是玻璃金字塔的剔透無塵；觀景露台，是艾菲爾鐵塔的無際視野……凡是世界級的，都變成「肇輝臺8號」住戶的珍藏。寓居「肇輝臺8號」，滿眼，是匠心設計、頂級用料；細味，是不凡的世界、是貴族的觀感。

Exclusive sophistication

The colour scheme-top notch; the materials-all top class; the workmanship-impeccable, all in fact rendered at a truly extraordinary level!

The living rooms are like palaces; the dining rooms offer carvings in the style of Notre Dame de Paris; all bedrooms feature floor-to-ceiling windows, in a glass tower of perfect translucence; the Verandahs lead you to an unobstructed view as the Eiffel Tower.

All of these world class treasure become your possessions as owners of "8 Shiu Fai Terrace". Your everyday living is surrounded with ingenious' design and carefully chosen quality materials to create an extraordinary world with a refined taste and a noble impression.





樓層高度高達10呎3吋 10 feet 3 inches floor to floor height

唯我有廣闊的私人空間

lofty expansiveness

寧靜，非人人可以擁有；但在這裡，寧靜，只是基本生活要求！

這裡，非人人都可以踏足！「肇輝臺8號」屬低密度住宅，供應單位極少，只適合社會上的一小撮貴族！全套房及複式單位設計，同區獨有。單位面積由2,142到3,076呎，配合10呎3吋特高樓層、加上方正間格，盡顯優裕的空間感。宮庭、簡約、自然……各式室內設計，任憑喜好發揮。

房間，是絕對私人的領土！同區內，唯有「肇輝臺8號」的單位採用全套房設計，所有房間設有獨立浴室及雙層中空隔音落地玻璃，謝絕噪音，謝絕騷擾，享受絕對的寧靜。從此，房間只為房主候命。你有你空間，我有我國度，完全不受滋擾。

Exclusive personal space

Serenity, a living condition hardly available, is the basic quality of life in "8 Shiu Fai Terrace"!

Only the extraordinary may enter! "8 Shiu Fai Terrace". As one of the very few low-density residences, it will only be offered a selective prestigious few. The apartments come with all ensuite bedrooms, or as duplexes unique to the neighbourhood. Floor areas range from 2,142 to 3,076 square feet, with 10 feet 3 inches floor to floor height providing a sensation of immense spaciousness. The principal rooms are all decorated by interior designers.

The bedrooms are your own private territory. In the neighbourhood, only "8 Shiu Fai Terrace" offers all-ensuite bedrooms, each fitted with its own shower room and floor-to-ceiling double glazing windows. Fully sound-proofed and insulated from all disturbance, your room is your castle. You have your space, I have my territory. We all enjoy perfect peace and quiet.



所有單位採全套房設計 All ensuite bedrooms



唯我有舉步間的繁華

sophisticated leisure

強者，喜歡操控一切的感覺，包括時間、空間！

共54平方呎的寬敞露台，盡覽繁華夜景；無限大的消閒地段，隨時盡情盡興！寓居「肇輝臺8號」，舉步可達銅鑼灣、金鐘等城中商業、消閒地段，瞬間擁抱繁華。附近林立各式國際食肆，中、西、日、意、法……悉隨尊便！興之所至，多家酒吧、咖啡室，亦已準備就緒，隨時為我尋找致趣！生活姿采，眨眼間呈現眼前。或許，可以束縛步伐，再不是時空，而是自己心情！

Exclusive surroundings

Living in "8 Shiu Fai Terrace", I control everything-time and space included!

The 54 square feet balcony gives access to a brilliant nightscape; and the night scene too is at our disposal-just a short walk brings us to the shopping and entertainment districts of Causeway Bay and Admiralty and their cornucopia of attractions, clusters of every imaginable type of international cuisine-Chinese, Western, Japanese, Italian and French...all so convenient, with bars and coffee shops open round the clock! Life unfolds before our eyes. Mood is the limit.





唯我有驕人的下一代

wise
perception

貴氣，來自世襲；書卷氣，來自薰陶！既然繼承了我的血統，就要準備繼承我的成就！

「肇輝臺8號」位處名校區，著名學府如華仁中小學、聖保祿中小學、真光中小學、皇仁書院，為子女提供最優質的一條龍教育，由幼稚園的潛能啟發，到大學的淵博學問，都為下一代培育高雅氣質，以天之驕子之態，世襲我的成就。

Exclusive nurturing environment

Nobility is inherited, and erudition is derived from culture. And to carry on my lineage means doing what is necessary to succeed my achievements!

"8 Shiu Fai Terrace" is situated in a district renowned for its excellent schools, including those listed below, offering the best available education, from all-round nurturing at kindergarten to in-depth university studies, equipping my next generation with quality skills, and enabling me to pass on my achievements.

幼稚園 Kindergarten

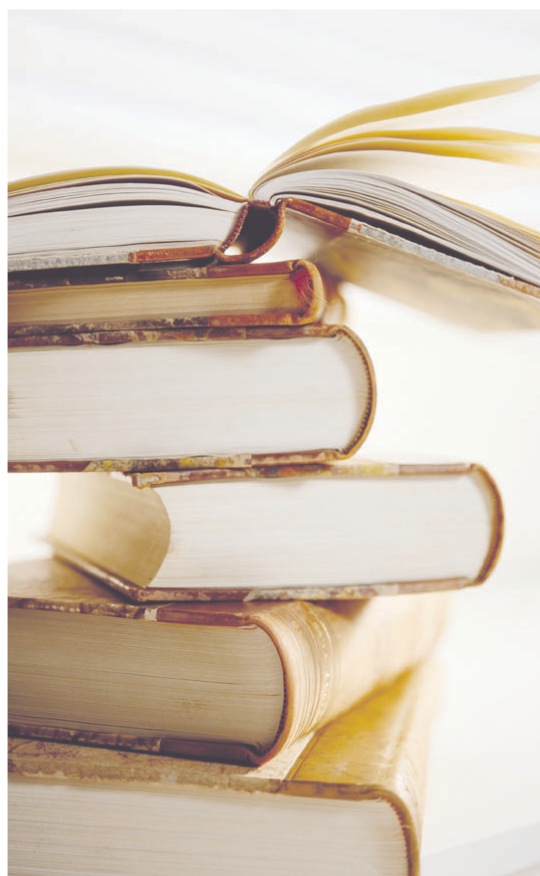
嶺南小學暨幼稚園（幼稚園部）
Lingnan Primary School & Kindergarten
(Kindergarten Section)
寶血幼稚園
Precious Blood Kindergarten
聖公會聖雅各堂幼稚園
SKH St. James' Kindergarten
聖若瑟幼稚園
St. Joseph's Kindergarten
聖保祿幼稚園
St. Paul's Convent School
(Kindergarten Section)
香港真光中學（幼稚園部）
The True Light Middle School of
Hong Kong (Kindergarten Section)

