

Lime Gala in Shau Kei Wan well received by the market 筲箕灣形薈深受市場歡迎

Lime Gala is the Group's latest major development in Shau Kei Wan in Island East, served by a comprehensive transport network. Some residential units will even overlook the lush greenery of Mount Parker², adding a new dimension to premium residences in the area. A total of 460 residential units or more than 99% of residential units released had been sold between August and 14 November this year, generating total contracted sales of over HK\$3,800 million.



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[†]Promotional names in the promotional materials will not appear in the preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title deeds of residential properties in the Development.

[^]The renderings contained in this advertisement/promotional material and the information contained therein are for reference only. They shall not constitute any express or implied offer, representation, undertaking or warranty on the actual design, layout, partitions, specifications, architecture, location, features, plans, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects of the club house or its surrounding areas, facilities or buildings. The Vendor does not give any undertaking or warranty whatsoever, whether express or implied, that the information contained in the renderings or any part thereof is produced according to the actual height, material, design, use, condition or architecture of the club house. Details after completion may be different from the information contained in this advertisement/promotional material. The Vendor reserves the absolute right to amend or change the design, specifications, features, plans, materials and use of the club house/Development and all facilities, parts and areas thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Development, please refer to the sales brochure. Club house and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of different facilities of the club house are subject to the relevant laws, land grant, deed of mutual covenant, house rules of the club house and the actual site condition. Residents' club houses designated for the Development are located inside the Development. The facilities of the club house and/or recreational facilities may not be immediately available upon handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to consent or permit issued by the relevant government authorities and may be subject to additional charges.

The photos/images shown in this advertisement/promotional material are not taken from the Development and do not illustrate the final appearance of or the view of or from the Development upon completion. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorative items and other objects and the views thereof may not appear in the Development or its surrounding area. They are for reference only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development.

¹Lime series refers to the development(s) known respectively as Lime Habitat, Lime Stardom and Lime Gala. Lime Habitat, Lime Stardom and Lime Gala are three independent developments, each of which is governed by a separate set of land grant documents.

²It is only a brief description of the surrounding area of the Development. It does not represent that all units can enjoy the said view. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings and environment around the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Development.

³Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

[#]宣傳物品中出現的宣傳名稱，將不會在發展項目住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。

[^]本廣告/宣傳資料內載列的電腦模擬效果圖及其內的資料僅供參考，並不構成或不應被視作任何有關會所之實際設計、布局、間隔、規格、建築、位置、特色、圖則、裝置、裝修物料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施或樓宇之要約、陳述、承諾或保證（不論明示或暗示）。賣方並不承諾或保證（不論明示或暗示）以上所有電腦模擬圖的內容或其任何部份依據會所之實際高度、用料、設計、用途、狀況或建築所製造，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。賣方保留其修改及改變會所/發展項目之設計、規格、特徵、圖則、用料和用途及其所有設施、部份和區域之絕對權利，事先毋須通知任何買家。買家切勿依賴此電腦模擬圖作任何用途或目的。有關發展項目的詳細資料，請參考售樓說明書。會所及/或康樂設施及其落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所不同設施之開放時間及使用受相關法律、批地文件、公契、會所使用守則及現場環境狀況限制。發展項目的住客專屬會所，其位置在發展項目內，會所及/或康樂設施於發展項目住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證或需額外收費。

本廣告/宣傳資料內所有相片/圖片並非於本發展項目實景拍攝，亦並非說明本發展項目最後完成之外觀及其景觀。相片/圖片經電腦修飾處理，相片/圖片內的裝置、裝修物料、設備、裝飾物及其他物件等及其展示之景觀不一定會在本發展項目或其附近範圍出現，僅供參考，且不构成任何賣方就本發展項目不論明示或隱含之要約、承諾、陳述或保證。

¹「形品」系列泛指「形品」、「形品·星寓」及「形薈Lime Gala」的三個發展項目。「形品」、「形品·星寓」及「形薈Lime Gala」乃三個獨立的发展項目，各自受其批地文件管轄。

²上述僅為發展項目周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築及環境所影響，並不適用於所有單位，且周邊建築、設施及環境會不時改變，僅供參考。賣方對發展項目周邊環境或景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

³實用面積包括住宅物業的樓面面積及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8(1)條計算得出。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的每一項的面積。

Premium exclusivity

Following the sophisticated chic concept of the Lime series¹, Lime Gala is designed for people who want 'la dolce vita' as manifested in the architecture and amenities. There will be 650 residential units spread in two residential blocks. Typical units range from studio to three-bedroom (including one en suite) with saleable areas ranging from about 281 square feet³ to 889 square feet³. Special penthouse units with jacuzzi or swimming pool will be available to meet the needs of different buyers.

