

*Park Rise*

SALES BROCHURE 售樓說明書

17 MACDONNELL ROAD ISLAND MID-LEVELS 港島半山麥當勞道17號

# 買家須知

## NOTE TO PURCHASERS

本售樓說明書所述該發展項目的佔用許可證已於1995年4月11日發出。

從佔用許可證的發出日起，賣方已租出該發展項目中超過95%之住宅物業數目，以及每個相關住宅物業根據租約(政府租契除外)持有多於一段期間，而該等期間自佔用許可證的發出日起合計不少於36個月。

由於該發展項目的住宅物業數目中的最少95%屬合資格住宅物業(其釋義載於《一手住宅物業銷售條例》(香港法例第621章)(「該條例」)內)，憑藉「該條例」第10(2)條及第10(3)條，「該條例」並不適用於該發展項目的所有住宅物業。

因此，「該條例」列明的所有規定並不適用於該發展項目及本售樓說明書。


The Occupation Permit in respect of the Development described in this Sales Brochure was issued on 11th April 1995.

Since the date of issue of the Occupation Permit over 95% of the number of the residential properties in the Development have been let out by the Vendors and each of such residential properties has been held under a tenancy (other than a Government lease) for several periods that in the aggregate equal at least 36 months since the date of issue of the Occupation Permit.

Since at least 95% of the number of residential properties in the Development are qualified residential properties within the meaning of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (“the Ordinance”), the Ordinance does not apply to all the residential properties in the Development by virtue of Section 10(2) and (3) of the Ordinance.

For this reason, all requirements set out in the Ordinance do not apply to the Development and this Sales Brochure.





A meticulous  
interplay of materials  
and colours a  
modern refinement of  
a privileged location

## 新貴・入門 Neo-Lobby

「嘉苑」嶄新時尚的外形，傾注體貼心思，  
巧妙融合四周清雅優越的環境，塑造充滿現代感的  
流麗線條，配合精心設計的外牆裝飾及用色，  
演繹新一代建築美學，彰顯超然品味。

“Park Rise” creates a neo-noble ambiance  
keeping the soothing neighbourhood close to heart.  
A meticulous interplay of materials and colours is a  
modern refinement of a privileged location.







備註：此相片為2015年2月10日於「嘉苑」住客會所內之視聽音響室實景拍攝。  
Note : This photograph was taken at the AV Room inside clubhouse on 10th February 2015.

Sculpt the perfect  
body that defines  
every season's  
outfit

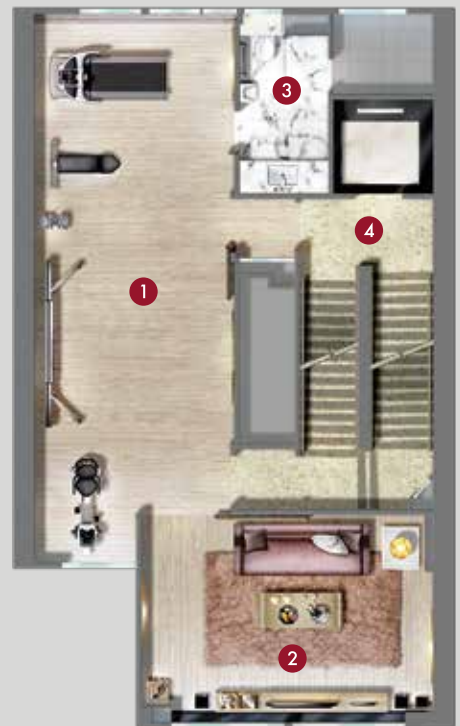
## 盛裝·嶄露鋒芒 Perfect Fitness

型格設計住客會所高踞26樓，邁出大熱健身步法，  
你的傾城線條體態，就是最佳完美剪裁，  
將今季盛裝發揮盡致。

The residents' clubhouse perched on the 26/F brings a holistic journey  
to freshen your mind and spirit with a warm-up at the fitness equipment,  
towards the ultimate relaxation at the AV Room.  
Sculpt the perfect body that defines every season's outfit.

備註：管理公司將按照住戶之興趣及需要而提供相關活動項目，並修訂及檢討有關之設施。  
Note : The Management Company will provide a range of clubhouse activities and facilities, which may be  
changed if necessary, in accordance with residents' interest and requirements.

## 26/F 26樓平面圖 Floor Plan



- |          |         |          |            |
|----------|---------|----------|------------|
| 1        | 2       | 3        | 4          |
| 健身室      | 視聽音響室   | 洗手間      | 電梯大堂       |
| Gym Room | AV Room | Lavatory | Lift Lobby |

\* 此平面圖經簡化處理及並非按比例繪畫。  
This floor plan has been simplified and is not drawn to scale.



備註：此相片為2015年2月10日於「嘉苑」住客會所內之健身室實景拍攝，並  
經由電腦圖像技術作畫面顏色修飾處理。  
Note : This photograph was taken at the gym room inside the clubhouse of Park Rise  
on 10th February 2015 and has been color fine-tuned with computerized  
imaging and colouring technique.



# 貴乎專業·勝在貼心 Noble Property Management

備註：此相片為2015年2月10日於「嘉苑」實景拍攝，並經由電腦圖像技術作畫面顏色修飾處理。  
Note: This photograph was taken at Park Rise on 10th February 2015 and has been color fine-tuned with computerized imaging and colouring technique.

經驗豐富的「恒益物業管理有限公司」將為「嘉苑」提供殷勤專業的24小時保安管理服務，「恒益」目前管理逾170項物業，並考獲《ISO 9001 品質管理系統》、《ISO 14001 環境管理系統》、《OHSAS 18001 職業安全健康管理系統》及《ISO 10002 投訴處理系統》，深受業界認同。

此外，「嘉苑」更榮獲以下物業管理相關之獎項：

1. 香港警務處港島總區2013至2014年度港島總區最佳保安服務選舉榮獲《優秀住宅物業管理》獎。
2. 環境保護署家居廢物源頭分類獎勵計劃2013/14榮獲《銅獎》。
3. 環境保護署家居廢物源頭分類獎勵計劃2012/13榮獲《鑽石獎》。



“Park Rise” residents will enjoy premium 24-hour professional security and management services by the experienced “Hang Yick Properties Management Limited”. “Hang Yick” has a proven track record of managing a portfolio of over 170 properties. Its many industry recognized accreditations include the “Integrated Management System” consisting of “ISO 9001 Quality Assurance System”, the “ISO 14001 Environment Management System”, the “OHSAS 18001 Occupational Safety and Health Management System” and the “ISO 10002 Compliant Handling Management System”.

In addition, “Park Rise” has obtained the following property management awards:

1. “Outstanding Residential Property Management” Award in the Hong Kong Island Best Security Services Award 2013-2014 by Hong Kong Island Region, Hong Kong Police Force.
2. “Bronze Award” in Commendation Scheme on Source Separation of Domestic Waste 2013/14 by Environmental Protection Department.
3. “Diamond Award” in Commendation Scheme on Source Separation of Domestic Waste 2012/13 by Environmental Protection Department.

## 全方位增值管理服務 All-Round Value-Added Management Service

- 代訂早餐(可安排每日、每週或指定日期)及送遞服務
- 24小時禮賓式服務
- 智能卡保安系統
- 協助安排家居清潔、滅蟲、電腦維修、水電鎖類維修、衣服洗熨等服務
- 提供室內裝修、入伙前清潔、家務助理服務及區內消閒優惠等資料
- 郵件處理、傳真/影印等
- 代訂轎車機場接送服務、電召的士及輕型貨車
- 報章雜誌訂閱、代訂鮮花及果籃
- 恒地咭會員優惠
- 節目安排服務
- 代訂車票及機票
- 安排紅酒品嚐活動

- Breakfast ordering (daily, weekly basis or on requested date) and delivery service
- 24-hour Concierge
- Smart card security system
- Housekeeping, pest-control, computer and door lock repair, electric and water works and laundry arrangements
- Useful information like interior renovation work, pre-occupancy household cleaning, domestic helpers, shopping as well as dining offers nearby
- Arrangement and assistance for postage, fax/photocopying
- Airport limousine service, taxi and truck hailing
- Newspaper and magazine subscriptions, and booking of flowers and fruit baskets
- Henderson Club Membership Card benefits
- Recreation programme arrangement
- Booking of air and coach tickets
- Wine tasting arrangements

備註：1. 「嘉苑」的管理服務或其他服務概由根據有關公契中獲委任的發展項目的管理人或根據服務合約(如有)的第三者服務供應商所提供。就其管理服務之收費、使用條款、營運時間、服務期限及管理服務的提供，管理人或第三者服務供應商可根據公契、服務合約及其他相關法律文件所訂立的條款，自行酌情決定。  
2. 服務供應商將按照實際情況而提供相關服務。  
3. 管理人保留絕對權利，因應實際情況，改變、修改、暫停或終止安排上述任何一項由管理人或服務供應商所安排的管理服務。

Notes: 1. The property management and other services at Park Rise will be provided by the Manager of the development appointed under the relevant deed of mutual covenant in respect of the development or third-party service provider(s) under service contract(s) (if any). The management service charge, conditions of use, operation hours, service time limit and the availability of the management services may have to be determined by the Manager or the third-party service provider(s) at its/their discretion according to, inter alia, the terms of the deed of mutual covenant, service contract(s) and other relevant legal documentation.  
2. The service provider(s) will provide relevant services in accordance with actual circumstances.  
3. The Manager reserves the absolute right to alter, modify, suspend or cease to arrange any of the above lists of management service, whether it is arranged by the Manager or third-party service providers, in accordance with the actual circumstances.