小學 Primary

番禺會所華仁小學
Pun U Association Wah Yan Primary School
聖若瑟小學
St. Joseph's Primary School
嘉諾撒聖方濟各學校
St. Francis' Canossian School
瑪利曼小學
Mary Mount Primary School
寶血小學（上、下午）
Precious Blood Primary School (A.M./P.M.)
聖保祿書院（小學部）
St. Paul's Convent School (Primary Section)
香港真光中學（小學部）
The True Light Middle School of Hong Kong
(Primary Section)

中學 Secondary

瑪利曼中學
Mary Mount Secondary School
皇仁書院
Queen's College
嘉諾撒聖方濟各書院
St. Francis' Canossian College
聖瑪加利書院
St. Margaret's College
聖保祿學校
St. Paul's Convent School
香港真光中學
The True Light Middle School of
Hong Kong
香港華仁書院
Wah Yan College, Hong Kong





82呎長游泳池 82 feet swimming pool

唯我有優閒生活

exquisite relaxation

是羨慕、還是妒忌，隨他選擇。總之我選擇的，是我所享受的生活！

與眾不同，「肇輝臺8號」尊設豪華住客會所，同區獨有。閒時，在82呎游泳池感受每一吋清涼；在私有的健身室鍛練每一個早上；在兒童遊戲室、乒乓球場、綠化公園享一日天倫；一切……只要想，便成事實！這份無拘的優越感，才稱得上是完美生活。

Exclusive facilities

It's a question of envy or jealousy, one or the other. In the end, my choice is the life I enjoy!

Standing out from all the rest, "8 Shiu Fai Terrace" offers an exclusive luxury clubhouse, the only one in the area, where I can take time out to enjoy the refreshing 82 feet swimming pool, and work out in the private exercise room every morning. Then there is the children's play room and the table-tennis court, as well as getting back to nature in the greenery of the garden. Everything I dream about becomes reality! This feeling of exclusivity and prestige- this is truly my beautiful life.



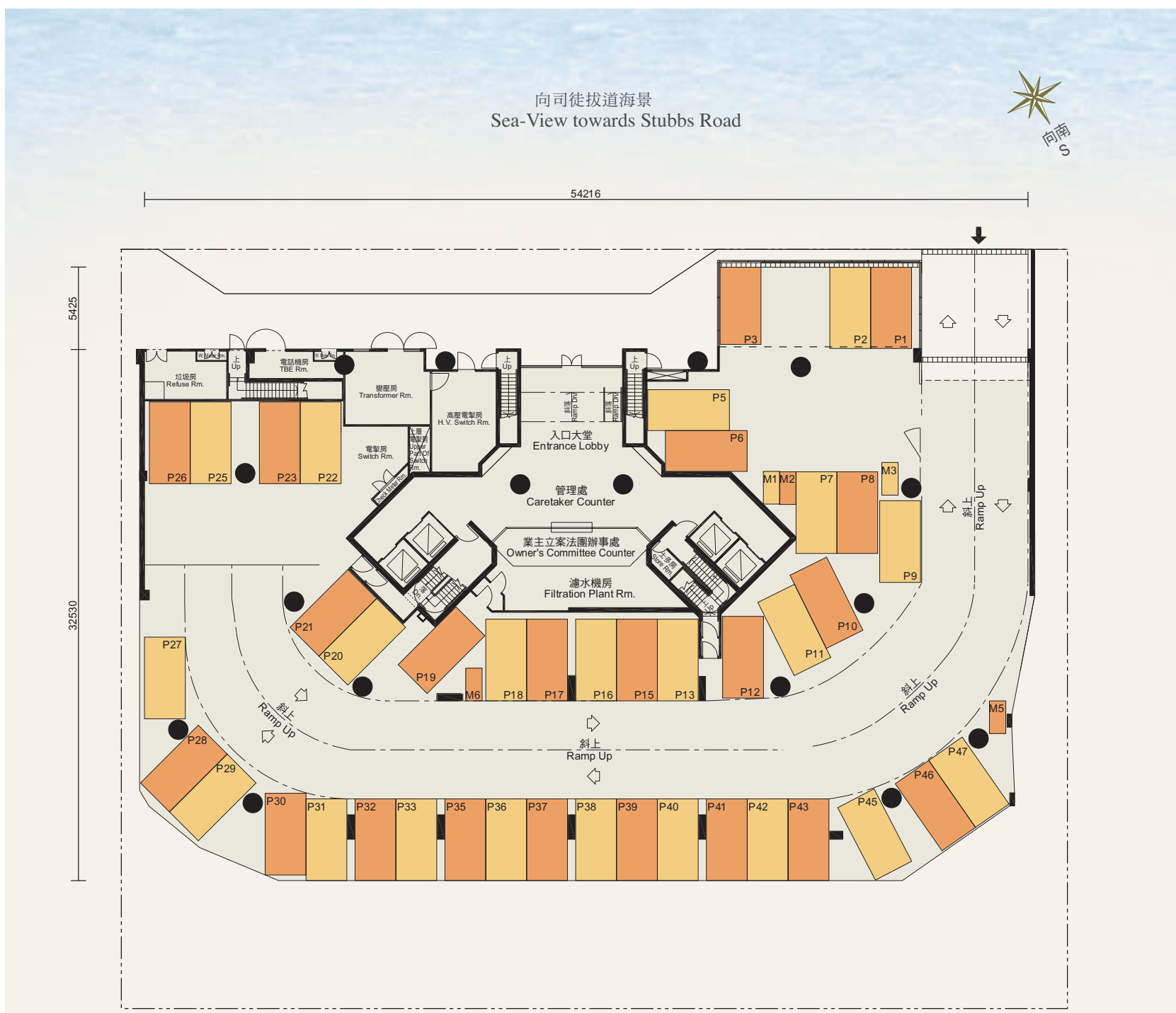
會所 平面圖

Clubhouse floor plan

註：賣方及發展商保留權利在毋須作出事先通知之情況下，修改及更改建築物之藍圖、規格、設備、平面圖、材料及所有設備之用途。詳細圖則以政府有關當局最後批准之圖則為準。圖則上所有室內及戶外之裝飾、設計、擺設及設備僅供參考，並以入伙時所提供為準。