Created by a renowned Japanese chic interior designer, the exclusive deluxe twin clubhouses will have a healthy lifestyle theme. It will cover nearly 20,000 square feet equipped with facilities tailor-made for its residents including 20-metre and 25-metre long indoor and outdoor pools which are rarely found in the district, as well as a sky bar[#] and banquet room for gatherings.

Convenient and close to MTR station

Lime Gala in a prime part of Island East is just a few minutes' walk to MTR Shau Kei Wan Station, offering a convenient access to commercial districts like Central and Kowloon East. The area is also served by buses, mini-buses and trams.

The project will have a retail podium, along with lifestyle facilities like eateries and retail shops conveniently situated in the traditional residential neighbourhood.

集團在港島東的最新大型發展項目形薈，位處交通網絡完善的筲箕灣，部分住宅單位可遠眺柏架山翠綠山景²，勢將成為區內優質住宅新地標。項目於今年八月開售，截至11月14日，已售出460個住宅單位，佔全部已推售住宅單位逾99%，錄得合約銷售總額逾38億港元。

獨特品味及質素

延續「形品」系列¹的優越型格主題，形薈的建築外型以至各項設施，都是為追求品味生活的業主度身訂造。項目由兩座住宅大樓組成，共有650個住宅單位。標準單位提供開放式至三房(連一套房)選擇，實用面積由約281平方呎³至889平方呎³，另有附設按摩池或泳池的頂層特色單位，以配合不同置業人士的需要。

住客會所由日本著名型格設計師設計，以健康生活為主題，為住客帶來個性獨特的星級住客會所。項目採雙會所設計，總面積近20,000平方呎，設施專為住客度身訂造，提供分別長達20米及長達25米的室內外雙泳池，屬區內罕見；另設有空中消閒吧[#]及宴會廳，方便住客與親友聚會。

鄰近港鐵站 交通方便

形薈位處港島東市中心地段，信步即達港鐵筲箕灣站，往返中環及九龍東等各大商業區十分方便。加上區內有多條巴士、小巴及電車線接駁各區，盡享便捷的交通網絡。

項目基座設有商舖，加上筲箕灣屬傳統住宅區，各式食肆及民生商店近在咫尺，生活便利。

Name of the Development: Lime Gala ("the Development")

District: Shau Kei Wan

Name of the street and the street number of the Development: 393 Shau Kei Wan Road*

The website address designated by the vendor for the Development: www.limegala.hk

The photographs, images, drawings or sketches shown in this advertisement/ promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details 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.

Vendor: Wealth Power International Enterprise Limited

Holding companies of the Vendor: Federica Investments Limited, Assets Garden Holdings Limited and Sun Hung Kai Properties Limited

Authorized person of the Development: Lee Kar Yan Douglas

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Ltd.

Building contractor for the Development: Teamfield Building Contractors Ltd.

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Vincent T.K. Cheung, Yap & Co. and Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Development as provided by the authorized person of the Development to the best of the vendor's knowledge: 15th August 2018 ("material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchaser is advised to refer to the sales brochure for any information on the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

*The above provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 18 November, 2016

發展項目名稱：形薈（「發展項目」）

區域：筲箕灣

本發展項目的街道名稱及門牌號數：
筲箕灣道393號*

賣方就本發展項目指定的互聯網網站的網址：
www.limegala.hk

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：寶威國際企業有限公司

賣方的控股公司：Federica Investments Limited、Assets Garden Holdings Limited及新鴻基地產發展有限公司

本發展項目的認可人士：李嘉胤

本發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：李景勳、雷煥庭建築師有限公司

本發展項目的承建商：添輝建築有限公司

就本發展項目中的住宅物業的出售而代表賣方的律師事務所：胡關李羅律師行、張葉司徒陳律師事務所、薛馮鄺岑律師行

已為本發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用

已為本發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由本發展項目的認可人士提供的本發展項目之預計關鍵日期：2018年8月15日（「關鍵日期」指本發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

賣方建議準買方參閱有關售樓說明書，以了解本發展項目的資料。

本廣告由賣方發布，或在賣方的同意下由另一人發布。

*此臨時門牌號數有待本發展項目建成時確認。

印製日期：2016年11月18日