港澳客輪碼頭  
Hong Kong-Macau  
Ferry Terminal

信德中心  
Shun Tak Centre

# 維多利亞港 Victoria Harbour



中環碼頭  
Central Piers

四季酒店  
Four Seasons Hotel

國際金融中心一期  
One International  
Finance Centre

國際金融中心二期  
Two International  
Finance Centre

香港摩天輪  
The Hong Kong  
Observation Wheel



上環站  
Sheung Wan

中遠大廈  
Cosco Tower



香港站  
Hong Kong

干諾道中  
Des Voeux Road Central

中環中心  
The Center

交易廣場  
Exchange Square

龍和道  
Lung Wo Road

荷李活道  
Hollywood Road

聚賢居  
Centre Stage

元創方  
PMQ

蘇豪區  
SoHo

中環至半山行人電梯  
Central to Mid-Levels  
Pedestrian Escalator

堅道  
Caine Road

羅便臣道  
Robinson Road

干德道  
Conduit Road

蘭桂坊  
Lan Kwai Fong

環球大廈  
World Wide  
House

怡和大廈  
Jardine  
House



中環站  
Central

大會堂  
City Hall

皇后像廣場  
Statue Square

遮打花園  
Chater Garden

匯豐總行大廈  
HSBC Main  
Building

置地廣場  
The Landmark

下亞厘畢道  
Lower Albert Road

香港禮賓府  
Government  
House

聖約翰座堂  
St. John's  
Cathedral

中銀大廈  
Bank of China  
Tower

花旗銀行大廈  
Citibank  
Tower

香港公園  
Hong Kong Park

香港動植物公園  
HK Zoological &  
Botanical Gardens

纜車總站  
Peak Tram Terminus

香港壁球中心  
Hong Kong  
Squash Centre

堅尼地道  
Kennedy Road

麥當勞道  
Macdonnell Road

婦女遊樂會  
Ladies Recreation Club

寶雲道  
Bowen Road

富匯豪庭  
Régence Royale

瑪利根德路  
May Road

德輔道中  
Tregunter Path

總車徑  
Tramway Path

\* 此地圖經簡化處理及並非按照比例繪畫。  
This map has been simplified and is not drawn to scale.



Proximity to the  
Central business  
core keeps you at  
the forefront of  
traffic convenience  
and what's hot in  
town

## 掌握時間與速度 In the Nick of Time

辦公室縱橫馳騁，周末派對狂歡，從此不設時限。

當中區金融商業核心如窗外縱目可至，接通最完善的交通網絡，  
分秒自然隨意調度，編排最貼心的生活節奏，寸寸從容自如。

From office weekdays to party weekends, the prime location of  
“Park Rise” allows you are in full grasp of vibrant city life downtown and tranquil  
leisure back home. Proximity to the Central business core keeps you at  
the forefront of traffic convenience and what's hot in town.







# 新綠新活 Neo-Wellness

一脈相承的優越地段，刷新尚綠風采。

居高臨下的卓越景致，環擁半山層巒疊翠，盡賞動植物公園城中珍貴綠茵景致，香港公園的盎然綠意信步可達；登上山頂道走一趟，神清氣朗，滿目豁然恬靜，滋養健康。

A celebrated location graced by greenery in the neighbourhood,

“Park Rise” towers up and above in the embrace of the lush greenery of the Mid-Levels.

The Hong Kong Zoological and Botanical Gardens and Hong Kong Park are also in the vicinity.

Take the time to stroll along Peak Road, refreshing your mood and body.





A celebrated  
location graced by  
greenery in the  
neighbourhood









## '23/F 連室內裝修單位 Unit with interior decorations



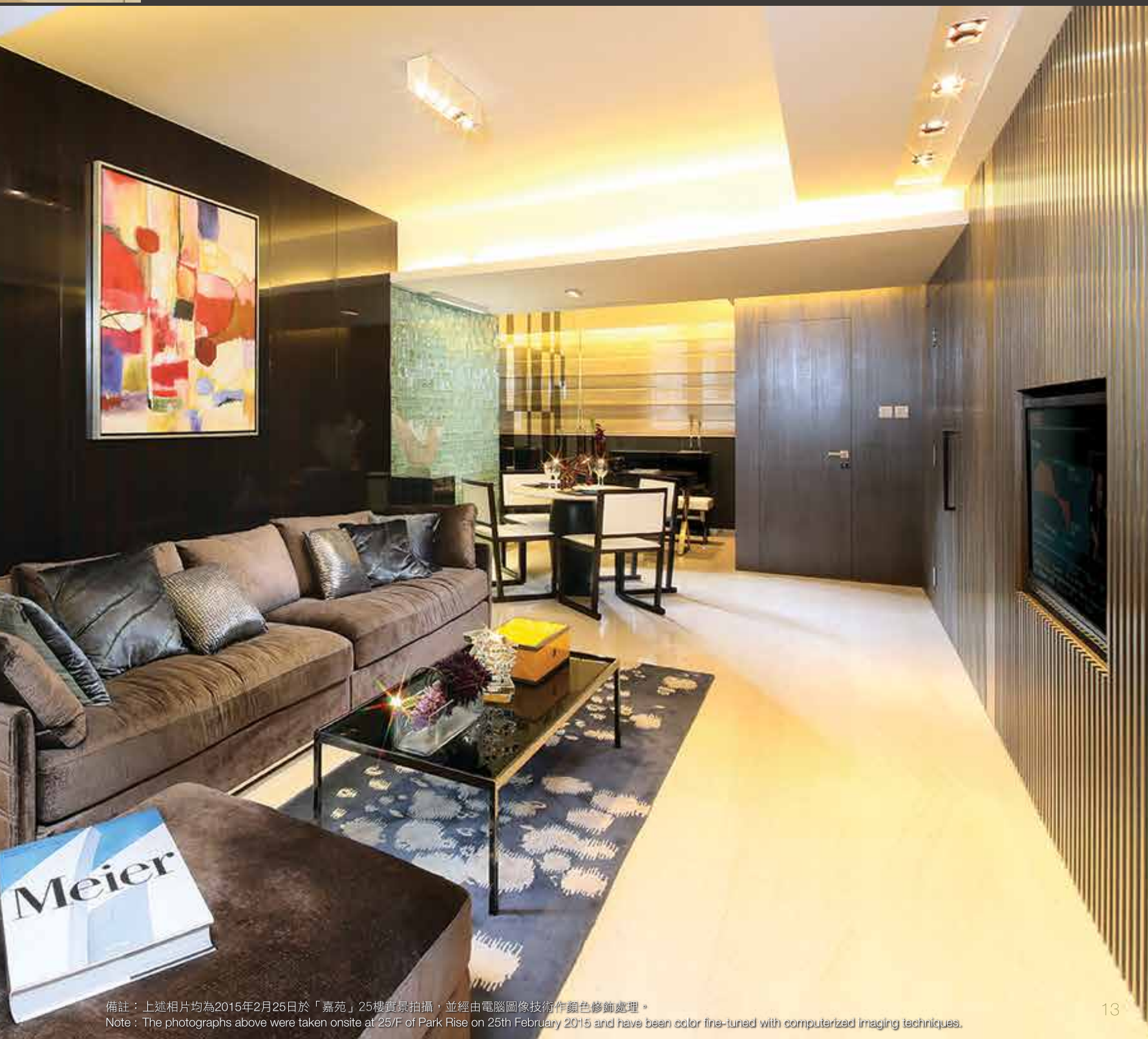
備註：上述相片均為2015年2月25日於「嘉苑」23樓實景拍攝，並經由電腦圖像技術作顏色修飾處理。  
Note: The photographs above were taken onsite at 23/F of Park Rise on 25th February 2015 and have been color fine-tuned with computerized imaging techniques.



25/F 連室內裝修單位  
Unit with interior decorations





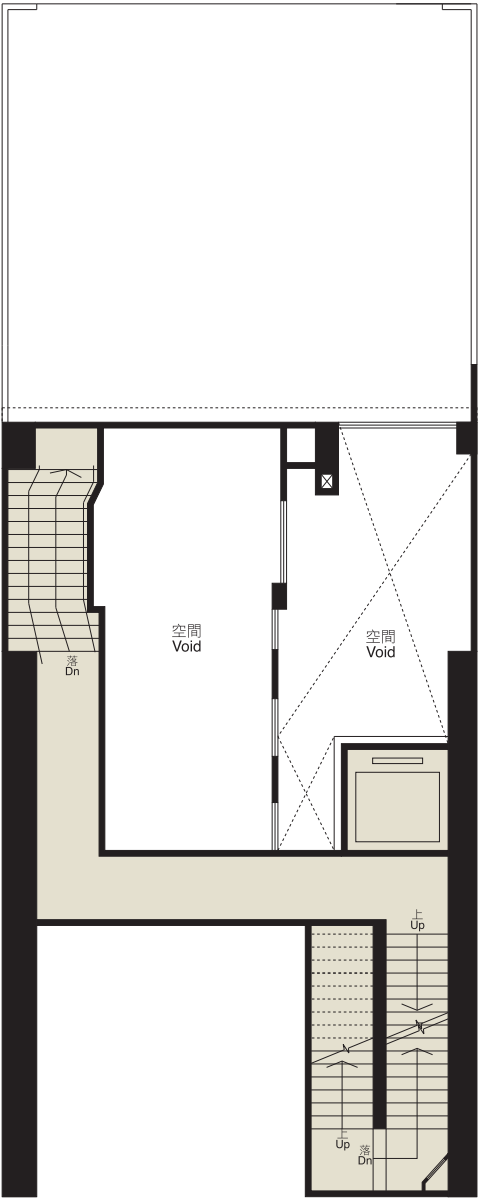
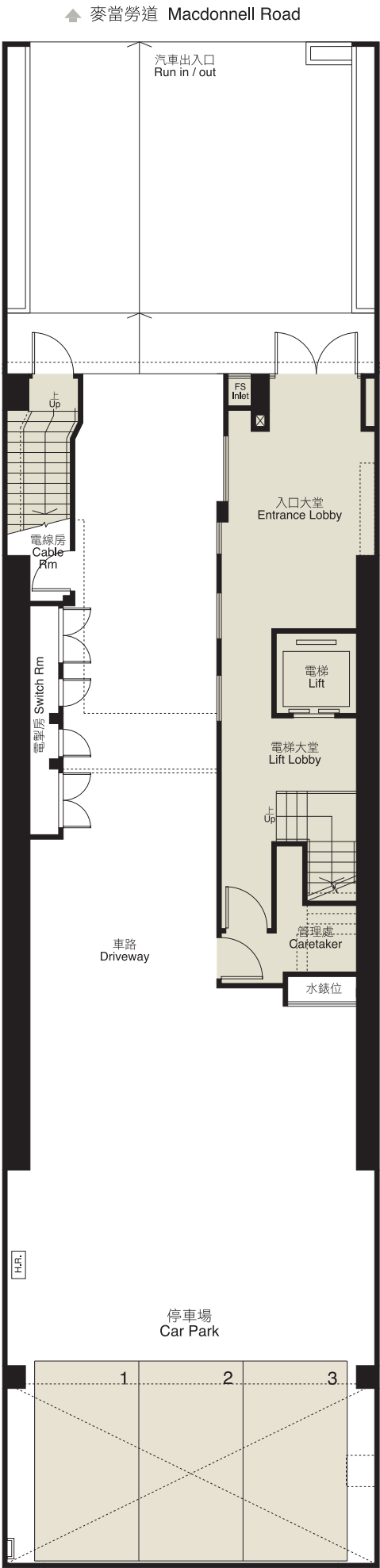


備註：上述相片均為2015年2月25日於「嘉苑」25樓實景拍攝，並經由電腦圖像技術作顏色修飾處理。  
 Note : The photographs above were taken onsite at 25/F of Park Rise on 25th February 2015 and have been color fine-tuned with computerized imaging techniques.

