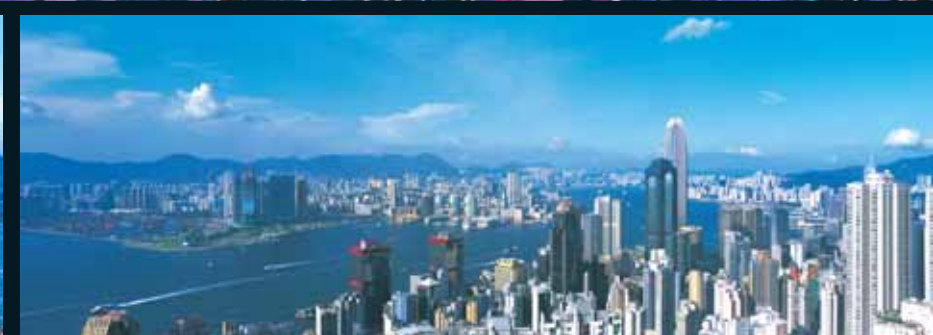


Master Layout Plan

整體規劃設計圖



Actual views taken from 39 Conduit Road
從干德道39號「天匯」實景拍攝之景觀



汽車出入口
Run In / Out

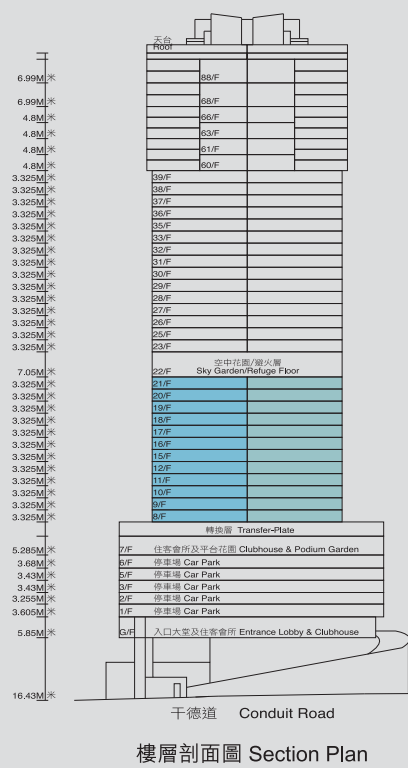
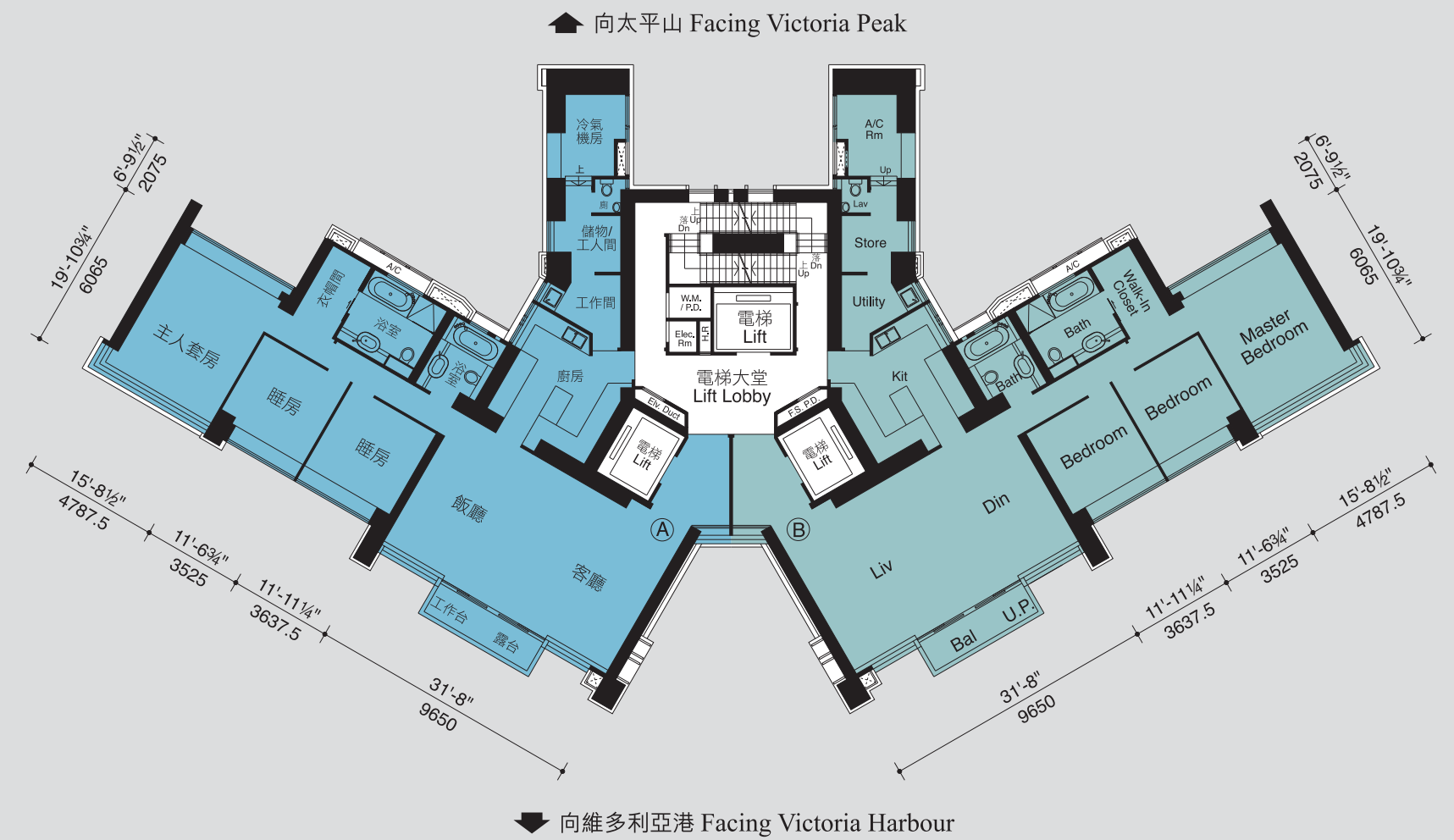
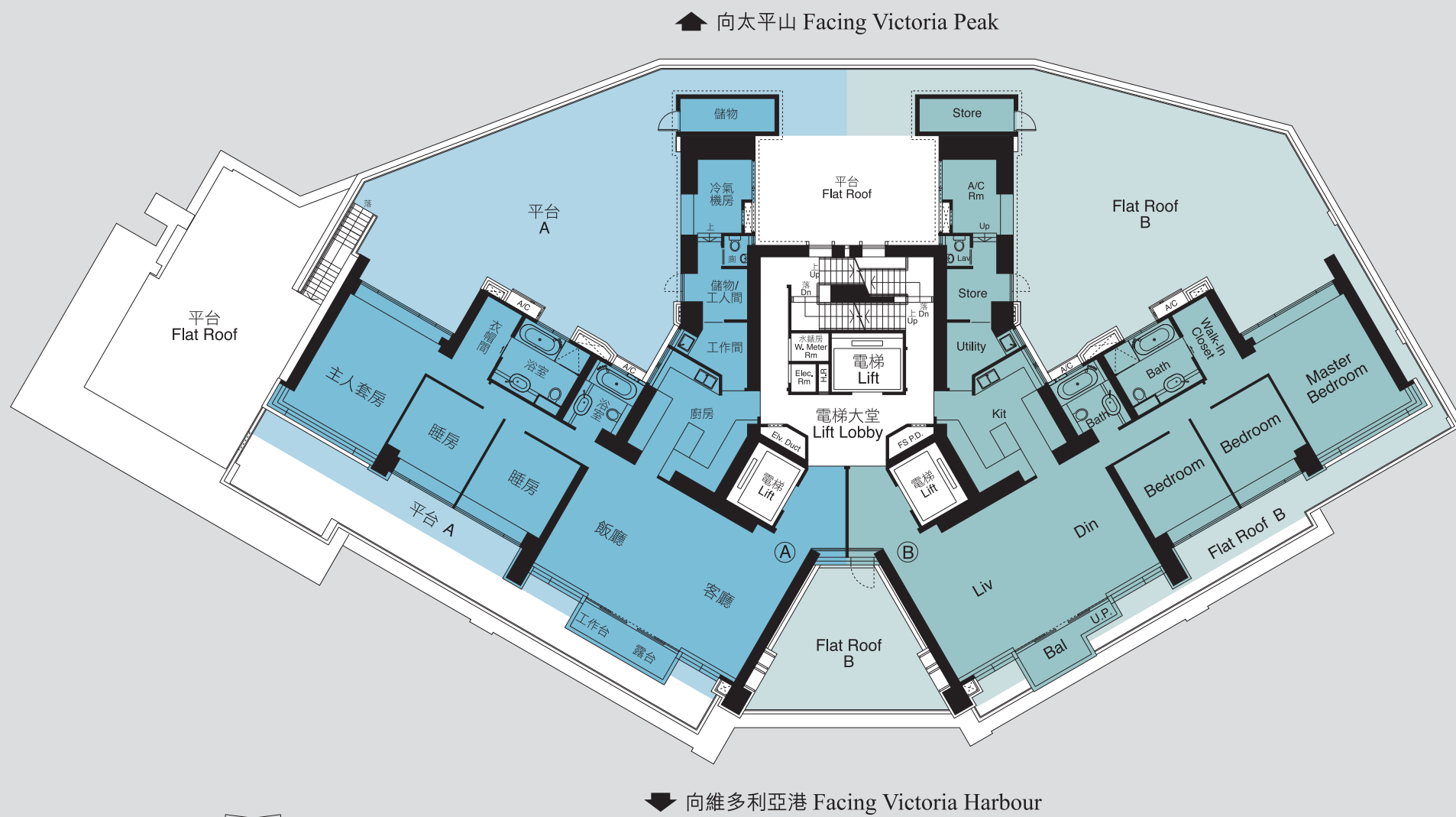
干德道 Conduit Road

Note: This plan is subject to final approval by the relevant Government Authorities.
附註：詳細之訂正圖則以政府有關部門最後批准之圖則為準。

8樓平面圖 8th Floor Plan

8樓之樓面尺寸與9樓至21樓相同，詳情請參閱「9樓至21樓平面圖」。
Please refer to the "9th - 21st Floor Plan" for the floor dimensions on 8th Floor which are identical with those of 9th to 21st Floors.

9樓至21樓平面圖 9th - 21st Floor Plan



面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	8/F		9/F - 21/F	
單位 Unit	A	B	A	B
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	2,203	2,203	2,134	2,134
包括 露台面積 Balcony Area	(54)	(54)	(54)	(54)
Include 工作平台面積 Utility Platform Area	(16)	(16)	(16)	(16)
另 窗台面積 Bay Window Area	56	56	56	56
Plus 冷氣機房面積 A/C Room Area	67	67	67	67
單位有蓋面積 Unit Covered Area	2,326	2,326	2,257	2,257
單位所分攤的公用地方面積 Apportioned Share of Common Area	568	568	551	551
建築面積 Gross Floor Area	2,894	2,894	2,808	2,808
平台面積 Flat Roof Area	1,292	1,722	-	-

- 實用面積包括露台、工作平台及非結構性外牆預製組件(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- Saleable Area includes areas of the balcony, utility platform and non-structural prefabricated external wall (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

- 附註:
- 住宅層數為33層。
 - 不設4/F、13/F、14/F、24/F、34/F、40/F至59/F、62/F、64/F、65/F及67/F、69/F至87/F等樓層。
 - 22字樓為隔火層空中花園。
 - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
 - 結構牆以粗黑實線表示。
 - 部份樓層外牆範圍設有建築裝飾。
 - 所有英制單位只供參考。
 - 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

- Notes:
- There are 33 residential storeys.
 - Floor numbering of 4/F, 13/F, 14/F, 24/F, 34/F, 40/F to 59/F, 62/F, 64/F, 65/F & 67/F, 69/F to 87/F are omitted.
 - 22/F is the refuge floor/Sky Garden.
 - The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to reduced thickness of structural walls on those upper floors.
 - Structural walls are represented by thick solid lines.
 - Architectural features are fixed on external walls of some of the floors.
 - All measurements expressed in British units are for reference only.
 - All plans are subject to final approval by the relevant Government Authorities.

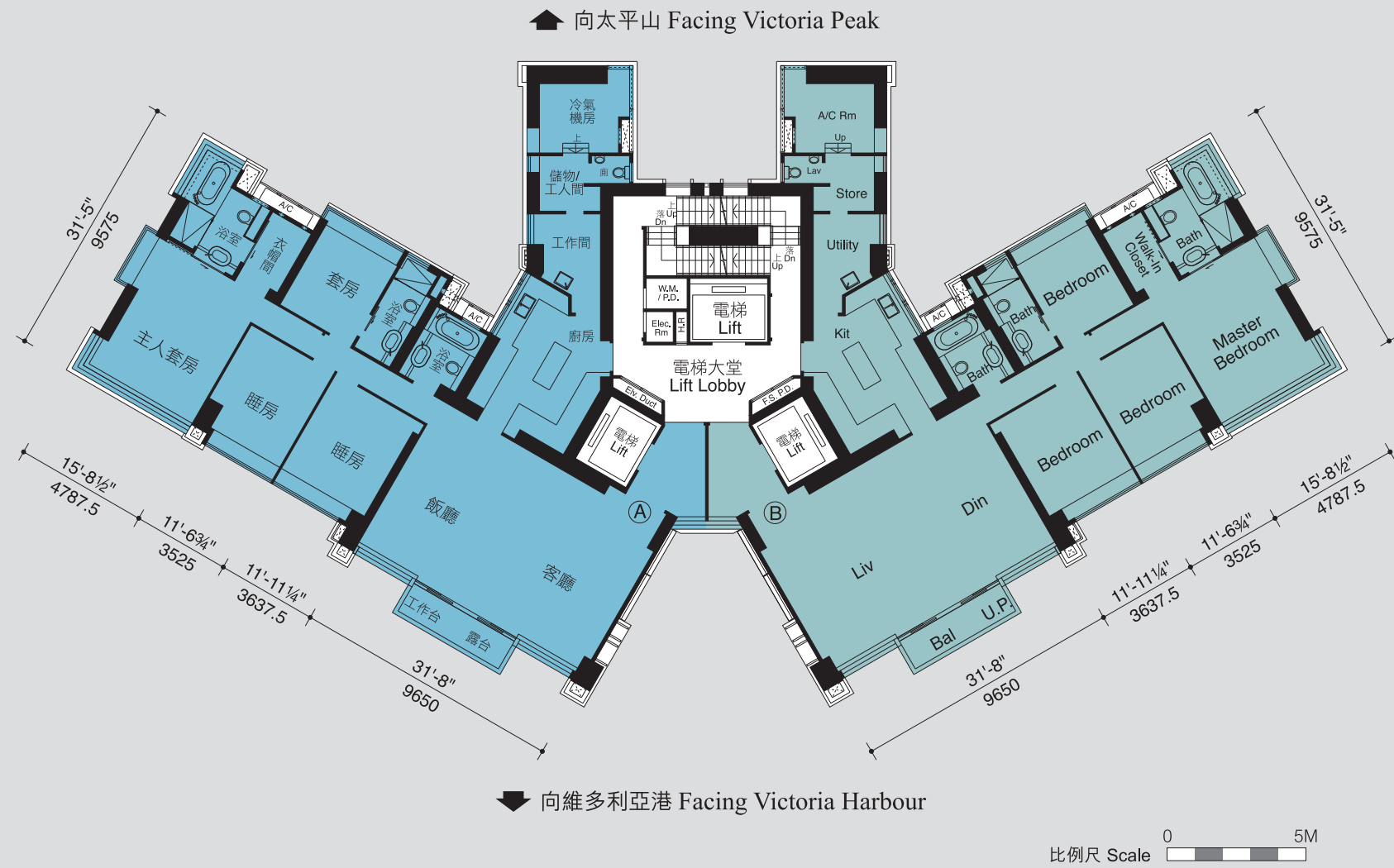
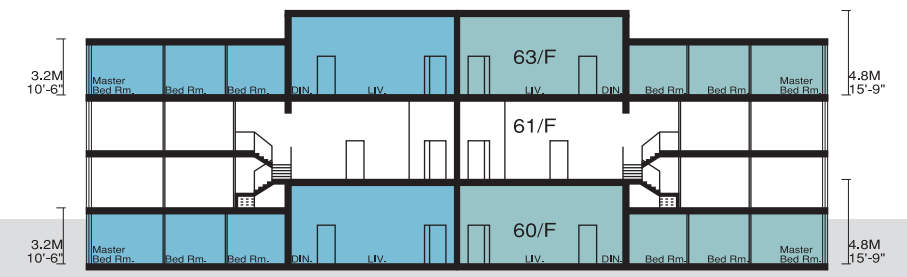


