

1. 放置室外冷氣機

室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在毗鄰/毗連部分住宅單位的冷氣機平台上或部分住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台上及平台的室外冷氣機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

3. 喉管

發展項目部分住宅單位的平台及 / 或露台的外牆或毗鄰平台及 / 或露台的外牆裝有喉管，部分住宅單位的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新批准建築圖則。

4. 大廈保養系統操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 或天台及 / 或露台的住宅單位 (不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料) 操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的天台及 / 或平台及 / 或露台的發展項目公用地方與設施周邊外牆的托架、錨及 / 或插座錨固吊船、吊船吊臂或其他類似裝置 (不論該等錨、插座及 / 或托架是否位於毗鄰構成住宅單位一部分的天台及 / 或平台圍邊內部表面或構成住宅單位一部分的露台底部及 / 或天花) 及 / 或於構成住宅單位一部分的天台及 / 或平台及 / 或露台停泊及 / 或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及 / 或維修發展項目的外牆、玻璃幕牆及公用地方與設施。

2. 在管理人安排為發展項目的外牆 (包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶及露台) 及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，大廈保養系統包括但不限於吊船、吊船吊臂或其他類似裝置 (不論是永久或臨時的裝置) 可能會停泊在住宅單位的平台及 / 或天台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外及露台外操作。

5. 街燈

1. 賣方將於發展項目的建築工程完成前在其附近的行人路安置街燈。如安置街燈在行人路為不可行，並在路政署的要求下，賣方將在發展項目外牆及 / 或其他公用部分安裝及 / 或固定街燈。為達此目的，賣方在公契及管理協議作為第一擁有人有權自費於發展項目外牆及 / 或公用部分安裝及 / 或建造按路政署及 / 或其他政府主管部門要求或批准的方式及標準和設計的街燈，並就此目的，進入地段及屋苑以進行該工程，而該權力將引伸適用於一切必需的承辦商、代理人、工人及獲第一擁有人授權的人士。

2. 一切與街燈相關的工程可能不會在申請發出佔用許可證時完成，而進行該些工程可能對發展項目的享用，包括但不限於對進出發展項目以及週邊環境造成影響。

3. 在發展項目外牆及 / 或其他公用部分安裝及 / 或固定的街燈可能影響其外觀。街燈的燈光亦可能對住宅單位的享用造成影響。僅為識別目的，並以路政署及 / 或其他政府主管部門的要求或批准為準，在發展項目附近行人路安置街燈之擬定位置在本部分最後的圖則 1 以紅色顯示，而在發展項目外牆安裝及 / 或固定街燈之擬定位置在本部分最後的圖則 2 以靛藍色顯示。

6. 浴室外的櫃及潔具

有關 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓每層的 A 及 F 單位，在每一個該等住宅單位的洗手盆連同洗手盆水龍頭及緊貼在其下面的木製洗手盆櫃均裝設於浴室外最近的位置。有關該洗手盤的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。此外，該等裝置之用料均與用於其他單位內同類型裝置之用料相同。詳情請參閱本售樓說明書的「裝置、裝修物料及設備」。

註：除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契及管理協議內的意思相同。

1. Placing of outdoor air-conditioning units

Outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) and flat roof(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

2. Architectural features

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Pipes

Some pipes are located on the external walls at or adjacent to the flat roofs and/or balconies of some residential units of the development. It is possible that the views of some residential units may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the development.

4. Operation of Building Maintenance System

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or roof(s) and/or balcony(ies) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the building maintenance system, including but not limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the roof and/or flat roof and/or balcony(ies) forming part of a residential unit (whether or not such anchors, sockets, and/or brackets are located at the internal surface of the kerb abutting on the roof and/or flat roof forming part of a residential unit or at the underneath and/or ceiling of the balcony forming part of a residential unit) and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the roofs and/or flat roofs and/or balcony(ies) forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.

2. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows and balconies forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, the building maintenance system including but not limited to gondola(s) or davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be parked on the flat roofs and/or roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows and the balconies of the residential units.