# 地下平面圖

# Ground Floor Plan

G/F



地下平面圖 (高層部分)  
Ground Floor Plan (Upper Level)

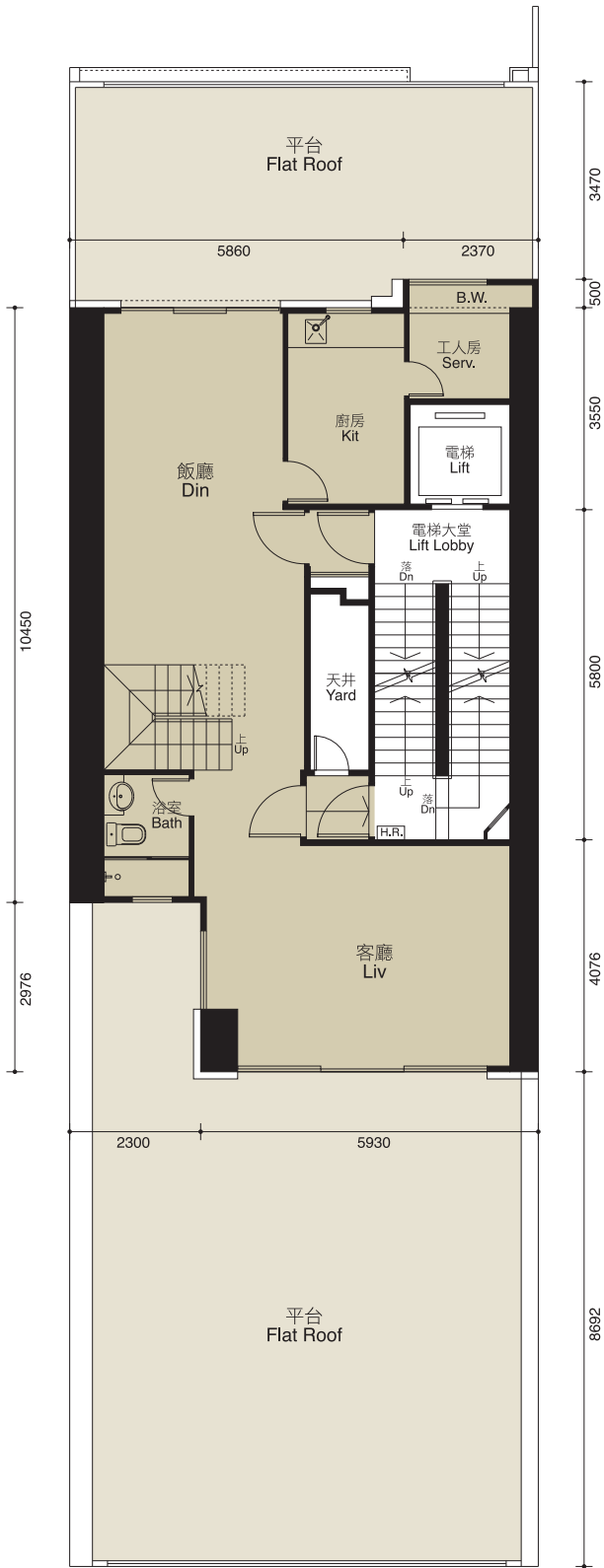


備註：請參閱第18頁為平面圖而設之圖例及備註。  
Note : Please refer to page 18 for the legends and remarks for floor plans.

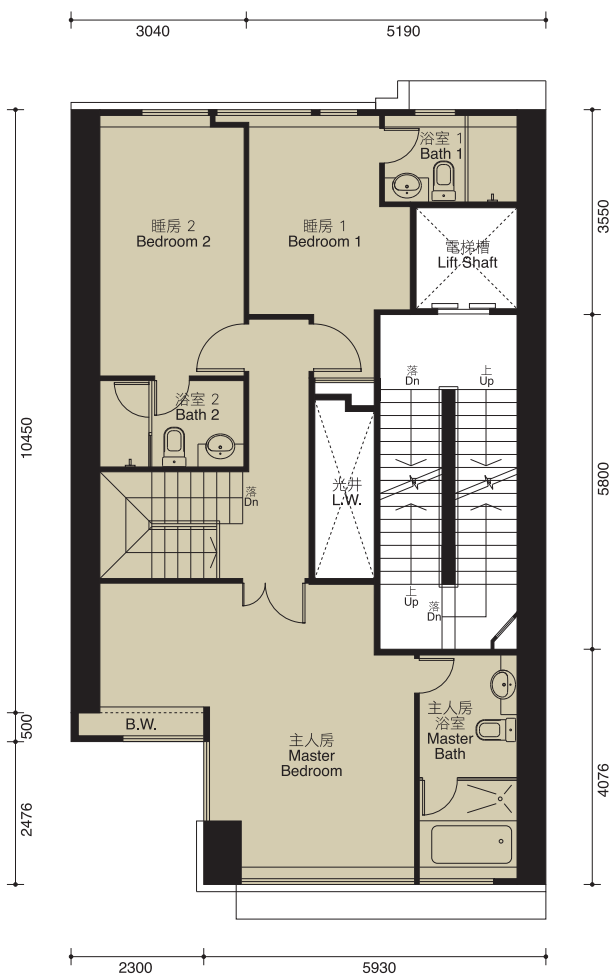
# 雙私人平台複式單位平面圖

## Double Private Flat Roof Duplex Floor Plan

2/F 複式低層  
Lower Duplex



3/F 複式高層  
Upper Duplex



比例尺 SCALE : 0M (米) 5M (米)



因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

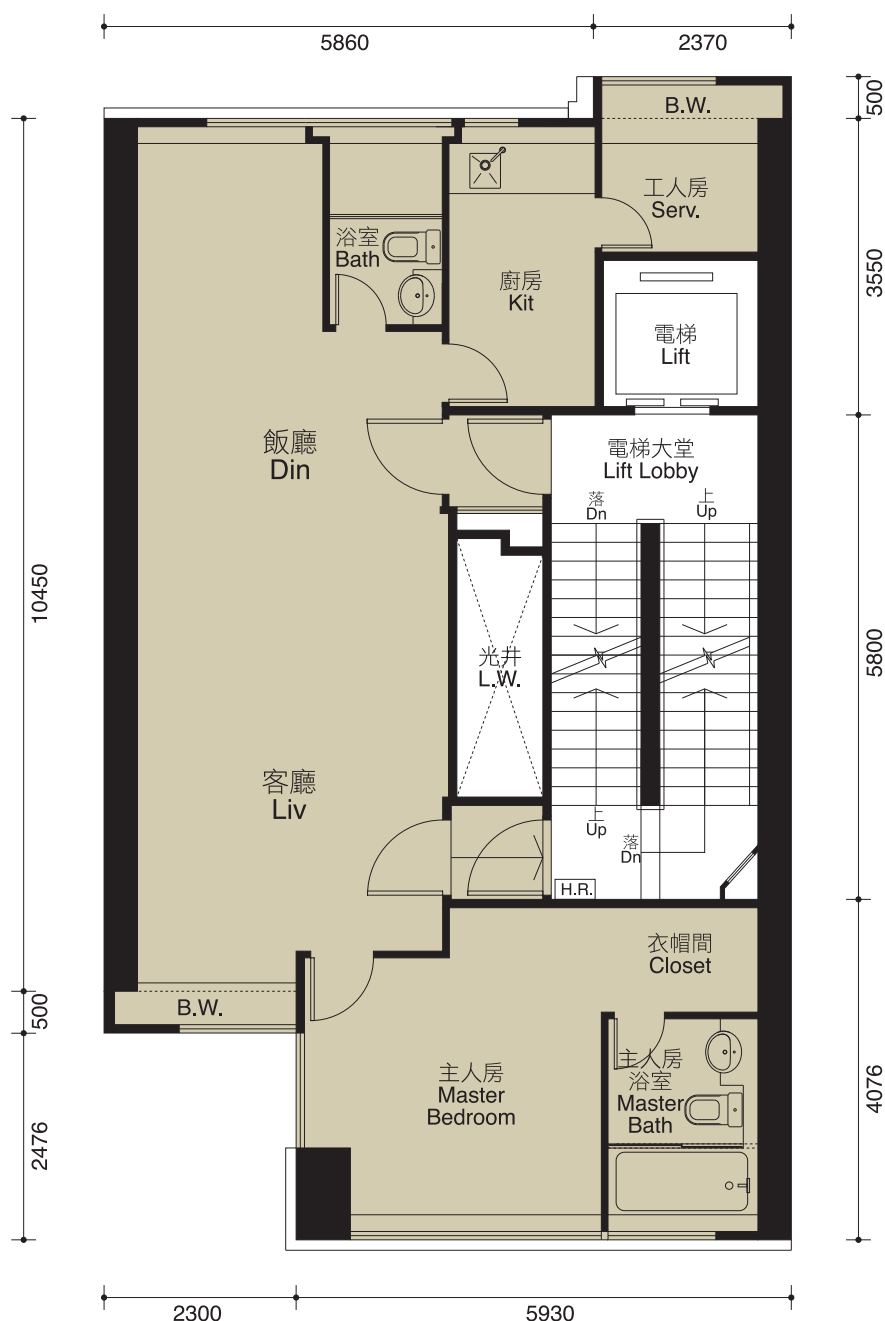
備註：1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。  
2. 請參閱第18頁為平面圖而設之圖例及備註。  
3. 本住宅單位之平面圖乃根據2009年7月20日由建築事務監督核准的圖則而編制。部分單位為連租約物業及/或於發展項目落成後曾進行小型工程或獲《建築物條例》豁免的工程而有所改動。有關物業出租及/或改動的詳情，請向賣方查詢。

Notes : 1. The dimensions of floor plans are all structural dimensions in millimeter.  
2. Please refer to page 18 for the legends and remarks for floor plans.  
3. The floor plans of the residential units are prepared according to the General Building Plans approved by the Building Authority dated 20th July 2009. Some of the units are subject to tenancy agreements and / or have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please consult the Vendor for the details on tenancy agreement and / or alterations.