23rd - 39th Floor Plan

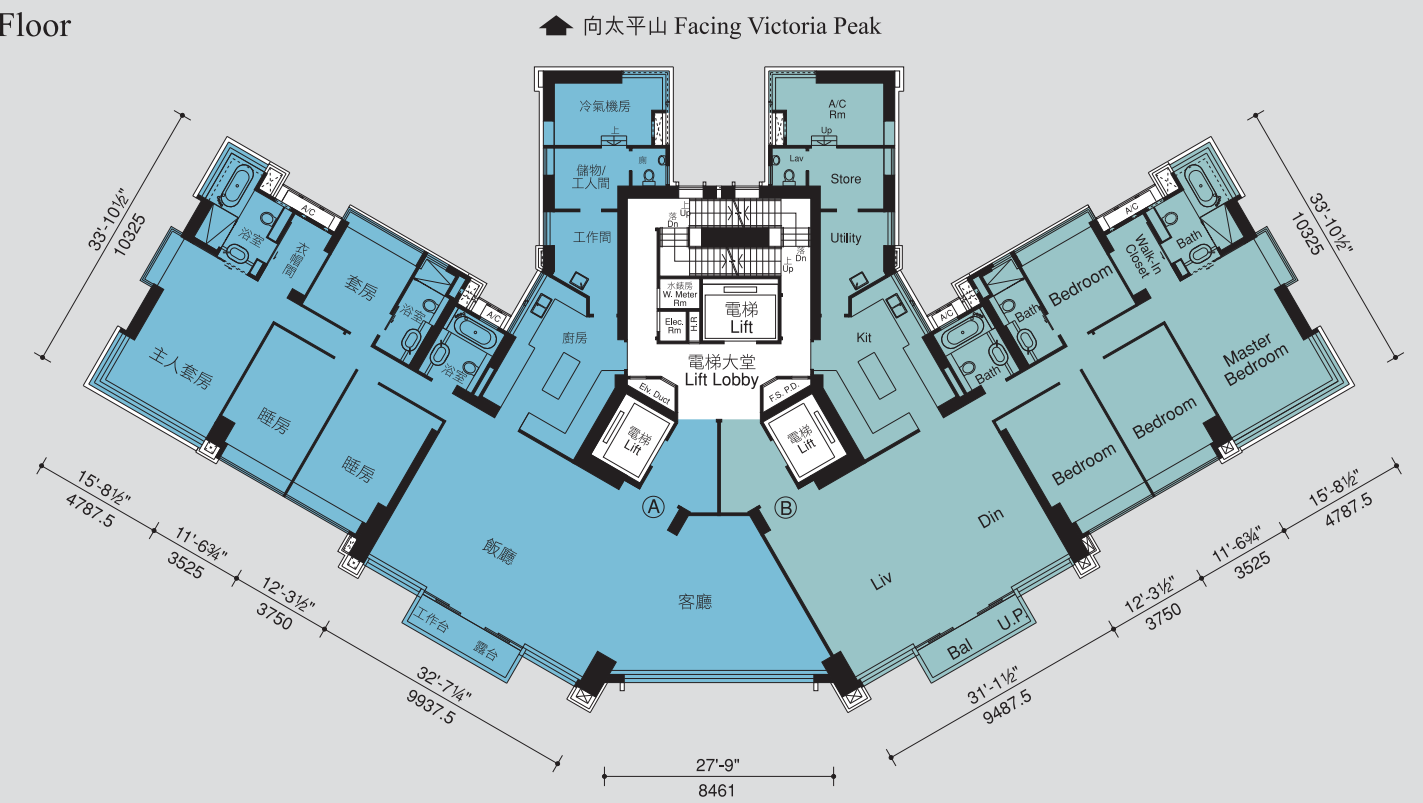
23樓至39樓平面圖

60th and 63rd Floor Plan

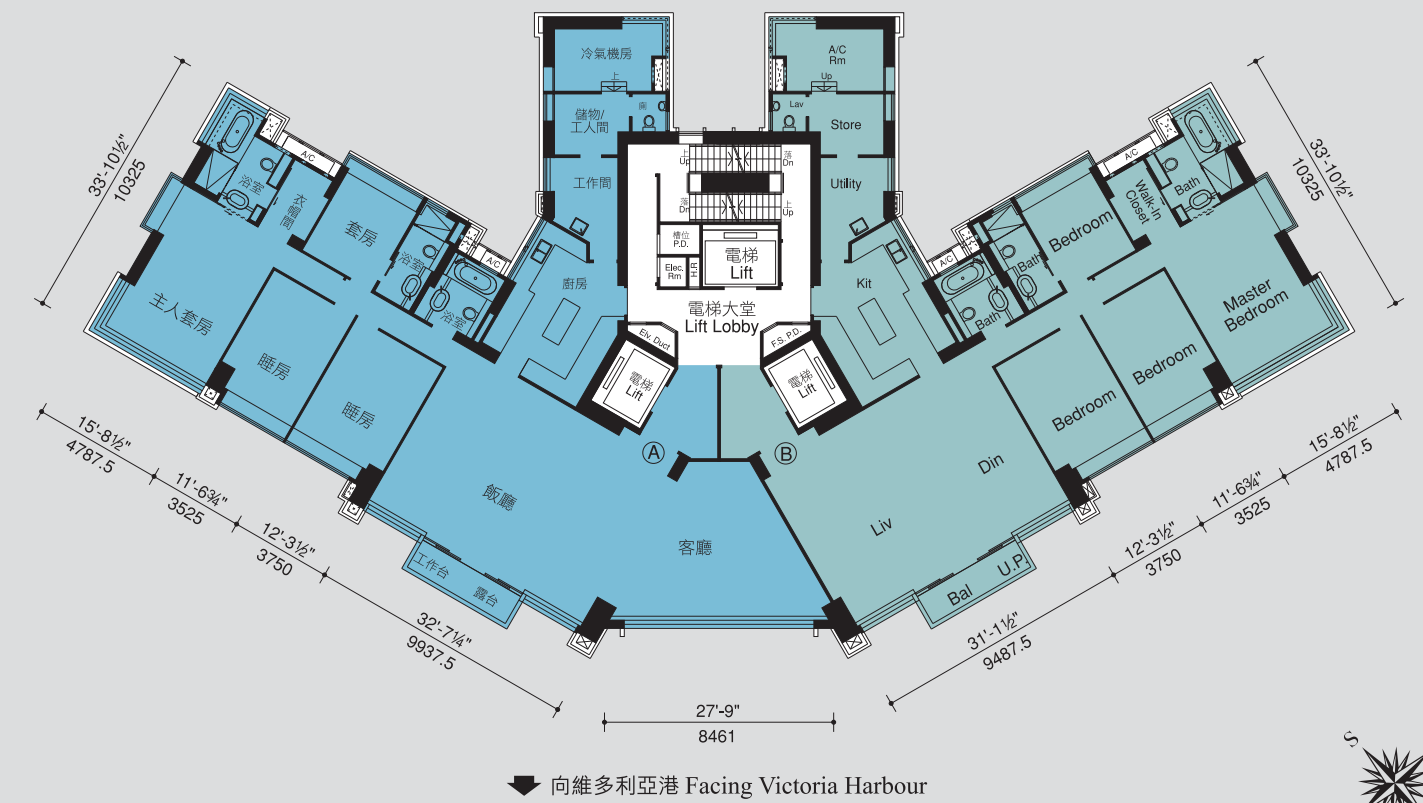
60樓及63樓平面圖



60樓 60th Floor



63樓 63rd Floor



面積表 Area Schedule (平方呎 / sq. ft.)

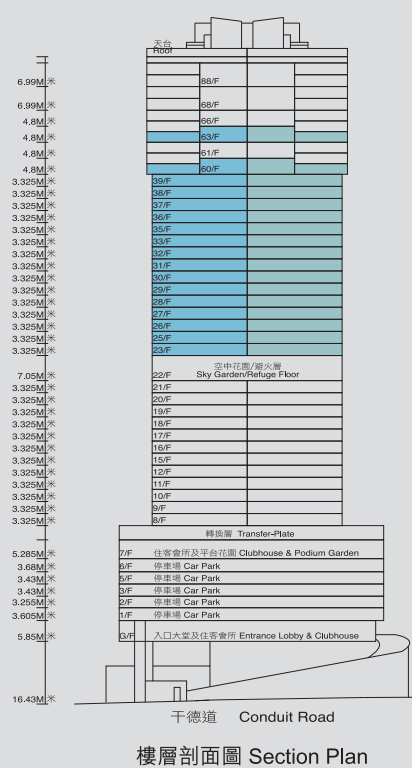
樓層 Floor	23/F - 39/F		60/F & 63/F	
	A	B	A	B
單位 Unit				
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	2,488	2,488	3,073	2,672
包括 Include				
露台面積 Balcony Area	(54)	(54)	(54)	(54)
工作平台面積 Utility Platform Area	(16)	(16)	(16)	(16)
另 窗台面積 Bay Window Area	62	62	62	62
另 冷氣機房面積 A/C Room Area	86	86	100	100
單位有蓋面積 Unit Covered Area	2,636	2,636	3,235	2,834
單位所分攤的公用地方面積 Apportioned Share of Common Area	648	648	803	699
建築面積 Gross Floor Area	3,284	3,284	4,038	3,533

- 實用面積包括露台、工作平台及非結構性外牆預製組件(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- Saleable Area includes areas of the balcony, utility platform and non-structural prefabricated external wall (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	60/F & 63/F	
	A	B
單位 Unit		
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	3,073	2,672
包括 Include		
露台面積 Balcony Area	(54)	(54)
工作平台面積 Utility Platform Area	(16)	(16)
另 窗台面積 Bay Window Area	62	62
另 冷氣機房面積 A/C Room Area	100	100
單位有蓋面積 Unit Covered Area	3,235	2,834
單位所分攤的公用地方面積 Apportioned Share of Common Area	803	699
建築面積 Gross Floor Area	4,038	3,533

- 實用面積包括露台、工作平台、玻璃幕牆(如有)面積。
 - 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
 - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
 - Saleable Area includes areas of the balcony, utility platform and curtain wall (if any).
 - Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
 - Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.
- *玻璃幕牆之面積乃由其外緣開始量度
*The area of curtain wall shall be measured from its exterior point

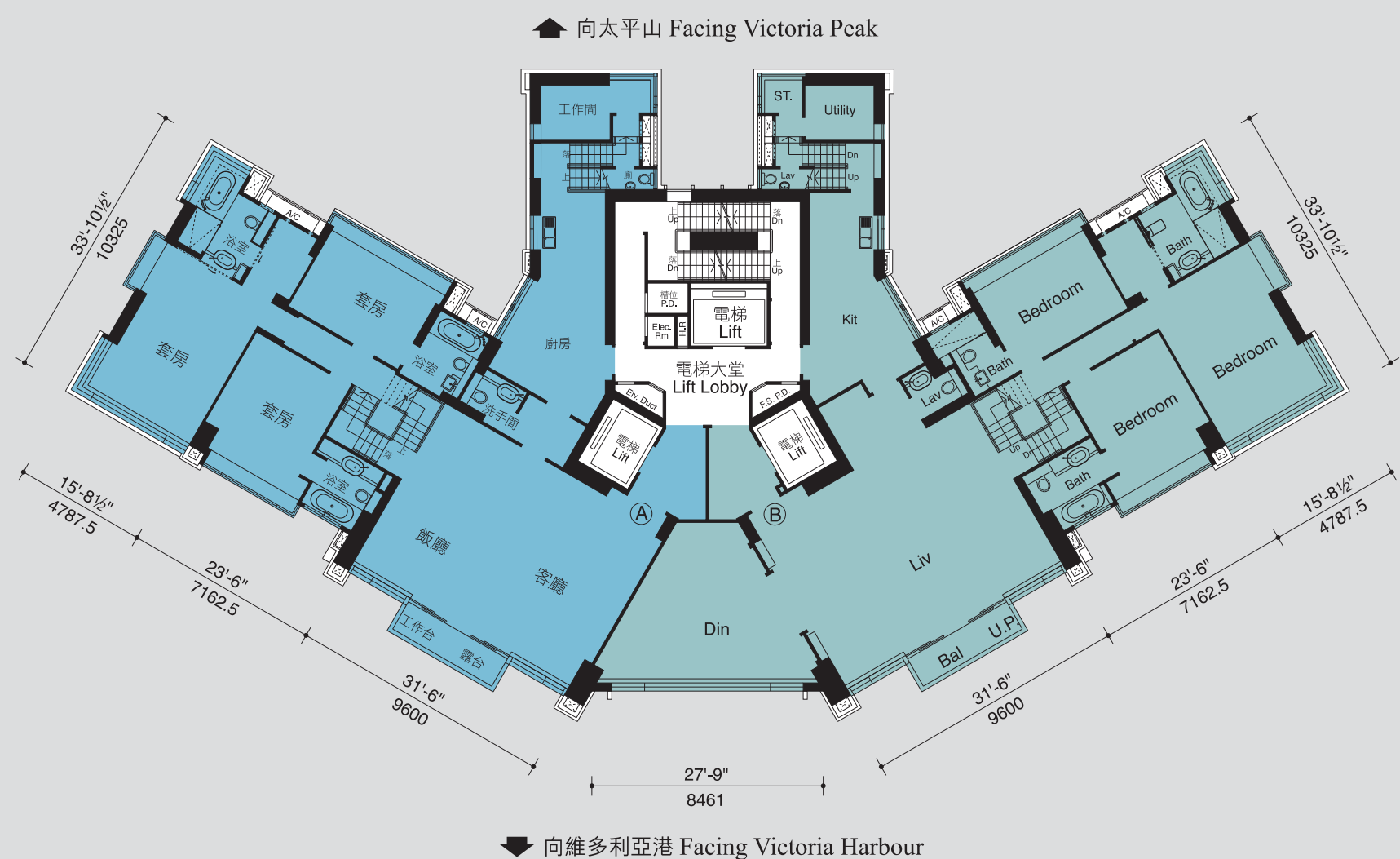


樓層剖面圖 Section Plan

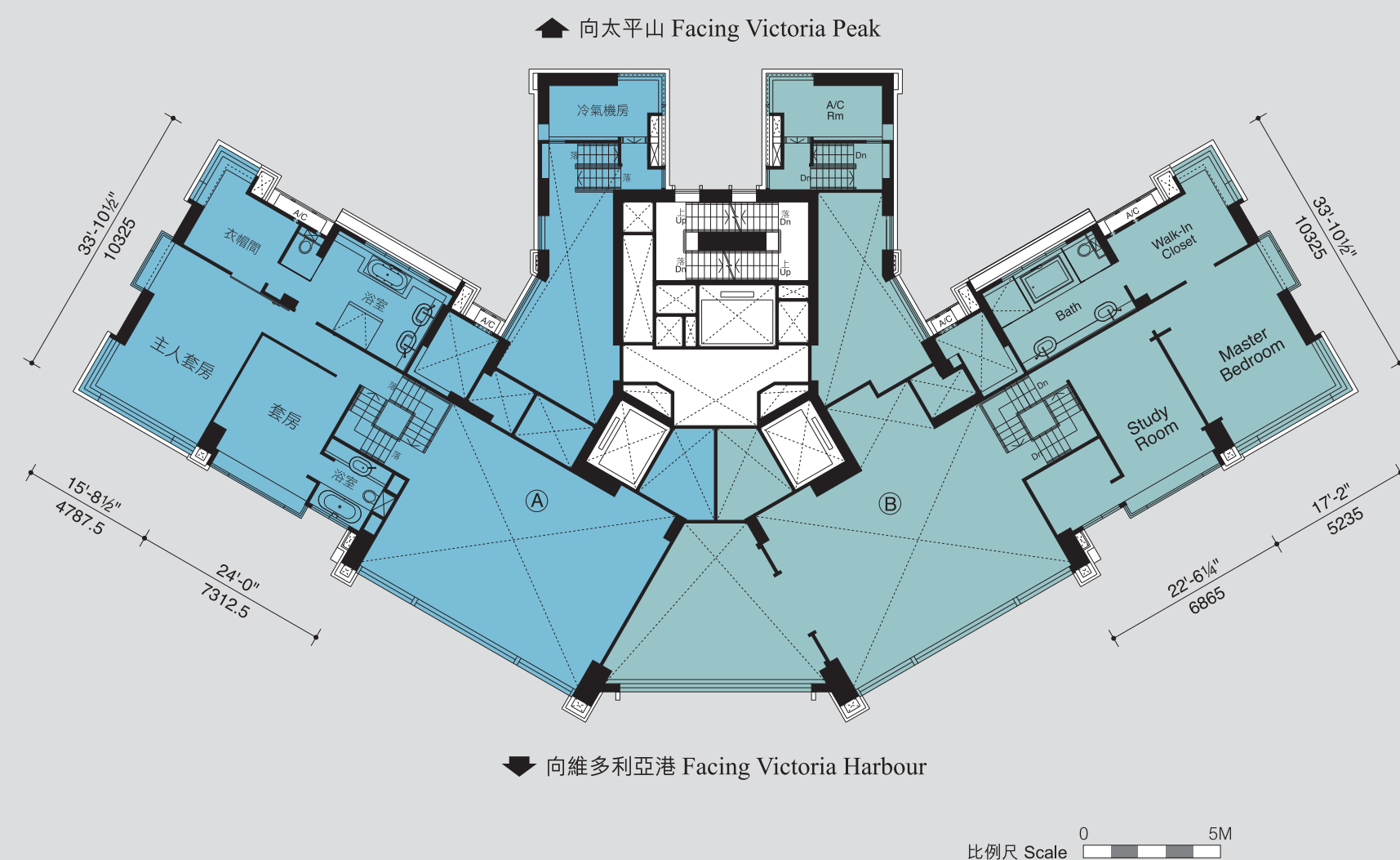
61st Floor Plan

61樓平面圖

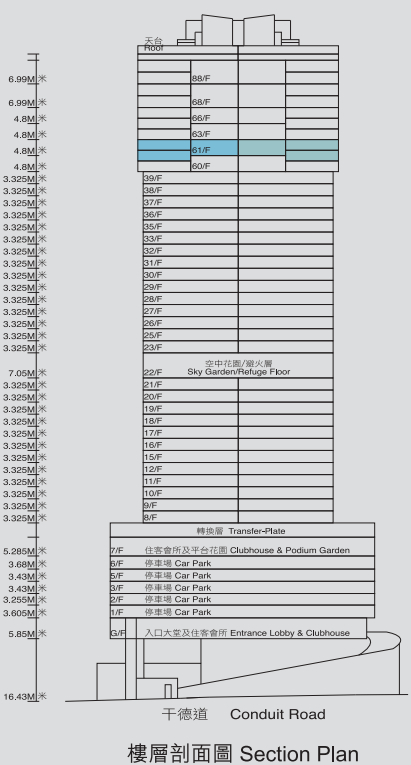
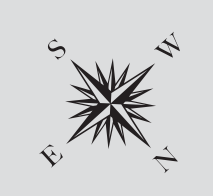
半複式低層 Lower Split-Level