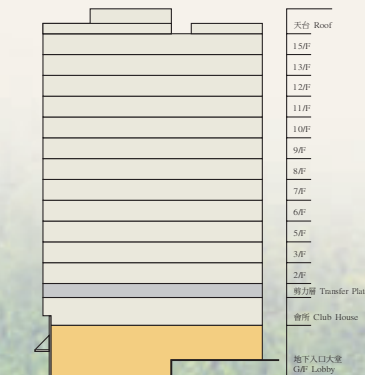
Note: The Vendor and the Developer reserve the right to make modifications and changes to the building design, specifications, features, floor plans, materials and the intended use of all facilities without prior notice. The floor plan is subject to final approval by the relevant Government Authorities. All interior and exterior design, fittings and finishes of the above plan are subject to final adjustment upon completion.

地下樓層 平面圖 *G*round floor plan



地下入口大堂及停車場平面圖
Ground Floor Entrance Lobby & Carport Plan

背山



註：
1. 本樓宇不設P4、P14、P24、P34、P44及M4號停車位。
2. 平面圖之呎規介別數字為建築結構呎吋，僅供參考。
3. 詳細訂正圖則以屋宇署及地政署最後批准之圖則為準。

Note:
1. There are no P4, P14, P24, P34, P44 & M4 carpark space.
2. The dimensions of the floor plans are all structural dimensions and for reference only.
3. The floor plans are subject to final approval by the Buildings Department and the Lands Department.

二至十五樓 平面圖 **2-15/F** floor plan

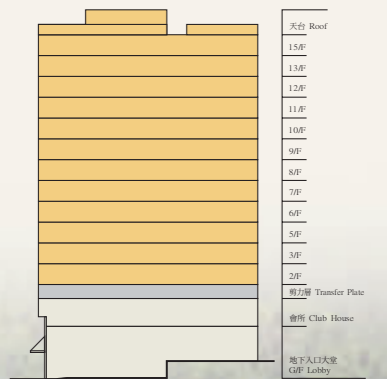


* 實用面積及建築面積包括露台及工作平台之面積。 * Both Gross Floor Area & Saleable Area include Balconies & Utility Platforms.		標準單位 Simplex Unit		複式單位 Duplex Unit		
		A	C	E	B	D
建築面積 (平方呎)*	Gross Floor Area (ft ²)	2,428	2,142	2,428	3,074	3,076
實用面積 (平方呎)*	Saleable Area (ft ²)	1,894	1,671	1,894	2,398	2,399
露台面積 (平方呎)	Balcony Area (ft ²)	52	39	52	54	54
工作平台面積 (平方呎)	Utility Platform Area (ft ²)	16	16	16	16	16
天台面積 (平方呎)	Roof Area (ft ²)	1,328	995	1,328	618	618
樓層高度 (呎)	Floor to Floor Height (ft)	10'3"	10'3"	10'3"	10'3"	10'3"

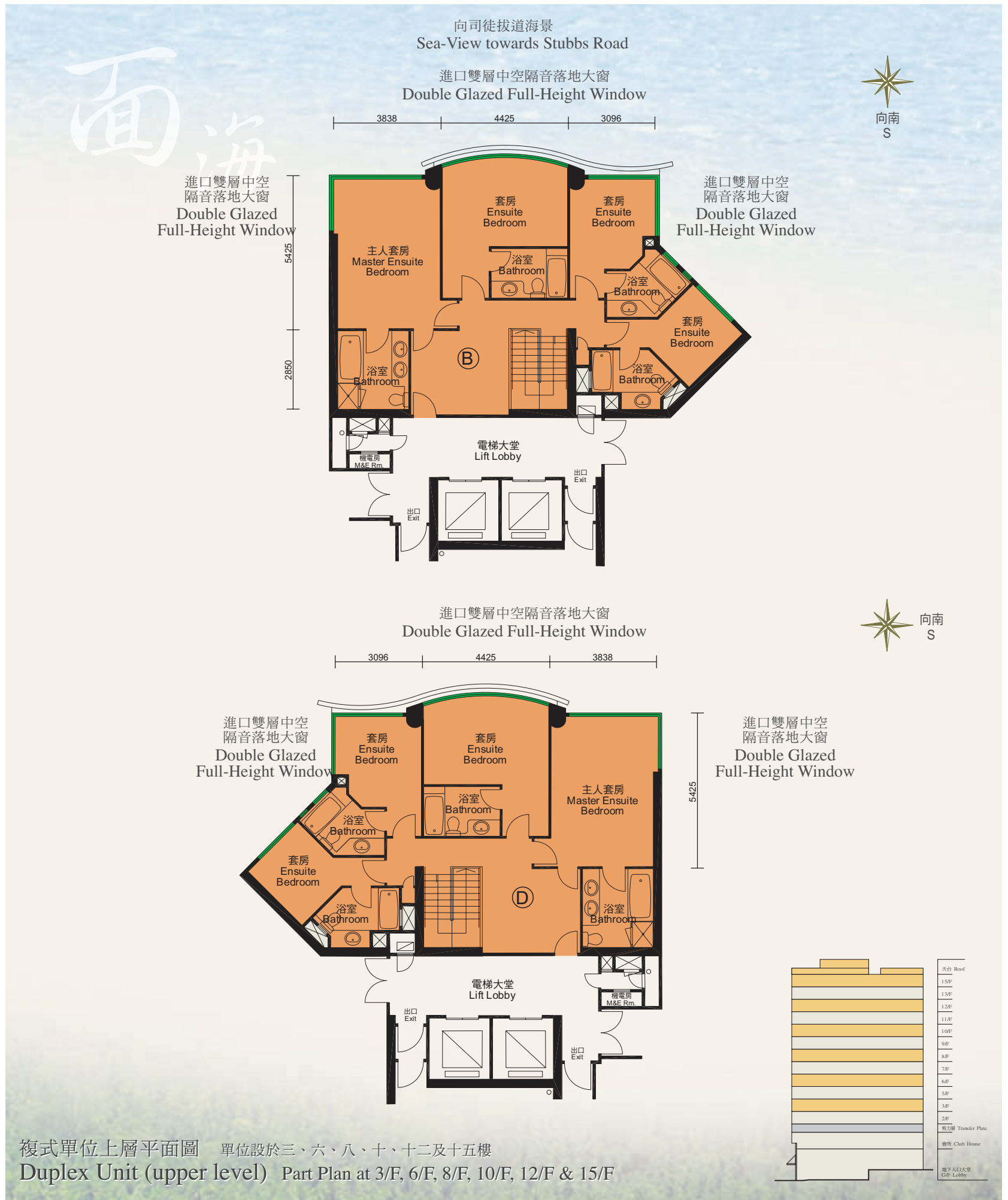
註：
1. 本樓宇不設4樓及14樓。
2. 平面圖之尺規介別數字為建築結構時，僅供參考。
3. 承力結構牆以粗黑線表示。