# 標準單位平面圖 Typical Floor Plan

5/F to 25/F (不設4樓及14樓)  
(4/F and 14/F are omitted)



比例尺 SCALE : 0M (米) 5M (米)



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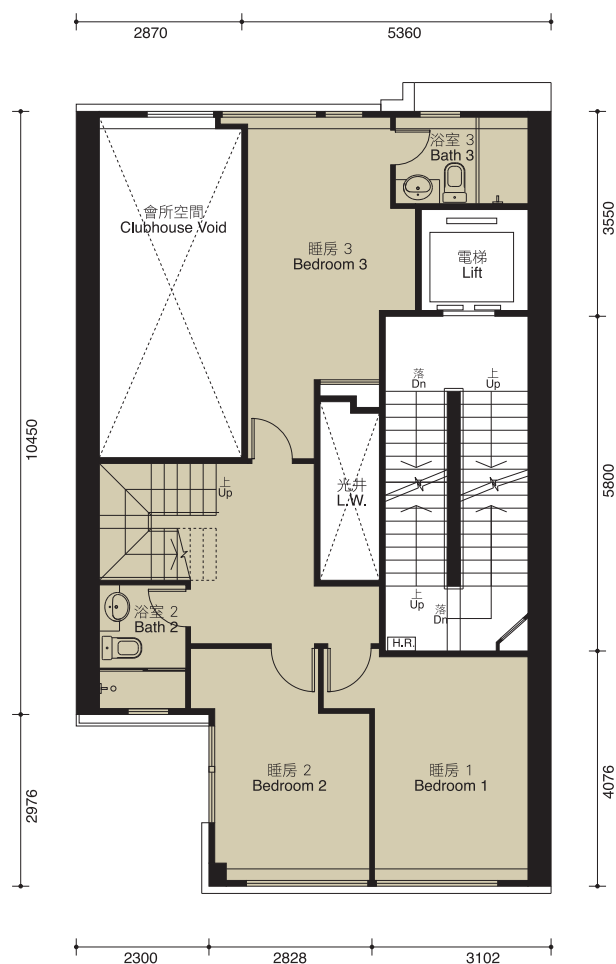
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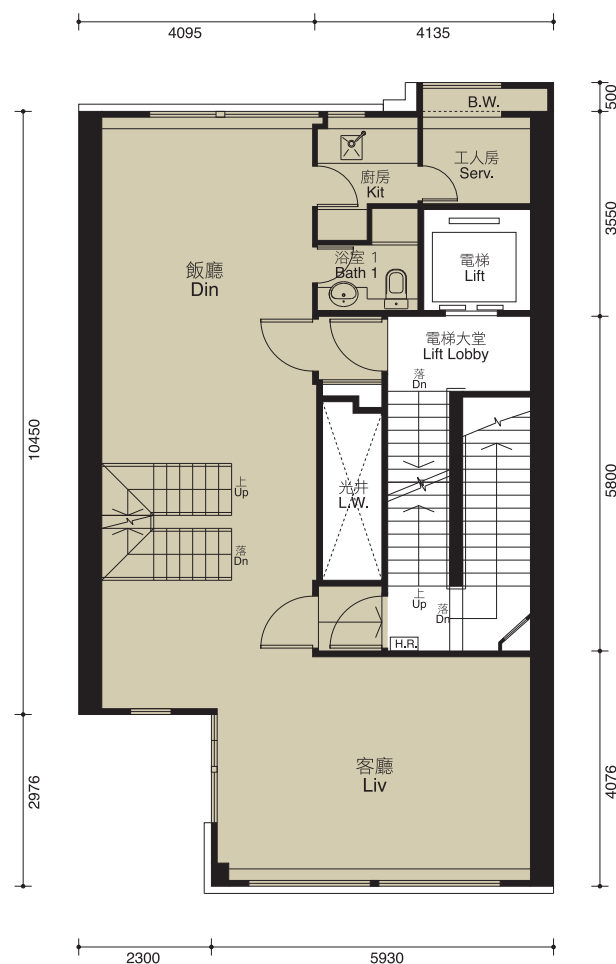
# 三層連天台複式大宅平面圖

## Triplex in Mid-levels Floor Plan

### 27/F 複式低層 Lower Triplex



### 28/F 複式中層 Middle Triplex



比例尺 SCALE : 0M (米) 5M (米)



因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。

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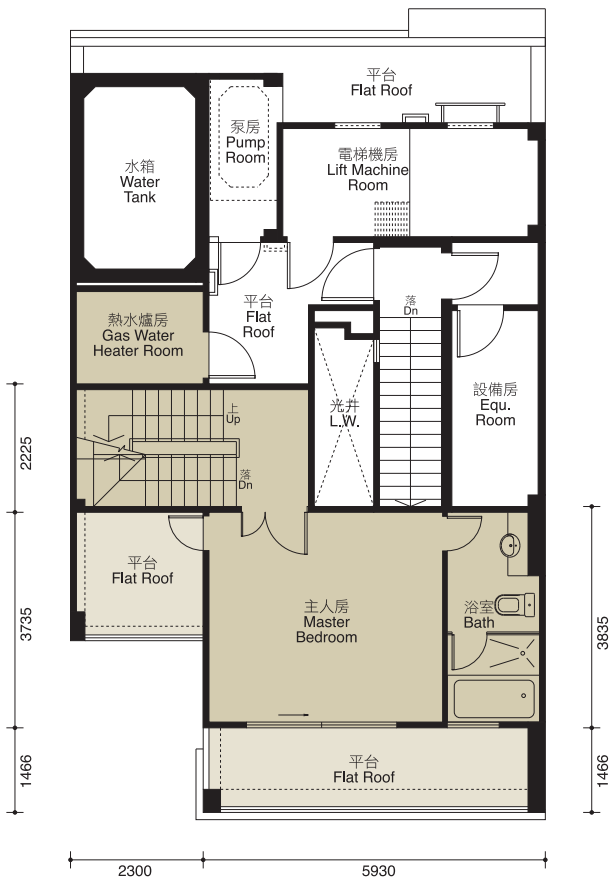
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# 三層連天台複式大宅平面圖

## Triplex in Mid-levels Floor Plan

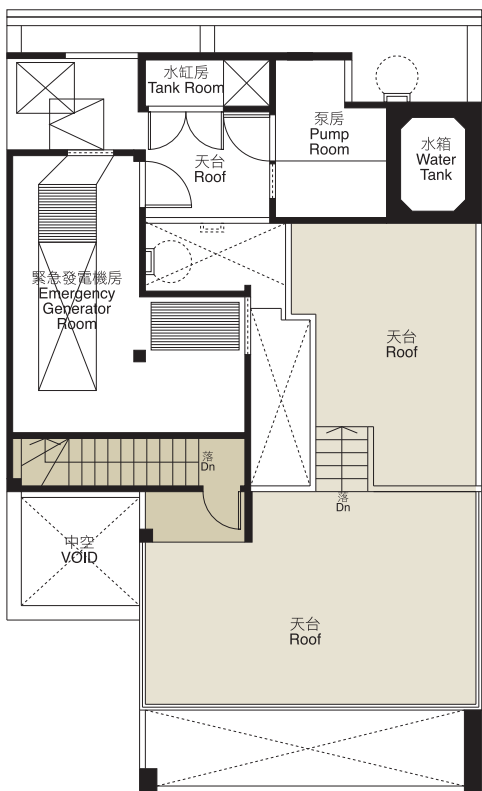
### Roof Floor 天台/複式高層

Roof / Upper Triplex



### Upper Roof 天台高層

Upper Roof



比例尺 SCALE : 0M (米) 5M (米)



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備註：1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。

2. 請參閱下列為平面圖而設之圖例及備註。

3. 本住宅單位之平面圖乃根據2009年7月20日由建築事務監督核准的圖則而編制。部分單位為連租約物業及/或於發展項目落成後曾進行小型工程或獲《建築物條例》豁免的工程而有所改動。有關物業出租及/或改動的詳情，請向賣方查詢。

4. 天台層熱水爐房的面積（不計算入實用面積或其他指明項目的面積）為3,542平方米（38平方呎）。

Notes : 1. The dimensions of floor plans are all structural dimensions in millimeter.

2. Please refer below for the legends and remarks for floor plans.

3. The floor plans of the residential units are prepared according to the General Building Plans approved by the Building Authority dated 20th July 2009. Some of the units are subject to tenancy agreements and / or have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. Please consult the Vendor for the details on tenancy agreement and / or alterations.

4. The area of gas water heater room on roof floor (not included in the saleable area or area of specified items) is 3,542sq.m. (38sq.ft.).

下列平面圖圖例及備註適用於平面圖中所有頁數。

The legend for floor plans and remarks below are applicable for all pages in "Floor Plan".

#### 平面圖圖例 Legend for floor plans

Bath	= Bathroom 浴室
B.W.	= Bay Window 窗台
Closet	= Walk-in Closet 衣帽間
Din	= Dining Room 飯廳
Dn	= Down 落
Equ. Room	= Equipment Room 設備房
H.R.	= Hose Reel 消防喉轆
Kit	= Kitchen 廚房
Liv	= Living Room 客廳
L.W.	= Light Well 光井
Rm	= Room 房
Serv.	= Servant Room 工人房

住宅物業的平面圖的備註：

- 部分住宅單位的平台或外牆設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
- 部分住宅單位內之部分天花有跌級樓板，用以安裝上層之機電設備或配合上層之結構設計、建築設計及/或裝修設計上的需要。
- 部分住宅單位內設有假陣或假天花，用以安裝冷氣喉管及/或其他機電設備。

Remarks for the Floor Plans of Residential Properties:

- Common pipes exposed or enclosed in cladding may be located at the flat roof or external wall of some residential units.
- There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.