半複式高層 Upper Split-Level



比例尺 Scale 0 5M



面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	61/F (半複式單位 Split Unit)	
單位 Unit	A	B
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	3,917	4,318
包括 Include		
露台面積 Balcony Area	(54)	(54)
工作平台面積 Utility Platform Area	(16)	(16)
另 Plus		
窗台面積 Bay Window Area	96	96
冷氣機房面積 A/C Room Area	98	98
單位有蓋面積 Unit Covered Area	4,111	4,512
單位所分攤的公用地方面積 Apportioned Share of Common Area	1,020	1,124
建築面積 Gross Floor Area	5,131	5,636

- 實用面積包括露台、工作平台及非結構性外牆預製組件(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
- Saleable Area includes areas of the balcony, utility platform and non-structural prefabricated external wall (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

- 附註:
- 住宅層數為33層。
 - 不設4/F、13/F、14/F、24/F、34/F、40/F至59/F、62/F、64/F、65/F及67/F、69/F至87/F等樓層。
 - 22字樓為隔火層/空中花園。
 - 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
 - 結構牆以粗黑實線表示。
 - 部份樓層外牆範圍設有建築裝飾。
 - 所有英制單位只供參考。
 - 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

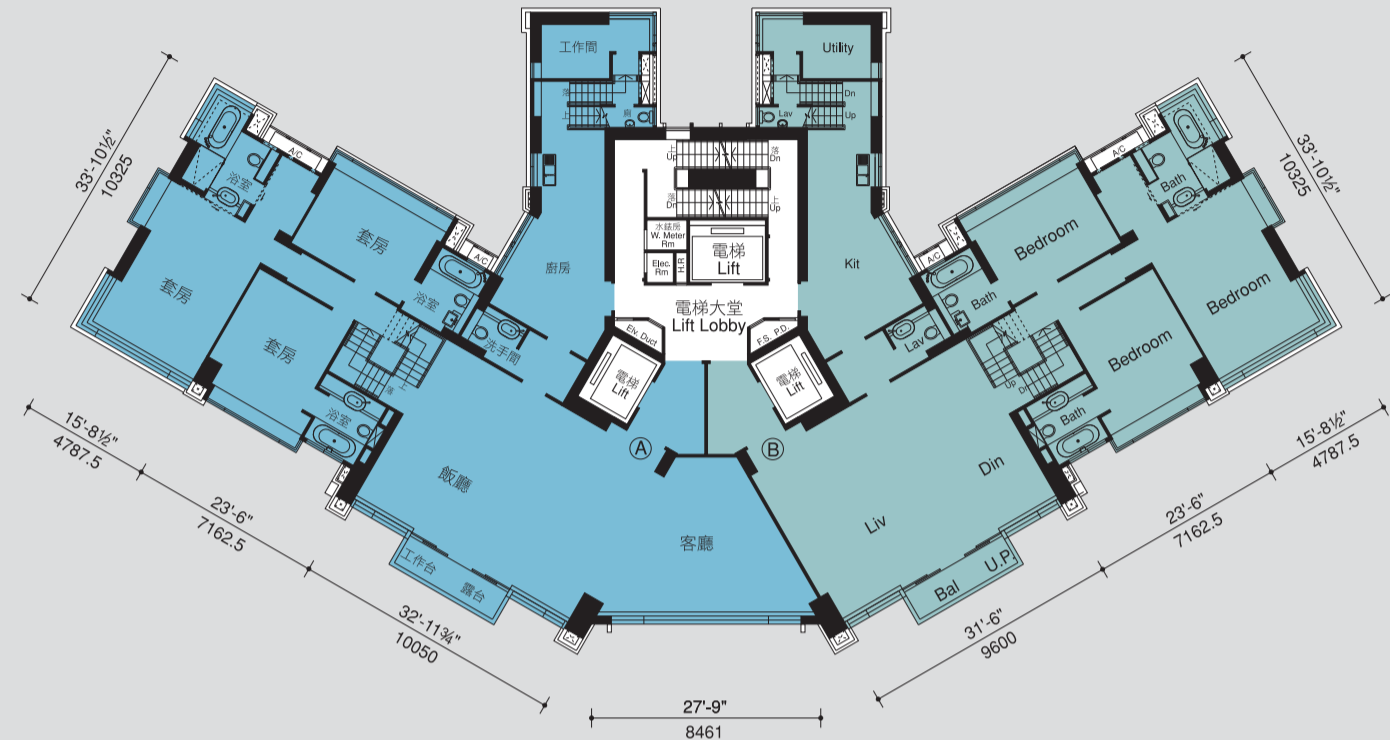
- Notes:
- There are 33 residential storeys.
 - Floor numbering of 4/F, 13/F, 14/F, 24/F, 34/F, 40/F to 59/F, 62/F, 64/F, 65/F & 67/F, 69/F to 87/F are omitted.
 - 22/F is the refuge floor/Sky Garden.
 - The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to reduced thickness of structural walls on those upper floors.
 - Structural walls are represented by thick solid lines.
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66樓平面圖 66th Floor Plan



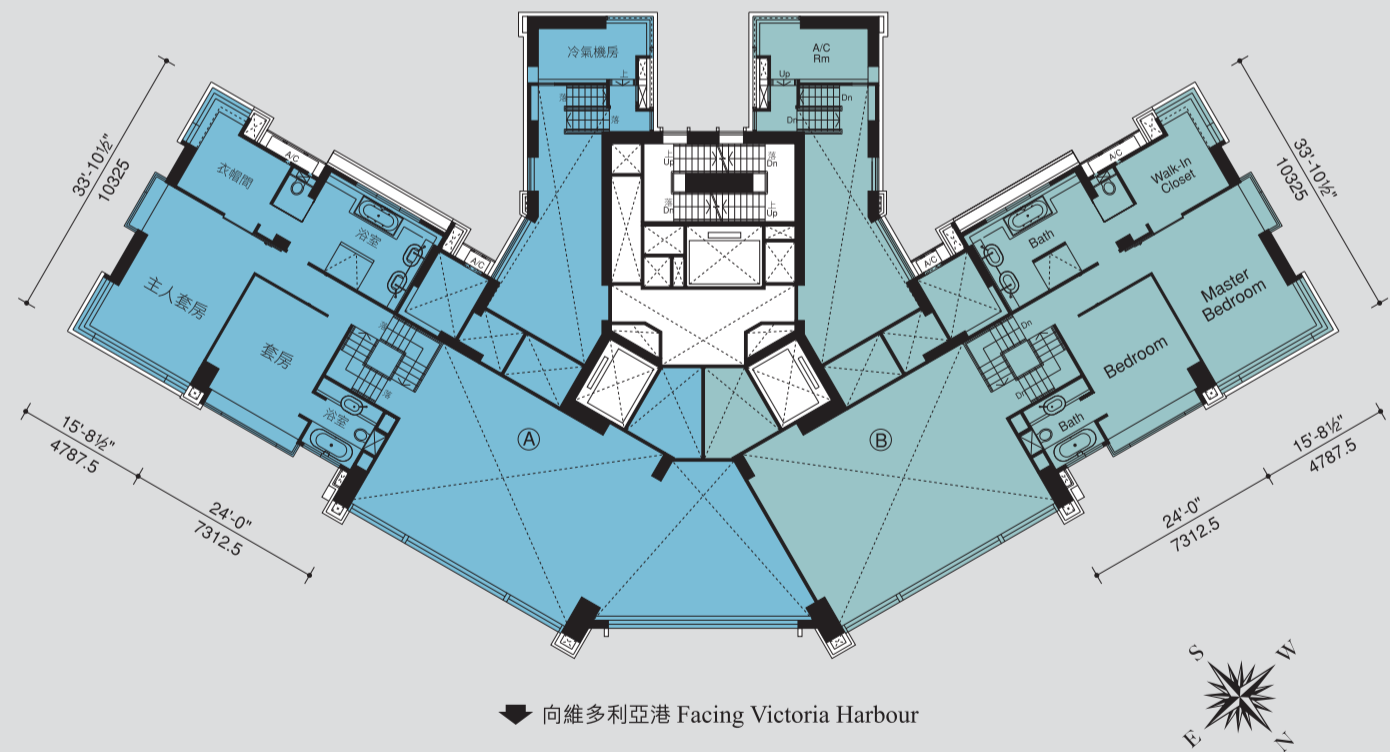
半複式低層 Lower Split-Level

▲ 向太平山 Facing Victoria Peak



半複式高層 Upper Split-Level

▼ 向維多利亞港 Facing Victoria Harbour



面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	66/F (半複式單位 Split Unit)	
	A	B
單位 Unit		
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	4,318	3,917
包括 露台面積 Balcony Area	(54)	(54)
Include 工作平台面積 Utility Platform Area	(16)	(16)
另 窗台面積 Bay Window Area	96	96
Plus 冷氣機房面積 A/C Room Area	98	98
單位有蓋面積 Unit Covered Area	4,512	4,111
單位所分攤的公用地方面積 Apportioned Share of Common Area	1,124	1,020
建築面積 Gross Floor Area	5,636	5,131

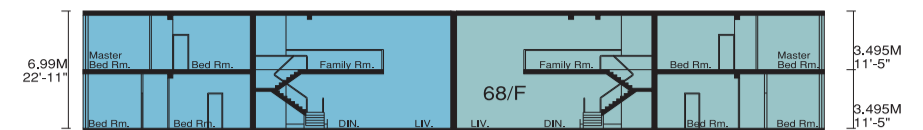
- 實用面積包括露台、工作平台、玻璃幕牆*(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

*玻璃幕牆之面積乃由其外緣開始量度

- Saleable Area includes areas of the balcony, utility platform and curtain wall* (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

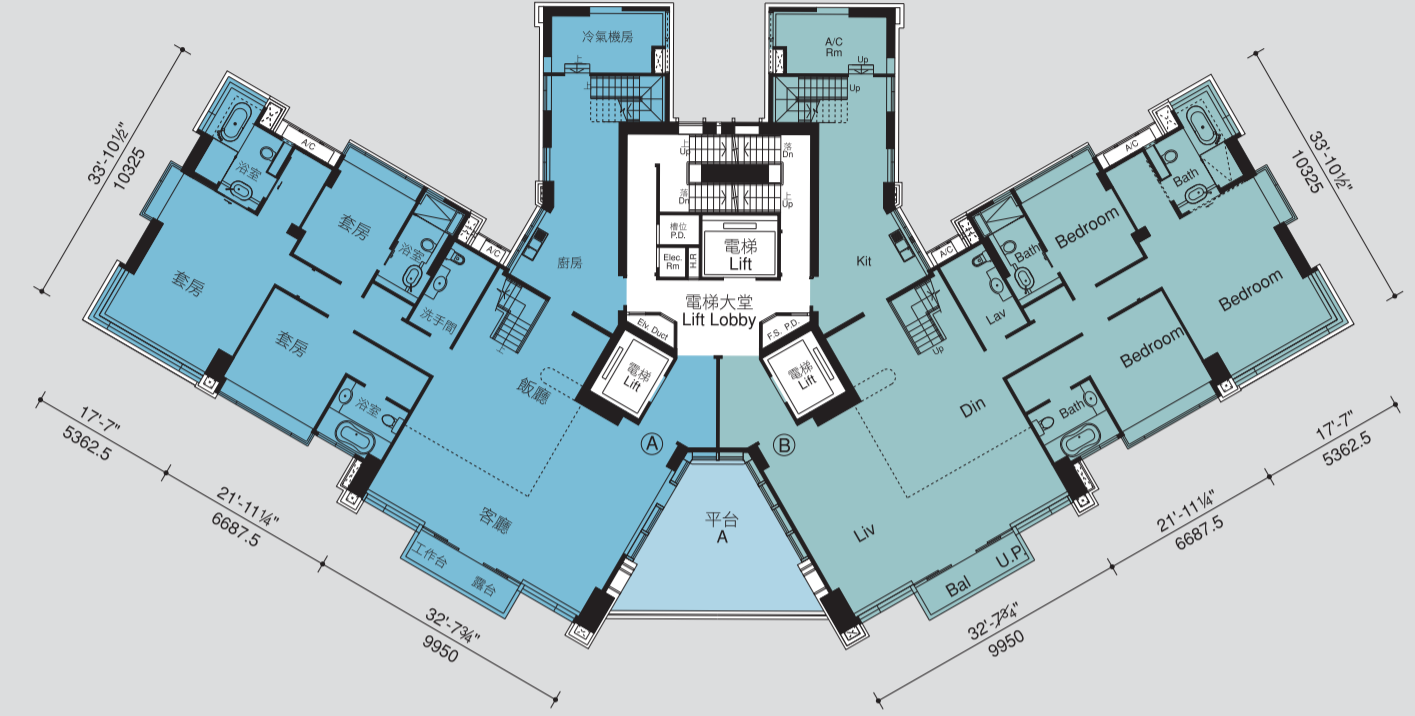
*The area of curtain wall shall be measured from its exterior point