Note:
1. There are no 4th floor and 14th floor.
2. The dimensions of the floor plans are all structural dimensions and for reference only.
3. Load bearing walls are represented by thick solid lines.

4. Architectural features are on external walls of some of the floors.
5. The floor plans are subject to final approval by the Buildings Department and the Lands Department.



複式單位上層 平面圖 Duplex floor plan (upper level)



複式單位上層平面圖 單位設於三、六、八、十、十二及十五樓
 Duplex Unit (upper level) Part Plan at 3/F, 6/F, 8/F, 10/F, 12/F & 15/F

註：
 1. 本樓宇不設4樓及14樓。
 2. 平面圖之呎規介別數字為建築結構呎吋，僅供參考。
 3. 承力結構牆以粗黑線表示。

4. 樓層外牆範圍設有建築裝飾。
 5. 詳細訂正圖則以屋宇署及地政署最後批准之圖則為準。

Note:
 1. There are no 4th floor and 14th floor.
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唯我有鑑賞級的審美觀

*absolute
perfection*

我翻天覆地的尋找，也找不到。難道完美之中，真的沒有瑕疵存在？

用料吹毛求疵，是發展商的心思！精挑細選，是「肇輝臺8號」的主旨。由歐洲原裝入口的Poggenpohl廚櫃，到Gaggenau先進電器，足令每粒小塵，都高貴起來。完美，令生活滿有創意。

Exclusive aesthetics

I moved heaven and earth, but still I couldn't find it. Surely, among all this elegance, there must be some blemish?

To split hairs about the materials is the idea of the developer; to present the choicest materials is the goal of "8 Shiu Fai Terrace". From the superb Poggenpohl kitchens to the intelligent Gaggenau appliances, everything is perfect. Sheer beauty-for the creative life.