# 建築材料及設備說明

## Fittings & Finishes Schedule

<u>適用於所有住宅單位</u>	
外牆	: 住宅大樓外牆安裝鋁質掛件、掛牆裝飾及鋪砌瓷面石。地下向麥當勞道外牆正面鋪砌鋁質掛件、裝飾玻璃、石材及植物裝飾牆。
窗	: 選用深灰色氟塗料鋁窗框及灰色玻璃。
地下入口大堂	: 地下住宅入口電梯大堂地台鋪砌雲石，牆身鋪砌雲石及裝飾玻璃至假天花底，配以石膏板假天花及燈飾，裝設空調系統。
住宅電梯大堂	: 2樓至28樓住宅層電梯大堂地台鋪砌雲石，牆身鋪砌不銹鋼及裝飾玻璃至假天花底，配以石膏板假天花及燈飾。
電梯	: 大廈裝設1部"Schindler"電梯。
電線及電話線	: 住宅單位室內電線及電話線導管為部分隱藏及部分外露 <sup>2</sup> 。各住宅客廳、飯廳及各睡房設有插蘇位及電插蘇面板。
電視天線	: 各住宅單位均裝置公共電視系統及電視天線蘇位，住戶可自行申請接駁有線電視。
冷氣機	: 2樓至28樓各住宅單位客/飯廳及各睡房均裝妥分體式冷氣機。
煤氣	: 各住宅單位均預裝煤氣喉位，需向煤氣公司申請及繳付按金後，方可使用。
熱水爐	: 各住宅單位均裝妥"TGC"煤氣熱水爐。
保安系統	: 電梯內設有閉路電視連接管理處。大廈地下入口大堂設有訪客對講機、八達通閱讀器及密碼門鎖。各住宅單位均裝設視像對講機系統。
信箱	: 每戶住宅單位於地下入口大堂設有信箱一個。

<u>只適用於2樓至22樓的單位 (不設4樓及14樓)</u>	
內牆	: 混凝土或磚牆身批英坭沙底纖維灰批盪，牆身面髹乳膠漆。
地板及牆腳線	: 客/飯廳及各睡房鋪砌長條複合木面地板，配木牆腳線。
窗台	: 客廳( 5樓至22樓)，主人房( 3樓)及工人房窗台面鋪砌雲石。
門	: 電梯大堂門 : 實心防火門，裝設門鼓及視窗。
	: 入戶大門 : 實心防火門，裝設指紋門鎖、門鼓及防盜眼。
	: 樓梯後門 : 實心防火門，裝設門鼓及視窗。
	: 入戶後門 : 實心防火門，裝設門鎖及門鼓。
	: 其餘睡房及浴室門為木門配木皮面及裝有門鎖，廚房門為木門配木皮面另配有玻璃嵌板格。浴室及廚房門位均裝設雲石門檻。
浴室	: 浴室地台鋪砌雲石，外露之牆身鋪砌雲石配以裝飾玻璃至石膏板假天花底及配以燈飾。其他配件包括廁紙架及毛巾架。
廚房	: 廚房地台鋪砌雲石，外露之牆身鋪砌雲石配以裝飾玻璃至石膏板假天花底。
其他設備	: 包括嵌入式單爐頭及雙爐頭煤氣煮食爐、焗爐，洗衣乾衣機、抽油煙機及雪櫃，並裝妥抽氣扇。

<u>只適用於23樓的單位</u>	
內牆	: 客廳及飯廳 : 牆身裝飾為木、玻璃、布料及牆紙。
	: 主人房 : 牆身裝飾為玻璃、膠板面及牆紙。
地板及牆腳線	: 客廳及飯廳 : 地板鋪砌木及天然石，配木、天然石及不銹鋼牆腳線。
	: 主人房 : 地板鋪砌木，配木牆腳線。
窗台	: 客廳及工人房窗台面鋪砌雲石。
門	: 電梯大堂門 : 實心防火門，裝設門鼓及視窗。
	: 入戶大門 : 實心防火門，裝設指紋門鎖、門鼓及防盜眼。
	: 樓梯後門 : 實心防火門，裝設門鼓及視窗。
	: 入戶後門 : 實心防火門，裝設門鎖及門鼓。
	: 浴室門 : 木門配油漆面，裝設門鎖。
	: 廚房門 : 木門配油漆面，裝設門鼓。
	: 主人房門 : 木門配油漆面，裝設門鎖。
	: 工人房門 : 木門配油漆面，裝設門鎖及門鼓。
浴室	: 浴室地台鋪砌天然石，外露之牆身鋪砌天然石及紙皮石至石膏板假天花底及配以燈飾。
主人房浴室	: 浴室地台鋪砌天然石，外露之牆身鋪砌天然石、紙皮石及膠板面至石膏板假天花底及配以燈飾。
廚房	: 廚房地台鋪砌天然石，外露之牆身鋪砌天然石配以裝飾玻璃至石膏板假天花底。
其他設備	: 包括嵌入式單爐頭及雙爐頭煤氣煮食爐、焗爐，洗衣乾衣機、抽油煙機及雪櫃，並裝妥抽氣扇。

<u>只適用於25樓的單位</u>	
內牆	: 客廳及飯廳 : 牆身裝飾為木、玻璃、鏡及牆紙。
	: 主人房 : 牆身裝飾為鏡及牆紙。
地板及牆腳線	: 客廳及飯廳 : 地板鋪砌天然石，配不銹鋼牆腳線。
	: 主人房 : 地板鋪砌木，配不銹鋼牆腳線。
窗台	: 客廳及工人房窗台面鋪砌雲石。
門	: 電梯大堂門 : 實心防火門，裝設門鼓及視窗。
	: 入戶大門 : 實心防火門，裝設指紋門鎖、門鼓及防盜眼。
	: 樓梯後門 : 實心防火門，裝設門鼓及視窗。
	: 入戶後門 : 實心防火門，裝設門鎖及門鼓。
	: 浴室門 : 木門配木皮面，裝設門鎖。
	: 廚房門 : 木門配木皮面，裝設門鼓。
	: 主人房門 : 不銹鋼及玻璃趟門，裝設門鎖。
	: 工人房門 : 木門配油漆面，裝設門鎖及門鼓。
浴室	: 浴室地台鋪砌雲石，外露之牆身鋪砌雲石配以裝飾玻璃至石膏板假天花底及配以燈飾。
廚房	: 廚房地台鋪砌雲石，外露之牆身鋪砌雲石配以裝飾玻璃至石膏板假天花底。
其他設備	: 包括嵌入式單爐頭及雙爐頭煤氣煮食爐、焗爐，洗衣乾衣機、抽油煙機及雪櫃，並裝妥抽氣扇。

<u>只適用於27樓至天台的複式單位</u>	
內牆	: 客廳及飯廳 : 牆身裝飾為牆紙、鏡、不銹鋼、布料及玻璃。
	: 睡房1及2 : 牆身裝飾為牆紙。
	: 睡房3及主人房 : 牆身裝飾為牆紙及玻璃。
地板及牆腳線	: 客廳及飯廳 : 地板鋪砌木，配木及不銹鋼牆腳線。
	: 睡房1、2、3及主人房 : 地板鋪砌木，配木牆腳線。
窗台	: 工人房窗台面鋪砌石材。
門	: 電梯大堂門 : 實心防火門，裝設門鼓及視窗。
	: 入戶大門 : 實心防火門，裝設指紋門鎖、門鼓及防盜眼。
	: 樓梯後門 : 實心防火門，裝設門鼓及視窗。
	: 入戶後門 : 實心防火門，裝設門鎖及門鼓。
	: 睡房1及3門 : 木門配油漆面，沒有配件。
	: 主人房門 : 木趟門配油漆面，裝設門鎖。
	: 浴室1及3門 : 木門配鏡及木皮面，裝設門鎖。
	: 浴室2及工人房門 : 玻璃及不銹鋼門，裝設門鎖。
	: 主人房浴室門 : 玻璃趟門。
	: 廚房門 : 木門配油漆及玻璃面，裝設門鼓。
浴室1	: 地台鋪砌地磚，外露之牆身鋪砌牆磚至石膏板假天花底及配以燈飾。另配搪瓷座廁及鍍鉻沐浴套裝。
浴室2及3	: 地台鋪砌地磚，外露之牆身鋪砌紙皮石至石膏板假天花底及配以燈飾。另配搪瓷座廁及鍍鉻沐浴套裝。
主人房浴室	: 地台鋪砌地磚，外露之牆身鋪砌牆磚及玻璃至石膏板假天花底及配以燈飾。另配搪瓷座廁、鍍鉻沐浴套裝及浴缸。
廚房	: 地台鋪砌地磚，外露之牆身鋪砌牆磚至石膏板假天花底，裝石膏板天花。
其他設備	: 包括嵌入式單爐頭煤氣煮食爐、焗爐，洗衣乾衣機、抽油煙機、酒櫃、電磁爐、燒烤架及雪櫃，並裝妥抽氣扇。

備註： 1. 其他一切未列舉者或以上如有更改，均照政府最後批准圖則做妥。另外，發展商將保留一切權利，按實際情況需要或按照則師指示以同等質素之建築材料及設備代替上述所列之項目。建築材料及設備以現場之實際狀況為準。

2. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。



# 建築材料及設備說明

## Fittings & Finishes Schedule

Applicable to all residential units

External wall	: Aluminum claddings, grilles and ceramic tiles are used on the external walls of the building. Aluminum claddings, decorative glass, stone and plant wall are used at ground floor external wall facing Macdonnell Road.
Window	: Aluminum window frames with dark grey fluorocarbon coating and tinted grey glazing are installed.
G/F entrance lobby	: G/F entrance lobby is decorated with marble flooring, marble wall finishes and decorative glass up to the line of false ceiling. Gypsum board false ceiling with light fittings and air-conditioning system is installed.
Residential lift lobby	: 2/F to 28/F lift lobbies are decorated with marble flooring, stainless steel with decorative glass wall finishes up to the line of false ceiling. Gypsum board false ceiling with light fittings is installed.
Lift	: The building is served by one “Schindler” lift.
Electricity and telephone	: Partly concealed and partly exposed electrical wiring and telephone conduits installed inside each residential unit <sup>2</sup> . Electrical switch and socket faceplates are provided in living/ dining room and bedrooms.
TV antenna	: Communal TV system points with faceplate are provided inside all residential units. Cable TV network is also reserved for residents to apply for their own service.
Air-conditioner	: For 2/F to 28/F, living/dining room and all bedrooms are provided with split-type air-conditioner.
Towngas	: Towngas pipings are installed for all residential units. Residents shall apply and pay deposit before using Towngas service.
Water heater	: “TGC” gas water heater is provided for all residential units.
Security system	: CCTV system connected to caretaker counter is installed inside the lift. Visitor panel, Octopus reader and security door lock are installed at the entrance lobby on G/F. Video doorphone is provided for each residential unit.
Letter Box	: Letter box is provided for each residential unit at G/F entrance lobby.

Applicable to 2/F to 22/F units (4/F and 14/F are omitted)

Internal wall	: The inner face of in-situ concrete walls or brick walls are finished with emulsion paint on cement and sand plastering on skim coat.
Flooring and skirting	: Long strip engineered wood flooring with wood skirting in living/dining room and all bedrooms.
Bay window	: Marble window sill boards at bay window inside living room (5/F to 22/F), master bedroom (3/F) and servant room.
Door	: Lift lobby door : Solid core fire-rated door, fitted with door closer and visual panel.
	: Main entrance door : Solid core fire-rated door, fitted with fingerprint door lock, door closer and viewer.
	: Staircase lobby door : Solid core fire-rated door, fitted with door closer and visual panel.
	: Residential unit back door : Solid core fire-rated door, fitted with door lock and door closer.
	: Bedroom and bathroom doors are wood doors finished with wood veneer and door lock. Kitchen door is wood door finished with wood veneer and additional glass panel is installed. Marble threshold is installed under the bathroom and kitchen doors.
Bathroom	: Floor of all bathrooms is finished with marble. Internal wall of all bathrooms is finished with marble and decorative glass (for exposed surface only) up to the level of gypsum board false ceiling with lighting. Paper holder and towel bar are provided.
Kitchen	: Floor of kitchen is finished with marble. Internal wall of kitchen is finished with marble and decorative glass (for exposed surface only) up to the level of gypsum board false ceiling.
Other appliances	: Provided with 1 and 2-burner built-in gas hob, oven, washer-dryer, cooker hood, refrigerator and exhaust fan.