68樓平面圖 68th Floor Plan



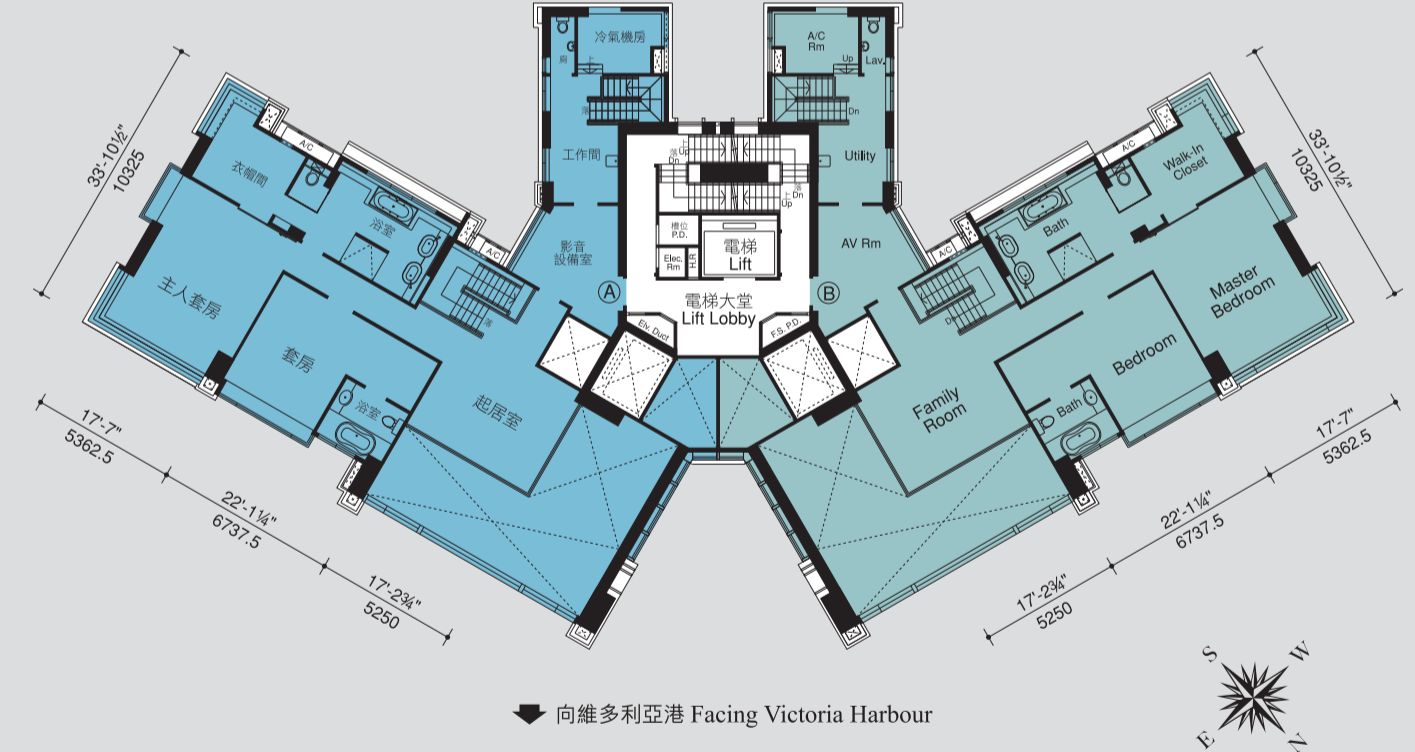
複式低層 Lower Duplex

▲ 向太平山 Facing Victoria Peak



複式高層 Upper Duplex

▼ 向維多利亞港 Facing Victoria Harbour



面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	68/F (複式單位 Duplex)	
	A	B
單位 Unit		
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	4,671	4,659
包括 露台面積 Balcony Area	(54)	(54)
Include 工作平台面積 Utility Platform Area	(16)	(16)
另 窗台面積 Bay Window Area	85	85
Plus 冷氣機房面積 A/C Room Area	169	169
單位有蓋面積 Unit Covered Area	4,925	4,913
單位所分攤的公用地方面積 Apportioned Share of Common Area	1,233	1,231
建築面積 Gross Floor Area	6,158	6,144
平台面積 Flat Roof Area	344	-

- 實用面積包括露台、工作平台、玻璃幕牆*(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

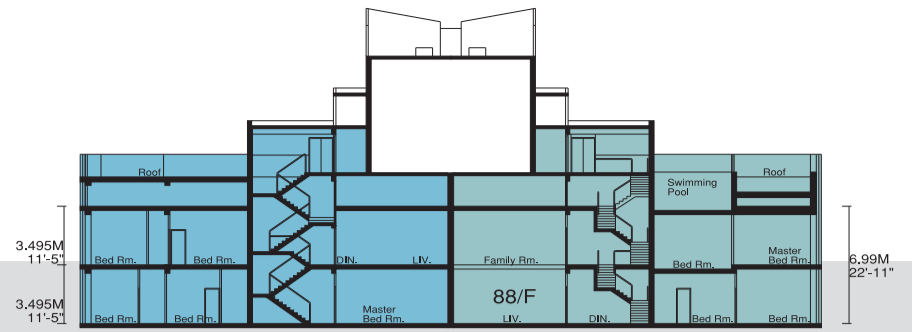
*玻璃幕牆之面積乃由其外緣開始量度

- Saleable Area includes areas of the balcony, utility platform and curtain wall* (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

*The area of curtain wall shall be measured from its exterior point

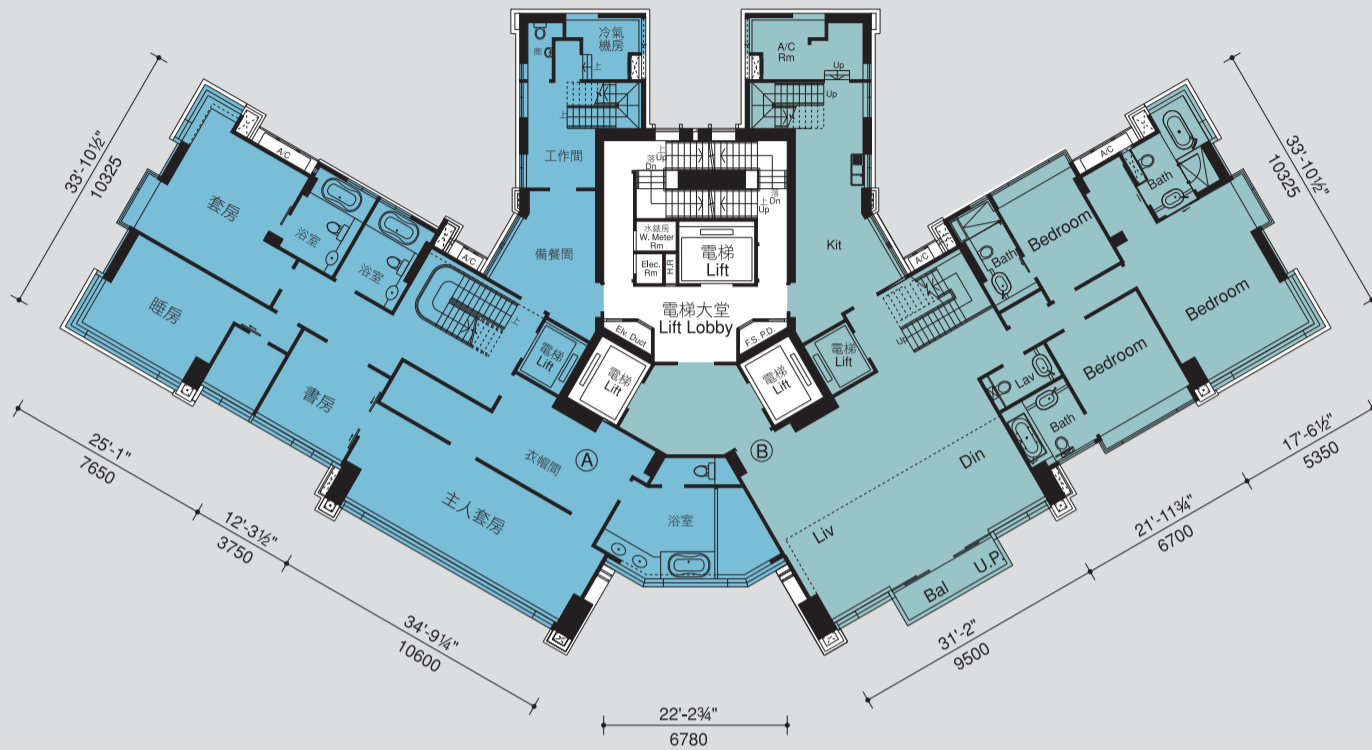
88樓平面圖

88th Floor Plan



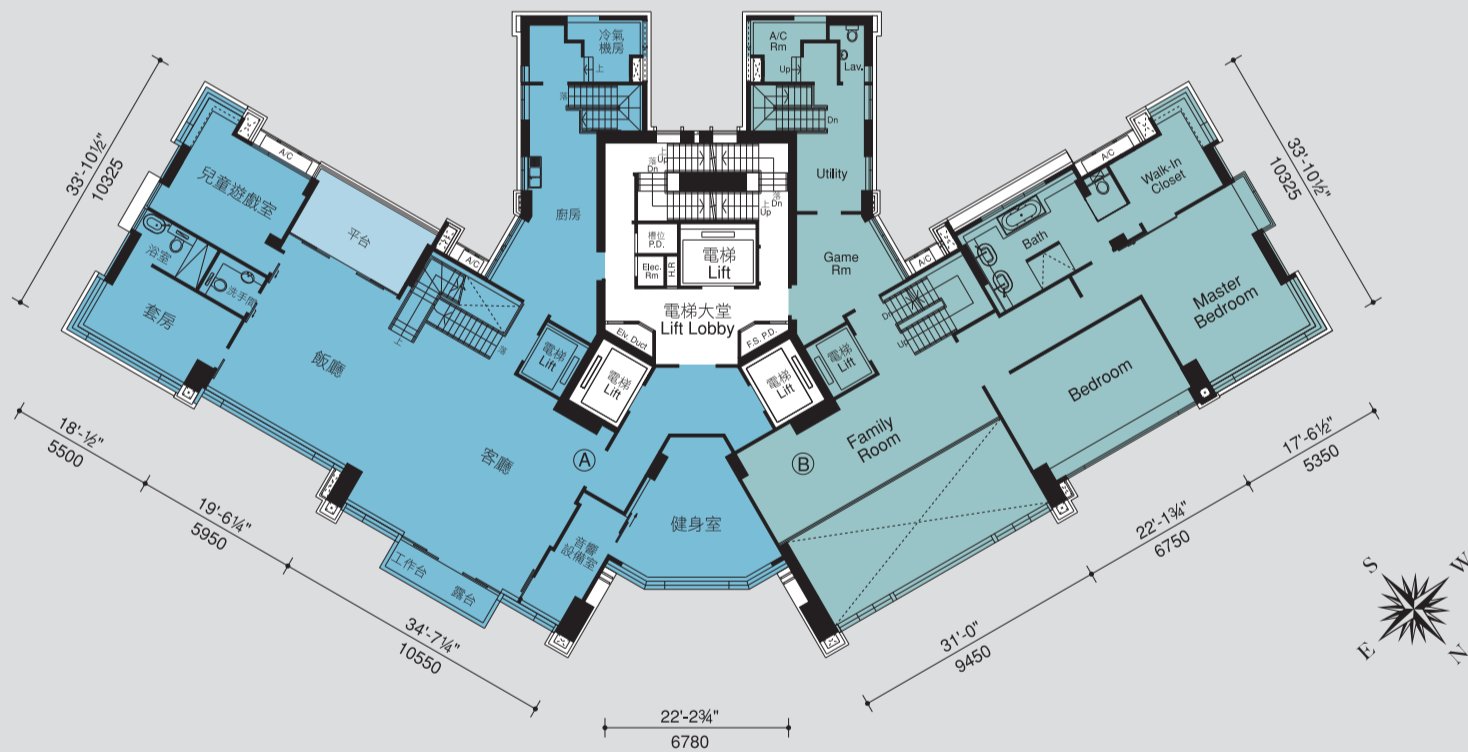
複式低層 Lower Duplex

▲ 向太平山 Facing Victoria Peak

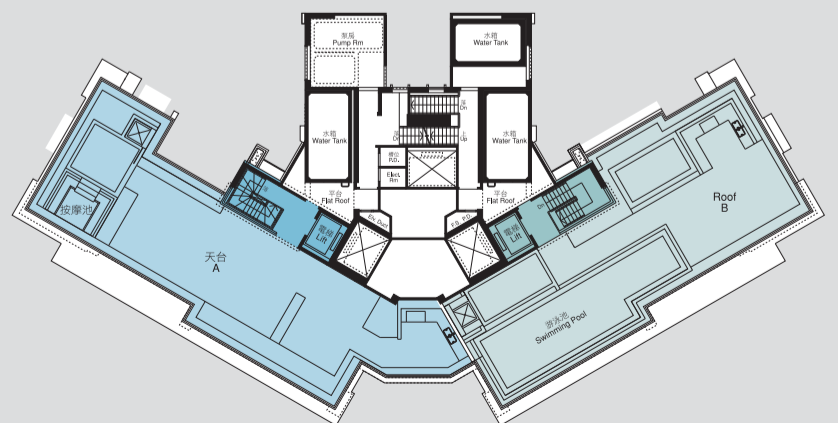


複式高層 Upper Duplex

▼ 向維多利亞港 Facing Victoria Harbour



天台平面圖 Roof Plan



面積表 Area Schedule (平方呎 / sq. ft.)

樓層 Floor	88/F (複式單位 Duplex)	
單位 Unit	A	B
實用面積 (包括露台及工作平台) Saleable Area (including Balcony & UP)	5,954	5,194
包括 Include		
露台面積 Balcony Area	(54)	(54)
工作平台面積 Utility Platform Area	(16)	(16)
另 Plus		
窗台面積 Bay Window Area	12	96
冷氣機房面積 A/C Room Area	107	102
單位有蓋面積 Unit Covered Area	6,073	5,392
單位所分攤的公用地方面積 Apportioned Share of Common Area	1,549	1,351
建築面積 Gross Floor Area	7,622	6,743
平台面積 Flat Roof Area	132	-
天台面積 Roof Area	1,762	1,718

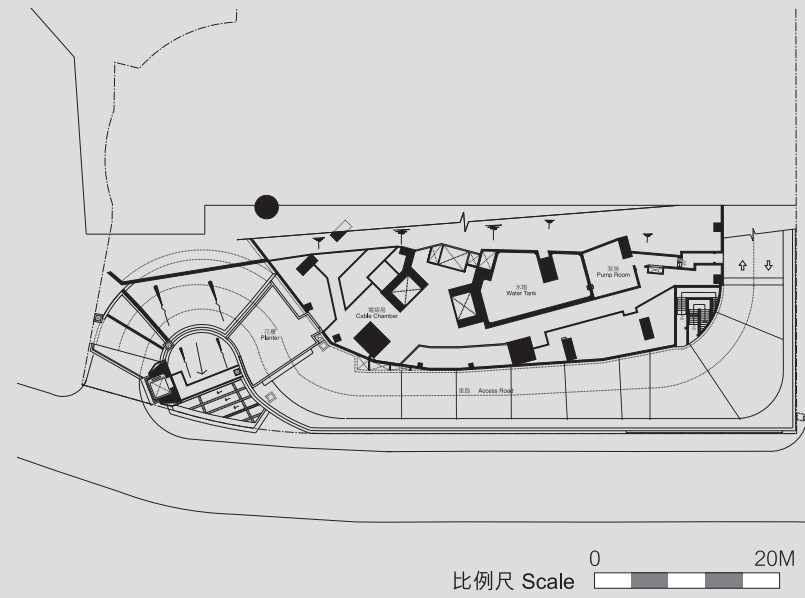
- 實用面積包括露台、工作平台、玻璃幕牆*(如有)面積。
- 單位有蓋面積包括實用面積、窗台(如有)、冷氣機房(如有)面積。
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

*玻璃幕牆之面積乃由其外緣開始量度

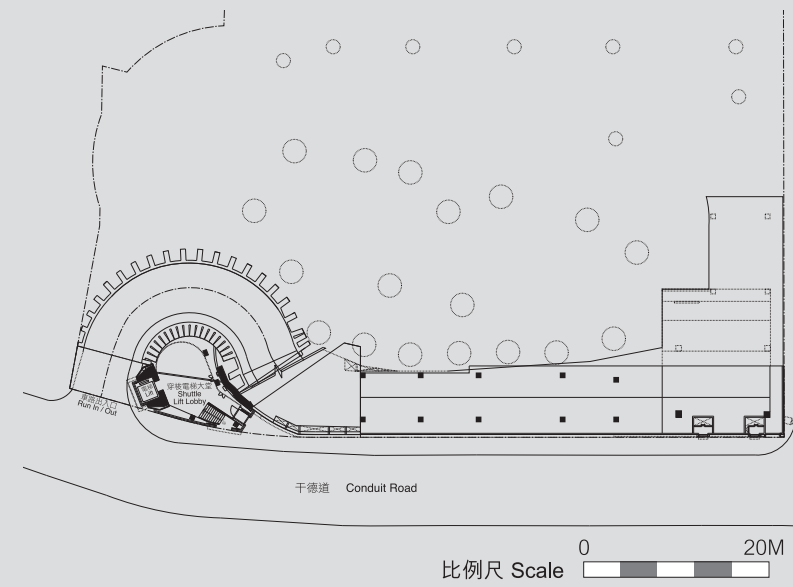
- Saleable Area includes areas of the balcony, utility platform and curtain wall* (if any).
- Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C room (if any).
- Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