隨樓附送精選豪華設備 List of Standard Provisions



POGGENPOHL 高級廚櫃組合
POGGENPOHL Cabinet



GAGGENAU 微波爐及焗爐
GAGGENAU Microwave Oven & GAGGENAU Fire Grill



GAGGENAU 抽油煙機
GAGGENAU Cooker Hood



GAGGENAU 燒烤爐
GAGGENAU Fire Grill



GAGGENAU 三頭煤氣煮食爐及燒烤爐
GAGGENAU 3 Burners Gas Cooker & Fire Grill



SIEMENS 雪櫃
SIEMENS Refrigerator



SURELL 雙洗滌盆
SURELL Double Sink



GROHE 水龍頭
GROHE Sink Mixer



GAGGENAU 洗碗碟機
GAGGENAU Dishwasher



SIEMENS 洗衣乾衣機
SIEMENS Washer / Dryer



GROHE 水龍頭
GROHE Basin Mixer



GROHE 花灑
GROHE Shower Set



GROHE 水龍頭
GROHE Bath Mixer



JACOB DELAFON 坐廁
JACOB DELAFON Water Closet



TGC 超薄型對衝式熱水爐
TGC Gas Water Heater



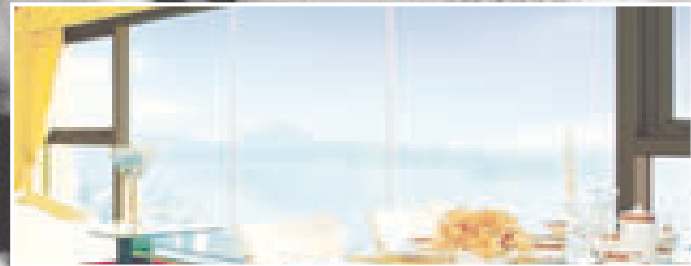
JACOB DELAFON 浴缸
JACOB DELAFON Bath Tub



MARIANI 黃銅磨光面大門鎖
MARIANI Solid-Brass Lockset



DAIKIN 獨立冷氣中央控制系統
DAIKIN VRV Air Conditioner



進口雙層中空隔音落地大窗
Imported Double Glazed Full-Height Window



紫檀木地連高級木牆腳線
"Ipe" Hardwood Flooring & High Quality Wood Skirting

廚房 Kitchen	
高級廚櫃組合配照明燈 Cabinet (With Light Fittings)	POGGENPOHL
三頭煤氣煮食爐及燒烤爐 3 Burners Gas Cooker & Fire Grill	GAGGENAU
焗爐 Oven	GAGGENAU
抽油煙機 Cooker Hood	GAGGENAU
微波爐 Microwave Oven	GAGGENAU
洗碗碟機 Dishwasher	GAGGENAU
雪櫃 Refrigerator	SIEMENS
洗衣乾衣機 Washer / Dryer	SIEMENS
雙洗滌盆 Double Sink	SURELL
抽氣扇 Exhaust Fan	名廠
浴室 Bathroom	
水龍頭及花灑 Sink Mixer, Basin Mixer, Bath Mixer & Shower Set	GROHE
洗手盆 Wash Hand Basin	KOHLER
一件頭坐廁 Water Closet	JACOB DELAFON
浴缸 Bath Tub	JACOB DELAFON
超薄型對衝式熱水爐 Gas Water Heater	TGC
金屬假天花 Metal False Ceiling	DRAGON
淋浴間 Shower Cubicle	優質
玻璃層架 Built-in Glass Shelves	優質
電鬚刨插座 Shaver Socket	名廠
毛巾環 / 毛巾杆 Towel Ring / Towel Rail	名廠
毛巾架 Towel Rack	名廠
抽氣扇 Exhaust Fan	名廠
廁紙架 Paper Roll Holder	名廠
客廳 / 睡房 Living Room / Bedrooms	
獨立冷氣中央控制系統 VRV Air Conditioner	DAIKIN
黃銅磨光面大門鎖 Solid Brass Lockset (Entrance door)	MARIANI
雙層中空隔音落地大窗 Double Glazed Full-Height Window	進口
紫檀木地板連高級木牆腳線 "Ipe" Hardwood Flooring & High Quality Wood Skirting	進口
鐵胡桃木飾面實心大門 Walnut Veneered Solid Core Entrance Door	進口
鐵胡桃木面夾板睡房門 Walnut Veneered Bedroom Doors	進口

註：發展商保留一切權利，按實際情況需要以同等質素之建築材料及設備替代上述所列各項。
Note: The Developer reserves the right to substitute other materials of comparable quality and standard for the intended materials as stated in the above List of Standard Provisions.

唯我有最嚴密的保安

*professional
management*

在這裡，根本沒有百密一疏這回事！

華人置業成員公司 - 忠信物業管理公司為「肇輝臺8號」提供最完美的保安及管理服務。嚴密的物業管理，配合先進的電子保安系統，為您提供可靠的保安及清潔服務。「肇輝臺8號」內的保安員、清潔人員、維修人員，更是嚴守紀律，訓練有素，為您提供高效率的服務，讓您享受真正的安樂安居！

Exclusive security

Essentially, nothing will be overlooked!

Perfect World Company Limited, a member of Chinese Estates Holdings Limited provide the best possible security services for

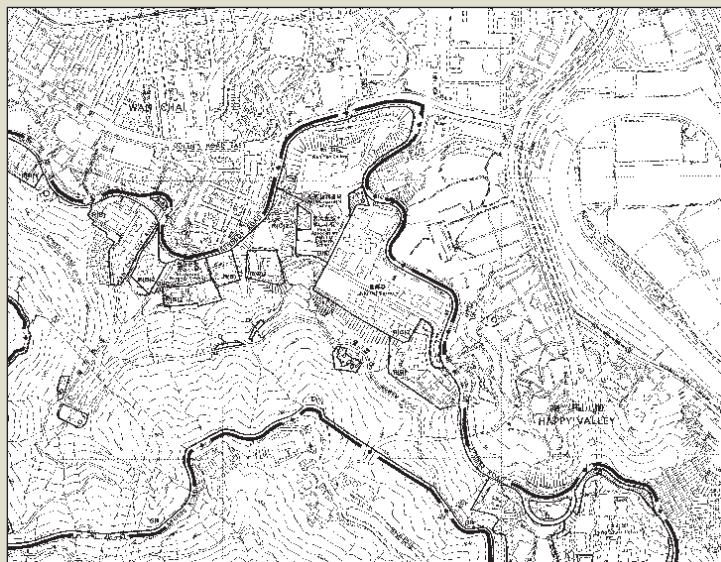
"8 Shiu Fai Terrace". Professional estate management together with advanced electronic security systems deliver ultra-reliable security services, so that you may have quiet enjoyment of your property. All security officers and cleaning and maintenance personnel at

"8 Shiu Fai Terrace" are rigorously trained and disciplined to provide only the best service to residents.

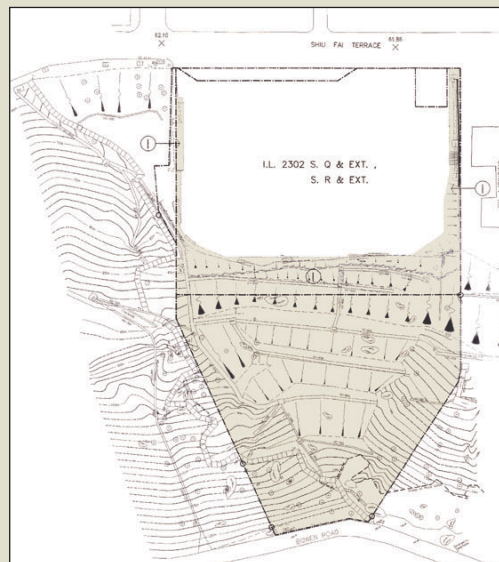


參考資料

reference



摘錄自2003年4月29日起公開展示之半山區東部(港島規劃區第12區)分區計劃大綱圖,編號S/H1 2/8。
Part of Mid-levels East (H.K. Planning Area No. 12) Outline Zoning Plan No. S/H1 2/8 dated 29 April, 2003.