5. Street lamp

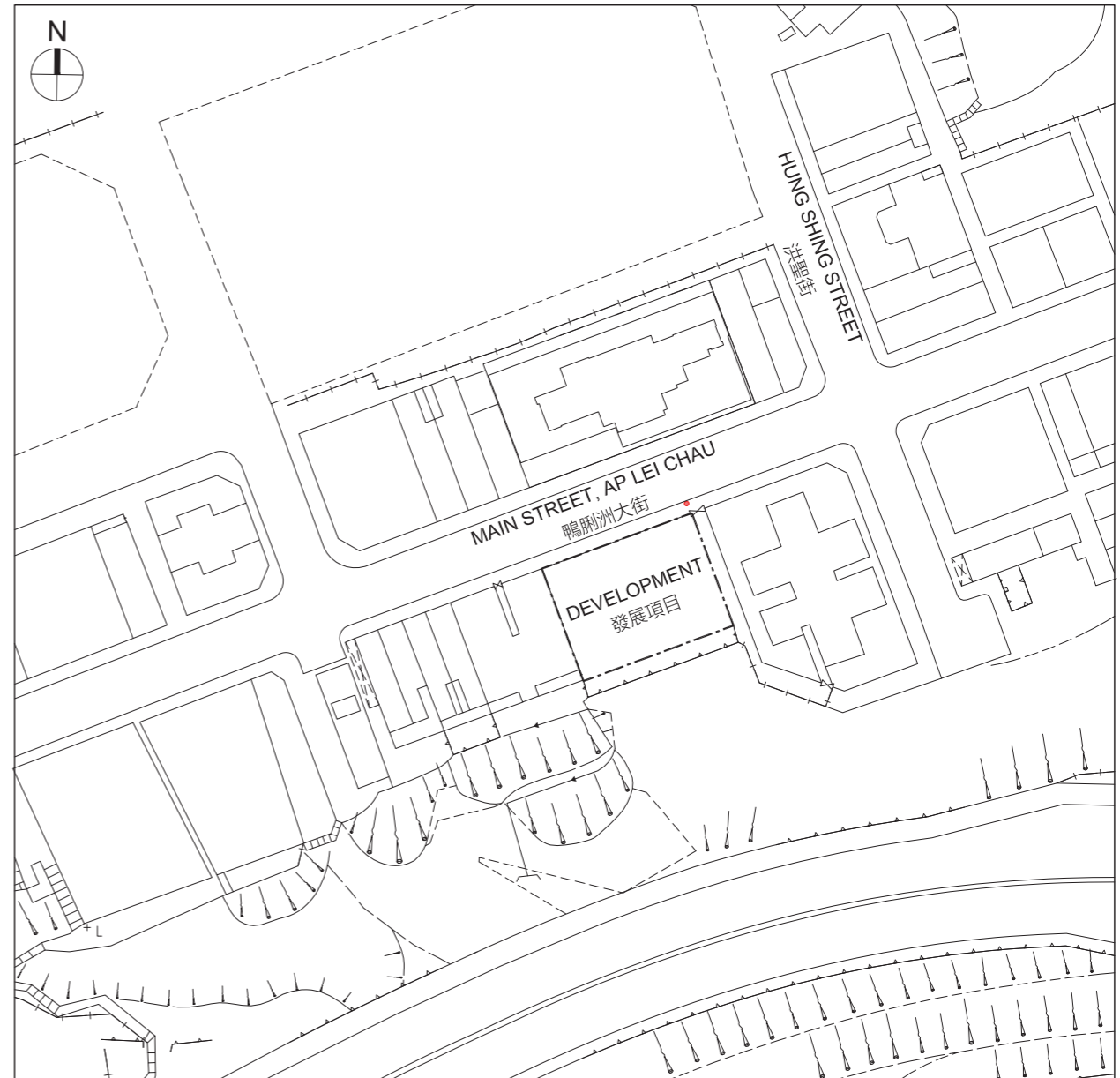
1. The Vendor will, before completion of the construction works of the development, place a street lamp in the pavement nearby. In case the street lamp is found infeasible to be placed in the pavement and upon request by the Highways Department, the Vendor will install and/or affix a street lamp onto the external wall and/or other common parts of the development. For this purpose, under the Deed of Mutual Covenant and Management Agreement, the Vendor as the First Owner shall have the right at its own costs and expenses to install and/or construct the street lamp onto the external wall and/or other common parts of the development in such manner and to such standard and design as the Highways Department and/or other competent government authorities shall require or approve and for such purpose to enter the Lot and the Estate to carry out such works, which right shall extend equally to all necessary contractors, agents, workers and other persons authorized by the First Owner.
2. All the works in connection with the street lamp may not be completed at the time of application for issuance of the Occupation Permit of the development, and the carrying out of such works may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment thereof.
3. The street lamp to be installed and/or affixed onto the external wall and/or other common parts of the development may affect the appearance thereof. The illumination of the street lamp may also affect the enjoyment of the residential units. For the purpose of identification only and subject to the requirements or approval of the Highways Department and/or other competent government authorities, the proposed location of the street lamp to be placed in the pavement near the development is shown coloured red on the Plan 1 at the end of this Section and the proposed location of the street lamp to be installed and/or affixed onto the external wall of the development is shown coloured indigo on the Plan 2 at the end of this Section.

6. Cabinet and bathroom fittings outside bathroom

In respect of Flats A and F on each of 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 28/F, the wash basin with the wash basin mixer and the timber basin cabinet immediately thereunder in each of such residential units are all installed in a position immediately outside the bathroom. For the location of such wash basin, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure. Besides, such fittings are of the same materials as used in the fittings of the same types in the other units. For details, please refer to the "Fittings, Finishes and Appliances" in this sales brochure.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant and Management Agreement.