*The area of curtain wall shall be measured from its exterior point

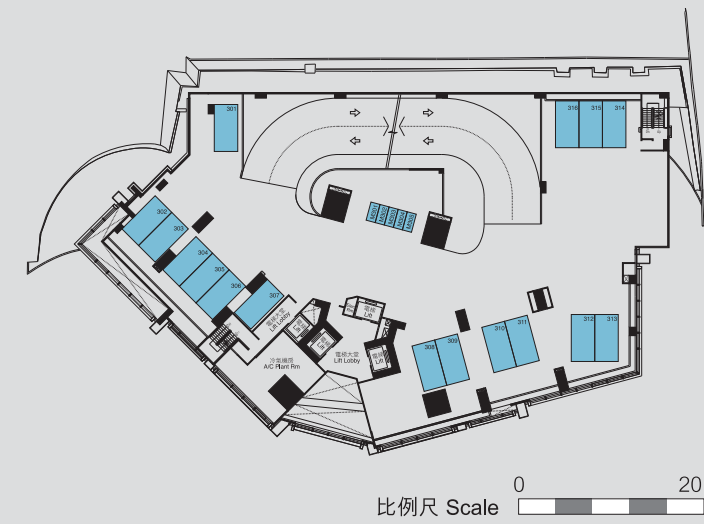
平面圖
Floor Plan



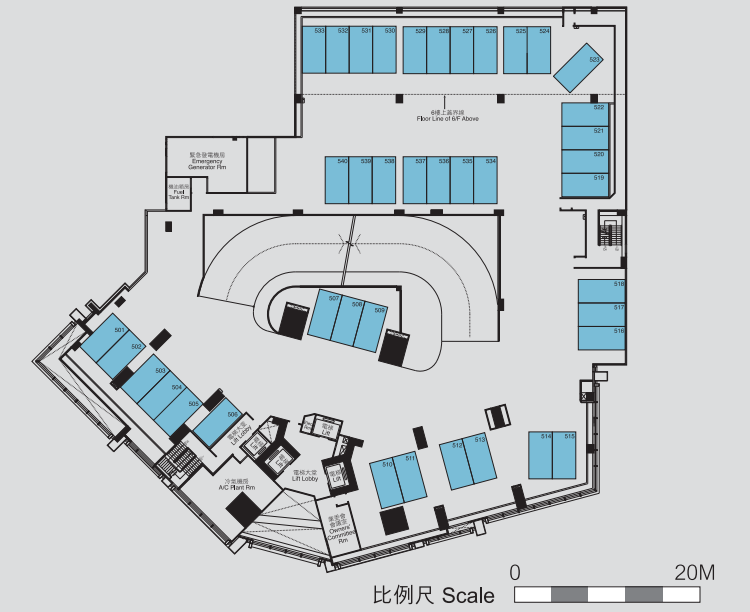
樁帽層平面圖
Pile Cap Level Plan



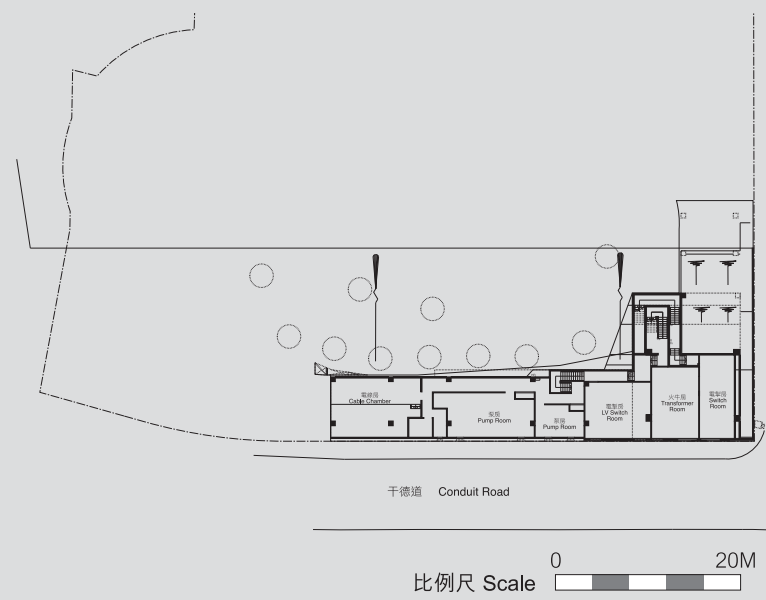
干德道入口層平面圖
Conduit Road Entrance Level Plan



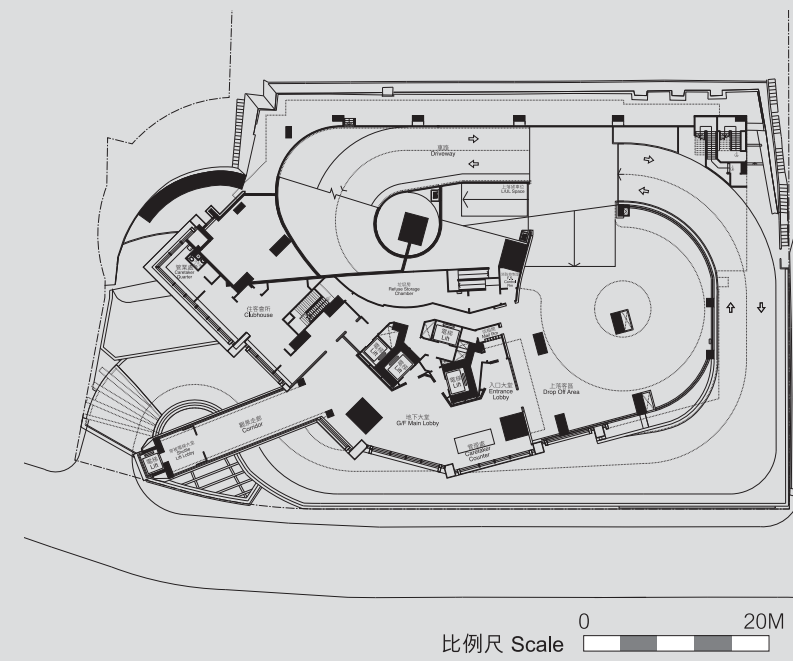
3樓平面圖 (停車場)
Third Floor Plan (Car Park)



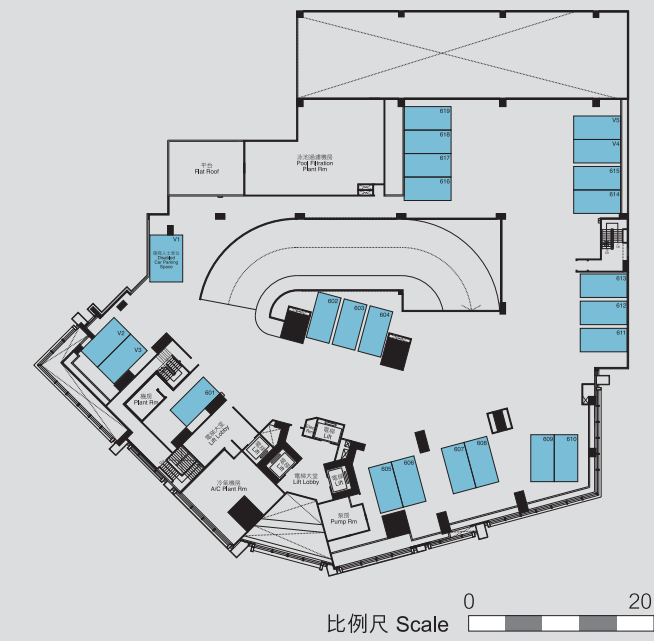
5樓平面圖 (停車場)
Fifth Floor Plan (Car Park)



干德道入口上層平面圖
Part Plan above Entrance Level



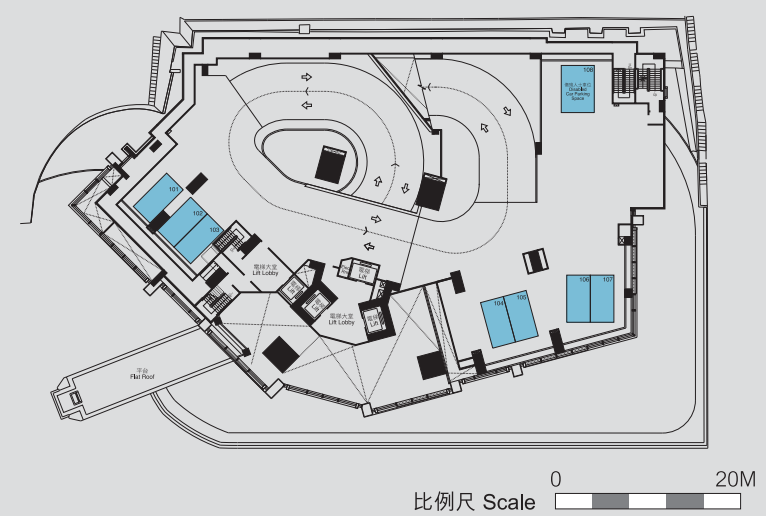
地下平面圖 (入口大堂)
Ground Floor Plan (Entrance Lobby)



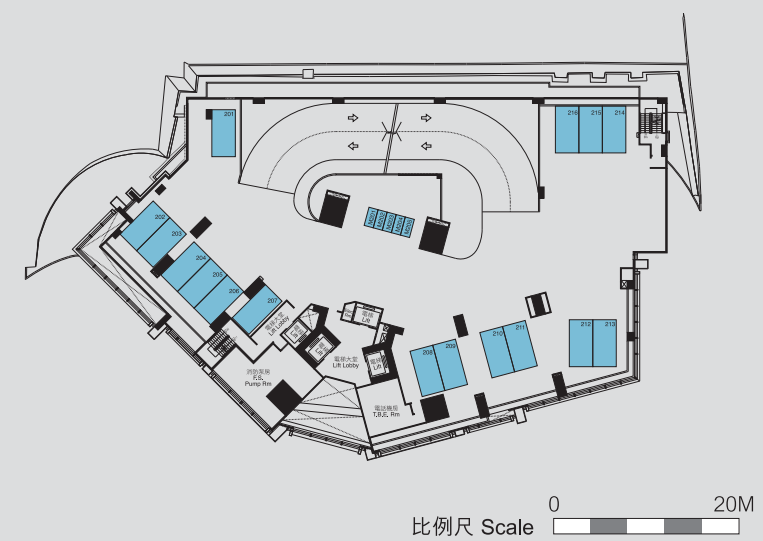
6樓平面圖 (停車場)
Sixth Floor Plan (Car Park)



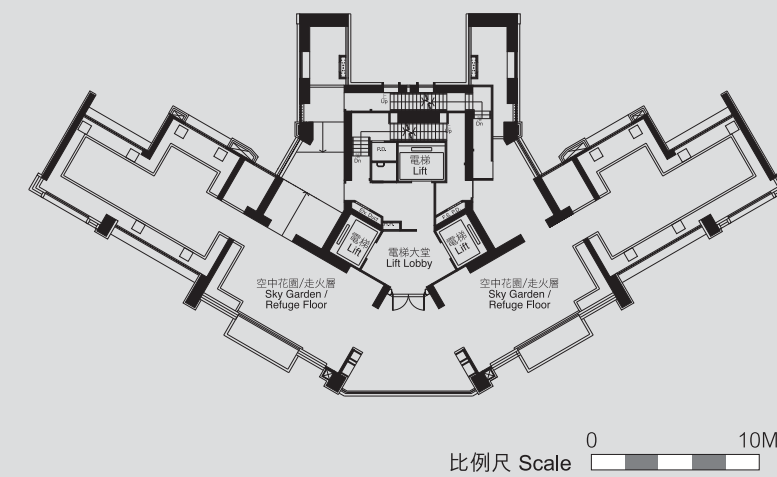
7樓平面圖 (會所及平台花園)
Seventh Floor Plan
(Clubhouse and Podium Garden)



1樓平面圖 (停車場)
First Floor Plan (Car Park)



2樓平面圖 (停車場)
Second Floor Plan (Car Park)



22樓平面圖 (隔火層/空中花園)
22nd Floor Plan (Refuge Floor / Sky Garden)

附註：詳細之訂正圖則以政府有關部門最後批准之圖則為準。
Note: All plans are subject to final approval by the relevant Government Authorities.

Electrical & Mechanical Provision Plan

9樓至21樓之A單位
Flat A, 9/F to 21/F



60樓及63樓之A單位
Flat A, 60/F & 63/F



23樓至39樓之A單位
Flat A, 23/F to 39/F



- | | | | | | |
|-----------------|--|-----|---|----------------|--|
| ▽ | 地腳燈
Foot Light | S | 保險絲插位
Fused Connection Unit | I | 對講器
Intercom Unit |
| — | 光管燈
Fluorescent Lighting | SP | 兩極保險絲插位
DP Fused Connection Unit | VP | 彩色視像對講機
Colour Video Door Phone |
| ♀ | 掛牆燈
Wall-mounted Lighting | W | 隔離器
Isolator | VI | 視訊輸入口
Video Input Unit |
| ○ | 燈位
Light Point | 20P | 20A兩極插位
20A DP Connection Unit | TV | 電視/收音機天線插位
TV/FM Outlet |
| ⊕ | 筒燈
Downlight | ☒ | 天花式抽氣扇
Ceiling-type Exhaust Fan | T | 電話插位
Telephone Outlet |
| (M) | 移動感應器
Motion Sensor | ☒ | 窗口式抽氣扇
Window-type Exhaust Fan | T ^F | 地台電視/收音機天線插位
TV/FM Outlet at Floor Level |
| — | 路軌燈
Track Light | G | 熱水爐溫度遙控掣
Water Heater Temperature Remote Control | T ^F | 地台電話插位
Telephone Outlet at Floor Level |
| ⏏ | 燈掣
Lighting Switch | FA | 室內鮮風機
Indoor Fresh Air Unit | VA | 吸塵吸口
Vacuum Point |
| ⏏ ² | 雙位燈掣
2-gang Lighting Switch | CO | 二氧化碳感應器
Carbon Dioxide Sensor | VA | 中央吸塵機
Central Vacuum Unit |
| ⏏ ² | 雙位雙路燈掣
2-gang 2-way Lighting Switch | CS | 窗簾操控掣
Curtain Control Switch | K | 防盜系統鍵盤
Security Alarm Key Pad |
| ⏏ | 雙路燈掣
2-way Lighting Switch | CC | 窗簾操控接線口
Curtain Control Connection Point | DC | 防盜門磁
Security Door Contact |
| ⏏ ^D | 光暗調節燈掣
Lighting Dimmer | TGT | 無線寬頻裝置
Wireless Broadband Device | ● | 大門鐘按掣
Doorbell Push Button |
| ⏏ ^{DP} | 兩極開關
DP Switch | WL | 無線寬頻接收器
Wireless Antenna | 🔔 | 大門鐘
Doorbell |
| B | 主要電位接口
Main Bonding Point | SEC | 家居防盜裝置
Home Security Device | 📡 | 總電箱
MCB Board |
| ⏏ | 單位蘇位
Socket Outlet | R | 開門掣
Door Release Button | AMR | 煤氣自動報表系統
Towngas Automatic Meter Reading System |
| ⏏ ² | 雙位蘇位
Twin Socket Outlet | IR | 紅外線接收器
Infra-Red Receiver | CR | 讀卡器
Card Reader |
| ⏏ ^F | 地台單位蘇位
Socket Outlet at Floor Level | | | | |

附註：上列之機電裝置圖僅供參考，單位編號及擺位方向，請參照整體設計規劃圖。
Note: The electrical and mechanical plans above are for reference only, please refer to Master Layout Plan for unit number and orientation.