斜坡結構圖
Slope Structures Plan

建築材料及設備說明

A. 公用範圍

1. 外牆 : 鋪砌高級進口雲石/花崗石/瓷磚及高溫過底磚。
2. 大廈大堂及入口 : 地台及牆身鋪砌高級進口雲石/花崗石, 配假天花。
3. 住宅電梯大堂 : 地台鋪砌高級雲石/花崗石, 牆身鋪砌高級進口木飾面配假天花。
4. 電梯 : 設四部進口電梯直達大廈各層, 電梯廂內鑲雲石/花崗石及木材。
5. 保安系統 : 每單位均備有防盜警鐘及對講機接駁到大廈大堂警衛室。大廈大堂入口裝有訪客對講機及密碼鎖, 另電梯內設有閉路電視與大廈之閉路電視系統相連。電梯廂內裝有電磁卡機及閉路電視。
6. 信箱 : 大廈大堂設華麗鏡面不銹鋼信箱。
7. 冷氣系統 : 地下、入口大堂、住客會所及電梯均設有空氣調節系統。

B. 住宅單位

1. 門 : 各單位大門採用高級鐵胡桃飾面實心大門, 配備高級氣鼓、防盜眼、及意大利名廠Mariani門鎖。睡房採用鐵胡桃飾面夾板門, 廚房及浴室用鐵胡桃面木及背面防火膠板夾板門。
2. 地台 : 客/飯廳、睡房及多用途房鋪高級長條紫檀木地板連高級木牆腳線。
3. 內牆及天花 : 客/飯廳、睡房及多用途房內牆及天花均髹上優質乳膠漆。
4. 窗戶 : 採用黑色厚料鋁窗框, 鑲配淺綠色玻璃。
5. 廚房 : 牆身鋪砌瓷磚, 地台鋪砌進口雲石/花崗石, 配以鋁質假天花, 並附送德國名廠Poggenpohl高級廚櫃及美國Surrell枱面連雙洗滌盆, 配德國名廠Grohe水龍頭、德國名廠Gaggenau抽油煙機、三頭煤氣煮食爐、燒烤爐、微波爐、焗爐及洗碗碟機、"西門子"洗衣乾衣機及雪櫃, 另裝備抽氣扇及煤氣熱水爐。
6. 浴室 : 牆身及地台鋪砌進口雲石/花崗石, 配鋁質假天花。附設豪華淋浴間, 配法國名廠Jacob Delafon浴缸及坐廁, 及德國名廠Grohe花灑龍頭及水龍頭。並配以玻璃層架、鏡子、名廠毛巾環、毛巾杆及廁所架、TGC超薄型對衝式熱水爐、名廠抽氣扇及電鬚刨插座。
7. 電話/數據線 : 客/飯廳、廚房、多用途房、主人房浴室及所有睡房均裝上電話插頭, 可作寬頻上網之用。
8. 機電裝置 : 裝置入牆暗線位及插座, 並設有公用電視、收音機及衛星天線插座。
9. 水喉 : 冷、熱水暗喉全用銅喉。
10. 煤氣 : 廚房及浴室鋪砌煤氣暗喉, 供廚房煮食爐及浴室熱水爐使用。
11. 冷氣機 : 客/飯廳、多用途房及各睡房均安裝日本名廠Daikin分體式冷氣機。

參考資料

物業名稱	: 峯輝臺8號
地址	: 香港東半山司徒拔道峯輝臺8號
地段	: 內地段2302號Q分段及增批部分 內地段2302號R分段及增批部分
政府租契用途限制	: 私人住宅
年期	: 由1920年10月4日起75年, 可續期多75年
發展商	: 海康實業有限公司
發展商之母公司	: 泛海國際集團有限公司 : 華人置業集團有限公司
律師樓	: 陳劉韋律師行
建築師/認可人士	: 馬梁建築事務所(香港)有限公司/馬俊思
總承建商	: 迪臣發展有限公司
建築經費貸款銀行	: 中國銀行(香港)有限公司
結構工程師	: 黃澤恩顧問工程師事務所
屋宇設備工程	: 集益顧問工程有限公司
園藝設計師	: 康翠園境規劃顧問有限公司
升降機承建商	: 奧的斯電梯(香港)有限公司
入伙紙發出日期	: 2003年10月13日
物業估計完成日期	: 2004年2月29日

FITTINGS & FINISHES SCHEDULE

A. Common Area

1. External Wall : Finished with marble/granite cladding/ceramic tiles and homogeneous tiles.
2. Main Entrance Lobby : Floor and walls of the main entrance lobby are finished with marble/granite slab.
3. Typical Lift Lobby : Floor finished with marble/granite slab; wall finished with timber veneer wall panel. Ceiling finished with suspended false ceiling.
4. Lift : Four passenger lifts serving all units with interior finished with marble/granite and timber panel.
5. Security System : Each unit provided with burglar alarm and door phone system connecting to the main entrance security booth. CCTV and secret code intercom/entry panel is provided at G/F main entrance, Smart Card System and CCTV are installed in lift.
6. Letter Box : Mirror finished stainless steel letter boxes.
7. Air-Conditioning : Air-conditioning is provided to the lift lobbies on G/F, entrance lobby, the clubhouse and the passenger lifts.

B. Domestic Unit

1. Doors : Entrance door is solid core, walnut veneer timber door completed with over-head door closer, magic eye, door guard and "Mariani" lock-set of Italian origin. Bedroom door is hollow cord timber door with walnut veneer completed with lock-set. Kitchen door and bathroom door are finished with walnut veneer on the outside and plastic laminate sheet on the inside.
2. Flooring : Living/dining room, bedrooms and multi-purpose room are finished with long strip "Ipe" hardwood flooring and high quality wood skirting.
3. Internal Walls and Ceiling : Emulsion paint is used on plastered walls and ceiling of living and dining room, bedrooms and multi-purpose room.
4. Windows : Powder coated aluminum window frame with double glazed green tinted glasses.
5. Kitchen : Wall finished with ceramic tiles and floor finished with marble/granite. Ceiling is finished with suspended aluminum false ceiling. "Poggenpohl" kitchen cabinet of German origin fitted with "Surrell" counter top integral sinks and "Grohe" sink mixer of German origin. "Gaggenau" cooker hood, gas cooker, fire grill, oven, microwave oven and dishwasher of all German origin. "Siemens" washing and drying machine and freestanding refrigerator is provided. Imported exhaust fan and gas heater are installed.
6. Bathrooms : Wall and floor finished with marble/granite. Ceiling finished with suspended aluminum false ceiling. Sanitary wares including France origin of "Jacob Delafon" bath tub, water closet in one piece and wash hand basin are provided. Other fittings include German origin of "Grohe" basin mixer, bath mixer with shower set. High quality of towel bar, glass shelves, shaving mirror, towel ring, towel rail and paper roll holder. "TGC" gas water heater, exhaust fan and shaver socket are installed.
7. Telephone / Data Points : Telephone data points at living/dining room, kitchen, multi-function room, all bedrooms and master bathroom and available for broad-band connection.
8. Electrical Installation : Concealed conduit wiring with adequate lighting and power points. Communal television, FM, Satellite TV points are provided.
9. Pipes : Copper pipes for hot and cold water.
10. Gas Supply : Town Gas are provided for kitchen cookers and bathroom water heaters.
11. Air-Conditioning : Japan origin "Daikin" split type air-conditioners are installed in living/dining room, multi-purpose room and bedrooms.