Applicable to 23/F unit

Internal wall	: Living / dining room	: Internal wall is finished with wood, glass, fabric and wall paper.
	: Master bedroom	: Internal wall is finished with glass, plastic laminate and wall paper.
Flooring and skirting	: Living / dining room	: Wood and natural stone flooring with wood, natural stone and stainless steel skirting is provided.
	: Master bedroom	: Wood flooring with wood skirting is provided.
Bay window	: Marble window sill boards at bay window inside living room and servant room.	
Door	: Lift lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	: Main entrance door	: Solid core fire-rated door, fitted with fingerprint door lock, door closer and viewer.
	: Staircase lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	: Residential unit back door	: Solid core fire-rated door, fitted with door lock and door closer.
	: Bathroom door	: Wood door finished with paint and door lock is installed.
	: Kitchen door	: Wood door finished with paint and door closer is installed.
	: Master bedroom door	: Wood door finished with paint and door lock is installed.
	: Servant room door	: Wood door with paint, door lock and door closer is installed.
Bathroom	: Floor of bathroom is finished with natural stone. Internal wall is finished with natural stone and mosaic tiles (for exposed surface only) up to the level of gypsum board false ceiling with lighting.	
Master bathroom	: Floor of bathroom is finished with natural stone. Internal wall is finished with natural stone, mosaic tiles and plastic laminate (for exposed surface only) up to the level of gypsum board false ceiling with lighting.	
Kitchen	: Floor of kitchen is finished with natural stone. Internal wall of kitchen is finished with natural stone and decorative glass (for exposed surface only) up to the level of gypsum board false ceiling.	
Other appliances	: Provided with 1 and 2-burner built-in gas hob, oven, washer-dryer, cooker hood, refrigerator and exhaust fan.	



Applicable to 25/F unit

Internal wall	: Living / dining room	: Internal wall is finished with wood, glass, mirror and wall paper.
	Master bedroom	: Internal wall is finished with mirror and wall paper.
Flooring and skirting	: Living / dining room	: Natural stone flooring with stainless steel skirting is provided.
	Master bedroom	: Wood flooring with stainless steel skirting is provided.
Bay window	: Marble window sill boards at bay window inside living room and servant room.	
Door	: Lift lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	Main entrance door	: Solid core fire-rated door, fitted with fingerprint door lock, door closer and viewer.
	Staircase lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	Residential unit back door	: Solid core fire-rated door, fitted with door lock and door closer.
	Bathroom door	: Wood door finished with wood veneer and door lock is installed.
	Kitchen door	: Wood door finished with wood veneer and door closer is installed.
	Master bedroom door	: Stainless steel and glass sliding door with door lock is installed.
	Servant room door	: Wood door with paint, door lock and door closer is installed.
	Bathroom	: Floor of bathroom is finished with marble. Internal wall is finished with marble and decorative glass (for exposed surface only) up to the level of gypsum board false ceiling with lighting.
Kitchen	: Floor of kitchen is finished with marble. Internal wall of kitchen is finished with marble and decorative glass (for exposed surface only) up to the level of gypsum board false ceiling.	
Other appliances	: Provided with 1 and 2-burner built-in gas hob, oven, washer-dryer, cooker hood, refrigerator and exhaust fan.	

Applicable to 27/F to Roof duplex unit

Internal wall	: Living / dining room	: Internal wall is finished with wall paper, mirror, stainless steel, fabric and glass.
	Bedrooms 1 & 2	: Internal wall is finished with wall paper.
	Bedroom 3 & master bedroom	: Internal wall is finished with wall paper and glass.
Flooring and skirting	: Living / dining room	: Wood flooring with wood and stainless steel skirting is provided.
	Bedrooms 1,2,3 & master bedroom	: Wood flooring with wood skirting is provided.
Bay Window	: Stone window sill board is provided at bay window inside servant room.	
Door	: Lift lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	Main entrance door	: Solid core fire-rated door, fitted with fingerprint door lock, door closer and viewer.
	Staircase lobby door	: Solid core fire-rated door, fitted with door closer and visual panel.
	Residential unit back door	: Solid core fire-rated door, fitted with door lock and door closer.
	Bedroom 1 & 3 doors	: Wood door finished with paint. No accessories are provided.
	Master bedroom door	: Wood sliding door finished with paint. Door lock is provided.
	Bathroom 1 & 3 doors	: Wood door finished with mirror and wood veneer. Door lock is provided.
	Bathroom 2 and servant room doors	: Glass and stainless steel door with door lock is provided.
	Master bathroom door	: Glass sliding door.
	Kitchen door	: Wood door finished with paint and glass. Door closer is provided.
Bathroom 1	: Floor is finished with floor tiles. Internal wall is finished with wall tiles (for exposed surface only) up to the level of gypsum board false ceiling with lighting. Ceramic water closet and chrome-plated shower set are provided.	
Bathrooms 2 & 3	: Floor is finished with floor tiles. Internal wall is finished with mosaic tiles (for exposed surface only) up to the level of gypsum board false ceiling with lighting. Ceramic water closet and chrome-plated shower set are provided.	
Master bathroom	: Floor is finished with floor tiles. Internal wall is finished with wall tiles and glass (for exposed surface only) up to the level of gypsum board false ceiling with lighting. Ceramic water closet, chrome-plated shower set and bath tub are provided.	
Kitchen	: Floor of kitchen is finished with floor tiles. Internal wall of kitchen is finished with wall tiles (for exposed surface only) up to the level of gypsum board false ceiling.	
Other appliances	: Provided with 1 burner built-in gas hob, oven, washer-dryer, cooker hood, wine cellar, induction cooker, barbecue grill, refrigerator and exhaust fan.	

Remarks	<p>: 1. All other items not specified or any changes should refer to the final approved drawings by the Government. The Vendor reserves the right, based on actual circumstances or in accordance with the Architect's direction, to substitute the intended materials as listed on the above Fittings and Finishes Schedule with other materials of comparable quality and standard. All fittings and finishes are subject to as-is basis .</p> <p>2. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.</p>	
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# 參考資料

## Reference Information

地點及地段	: 港島半山麥當勞道17號 內地段第1381號S分段(「該地段」)
年期	: 由1896年7月13日起計999年期
租契用途限制	: 如非事先獲得政府的許可，「該地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。
賣方	: 泰利亞置業有限公司
律師行	: 中倫律師事務所
發展項目的認可人士	: 李景勳建築師事務所
發展項目的承建商	: 裕民建築有限公司
發展項目佔用許可證發出日期	: 1995年4月11日
改動工程之認可人士(建築師)	: 余蕭鍾建築師有限公司之鍾振球先生
改動工程之結構工程師	: 鄭育麟顧問工程師有限公司
改動工程之承建商	: 裕民建築有限公司
改動工程之完工日期	: 2009年7月31日

### 樓宇設計用途

#### (一) 住宅

- 住宅單位總數：合共21個，限作居住用途。
- 住宅物業座數：共1座
- 住宅物業層數：共24層(2樓至天台層)  
2樓至25樓，27樓至28樓每層樓高約 2.870米(層與層之間的高度)。  
天台層樓高約 3.785米(層與層之間的高度)。  
(不設4樓、14樓及24樓，26樓為住客會所)
- 註：「層與層之間的高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。

### 住宅物業面積表

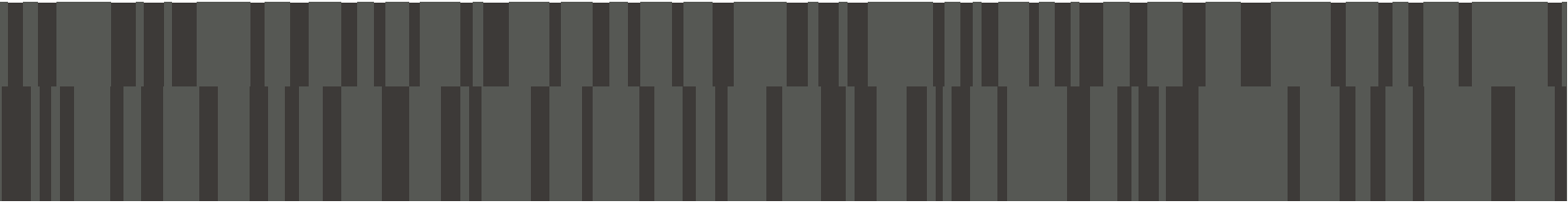
物業的描述	實用面積 (包括露台、工作平台 及陽台(如有) 平方米(平方呎)	其他指明項目的面積(不計算入實用面積)，平方米(平方呎)									
		空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
2樓及3樓	161.404 (1737) 露台: — 工作平台: —	—	2.335 (25)	—	98.619 (1062)	—	—	—	—	—	—
5樓至13樓、 15樓至23樓、25樓	80.702 (869) 露台: — 工作平台: —	—	2.335 (25)	—	—	—	—	—	—	—	—
27樓、28樓及 天台層	178.860 (1925) 露台: — 工作平台: —	—	1.185 (13)	—	12.109 (130)	—	—	34.236 (369)	3.313 (36)	—	—

\* 不設4樓、14樓及24樓

- (二) 停車位：地下部分位置指定為停車位，限作泊車用途。
- (三) 住客會所：26樓設計為住客會所供住戶使用，設施包括視聽音響室及健身室。

### 樓宇管理

- (一) 物業管理公司：恒益物業管理有限公司(公契經理人)
- (二) 管理期限：由簽訂公契日期起計為期兩年。
- (三) 管理費
  - 住宅：每個管理份數每月約HK\$69.89
  - 私家車位：每個車位每月約HK\$510
  - 管理費由正式買賣合約內指定日期起由各業主負責支付。
- (四) 入伙時每個住宅單位須繳的費用
  - 管理費按金：相等於三個月管理費
  - 首次支出及開支須分擔的費用 / 泥頭費：相等於一個月管理費
  - 特別基金：相等於兩個月管理費