建築材料及設備說明

Fittings & Finishes Schedule

外牆及屋頂

外牆：住宅單位主人套房、客/飯廳正面外牆裝配玻璃幕牆及鋁質飾板；基座正面外牆裝配玻璃幕牆、鋁質飾板及石材；而其餘外牆位置則鋪砌外牆瓦。

內牆：各住宅單位客/飯廳及睡房內之牆身面批英泥沙底纖維灰及髹乳膠漆，而預制牆身則批纖維灰及髹乳膠漆。

住宅單位天花：各住宅單位客/飯廳及睡房之天花批纖維灰及髹乳膠漆。

樓面地台：各住宅單位客/飯廳及睡房之地台鋪砌合成長條複合地板配實木牆腳線。

鋁窗：各住宅單位選用Fluorocarbon焗漆鋁窗框配清片玻璃；而主人套房、客廳及飯廳（露台/工作平台除外）之正面外牆則裝設玻璃幕牆。

窗台：各住宅單位睡房之窗台面鋪砌石材。

門廊：各住宅單位大門及廚房正門選用木皮面木門配實木門框，裝配“Higrade”五金配件；廚房後門選用木皮面及防火膠板面實心木門配實木門框裝配“Higrade”五金配件；其餘浴室門及房門則選用高級木門配木門框，裝配“Higrade”五金配件；冷氣機房門則選用實木防火門。

浴室：地台鋪砌優質石材，牆身鋪砌優質石材至石膏板假天花底（假天花以上為石屎/批盪磚牆，櫃背牆身鋪砌瓷磚），裝設面盆櫃另配備牆身清鏡片。

(8/F - 21/F)

另附設之名廠潔具包括“Antonio Lupi”洗面盆、“Villeroy & Boch”座廁、“Dornbracht”冷熱水面盆龍頭及浴缸龍頭、“Villeroy & Boch”浴缸（主人套房浴室之浴缸具備按摩功能）、“Dornbracht”花灑套裝配“Cristina花灑頭（只於主人套房浴室提供）。

(23/F - 39/F, 60/F及63/F)

主人套房浴室配備“Antonio Lupi”洗面盆連“Dornbracht”冷熱水面盆龍頭、“Villeroy & Boch”座廁、“Duravit”按摩浴缸連“Dornbracht”浴缸龍頭、“Dornbracht”花灑套裝連花灑頭。

套房浴室配備“Antonio Lupi”洗面盆連“Dornbracht”冷熱水面盆龍頭、“Villeroy & Boch”座廁、“Dornbracht”花灑套裝及body shower花灑噴咀套裝連“Cristina”花灑頭。

浴室則配備“Antonio Lupi”洗面盆連“Dornbracht”冷熱水面盆龍頭、“Villeroy & Boch”座廁、“Villeroy & Boch”浴缸連“Dornbracht”浴缸龍頭。

其他配件包括毛巾棍及廁紙架，並裝妥“Samsung”浴室LCD電視機。

廚房：地台鋪砌優質石材，牆身鋪砌優質石材至石膏板假天花底（假天花以上為石屎/批盪磚牆，櫃背牆身鋪砌瓷磚），並裝設天花燈飾。

各住宅單位之廚房裝設“Bulthaup”高級套裝組合廚櫃及不銹鋼洗滌盆，配冷熱水龍頭。

(8/F - 21/F)

另附設“Miele”洗碗碟機、“Miele”焗爐、“Miele”咖啡機、“Miele”中式鑊單爐頭連雙爐頭煤氣煮食爐及電燒烤架、“Miele”抽油煙機、“Miele”食物保暖機、“Miele”電蒸爐、“Miele”酒櫃、“Sub-zero”雪櫃及“Samsung”LCD電視機。

(23/F - 39/F, 60/F及63/F)

另附設“Miele”洗碗碟機、“Miele”焗爐、“Miele”咖啡機、“Miele”中式鑊單爐頭連雙爐頭煤氣煮食爐及電燒烤架、“Miele”抽油煙機、“Miele”食物保暖機、“Miele”電蒸爐、“Sub-zero”雪櫃、“Sub-zero”酒櫃及“Samsung”LCD電視機。

儲物/工人間，工作間及廁所（標準層住宅單位）：各住宅單位之儲物/工人間牆身面批英泥沙底纖維灰及髹乳膠漆至石膏板假天花底（假天花以上為石屎/批盪磚牆），地台則鋪砌高溫磚。工作間及廁所內牆身鋪砌瓷磚至石膏板假天花底（假天花以上為石屎/批盪磚牆），地台亦鋪砌高溫磚。

另外，工作間並附設“Miele”洗衣機及乾衣機。

環保露台及工作平台：地台鋪砌石材，另設置鋁質飾板及玻璃欄河，並裝妥美觀燈飾。

平台/天台：8/F平台地台鋪砌仿石磚，設有玻璃欄河；68/F-A座平台則鋪砌英泥沙地台並裝設玻璃欄河；88/F-B座天台地台鋪砌石材，並設有玻璃欄河，泳池鋪砌馬賽克，另配備洗滌盆及面盆龍頭，亦提供“Viking”BBQ燒烤爐以供安裝。

22/F空中花園：地台鋪砌石材，牆身鋪砌石材/外牆瓦/鋁質飾板至防風鋁質假天花底，並裝設玻璃欄河。

私人住宅電梯大堂（標準層住宅單位）：地台鋪砌石材，牆身鋪砌石材及玻璃至石膏板假天花（假天花以上為石屎/批盪磚牆），裝配燈飾，並裝妥冷氣設備。

共用住宅電梯大堂：地台鋪砌石材，牆身鋪砌石材/膠板至石膏板假天花（假天花以上為石

屎/批盪磚牆），裝配燈飾，並裝妥冷氣設備。

地下大堂：地台鋪砌石材，牆身鋪砌石材/藝術裝飾至石膏板假天花（假天花以上為石屎/批盪磚牆），裝配特色燈飾，並裝妥冷氣設備。

干德道電梯大堂：地台鋪砌石材，牆身鋪砌石材/藝術裝飾至石膏板假天花（假天花以上為石屎/批盪磚牆），裝配燈飾，並裝妥冷氣設備。

停車場電梯大堂：地台鋪砌石材，牆身鋪砌石材至石膏板假天花（假天花以上為石屎/批盪磚牆），裝配燈飾，並裝妥冷氣設備。

電梯：整座大樓共裝設5部“迅達Schindler”電梯，其中3部住宅電梯停G/F至88/F，一部為基座會所電梯停G/F至7/F，一部為觀光電梯來往干德道電梯大堂至G/F。電梯內地台鋪砌石材，牆身則鋪砌皮革、玻璃及鏡鋼至假天花底，另裝設空調設備及LCD電視；其中兩部住宅電梯更提供八達通讀卡保安操作裝置。

另設2部專用電梯供88/F複式單位之住客來往其住宅上、下層及天台。

電線及電話線：所有睡房、客/飯廳、廚房及部份浴室均裝有電掣及電話插位。

衛星天線/電視天線：各住宅單位已裝置公共電視及衛星天線系統，並可接收本地數碼高清電視廣播訊號，住戶可自行配置支援高清電視功能之器材收看高清電視畫面；而客/飯廳、睡房及廚房均裝妥電視及收音機天線插位（廁所及儲物/工人間除外）。

寬頻網絡：各住宅單位均預留寬頻網絡，並配置無線寬頻路由器提供接駁WiFi寬頻上網服務。

冷氣機：各住宅單位客廳、飯廳及廚房均裝妥“大金”VRV冷氣機。各住宅單位睡房及儲物/工人間均裝妥“三菱”分體式冷氣機。各住宅單位浴室均裝妥“大金”VRV冷氣機或“三菱”分體式冷氣機。

煤氣：各住宅單位均裝妥煤氣喉位至熱水爐及煮食爐，一經申請，即可使用。

熱水爐：各住宅單位均裝妥“Noritz”/“TGC”/“Simpa”即熱恒溫煤氣熱水爐。

中央吸塵系統：各住宅單位均裝妥中央吸塵系統。

防盜系統：電梯（位於88/F之專用電梯除外）內設有閉路電視連接物業管理處，住宅單位之客廳及廚房均裝妥彩色視像對講機；主人套房另裝置無線緊急呼喚系統，而大門、後門及露台趟門等位置均裝置防盜門磁系統。

室內對講系統：各住宅單位主人套房及廚房均裝妥室內對講器。

信箱：各住宅單位均設有信箱一個，設於地下大堂。

附註：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建築師指示以同等質素之建築材料及設備代替上述所列項目。

標準層住宅單位是指8/F - 21/F、23/F - 39/F、60/F及63/F之各單位；行政層住宅單位是指61/F、66/F、68/F及88/F之各單位，此等單位將以清水房狀況交付。

Bathroom（Typical Units）：Floor(s) to be finished with stone and internal walls to be finished with stone up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface, and area behind the cabinet to be finished with ceramic tiles). Vanity cabinet finished with counter-top and mirror to be installed.

(For 8/F to 21/F)

High quality sanitary wares to be installed include “Antonio Lupi” washbasin, “Villeroy & Boch” water closet, “Dornbracht” basin and bath mixer, “Villeroy & Boch” bathtub (Jacuzzi bathtub to be provided inside the master bathroom), “Dornbracht” shower control and mixer and hand shower set with “Cristina” shower head (for master bathroom only).

(For 23/F to 39/F, 60/F and 63/F)

High quality sanitary wares, including “Antonio Lupi” washbasin with “Dornbracht” basin mixer, “Villeroy & Boch” water closet, “Duravit” Jacuzzi bathtub with “Dornbracht” bathtub mixer, “Dornbracht” shower control and mixer and hand shower set with “Dornbracht” shower head, to be installed at the master bathroom.

High quality sanitary wares, including “Antonio Lupi” washbasin with “Dornbracht” basin mixer, “Villeroy & Boch” water closet, “Dornbracht” shower control and mixer and hand shower and body shower set with “Cristina” shower head to be installed at the bathroom of the en-suite.

High quality sanitary wares, including “Antonio Lupi” washbasin with “Dornbracht” basin mixer, “Villeroy & Boch” water closet and “Villeroy & Boch” bathtub with “Dornbracht” bath mixer, to be installed at the other bathroom.

Other fittings and accessories including towel bar, toilet paper holder and “Samsung” LCD bathroom TV will be provided.

Kitchen（Typical Units）：Floor to be finished with stone and internal walls to be finished with stone up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface, and area behind the kitchen cabinet to be finished with ceramic tiles) with light fixtures. “Bulthaup” kitchen cabinet with stainless steel sink and sink mixer to be installed.

(For 8/F to 21/F)

Other provisions include “Miele” dishwasher, “Miele” oven, “Miele” coffee maker, “Miele” single-burner wok-hob and double-burner gas hob with barbecue grill, “Miele” cooker hood, “Miele” food warmer, “Miele” steamer, “Miele” wine cellar, “Sub-zero” fridge and “Samsung” LCD TV to be provided.

(For 23/F to 39/F, 60/F & 63/F)

Other provisions include “Miele” dishwasher, “Miele” oven, “Miele” coffee maker, “Miele” single-burner wok-hob and double-burner gas hob with barbecue grill, “Miele” cooker hood, “Miele” food warmer, “Miele” steamer, “Sub-zero” fridge, “Sub-zero” wine cellar and “Samsung” LCD TV to be provided.

Store Room, Utility Room and the Lavatory（Typical Units）：Internal walls of store room to be finished with emulsion paint on cement and sand plaster up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface) while the flooring will be finished with homogenous tiles.

Internal walls of utility room and the lavatory to be finished with ceramic tiles up to the line of gypsum board ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface) while the flooring will be finished with homogenous tiles.

“Miele” washing machine and tumble dryer to be provided inside the utility room.

Balcony & Utility Platform：Floors to be finished with stone. Glass balustrade with aluminum cladding to be installed and light fittings to be provided.

Flat Roof / Roof：Floor of the flat roof at 8/F to be finished with artificial granite tiles and glass balustrade to be installed. Cement and sand plastered floor and glass balustrade to be provided at the flat roof of Flat 68A. Floor of the roof of Flat 88B to be finished with stone, glass balustrade to be installed and the swimming pool to be finished with mosaic tiles, wash basin with mixer will also be installed, “Viking” BBQ unit to be provided for installation if necessary.

22/F Sky Garden：Floor to be finished with stone, walls to be finished with stone/external wall tiles/aluminium cladding up to the line of weather-proof aluminium false ceiling, glass balustrade to be installed.

Private Residential Lift Lobby（Typical Floors）：Floor to be finished with stone. Internal wall to be decorated with stone and glass panels up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface). Light fittings and air-conditioning system to be installed.

Service Lift Lobby：Floor to be finished with stone. Internal wall to be decorated with stone/plastic laminate up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface). Light fittings and air-conditioning system to be installed.

G/F Main Lobby：Floor to be finished with stone. Internal wall to be decorated with stone / art panels up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface) with special-designed light fittings and air-conditioning system.

Shuttle Lift Lobby at Conduit Road：Floor to be finished with stone. Internal wall to be decorated with stone / art panels up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface). Light fittings and air-conditioning system to be installed.

Lift Lobby at Car Park Level：Floor and internal wall to be finished with stone up to the line of gypsum board false ceiling (walls and ceiling above the gypsum board false ceiling to be finished with concrete/block wall surface). Light fittings and air-conditioning system to be installed.

Lift：Residential tower to be served by five air-conditioned “Schindler” lifts pre-installed with LCD monitor. Three lifts serve G/F to 88/F. One of these lifts is the podium to clubhouse lift serving G/F to 7/F. Another lift is the shuttle lift travelling between Conduit Road level and G/F level. The floor of lift cars to be finished with stone, internal walls to be decorated with leather, glass and mirror face stainless steel up to the line of false ceiling. Besides, Octopus Card security access control to be provided in two of these three residential lifts.

There are another two private lifts exclusively serve the inter-floor traffic for the residents of the duplex units on 88/F.

Electricity and Telephone Facility：Electrical outlets and telephone points to be provided inside all living / dining room, bedrooms, kitchen and some bathrooms.

SMATV/TV/FM Facility：Communal TV and satellite TV systems are reserved at each residential unit for the connection of TV services and receiving local digital high definition TV signals to be viewed with residents’ HDTV equipment. TV/FM points to be provided for all living/dining room, bedrooms and kitchen (except the lavatory and the store room).

Broadband Network：Wired and wireless router with WiFi broadband network to be reserved for all residential units for the connection of broadband services by residents.

Air-conditioner：“Daikin” VRV air-conditioner to be provided at living / dining room and kitchen.

“Mitsubishi” split-type air conditioner to be provided at bedrooms and store room.

“Daikin” VRV or “Mitsubishi” split-type air-conditioner to be provided at bathrooms.

Towngas：Towngas piping to be installed in all residential units and connected to water heaters and cookers. Connection of Towngas services to be applied by residents.

Water Heater：“Noritz”/“TGC”/“Simpa” gas water heater to be provided for each residential unit.

Central Vacuum Cleaning System：Central vacuum cleaning system to be provided in all residential units.

Security System：CCTV system inside the lift (excluding the private lifts for those units on 88/F) to be connected to Management Office. Colour video door phone to be installed at the living room and kitchen of each residential unit. Wireless panic alarm system to be installed in the master bedroom of each residential unit. Security door contact system to be installed at the main entrance door, secondary entrance door and balcony sliding door of all residential units.

Home Intercom System：Intercom unit to be provided in kitchen and master bedroom of each residential unit.

Letter Box：Letter box to be provided for each residential unit at G/F main entrance lobby.

Remarks：All the above items and other provisions not yet specified should refer to the drawings finally approved by the Government. The Developer reserves full rights, based on actual circumstances or in accordance with the Architect’s direction, to substitute other materials of comparable quality and standard for the intended materials listed above.

Typical Units refer to all residential units on 8/F - 21/F, 23/F - 39/F, 60/F and 63/F; Executive Units refer to all residential units on 61/F, 66/F, 68/F and 88/F which would be handed over in bare shell condition.