REFERENCE

Name of Development	: No. 8 Shiu Fai Terrace
Address	: No. 8 Shiu Fai Terrace, Stubbs Road, Mid-level East, Hong Kong
Lot No.	: Section Q of Inland Lot No.2302 and the Extension thereto and Section R of Inland Lot No.2302 and the Extension thereto.
Government Lease User Restriction	: Private Residential
Lease Term	: 75 years commencing from 4 October, 1920 with a right to renew for further 75 years.
Developer	: Ocean Strong Industrial Limited
Developer's Parent Company	: Asia Standard International Group Limited : Chinese Estates Holdings Limited
Solicitors	: Chan, Lau & Wai Solicitors
Architect / Authorized Person	: Ma Leung & Associates (HK) Limited / Ma Kim See
Main Contractor	: Deson Development Limited
Mortgagee Bank for the Finance of Construction	: Bank of China (Hong Kong) Limited
Structural Engineer	: Greg Wong & Associates Limited
Mechanical & Electrical Consultant	: Consolidated Consulting Engineers Limited
Landscape Architect	: Hong Chui Consultants Company Limited
Lift Sub-Contractor	: Otis Elevator Company (HK) Limited
Date of Occupation Permit	: 13 October 2003
Anticipated Date of Completion of the Development	: 29 February 2004

參考資料

reference

發展設計用途

用途	: 私人住宅
單位總數	: 48
樓宇座數	: 2
樓宇層數	: 14 (12層住宅, 1層住客會所, 1層停車場及入口大堂)
停車場	: 住客車位 - 42個 電單車車位 - 5個
會所設施	: 平台花園、游泳池、健身室、兒童遊戲室、乒乓球場
樓層高度(兩地台間之距離)	: 地下電梯大堂 : 7.55米 地下車場 : 3.1米-7.55米 一樓住客會所 : 6.2米 二至十五樓住宅單位 : 3.13米 (不設四及十四樓)

環保設施

1. 露台及工作平台不得圍封。
2. 根據建築物條例, 以下環保設施並不計入建築面積及建築覆蓋率。
3. 有關露台、工作平台及加闊的公用走廊之建築面積如下:-

簡述	露台數目	獲豁免計入建築面積之露台建築面積(平方米)	工作平台數目	獲豁免計入建築面積之工作平台建築面積(平方米)	獲豁免計入建築面積之加闊的公用走廊建築面積(平方米)
總數	48	219.888	48	72	7.051

買賣合約中出售/實用面積之定義

出售/實用面積指:

1. 就以牆壁包圍之單位而言, 單位之樓面面積指該單位由其外牆表面及與毗連單位之分隔牆中線起量度計算之樓面面積(包括所有露台及走廊之樓面面積), 且將包括單位內部之間隔及柱位, 但單位外牆以外之公用部份並不包括在內。假設單位之任何外牆緊接公用範圍, 則外牆之整體厚度均會計算在內;
2. 就所有屋前空地、台階、花園、平台或天台而言, 該等屋前空地、台階、花園、平台或天台之面積指由其邊界內之面積。倘邊界包括牆壁, 則由該牆壁內圍邊界計起; 及
3. 就所有並無由實牆包圍之工作平台而言, 該工作平台之樓面面積由外圍邊界計起, 而被牆壁包圍之工作平台則以其外牆表面或邊界為準, 但倘若外牆或邊界分隔毗鄰單位, 則以中線為準。工作平台之樓面面積包括該工作平台內部之隔間及柱位, 但工作平台外牆或邊界以外之公用部份, 及緊接任何單位之整幅外牆的厚度均不會計算在內。假設外牆或邊界緊接公用範圍, 則外牆或邊界之整體厚度均會計算在內。

物業管理

物業管理公司	: 忠信物業管理有限公司
管理任期	: 由本物業之大廈公契日期起計兩年, 隨後自動續約至業主委員會終止管理合約或管理公司辭職。

入伙時須繳付費用

管理費按金	: 相等於三個月管理費。
管理費上期	: 相等於二個月管理費。
特別基金	: 相等於二個月管理費。
裝修按金	: 相等於三個月管理費。
管理費釐定	: 按照管理公司之預算釐定, 每單位及每一車位業主需按其管理份數比例繳交管理費。
裝修泥頭費	: 不多於一個月管理費。
公共設施按金	: 按各單位及車位管理份數比例分擔之公眾地方及設施之水錶、電錶及其他公共設備之按金。

公共契約重要條款

1. 公共地方包括大廈公共地方、停車場公共地方及住宅公共地方。
2. 大廈公共地方包括物業內之外牆、行人路、道路、公共行人路、泵房、機房及供大廈業主共用及裨益的地方, 有關大廈公共地方之定義載於公共契約及管理合約內。
3. 停車場公共地方包括水管、排水渠、車路及供車位業主共用及裨益的地方, 有關停車場公共地方之定義載於公共契約及管理合約內。
4. 住宅公共地方包括入口大堂、樓梯、住客會所、休憩設施、花園、機房及供住宅業主共用及裨益的地方, 有關住宅公共地方之定義載於公共契約及管理合約內。
5. 業主有權在不須獲得其他業主同意下, 向政府申請及同意修改政府批文, 並以第一手業主之名義代表其本人及其他業主簽署有關文件。
6. 本售樓書內刊載的斜坡結構圖, 其一切維修保養及施工之費用均由業主負責。
7. 管理公司將獲業主授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牆, 各業主須分擔檢查及維修之費用。
8. 業主不得圍封建築物圖則所示經批准其單位的露台及工作平台, 並須負責該露台及工作平台的維修。
9. 業主不得對其單位作樓宇結構上之更改。
10. 如引致兩位或以上業主/住客投訴, 業主則不得在單位內飼養狗隻或寵物。
11. 業主不得於天台、平台、上層天台或露台上加建任何永久性或臨時性之建築物。
12. 業主不得作出任何違反政府租契、公契及住戶守則之行為。
13. 除獲管理公司事先書面同意外, 住宅業主不得於窗戶外或外牆非指定位置安裝冷氣機、晒衣架或其他裝置。