公共設施按金	: 根據公用水錶、電錶及煤氣錶按金按適當比例而攤分予每戶的款額
(五) 裝修期按金	: HK\$5,000

備註：1. 管理費為以2015年1月當時之收費為準，管理公司可能根據每年之管理費預算就管理費略作調整。  
2. 所有單位之管理費均以上期繳付為原則。  
3. 就有關每個住宅單位的管理份數，請參閱公契。

**公契的摘要**

**(一) 公用地方與設施**

「公用地方與設施」指「建築物公用地方與設施」及「住宅公用地方與設施」，並在適用的情況下包括《建築物管理條例》（第344章）附表1所列舉的適當及相關公用部分。如有「停車場」「單位」個別轉讓，則指根據有關分公契所界定之該等「停車場」公用地方與設施。

「建築物公用地方與設施」指擬供所有「業主」整體公用及共享的「建築物」地方與設施，而非只供任何個別「業主」或「單位」專用及享用的地方與設施，包括但不限於以下部分: -

- (a) 「該土地」內之「斜坡及護土結構」；
- (b) 地基、柱、樑及其他結構性支承物；
- (c) 所有以黃色顯示在附連於公契圖則上的「建築物」部分；
- (d) 由「發展商」按照公契的條款不時指定「建築物」內的其他地方；及
- (e) 排水渠、水道、總水管、污水管、水箱、鹹水及食水供水管及總水管、消防灑水器、消防泵、泵站及總水管、電線、電纜、電掣開關、水電錶、變壓器、緊急發電機、滅火設備、供所有「業主」整體公用及共享的保安系統設備與裝置，以及現時或在任何時間位於「該土地」之內、下或上或跨越其上為「建築物」供應食水或鹹水、污水排放、煤氣、電力、電訊及其他服務的其他設施(不論是管導式或非管導式)、「建築物公用地方」範圍內的照明燈具，以及在「建築物」內安裝或提供予所有「業主」整體公用及共享的任何其他機器、機械、機械系統、設備、裝置、器具或設施，以及「發展商」不時根據「公契」指定「建築物」內為「建築物」公用及共享的其他系統、裝置、機器、設備及設施，而非只供任何個別「業主」或「單位」專用及享用的設施。

「住宅公用地方與設施」包括但不限於以下部分: -

- (a) 在乎合公契的規定下，所有供全體「單位」「業主」整體公用及共享的「建築物」部分，為識別目的，該等部分以綠色顯示在附連於公契圖則上；
- (b) 所有「建築物」的外牆(包括該處之鋁板覆蓋層及建築特色和遮蓋冷氣機冷凝器的百葉板，但不包括「預留外牆位」及屬於各「住宅單位」「業主」財產之所有窗戶玻璃及窗框)；
- (c) 由「發展商」按照公契的條款不時指定「建築物」內的其他地方；及
- (d) 排水渠、水道、總水管、污水管、水箱、鹹水及食水供水管及總水管、消防灑水器、消防泵、泵站及總水管、電線、電纜、電掣開關、水電錶、電梯、電梯槽及電梯裝置、滅火設備、供所有「單位」及「公用地方」整體公用及共享的保安系統設備與裝置，以及現時或在任何時間位於「該土地」之內、下或上或跨越其上為「住宅單位」及「住宅公用地方」供應食水或鹹水、污水排放、煤氣、電力及電訊及其他服務的其他設施(不論是管導式或非管導式)、「住宅公用地方」範圍內的照明燈具，以及在「建築物」內安裝或提供予所有「住宅單位」「業主」整體公用及共享的任何其他機器、機械、機械系統、設備、裝置、器具或設施，以及「發展商」不時根據「公契」指定「建築物」內為「住宅單位」公用及共享的其他系統、裝置、機器、設備及設施，而非只供任何個別「業主」或「住宅單位」專用及享用的設施。

- (二) 除作私人住宅外，不可使用或致使或允許他人使用「住宅單位」作任何其他用途。
- (三) 不可使用或允許或容忍他人使用其擁有之「建築物」部分作任何非法或不道德用途，並且不可作出、致使或允許或容忍他人作出任何行為或事項，以致或可能對「建築物」其他現任「業主」及佔用人構成滋擾、騷擾或損害。
- (四) 不可在其以專有權使用、佔用及享用的「建築物」任何部分進行或容忍或允許他人進行任何結構性更改工程，以致可能損害、影響或干預其他「業主」使用及享用「該土地」或「建築物」其他部分，亦不可對「公用地方」或「公用設施」或該處之維修工程作出或致使他人作出更改、損害、損壞或干預。
- (五) 除於特別指定作此用途的位置外，「業主」如非事前獲得「經理人」發出書面批准，不得在「建築物」的主天台、平台內或上或貫穿「建築物」外牆、窗或任何部分安裝冷氣機或其他器具。
- (六) 不得在任何「單位」飼養任何對其他「業主」構成騷擾/滋擾的寵物。「經理人」(或如已成立之「業主立案法團」)如接獲最少兩(2)個「單位」的「業主」或佔用人合理投訴(為免存疑，現聲明兩宗投訴不需同時接獲)，又或其認為飼養有關寵物對「建築物」的「業主」構成騷擾/滋擾，即有權要求有關「業主」停止於「單位」飼養寵物，而「經理人」或「業主立案法團」(如已成立者)的決定將作終論，並對所有「業主」具約束效力。
- (七) 除非獲得「業主委員會」批准，否則任何「業主」(包括「發展商」)均無權將「公用地方」或「公用設施」改為私人專用或專享。所有因作出上述批准而收取的付款，一律撥入「特別基金」。
- (八) 「業主」應遵從土力工程處所發出之《岩土指南第五冊 — 斜坡維修指南》(及不時生效之修訂本)和依照《岩土指南第五冊》所編製的「斜坡及護土結構維修手冊」，自費維修「斜坡及護土結構」及執行所有相關工程。

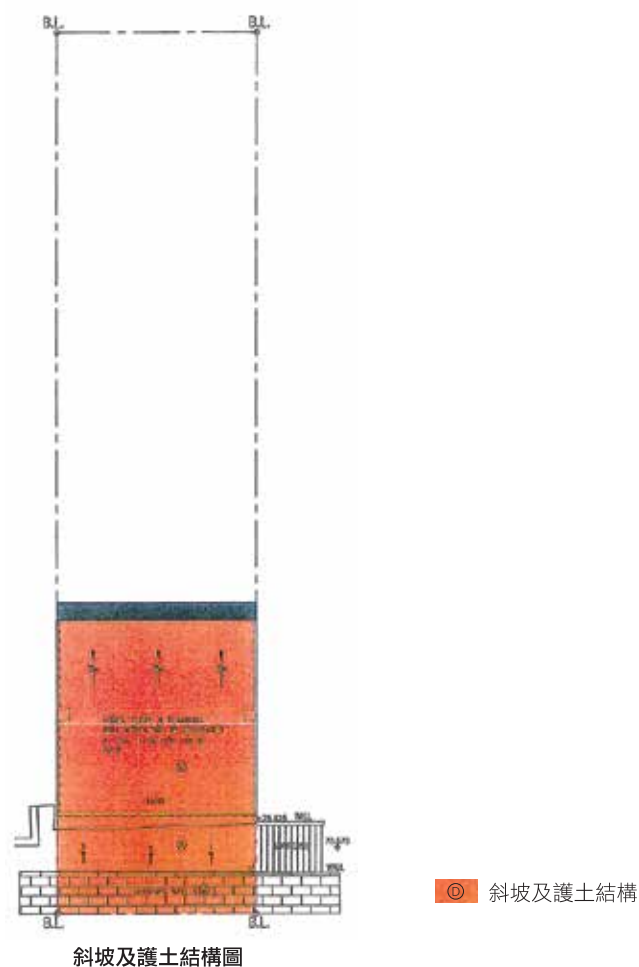
附註: (1) 除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。  
(2) 本公契的摘要的中英文文本如有歧義，則以英文文本為準。

# 參考資料

## Reference Information

### 斜坡及護土結構維修

- (一) 「批地文件」規定內地段第1381號每個分段的「承批人」須自費維修任何斜坡、護土牆或相關結構。
- (二) 根據公契，發展項目的所有「業主」均須分擔「該地段」內及以外的「斜坡及護土結構」維修工程的費用。
- (三) 為識別起見，一份附連於登記在土地註冊處的公契(註冊摘要編號為10052801560028)以顯示在發展項目位於「該地段」的範圍內所建造的「斜坡及護土結構」的圖則在本部末端列出。
- (四) 根據公契，「管理人」獲「業主」授權進行「斜坡及護土結構」的維修工程。



### 對買方的警告

- (一) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (二) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (三) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (四) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (五) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。



Location & Lot Number	: No.17 Macdonnell Road, Hong Kong Section S of Inland Lot No.1381 (“the Lot”)
Lease Term	: 999 years from 13th July, 1896
User Restrictions	: The Lot shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.
Vendor	: Thalia Investment Limited
Solicitors	: Zhong Lun Law Firm
Authorized Person for the Development	: Andrew Lee King Fun & Associates Architects Limited
Building Contractor for the Development	: E Man Construction Company Limited
Issuing date of the Occupation Permit for the Development	: 11th April 1995
Authorized Person (Architect) for the A&A Works	: Mr. Gary Chung Chun Kau of Ie, Siu & Chung Architects Limited
Structural Engineer for the A&A Works	: Stephen Cheng Consulting Engineers Ltd.
Building Contractor for the A&A Works	: E Man Construction Company Limited
Completion Date for the A&A Works	: 31st July 2009

DESIGN AND PURPOSES OF THE BUILDING

- (1) Residential Units
- Number of Residential Units

: 21 units for residential purpose only.
- Number of Residential Tower

: 1 Tower
- Number of Residential Storeys

: 24 storeys (2/F to R/F)
- Floor-to-floor height for each of 2/F to 25/F, 27/F to 28/F is approx. 2.870m.
- Floor-to-floor height for R/F is approx. 3.785m.
- (4/F, 14/F and 24/F are omitted, 26/F is the clubhouse floor)
- Note : 'Floor-to-floor height' refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Area of residential properties

Description of Residential Property	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	Area of other specified items (Not included in Saleable Area), sq. metre (sq.ft.)									
Floor		Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
2/F & 3/F	161.404 (1737) Balcony: — Utility Platform: —	—	2.335 (25)	—	98.619 (1062)	—	—	—	—	—	—
5/F - 13/F, 15/F - 23/F, 25/F	80.702 (869) Balcony: — Utility Platform: —	—	2.335 (25)	—	—	—	—	—	—	—	—
27/F, 28/F & R/F	178.860 (1925) Balcony: — Utility Platform: —	—	1.185 (13)	—	12.109 (130)	—	—	34.236 (369)	3.313 (36)	—	—

\* 4/F, 14/F and 24/F are omitted

- (2) Car Parking Spaces
- : Part of G/F is designated as car parking spaces for car parking purpose only.
- (3) Clubhouses
- : 26/F is designed as clubhouse for residents' use. Clubhouse facilities include a AV room and a gymnasium.