Reference Information

樓宇管理

地點及地段	<div><ul style="list-style-type: none">香港半山干德道39號內地段第7898號A分段及餘段</div>
地契用途限制	<div><ul style="list-style-type: none">私人住宅用途</div>
年期	<div><ul style="list-style-type: none">由1911年11月20日起計75年，有權續期75年</div>
發展商	<div><ul style="list-style-type: none">Carry Express Investment Limited及旺勝有限公司</div> （皆為恒基兆業地產有限公司之附屬公司）
律師行	<div><ul style="list-style-type: none">羅文錦律師樓</div>
銀行	<div><ul style="list-style-type: none">香港上海滙豐銀行有限公司（已承諾提供資金完成物業發展）</div>
融資公司	<div><ul style="list-style-type: none">恒基兆業有限公司（已就建築經費提供貸款，並會加入簽署正式買賣合約）</div>
認可人士（建築師）	<div><ul style="list-style-type: none">劉榮廣伍振民建築師事務所（香港）有限公司之歐建棟先生</div>
結構工程師	<div><ul style="list-style-type: none">鄭有麟顧問工程師有限公司</div>
地基建造商	<div><ul style="list-style-type: none">惠保（香港）有限公司</div>
總承建商	<div><ul style="list-style-type: none">恒順建築有限公司（與發展商同為恒基兆業地產有限公司之成員公司）</div>
屋宇設備工程師	<div><ul style="list-style-type: none">奧雅納工程顧問</div>
入伙紙發出日期	<div><ul style="list-style-type: none">二零零九年八月十七日</div>
滿意紙發出日期	<div><ul style="list-style-type: none">二零零九年十二月二十四日</div>

樓宇設計用途

（一）住宅
住宅單位總數：合共66個單位，限作居住用途。
住宅物業座數：1座
住宅物業層數：共33層（8/F至88/F）；
8/F至39/F每層樓高約3.325米（樓面至樓面高度）；
60/F至66/F每層樓高約3.20米至4.80米（樓面至樓面高度）；
68/F及88/F每層樓高約3.495米至6.99米（樓面至樓面高度）；
（避火層設於22/F；另不設4/F，13/F，14/F，24/F，34/F，40/F至59/F，62/F，64/F，65/F及67/F，69/F至87/F等樓層）
註：「樓面至樓面高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。

「實用面積」的定義：
一個以牆壁圍繞的單位之樓面面積（包括任何露台、工作平台及陽台之樓面面積，但不包括「其他面積」），其面積（包括任何以牆壁圍繞的露台、工作平台或陽台）是由該單位、露台、工作平台或陽台（視屬何情況而定）之圍牆外緣開始量度。若任何上述牆壁乃分隔兩個毗連單位、露台、工作平台或陽台（視屬何情況而定），則須由該圍牆其中間線開始量度計算，並包括該單位、露台、工作平台或陽台（視屬何情況而定）之內部間隔牆壁及支柱；但不包括圍繞有關單位、露台、工作平台或陽台（視屬何情況而定）之牆壁以外之公用地方。就露台、工作平台或陽台而言，其面積不包括其毗連單位之圍牆或界線之整個厚度，但如任何該等圍牆毗連屬公用地方，則其整個厚度皆計算在內。倘該露台、工作平台或陽台沒有實心牆壁圍繞，其面積則由該露台、工作平台或陽台之外緣開始量度。
「其他面積」的定義：
1. 任何閣樓的面積由圍牆內緣起計，並包括閣樓內部間隔牆壁及支柱；
2. 任何窗台的面積是由該窗台的圍牆或玻璃窗外緣開始量度至該窗台與下達地板水平的牆壁相接點，但不包括該牆壁的厚度。
3. 任何車位的面積是計算至其分界線之中間線或圍牆內緣（視屬何情況而定）；
4. 任何天井、大陽台、花園、平台、天台及冷氣機房之面積量度是由其界線內緣計算，而當其邊界包含一牆壁的話，則須由該牆壁之內緣計算。

單位的「建築面積」乃單位的實用面積加上按比例攤分之公用地方面積、單位的窗台面積及冷氣機房面積之總和。

（二）停車場	<div><ul style="list-style-type: none">1/F，2/F，3/F，5/F及6/F設計為停車場，限作泊車用途。私家車位共99個（每個5米x 2.5米），電單車位共10個（每個2米x 1米）。</div>
（三）住客會所	<div><ul style="list-style-type: none">部份G/F及7/F設計為住客會所，設施包括健身室、多用途室、舞蹈或瑜伽室、水療室、桑拿浴室、兒童遊戲室、室外游泳池、室外兒童遊樂場、室外瑜伽場及室外花園供住戶使用。</div>
備註：1. 住客會所不遲於2010年第二季內開放供住戶使用。	
2. 泳池需待政府有關部門發出牌照後方可開放供住戶使用。	
（四）公共地方	<div><ul style="list-style-type: none">包括但不限於大廈外牆、地下及干德道穿樓升降機入口大堂、停車場升降機大堂、住客會所、管理處、走廊、樓梯、升降機、升降機槽、消防水缸及泵房、消防控制室、泵房、電梯機房、錶房、電掣房、變壓器電力分站房、各種機電房、槽位、垃圾房及非特定業主專用之平台/天台/其他地方。</div>

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（五）保養期：住宅單位之保養期由簽訂大廈公共契約日期起計12個月。

（六）環保設施：本大廈依據屋宇署、地政總署及規劃署之《環保及創新的樓宇》聯合作業備考將下列環保設施面積豁免計算入總樓面面積內，而下列獲豁免之建築物總樓面面積*乃根據2009年6月4日之批准圖則計算。

環保設施	獲豁免計入面積（平方米）
露台	330
工作台	99
加闊公用走廊及電梯大堂	78.347
非結構性外牆預製組件	153.143
空中花園 / 避火層	480.958
環保遮陽篷	395.328
信件派遞室	3.3

*有關此建築物總樓面面積，請參閱建築物條例之正確定義。

樓宇管理

（一）物業管理公司	<div><ul style="list-style-type: none">偉邦物業管理有限公司（大廈公共契約經理人）</div>
（二）管理期限	<div><ul style="list-style-type: none">由簽訂大廈公共契約日起計為期兩年，經理人之酬金為全年管理總支出之百份之十。</div>
（三）預算每月管理費（由簽訂大廈公共契約日起計）	<div><ul style="list-style-type: none">住宅：每平方呎建築面積計每月約\$4.97</div> <p>管理費由發展商發出入伙通知信內指定日期起由各業主負責支付。由入伙紙發出口至簽訂大廈公共契約日期間，管理模式及管理費用概由發展商及管理公司協定，期間根據實際支出由發展商支付。</p>
（四）於簽定單位樓契時每住宅單位須繳費用	<div><ul style="list-style-type: none">管理費按金：相等於三個月管理費公共設備費用：相等於一個月管理費及泥頭費特別基金：相等於兩個月管理費公共設施按金：按照公共水、電及煤氣等應付部份之按金繳付</div>
（五）裝修期按金	<div><ul style="list-style-type: none">\$5,000</div>

備註：1. 本預算乃以2009年第二季之物價水平所釐訂，於大廈入伙紙發出日期後，管理公司可能需酌情略作調整。

2. 本大廈所有單位之管理費均以上期繳付為原則。

大廈公共契約摘要

（一）	經理人將於大廈公共契約簽訂後九個月內召開業主大會，協助成立業主委員會及選舉主席一名。
（二）	住宅單位只限作私人居住用途，不得作任何商業、非法或不道德用途。
（三）	未經經理人書面同意，不得於住宅大樓窗戶、外牆或非指定位置安裝冷氣機。
（四）	除提供予走火或緊急用途外，住宅大樓之天台或平台只供有關天台或平台擁有人使用。
（五）	任何業主未經經理人及有關政府部門（如需要）書面同意，不得在天台或高層天台豎立任何形式之廣告板或建築物。
（六）	在住宅單位飼養禽畜、雀鳥或其他動物作為寵物必須以不對他人造成滋擾為原則，惟除成為大廈任何部份最少兩位業主或住戶合理投訴原因外。
（七）	根據政府租契及大廈公共契約，本大廈所屬地段及相鄰範圍內如有斜坡或護土牆等存在時，該等斜坡或護土牆之維修、保養工作及有關費用須由本大廈之業主共同負責分擔。
（八）	經理人有權在住宅平台或天台安裝及拆除用作大廈維修或保養用途之吊船及其他器械。在進行大廈維修或保養時吊船可停泊在八樓之住宅平台，有關之業主不可在平台放置物品阻礙吊船停泊。
（九）	未經經理人及有關政府部門（如需要）書面同意前，不得進行任何將影響面向私人電梯大堂之電梯門或面向私人電梯大堂之防火門外觀之私人電梯大堂裝修工程。私人電梯大堂之電梯按掣或電梯樓層顯示器不可作任何裝修改動。
（十）	任何業主不得更改其擁有部份之建築結構，以致其他業主受到影響。
（十一）	住宅單位之露台及工作平台不得被部份或全部圍封，亦不得作露台及工作平台以外之用途。

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（十二）經理人須代表全體業主按一份已呈交路政署之承諾書對將來路政署道路工程引致與大廈所屬地段連接之清水渠及沙井蓋損壞履行維修責任，有關費用將納入大廈管理開支。

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政府租契內容撮要

備註：1. 大廈公共契約摘要僅為大廈公共契約內之部分條文，只供參考，詳細條款請參閱大廈公共契約及政府租契全文。

2. 以上資料之中文譯本僅供參考，一切內容以英文版本為準。書內資料均以大廈公共契約、買賣合約、政府最後批准圖則及法律文件為準。

3. 有關之建築圖則、分區計劃大綱圖、政府租契及已批核之大廈公共契約之副本，可於售樓處免費查閱。

4. 準買家可繳付合理之影印費用，以要求索取大廈公共契約副本。

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有關樓款之處理事項

- 申請人於登記時所繳付之款項會被兌現，並由賣方律師將該款項存入代賣方保管之銀行戶口。
- 買方在簽署有關該單位之正式買賣合約後，其在登記時所付的款項將用作該有關單位之定金及部份樓價，並由賣方律師以保管者身份代賣方保存。
- 在揀選單位程序完結後之十四天內，對所有未能成功的申請人或未能揀選合適單位之成功申請人，賣方律師將會將其已付之款項無息退還此等申請人。
- 如任何已簽署臨時合約之人士，無論在任何理由下未能簽署或履行正式買賣合約，則賣方有權從臨時合約簽署人已付之款項中，扣除相等於有關單位的樓價5%之金額，並退還餘款；如已付之款項不足樓價5%，則有關款項將不獲發還。
- 賣方有權接受或拒絕買方要求簽署取消買賣交易合同或達致取消正式買賣合約或取消其正式買賣合約項目下的義務之安排，若賣方同意取消有關單位的買賣交易，賣方有權從買方已交之款項中扣除相等於該有關單位（包括車位）的樓價5%之金額，及買方須繳付一切賣方就取消是項交易而須付出之律師費及其他費用如厘印費（如有）等。

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對買家之重要提示

- 臨時買賣合約對你最後完成此宗交易與否並沒有約束力，但賣方則需要遵守此合約之條文。若你取消此合約，賣方有權沒收百份之五之樓價，而你只可取回其餘下部份之定金。
- 如你欲繼續此宗交易，你須要簽署一張正式買賣合約，在此之前，應請教律師保障你的權益，使此交易可妥善完成。
- 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
- 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
- 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
- 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益，你可自由選擇。

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額外資料

- 所有欲選購住宅單位連天台/平台/露台/工作平台（如適用）之買家請注意，在各天台/平台/露台/工作平台內可能置有外露之公用喉管，售樓處職員將可提供有關單位的天台/平台/露台/工作平台之平面圖以作參考，而外露之喉管的大約位置將會被展示在該些平面圖上。另外，賣方將保留更改該等圖則之權利，並以有關政府部門最後之批准為準。
- 買家可聘用自己選擇的律師處理有關物業買賣事宜，有關律師行之資料，買方可致電香港律師會查詢，電話2846-0500，或瀏覽其網頁www.hklawsoc.org.hk。

- 買家可向發展商代表律師索取有關完成該物業建築工程之總數及專業費用之最新資料及不時已花費及已支出之金額，此項服務收費為每次港幣100元正。
- 賣方將會繳付此發展項目地段由政府租契之日期起計至買賣單位之成交日期間之有關物業地租。

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應詢資料

- 買賣按揭契約及印花稅等費用。
- 已獲建築事務監督批准之建築圖則全套。
- 已批核之大廈公共契約及政府租契全文；賣方保留修改大廈公共契約及政府租契之權利。

Reference Information

參考資料

Location & Lot Number	: No.39 Conduit Road, Mid-levels, Hong Kong Section A and The Remaining Portion of Inland Lot No. 7898
User Restrictions	: Private residential purposes
Lease Term	: 75 years commencing from 20th November 1911 with a right of renewal for a further term of 75 years
Developer	: Carry Express Investment Limited and Nation Sheen Limited (both are subsidiaries of Henderson Land Development Company Limited)
Solicitors	: Lo & Lo
Bank	: The Hongkong and Shanghai Banking Corporation Limited (which has given an undertaking to provide finance to complete the development)
Financier	: Henderson Development Limited (which has provided loans to finance the construction of the development and which will join in to execute the formal Agreements for Sale and Purchase)
Authorized Person (Architect)	: Mr. Arthur Au Kin Tung of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited
Structural Engineer	: Stephen Cheng Consulting Engineers Limited
Contractor (Foundation)	: Vibro (H.K.) Limited
Main Contractor (Superstructure)	: Heng Shung Construction Company Limited (which, same as the Developer, is a member company of Henderson Land Development Company Limited)
Building Services Engineer	: Ove Arup & Partners Hong Kong Limited
Date for Issuance of Occupation Permit	: 17th August, 2009
Date for Issuance of Certificate of Compliance	: 24th December, 2009

DESIGN AND PURPOSES OF THE BUILDING

(1) Residential Units	
Number of Residential Units	: 66 units for residential purpose only.
Number of Residential Towers	: 1 Tower
Number of Residential Storeys	: 33 storeys (8/F to 88/F)
	Floor-to-floor height for each of 8/F to 39/F is approx. 3.325m;
	Floor-to-floor height for each of 60/F to 66/F is approx. 3.20m to 4.80m;
	Floor-to-floor height for each of 68/F and 88/F is approx. 3.495m to 6.99m;
	(Refuge floor is located on 22/F, and floor numbering of 4/F, 13/F, 14/F, 24/F, 34/F, 40/F to 59/F, 62/F, 64/F, 65/F, 67/F, 69/F to 87/F are omitted)

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.

Definition of “Saleable Area”

The floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of the Other Areas), which area (including any balcony, utility platform or verandah enclosed by walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), 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, balconies, utility platforms or verandahs (as the case may be); but shall exclude the common parts outside the enclosing walls of such unit, balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the 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. Where a balcony, utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah.

Definition of “Other Areas”

- The area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;
- The area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;
- The area of any car parking space which shall be measured to the center of its demarcating lines or the interior face of its enclosing walls, as the case may be;

- The area of any yard, terrace, garden, flat roof, roof and air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

“Gross Floor Area” of a unit shall be the sum of its Saleable Area, areas of Bay Window and A/C Room, and its apportioned share of Common Areas.

- (2) Car Parking Spaces : 1/F, 2/F, 3/F, 5/F and 6/F are designed for car parking purpose only. Totally there are 99 Private Car Parking Spaces (5m x 2.5m) and 10 Motorcycle Parking Spaces (2m x 1m)
- (3) Clubhouse : Part of G/F and 7/F are designed as clubhouses for residents’ uses. Clubhouse facilities include gymnasium, function room, aerobics / yoga room, spa room, sauna room, staircases, lifts, lift shafts, fire services water tank, outdoor children playground, outdoor yoga area and landscape garden.
- Remarks: 1. The Clubhouse will be opened to residents not later than the 2nd quarter of 2010.
2. The swimming pool will be opened to residents upon the issuance of license by relevant Government Authorities.

- (4) Common Areas : Includes but not limited to external walls, ground floor lift lobby, shuttle lift lobby on Conduit Road, lift lobby of car park, clubhouse, caretaker’s counter/office, passageways, staircases, lifts, lift shafts, fire services water tanks, fire services pump rooms, fire services control room, pump rooms, lift machine rooms, meter rooms, switch rooms, transformer rooms, machine rooms, cable ducts, refuse rooms and all other areas/roof/flat roof which are not for the exclusive use and benefit of the Owner of any particular unit.
- (5) Defects Liability Period: The defects liability period shall be 12 months from the date of the Deed of Mutual Covenant.
- (6) Green Features : The following green and innovative features have been exempted from Gross Floor Area* calculation under the Green and Innovative Building Policy jointly announced by the Lands Department, the Buildings Department and the Planning Department. The exempted area calculated below is based on the approved plans dated 4th June 2009.

Green Features	Total Exempted Area (m²)
Balconies	330
Utility Platforms	99
Wider Common Corridors & Lift Lobbies	78,347
Non-Structural Prefabricated External Walls	153,143
Sky Garden / Refuge Floor	480,958
Green Sunshades	395,328
Mail Delivery Room	3,3

* For this Gross Floor Area, please refer to its definition under the Buildings Ordinance.

MANAGEMENT OF THE BUILDING

- (1) Management Company : Well Born Real Estate Management Limited (DMC Manager)
- (2) Term of Appointment : Two years from the date of the Deed of Mutual Covenant and the Remuneration of the Manager shall be ten percent (10%) of the total annual Management Expenses.
- (3) Budgeted Management Fees (starting from the date of the Deed of Mutual Covenant)
- | | |
|-------------------|--|
| Residential Units | : HK\$4.97 (approx.) per sq. ft. (on gross floor area basis) per month |
|-------------------|--|
- Management Fees are to be paid by purchasers on the date specified in the Notice of Completion issued by the Developer to all purchasers.
- In the period between the issuance of Occupation Permit and the date of the Deed of Mutual Covenant, the modes of the property management operation and associated management fees are to be agreed between the Developer and the Management Company, and the actual expenses incurred in the period are to be borne solely by the Developer.
- (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 towngas meter deposits and etc. allocated to each residential unit |
- (5) Decoration Deposit : HK\$5,000
- Remarks : 1. It may be necessary for the Management Company to revise the budgeted management fees upon issuance of Occupation Permit since it is gauged on the price level of the second quarter of 2009.
2. Management fees in respect of all units are to be paid in advance.