DESIGN OF DEVELOPMENT

User	: Private Residential
Number of Units	: 48
Number of Blocks	: 2
Number of Storeys	: 14 (12 residential floors, 1 clubhouse floor, 1 floor for carpark and residential entrance)
Carparks	: Residential carparking spaces - 42nos. Motor cycle parking spaces - 5nos.
Clubhouse Facilities	: Landscaped garden, swimming pool, gymnasium, children play area and table tennis court.
Floor to Floor Height	: G/F Lift Lobby : 7.55m G/F Car Park Level : 3.1-7.55m 1/F Clubhouse : 6.2m 2/F-15/F Flat : 3.13m (excluding 4/F & 14/F)

GREEN FEATURES

1. Balconies and utility platforms are non-enclosed areas.
2. Balcony, utility platform and wider corridor are exempted from Gross Floor Area and site coverage calculations under the Buildings Ordinance.
3. The following green features have been exempted from Gross Floor Area and site coverage calculations under Buildings Ordinance:-

Description	Number of Balconies	Gross Floor Area Exempted for Balconies (sq.m.)	Number of Utility Platforms	Gross Floor Area Exempted for Utility Platforms (sq.m.)	Gross Floor Area Exempted for wider corridor (sq.m.)
Total	48	219.888	48	72	7.051

"SALEABLE AREA" AS DEFINED IN THE AGREEMENT FOR SALE AND PURCHASE

Saleable Area shall mean:

1. in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included;
2. in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall; and
3. in relation to any utility platform not enclosed by a solid wall, the floor area measured from the external boundary and if it is enclosed by walls, the floor area of the said utility platform measured from the exterior of the enclosing walls or boundary of the said utility platform except where such enclosing walls or boundary separate two adjoining utility platforms, in which case the measurement shall be taken from the middle of those walls or boundary, and shall include the internal partitions and columns within the said utility platform; but shall exclude the common parts outside the enclosing walls or boundary of the said utility platform and exclude the whole thickness of the enclosing walls or boundary which abut onto any units Provided That if any of the enclosing walls or boundary abut onto a common area, then the whole thickness of the enclosing walls or boundary which so abut shall be included.

PROPERTY MANAGEMENT

Property Manager	: Perfect World Company Limited
Terms of Appointments	: Two years commencing from the execution date of the Deed of Mutual Covenant of the development and to be continued thereafter provided that the appointment may be terminated by Owner's Committee or resignation of the Manager.

INITIAL PAYMENTS UPON HANDOVER OF UNIT

Management Fee Deposit	: Equivalent to three months' management fee.
Advance Payment of Management Fee	: Equivalent to two months' management fee.
Special Fund	: Equivalent to two months' management fee.
Decoration Deposit	: Equivalent to three months' management fee.
Principle of Fixing	: In accordance with the Management Budget prepared by the Manager, each owner shall contribute towards the management expenses prorata to the number of the management shares allocated to each unit and carpark.
Debris Removal Cost	: A non-refundable debris removal cost not exceeding one month's management fee.
Public Utility Deposit	: A due proportion of deposit of water meter, electricity meter and other utilities for common area and common facilities shared by owners of residential unit or car park space according to the management share allocated to each unit or car park space.

SALIENT POINTS ON DEED OF MUTUAL COVENANT

1. The Common Areas shall mean collectively the Estate Common Areas, the Car Park Common Areas and the Residential Common Areas.
2. The Estate Common Areas shall include the external walls, approach roads, access ways, roads, the public passage, the pump rooms and the machine rooms and those areas intended for the common use and benefit of all owners as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
3. The Car Park Common Areas shall include the water channel, the gutter, the ramp and those areas intended for the common use and benefit of the owners of the Car Parking Spaces as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
4. The Residential Common Areas shall include the entrance lobby, staircases, the club house, the recreational facilities, the landscaped areas, the machine room and those areas intended for the common use and benefit of the owners of the Residential Portion as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
5. The owners have the right to apply negotiate and agree with Government to amend, vary or modify the Government Grant without the concurrence or approval of any Owner and to execute any documents in the name of the First Owner alone for and on behalf of itself and all the other Owners without the necessity of joining in any other Owner.
6. The owners shall at their own expenses maintain and carry out all works in respect of the slopes and retaining walls within the lot as shown in the slope structures plan of this sales brochure.
7. The manager is to be given full authority by all owners to carry out the necessary annual maintenance works on slopes and retaining walls, in accordance with all guidelines issued from time to time by the appropriate governmental authorities and each owner will be obliged to make contributions towards the costs of such works.
8. No owner shall enclose the balconies and utility platforms of his unit as approved under Building Plans and the owners shall at their own costs and expenses keep the balconies or utility platforms in their respective units in good and substantial repair and condition.
9. No owner shall make any structural alteration to his unit or alter the external appearance of the building.
10. No owner shall keep any dogs and pets in his unit if the same has been the cause of reasonable complaints by at least two owners or occupiers of the Development.
11. No owner shall erect on or upon any roofs, flat roofs, upper roofs or balconies any structure whatsoever either of a permanent or temporary nature without the prior written consent of the Manager.
12. No owner shall do anything which will constitute to a breach of the Government Lease, the Deed of Mutual Covenant and the House Rules.
13. No owner shall without the prior written consent of the Manager install air-conditioning unit, drying rack or other installations through any window or external wall other than at places designated for such purpose.