**圖則 1
Plan 1**

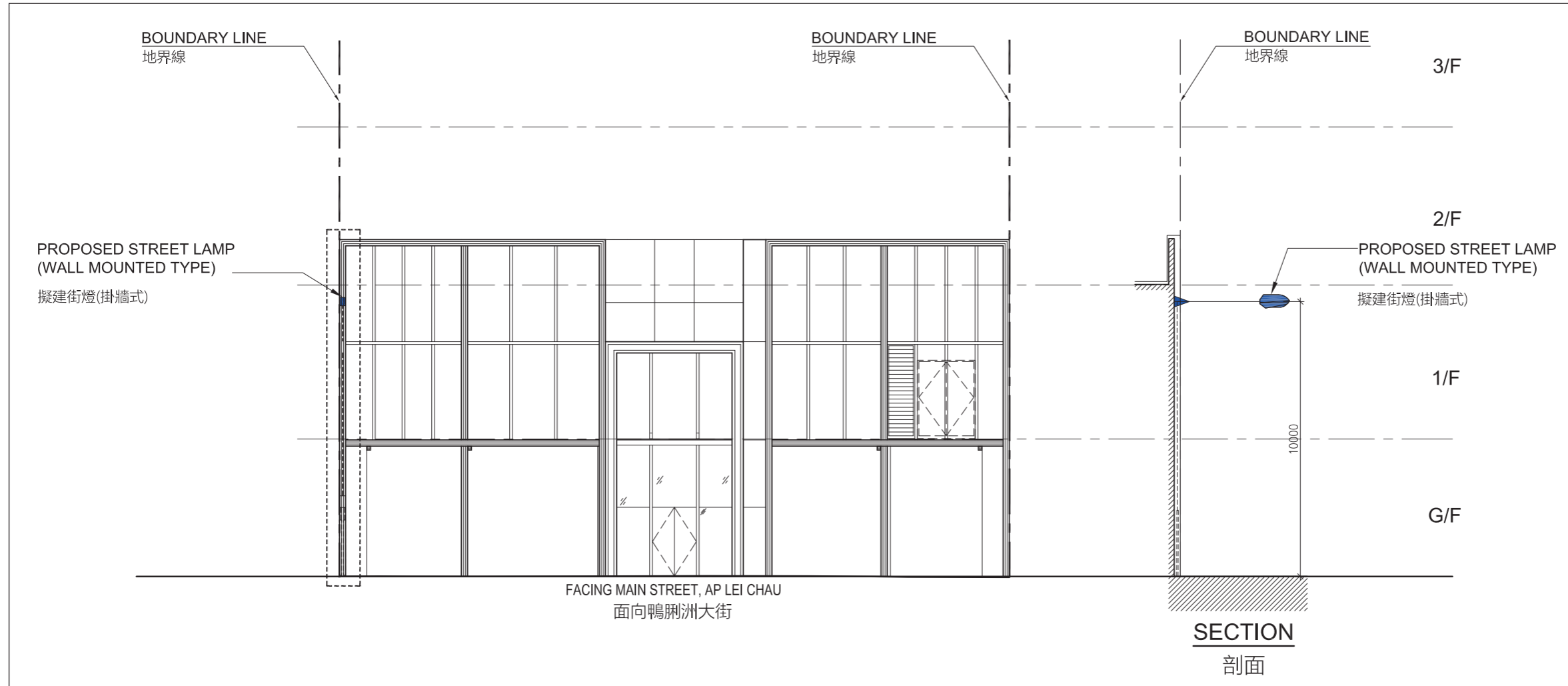


發展項目的界線
 Boundary of the Development
 擬建街燈(坐地式)
 Proposed Street Lamp (Floor mounted type)

以上圖則僅供識別用途及並非按比例製作。
The above plan is for identification purpose only and is not drawn to scale.



圖則 2
Plan 2



以上圖則僅供識別用途及並非按比例製作。
The above plan is for identification purpose only and is not drawn to scale.



賣方就該項目指定的互聯網網站的網址：

The Address Of The Website Designated By The Vendor For The Development:

www.theuppersouth.com.hk

1. 發展項目及其周邊地區日後可能出現改變
2. 本售樓說明書印製日期：2021年4月16日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 16 April 2021

EXAMINATION RECORD

檢視記錄

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2021年5月28日 28 May 2021	46-47, 51-52	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	64	更新有關資料 Update relevant information
2021年8月27日 27 August 2021	3-9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
2021年10月15日 15 October 2021	19	更新發展項目的布局圖 Update layout plan of the development
	21-26	更新發展項目的住宅物業的樓面平面圖 Update floor plans of residential properties in the development
	42-43	更新立面圖 Update elevation plan
	60, 62	更新申請建築物總樓面面積寬免的資料 Update information in application for concession on gross floor area of building

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