MANAGEMENT OF THE BUILDING

- (1) Management Company
- : Hang Yick Properties Management Limited ("the Manager")
- (2) Term of Appointment
- : Two years from the date of the Deed of Mutual Covenant.
- (3) Management Fees
- Residential Unit
- : HK\$69.89 (approx.) per management share per month
- Car Parking Spaces
- : HK\$510 (approx.) per space per month
- Management Fees are to be paid by purchasers on the date specified in the sale and purchase agreement.
- (4) Payments upon the execution of Assignment of the Unit
- Management Fee Deposit
- : A sum equivalent to 3 months' Management Fee
- Initial Outgoings and Expenses/Debris Removal Charges
- : A sum equivalent to 1 month's Management Fee
- Special Fund
- : A sum equivalent to 2 months' Management Fee
- Public Utilities' Deposit
- : A due proportion based on the public water, electricity and town gas meter deposits and etc. allocated to each residential unit



# 參考資料

## Reference Information

(5) Decoration Deposit : HK\$5,000

Remarks: 1. The management fee is reflecting the present situation as at January, 2015. It may be necessary for the Management Company to revise the management fees according to the annual Management Budget.

2. Management fees in respect of all units are to be paid in advance.

3. Please refer to the Deed of Mutual Covenant for the management shares of each residential unit.

### SUMMARY OF DEED OF MUTUAL COVENANT

#### (1) Common Areas and Facilities

“Common Areas and Facilities” means collectively the Building Common Areas and Facilities and the Domestic Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and, in the event Units in the Car Park are disposed of individually, such Car Park common areas and facilities as shall be defined in the relevant Sub-Deed of Mutual Covenant.

“The Building Common Areas and Facilities” means the areas and facilities of the Building intended for the common use and benefit of all the Owners as a whole in common with each other and not intended for the use and benefit of any particular Owner or Unit exclusively and includes but not limited to the following: -

- (a) the Slopes and Retaining Structures within the Land;
- (b) the foundation, columns, beams and other structural supports of the Building;
- (c) all those parts of the Building as are shown and coloured yellow on the plans annexed to the Deed of Mutual Covenant;
- (d) such other areas in the Building as may be designated by the Developer from time to time in accordance with the Deed of Mutual Covenant; and
- (e) the drains, channels, water mains, sewers, water tanks, salt and fresh water intakes and mains, sprinklers, fire service pumps, pumping stations and main, wires, cables, switches, meters, transformers, emergency generator, fire-fighting equipment, security system equipment and installations used or intended for the common use and benefit of the Owners as a whole, and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, electricity, telecommunication and other services are supplied to the Building, and lights within the Building Common Areas, and any other plant, machinery, mechanical systems, equipment, devices, apparatus or facilities installed or provided in the Building for the common use and benefit of the Owners as a whole and such other systems, devices, plant, equipment and facilities within the Building as the Developer may from time to time designate for the common use and benefit of the Building in accordance with the Deed of Mutual Covenant but not facilities within the Building serving only any particular Owner or Unit exclusively.

“The Domestic Common Areas and Facilities” includes but not limited to the following: -

- (a) all those parts of the Building for the use, enjoyment and benefit of the Owners of all the Flats as a whole in common with each other subject to the Deed of Mutual Covenant which parts are for identification purpose, shown and coloured green on the plans annexed to the Deed of Mutual Covenant;
- (b) all external walls of the Building (including the aluminum cladding and architectural features thereon and the louvers covering the air-conditioning condenser units but excluding the Retained Wall Space and all window glass and window frame of the Flats which are the property of the Owners of the Flat);
- (c) such other areas in the Building as may be designated by the Developer from time to time in accordance with the Deed of Mutual Covenant; and
- (d) the drains, channels, water mains, sewers, water tanks, salt and fresh water intakes and mains, sprinklers, fire service pumps, pumping stations and main, wires, cables, switches, meters, lifts, lift shafts and lift apparatus, fire-fighting equipment, security system equipment and installations used or intended for the common use and benefit of the Owners of all the Flats as a whole, and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, electricity and telecommunication and other services are supplied to the Flats and the Domestic Common Areas, and lights in the Domestic Common Areas and any other plant, machinery, mechanical systems, equipment, devices, apparatus or facilities installed or provided in the Building for the common use and benefit of the Owners of the Flats as a whole and such other systems, devices, plant, equipment and facilities within the Building as the Developer may from time to time designate for the common use and benefit of the Flats in accordance with the Deed of Mutual Covenant but not facilities within the Building serving only any particular Owner or Flat exclusively.

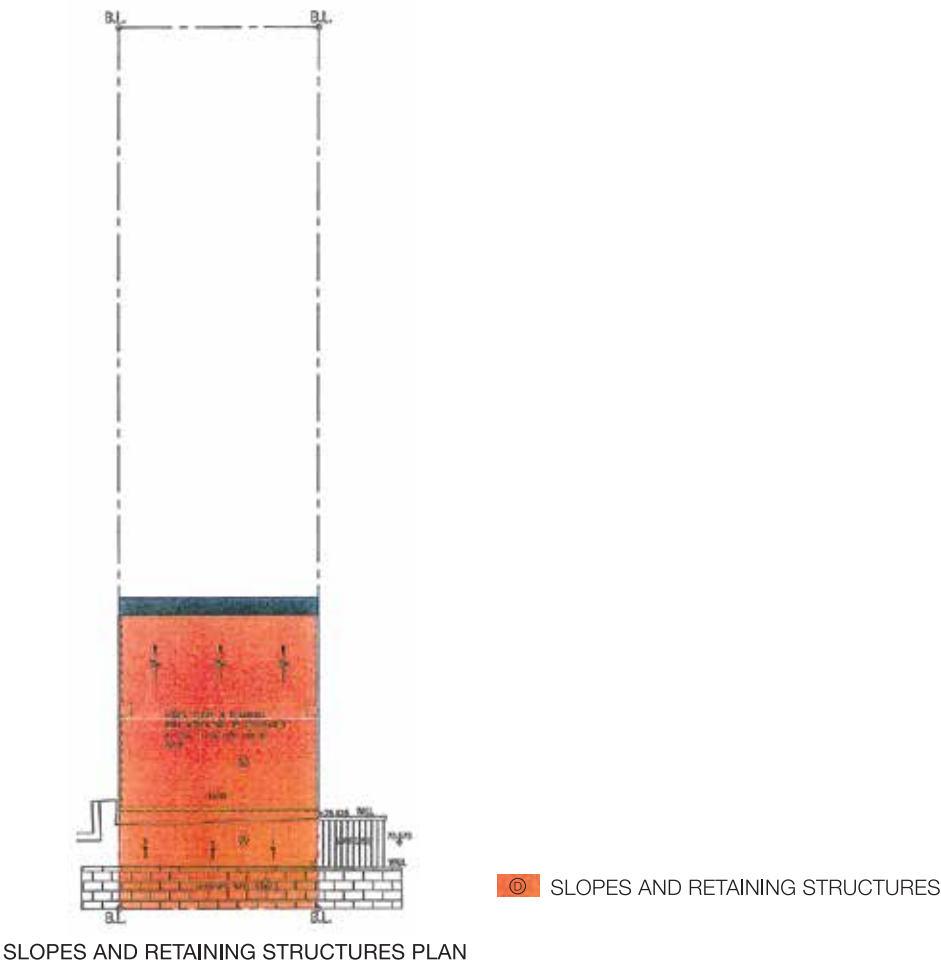
- (2) Not to use or cause or permit to be used any Flat for any purpose other than private residential purpose.
- (3) Not to use or permit or suffer the part of the Building owned by him to be used for any illegal or immoral purpose nor to do, cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage to the other Owners and occupiers for the time being of the Building.
- (4) Not to make or suffer or permit to be made any structural alteration to any part of the Building of which he has the exclusive use occupation and enjoyment which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Land or the Building by other Owners nor to make or cause any alteration injury damage or interference to the Common Areas or the Common Facilities or the maintenance thereof.
- (5) Not to install any air-conditioners or other apparatuses on or upon the main roof or flat roofs or through any external walls or windows or in any part of the Building except at places specifically provided therefor unless the written approval of the Manager has previously been obtained.
- (6) Not to keep any pets in any Unit which causes nuisance/disturbance to any Owner, and the Manager (or the Owners' Corporation when formed) has the right to demand any Owner to refrain from further keeping of any pet in the Unit if it receives reasonable complaints from Owners or occupiers of not less than two (2) Units (for avoidance of doubt, such complaints need not be received at the same time) or if it so decides that such keeping of pet cause nuisance/disturbance to Owners of the Building, and the decision of the Manager or the Owners' Corporation (when formed) shall be final and binding on all Owners.
- (7) No Owner (including the Developer) may convert the Common Areas or the Common Facilities or any part thereof to his own use or for his own benefit unless approved by the Owners' Committee. Any payment received from the approval shall be credited to the Special Funds.

(8) The Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Structures in accordance with “Geoguide 5 – Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual for the Slopes and Retaining Structures prepared in accordance with Geoguide 5.

- Remarks: (1) Unless otherwise defined in this sales brochure, the capitalized terms used herein this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.
- (2) Where there is any discrepancy in the meaning(s) between the English and Chinese versions of this Summary of Deed of Mutual Covenant, the English version shall prevail.

**MAINTENANCE OF SLOPE AND RETAINING STRUCTURES**

- (1) The Land Grant requires the grantees of each section of Inland Lot No. 1381 to maintain any slope, retaining wall or related structures at their own cost.
- (2) Under the Deed of Mutual Covenant, all owners of the development are obliged to contribute towards the cost of the maintenance work of the Slope and Retaining Structures within and outside the Lot.
- (3) For identification purpose only, the plan annexed to the Deed of Mutual Covenant registered in the Land Registry by Memorial No. 10052801560028 showing the Slope and Retaining Structures constructed within the Lot on which the development is situated is set out at the end of this section.
- (4) Under the Deed of Mutual Covenant, the Manager has the owners’ authority to carry out the maintenance work of the Slope and Retaining Structures.



**WARNING TO PURCHASERS**

- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
- (c) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.



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7. 本售樓說明書付印日期：2015年9月16日

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7. Date of printing of this sales brochure : 16th September 2015