MAIN PROVISIONS OF THE DEED OF MUTUAL COVENANT

- (1) Within 9 months of the execution of the Deed of Mutual Covenant, the Manager shall convene a meeting of the Owners to establish an Owners’ Committee and to elect a chairman thereof.
- (2) All residential units shall be used for private residential purpose only and shall not be used for any commercial or illegal or immoral purposes.
- (3) No air-conditioning or other units shall without the prior written consent of the Manager be installed through any windows or external walls of the Residential Development other than at places designated for such purpose.
- (4) No Owner except the Owner having the exclusive right to use and occupy the flat roof or a specified part of the roof which forms part of his Residential Unit shall have the right to use the flat roof or that part of the roof except in the event of fire or emergency.
- (5) No Owner shall without the prior written consent of the Manager and the competent Government authorities (if required) erect or place or cause or permit to be erected or placed any advertising signs or other structure on the roof or upper roof.
- (6) Live poultry, birds or animals may be kept in a Residential Unit as pets unless the same has been the cause of reasonable complaint by at least 2 Owners or Occupiers of any part of the Building.
- (7) The Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and this Deed and in accordance with the Slope Maintenance Guidelines and the Maintenance Manual.
- (8) The Manager shall have the right from time to time to install and remove anchors and other provisions at the building perimeter of the flat roof or roof forming part of a Residential Unit for the operation of the building maintenance system including but not limited to gondola which shall be entitled to rest on the flat roofs on the eighth floor of the Building forming part of any Residential Unit and the Owner(s) of such Residential Unit shall not do or suffer to be done on such flat roofs anything which may cause obstruction to the resting of the gondola on the flat roofs.
- (9) Prior to the carrying out of any fitting out or decoration works (“the Fitting Out Works”) by an Owner of the private lift lobby forming part of a Residential Unit which may change or alter the appearance of the lift door facing the private lift lobby and/or the appearance of that side of the door (leading to the service lift lobby) facing the private lift lobby, such Owner shall obtain the prior written approval of all relevant Government authorities (if necessary) and of the Manager for the Fitting Out Works and shall comply with all relevant laws and regulations provided always that no change or alteration shall be made and no work of whatsoever nature shall be carried out to the call button and the floor indicator of the lift.
- (10) No Owner shall make any structural alteration to any part of the Building owned or held by him which may damage or affect or interfere with the rights of other Owners.
- (11) No Owner shall enclose the balcony and/or utility platform of his Residential Unit wholly or partially, nor shall he use it for any purpose other than as a balcony or utility platform.
- (12) The Manager shall observe, perform and comply with the Highways Department Undertaking (relating to the maintenance responsibility arising from damages caused by Highways Department’s future road works on certain stormwater drainage pipes with shallow cover connecting to the Lot) on behalf of all the Owners and all costs and expenses incurred in connection therewith shall be included in the Estate Management Expenses.

OBLIGATIONS, RESTRICTIONS AND EASEMENTS ETC. CONTAINED IN CONDITIONS OF EXCHANGE NO. 7423 (AS VARIED OR MODIFIED) IN RESPECT OF SECTION A AND THE REMAINING PORTION OF INLAND LOT NO. 7898

- A) Special Condition No. (3) stipulates that the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.
- B) Special Condition No. (7) stipulates that the grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- C) Special Condition No. (17) stipulates that the grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as the said Director may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to this lot, and the grantee shall be solely liable for and shall indemnify Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land.

- D) Special Condition No. (25)(b) stipulates that the grantee may within such time limit as may be required by the Director at his own expense and in all respects to the satisfaction of the Director divert the said covered storm-water drain as the Director at his sole discretion may require (hereinafter collectively referred to as “the Diverted Storm-water Drain”) in such manner, at such levels and locations, with such materials and to such standards, specifications and design as may be approved by the Director. The grantee agrees to maintain and repair the Diverted Storm-water Drain at his own expense and in all respects to the satisfaction of the Director.
- E) Special Condition No. (26) stipulates that the building or buildings to be erected on the lot shall be completed and made fit for occupation on or before the 30th day of June, 2010.
- F) Special Condition No. (30) stipulates that no tree growing on the lot or adjacent thereto shall be interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

Remarks:

- The above information is for reference only. For details, please refer to the full script of the Deed of Mutual Covenant and the Government Grant.
- In case of discrepancy between the English version and the Chinese version of this Information Section, the English version shall prevail. All information given in this brochure shall be subject to the terms and conditions of the Deed of Mutual Covenant, Agreement for Sale and Purchase, final Government approved plans and legal documentation.
- Copies of the related Building Plans, Outline Zoning Plan(s), Government Grant and the approved DMC are available for free inspection at the sales office(s).
- Prospective purchasers may request for a copy of the Deed of Mutual Covenant upon payment of a reasonable photocopying charge.

Matters relating to the Purchase Price

- The preliminary deposits tendered by applicants at the time of registration will be encashed and all the proceeds will be paid into an account with a licensed bank held in trust for the Vendor by its solicitors.
- After the respective formal Agreements for Sale and Purchase have been signed by the purchasers in respect of the Units purchased by them, the proceeds in the said account relating to those Units shall be applied as deposit and in part payment of the purchase price of each Unit and shall be held by the Vendor’s solicitors as stakeholder.
- All preliminary deposits from unsuccessful applicants or the proceeds therefore shall be returned by the Vendor’s solicitors in full but without interest to the unsuccessful applicants and those successful applicants who have chosen not to purchase any of the relevant Units, not later than 14 days after the completion of the selection of the relevant Units.
- If a person who signed a preliminary agreement does not, or, if more than one person signed the preliminary agreement, and none of them for whatever reason, execute the formal Agreement for Sale and Purchase, the Vendor will refund to him or them, as the case may be, the amount of any preliminary deposit already paid by him or them less (i) an amount of 5% of the purchase price of the Unit in respect of which he or they signed the preliminary agreement or (ii) the actual amount of the preliminary deposit if it was less than 5% of the purchase price.
- In the event of the Vendor, at the request of the purchaser, agreeing (at his own discretion) to cancel the Agreement for Sale and Purchase by way of Cancellation Agreement or any other means which has the effect of cancelling the Agreement for Sale and Purchase or the obligations of the purchaser thereunder in consideration of the Vendor agreeing to do so, the Vendor will retain the sum of 5% of the total purchase price of the Unit (including any vehicle parking spaces) in addition to payment by the purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

Warning to Purchasers

- A provisional sale and purchase agreement is NOT A BINDING AGREEMENT FOR YOU to buy the property but is binding on the Vendor. But, if you withdraw from the purchase, you will forfeit 5% of the purchase price to the Vendor and you will be entitled to be repaid only the remaining part of the deposit after deduction of the forfeited amount.
- Before you sign the formal sale and purchase agreement 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.
- 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.

Reference Information

參考資料

- YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able to advise you at every stage of your purchase to give you independent advice.
- If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor he will 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.
- Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interests. You are free to choose whichever option you prefer.

Additional Information

- All purchasers of residential units with flat roofs/ roofs/ balconies/ utility platforms should note that there might be exposed pipes and ducts for common uses on such flat roofs/ roofs/ balconies/ utility platforms. Floors plans of such flat roofs/ roofs/ balconies/ utility platforms indicating the approximate position of the exposed pipes and ducts will be available upon request at the sales office for reference. The Vendor reserves the right to amend such plans subject to the approval by the relevant Government departments.
- Purchasers may instruct their own solicitors to act for them in their purchase of units in the development. For details of the solicitors firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.
- Purchasers may, on payment of a fee of HK\$100 each time, request the Developer's solicitors to supply them with a written copy of the updated information as to the total construction costs and professional fees to complete the development as well as the total construction costs and professional fees expended and paid from time to time.
- The vendor will pay/has paid all outstanding Government rent in respect of the lot from the date of the grant of the lot up to and including the date of the respective Assignments.

Information to be Disclosed Upon Request

- Charges for conveyancing and mortgage documents and stamp duties.
- A complete set of building plans approved by the Building Authority.
- A set of full script of the approved Deed of Mutual Covenant and the Government Grant. The vendor reserves the right to apply for amendments to the approved Deed of Mutual Covenant and the Government Grant.

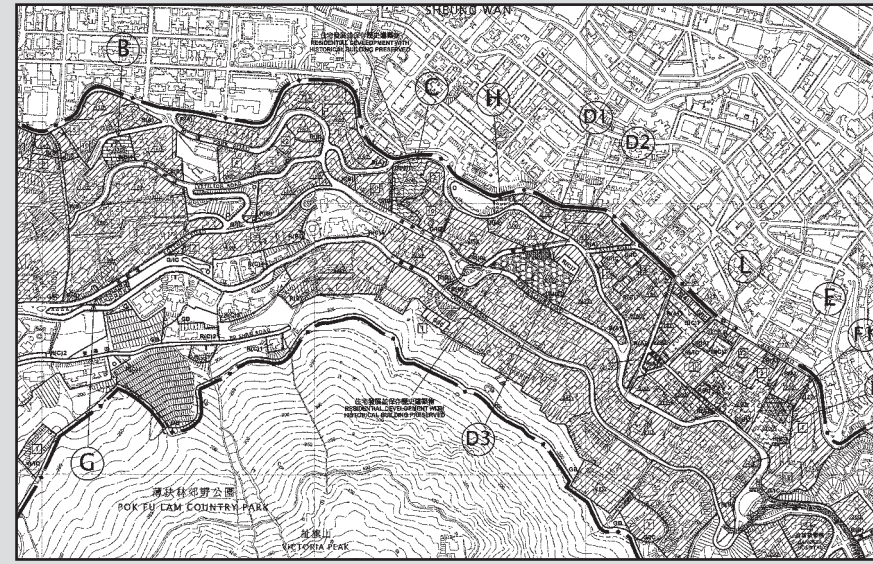
每住宅單位佔整體業權之不可分割份數 Undivided shares allocated to each residential unit

樓層/單位 Floor/Unit	A	B
8/F	227	231
9/F - 21/F	209	209
23/F - 39/F	244	244
60/F	300	263
61/F (Split Unit)	381	419
63/F	300	263
66/F (Split Unit)	419	381
68/F (Duplex)	460	456
88/F (Duplex)	581	515

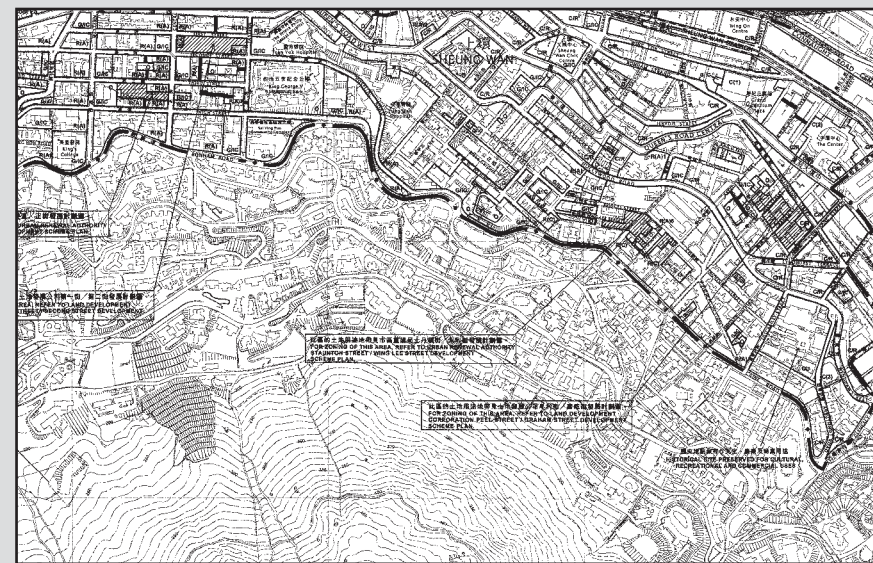
備註：發展商保留因應個別住宅單位修改圖則後而需要修訂該單位佔整體業權之不可分割份數之權利，而一切修訂均以政府有關部門最後之批准為準。

Remarks: The Developer reserves the right to revise the undivided shares allocated to individual residential units corresponding to the alterations to the building plans. All the revisions are subject to the final approval of the relevant Government departments.

分區計劃大綱圖 Outline Zoning Plans



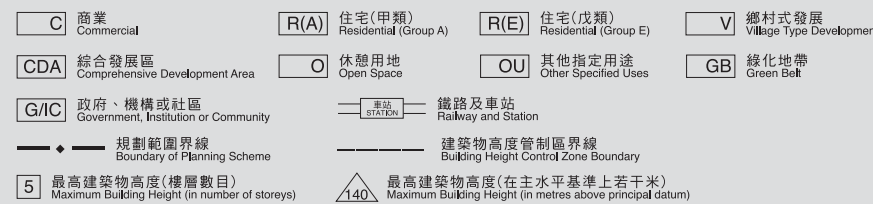
摘錄自2008年12月2日印刷之山頂區(港島規劃區第十四區)分區計劃大綱圖，圖則編號為S/H14/9。 Excerpt of the Hong Kong Planning Area No. 14 from the Outline Zoning Plan of The Peak Area with Plan No. S/H14/9 dated 2nd December 2008.



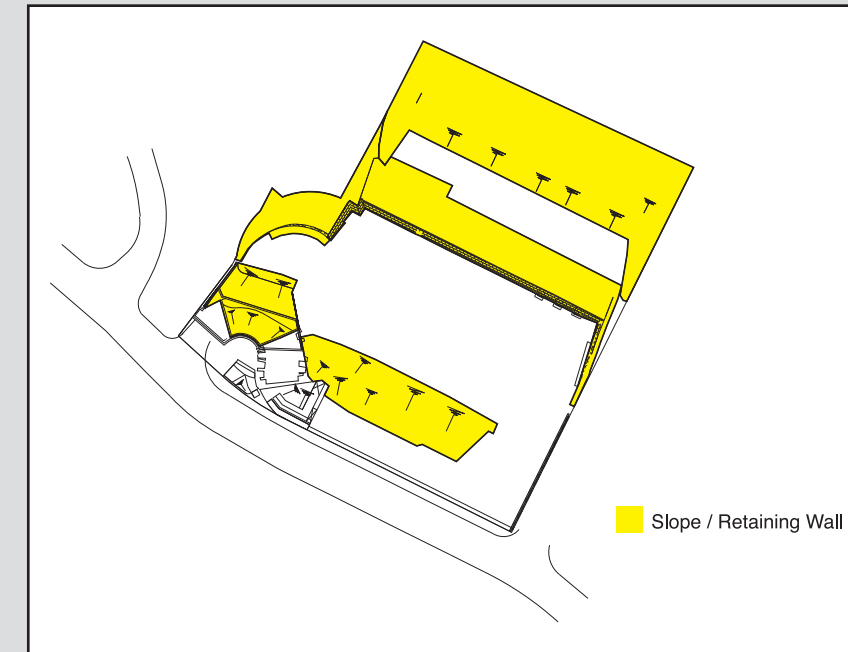
摘錄自2008年7月15日印刷之西營盤及上環(港島規劃區第三區)分區計劃大綱圖，圖則編號為S/H3/22。 Excerpt of the Hong Kong Planning Area No. 3 from the Outline Zoning Plan of Sai Ying Pun & Sheung Wan with Plan No. S/H3/22 dated 15th July 2008.



摘錄自2008年3月20日印刷之半山區西部(港島規劃區第十一區)分區計劃大綱圖，圖則編號為S/H11/14。 Excerpt of the Hong Kong Planning Area No. 11 from the Outline Zoning Plan of Mid-Levels West with Plan No. S/H11/14 dated 20th March 2008.



斜坡圖 Slope Plan



位置圖 Location Map



專線小巴士 Green Mini-bus Terminus	幼稚園 Kindergarten	電力站 Power Station
運動場 Sports Ground	小學 Primary School	社區中心 Community Centre
教堂 Church	中學 Secondary School	公厕 Public Toilet
古蹟 Antiquity	公園 Park	

重要聲明:

- 參與本售樓說明書製作之所有人等均已悉心維持所有資料在付印日期時之最佳準確程度及盡力減低文誤之可能性。如有疑問或欲知個別內容之詳情，請向售樓人員或有關行業之專業人士詢問查證。
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- 有關本物業及其周邊地區環境之整體發展規劃或將更改或修訂，當按照政府有關部門最後之批准及修訂為準。
- 本售樓說明書付印日期：二零零九年九月

IMPORTANT NOTES:

- All parties engaged in the production of this sales brochure have made their best efforts to ensure the highest accuracy of all information herein contained as to the date of printing of sales brochure and to minimize the existence of clerical errors. Readers are invited to make enquires to sales personnels or consult relevant professionals for verification of doubts or particulars of specific items.
- All photos, maps, charts, plans, artist's impressions etc. are for reference and information only. Some photos and plans have been tuned by computer retouching for better visual effects. For the best knowledge of the surroundings and environment, visit in person is strongly advised.
- The overall developmrit scheme of the property site and the surrounding areas and environment are subject to change or modification and the final approval and amendment(s) by the relevant Government authorities.
- Date of printing of this Sales Brochure : September 2009

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銷售代理 Sales Agent



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