

—NO.15—
SHOUSON
壽臣山15號

IMMERSIVE
GREENERY
SHOWHOUSE

綠然沉浸式展覽廳

NOTICES 告示 1

發展項目名稱: 壽臣山15號(「發展項目」)
區域: 壽臣山及淺水灣
發展項目的街道名稱及門牌號數: 壽臣山道西15號

賣方為施行《一手住宅物業銷售條例》第二部而就發展項目指定的互聯網網站的網址: www.15shouson.com

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

賣方: 傑懋有限公司|賣方的控權公司: Superb Land Limited|發展項目的認可人士: 李嘉胤|發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 李景勳、雷煥庭建築師有限公司|發展項目的承建商: 保華建造有限公司|就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所: 貝克·麥堅時律師事務所|已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司|已為發展項目的建造提供貸款的任何其他人: Superb Land Limited|本廣告由賣方或在賣方的同意下發布。|賣方建議準買方參閱售樓說明書,以了解本發展項目的資料。詳情請參閱售樓說明書。
印製日期: 2021年9月23日

Name of the Development: No.15 Shouson (“the Development”)
District: Shouson Hill and Repulse Bay
Name of the street and street number of the Development: No. 15 Shouson Hill Road West

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.15shouson.com

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Talent Charm Corporation Limited

Holding company of the Vendor: Superb Land Limited

Authorized person for the development: Lee Kar Yan, Douglas

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

Building contractor for the development: Paul Y. Builders Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the development: Superb Land Limited
Prospective purchasers are advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details.

This advertisement is published by or with the consent of the Vendor.

Date of printing: 23 September 2021

NOTICES 告示 2

展覽廳此部份所放置或安裝的裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等並非交樓標準。有關交樓標準之裝置、裝修物料及設備之詳情，請參閱售樓說明書。裝置、裝修物料及設備以買賣合約及交易文件規定為準。展覽廳此部份之裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等不構成亦不得詮釋成賣方就發展項目作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。詳情請參閱售樓說明書。

The fittings, finishes, appliances, decorative items, furniture, facilities, layout, partition, lightings etc. displayed or installed in or at this part of the sales gallery are not the standard delivery items upon handover. For standard provision of fittings, finishes and appliances, please refer to the Sales Brochure for details. Fittings, finishes and appliances are also subject to those stipulated in the agreement for sale and purchase and the transaction documents. All fittings, finishes, appliances, decorative items, furniture, facilities, layout, partition, lightings etc. in or at this part of the sales gallery do not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether express or implied by the Vendor. Please refer to the Sales Brochure for details.

NOTICES 告示 3

本影像並非在發展項目或其附近範圍拍攝，純屬畫家對發展項目及其周圍環境之想像，並經電腦修飾處理。詳情請參閱售樓說明書。

The image represents an artist's impression and is not taken at or from the Development or its nearby areas. It has been processed with computerized imaging techniques and represents the artist's impression of the Development and its surroundings only. Please refer to the Sales Brochure for details.

NOTICES 告示 4

此模型只純屬模型製作者對發展項目或發展項目相關部份之想像，僅供一般參考之用。賣方保留修改其園林設計、布局、色調配搭、規格、設施及圖則，而不作事先通知的權利。此模型中所顯示發展項目的周邊地區環境、建築物及設施的資料(如有)只供一般參考，可能未有顯示或經簡化處理，其高度及大小可能並不按照比例製作。洋房天台可能存在之喉管、避雷針及冷氣機等並未有於此模型顯示。此模型所顯示之園林設計及照明裝置可能與實際發展項目所提供(如有)不同。模型所展示之有關洋房各樓層能升降之效果純屬模型製作者之想像或以便展示模型，並非展示發展項目或相關部份實際狀況。賣方不會對此模型中有關發展項目的周邊地區環境、建築物及設施資料的準確性、完整性、使用或更新負上任何責任。發展項目其周邊地區日後可能出現改變，賣方建議準買家到發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。此模型並不構成亦不得被詮釋成賣方作出任何不論明示或隱含之要約、陳述、承諾或保證(不論是否與景觀有關)。

此模型的比例為1:75

This model only represents the model maker's impression of the Development or part of the Development concerned only and is for general reference purpose only. The vendor reserves the right to make changes to the landscape design, layout, colour scheme, specification, facilities and floor plans without prior notice. The information of the surrounding environment, buildings and facilities of the development (if any) appearing on this model is for general information only, they may have been omitted or simplified and their heights and sizes may not be made to scale. Pipes, lightning rods and air conditioning units, etc which may exist on the roof of the houses have been omitted. The landscape design and lighting features shown in this model may not be the same as those, if any, to be provided in the development. The up or down movement for each floor of the house(s) as demonstrated in the model is the model maker's impression or is for facilitating the showing of the model, and is not for showing the actual condition of the Development or the part thereof concerned. The vendor accepts no liability for the accuracy or completeness or use of, nor any liability to update, the information of the surrounding environment, buildings and facilities of the development indicated in this model. There may be future changes to the surrounding areas of the development. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby. This model does not constitute and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied by the vendor (whether related to the view or not).

The scale of this model is 1:75

NOTICES 告示 4

若此模型被視為廣告，以下將適用：

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

發展項目名稱：壽臣山15號(「發展項目」)

區域：壽臣山及淺水灣

發展項目的街道名稱及門牌號數：壽臣山道西15號

賣方為施行《一手住宅物業銷售條例》第二部而就發展項目指定的互聯網網站的網址：www.15shouson.com

賣方：傑懋有限公司

賣方的控權公司：Superb Land Limited

發展項目的認可人士：李嘉胤

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

發展項目的承建商：保華建造有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人：Superb Land Limited

本廣告由賣方或在賣方的同意下發布。

賣方建議準買方參閱售樓說明書，以了解本發展項目的資料。詳情請參閱售樓說明書。

此模型製作日期：2021年9月30日

To the extent that this model be construed as an advertisement, this notice shall apply.

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Development: No.15 Shouson ("the Development")

District: Shouson Hill and Repulse Bay

Name of the street and street number of the development: No. 15 Shouson Hill Road West

The address of the website designated by the Vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.15shouson.com

Vendor: Talent Charm Corporation Limited

Holding company of the Vendor: Superb Land Limited

Authorized person for the development: Lee Kar Yan, Douglas

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

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The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the development: Superb Land Limited

This advertisement is published by or with the consent of the Vendor.

Prospective purchasers are advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details.

Date of production of this model: 30/9/2021

NOTICES 告示 5

展覽廳此部份所放置或安裝的裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等並非交樓標準。有關交樓標準之裝置、裝修物料及設備之詳情，請參閱售樓說明書。裝置、裝修物料及設備以買賣合約及交易文件規定為準。展覽廳此部份之裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等不構成亦不得詮釋成賣方就發展項目作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。詳情請參閱售樓說明書。

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NOTICES 告示 6

本展覽廳設有廣告、宣傳資料、美術作品及裝飾品。除有訂明外，本層放置或安裝的裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等並非交樓標準。有關交樓標準之裝置、裝修物料及設備之詳情，請參閱售樓說明書。裝置、裝修物料及設備以買賣合約及交易文件規定為準。本展覽廳之裝置、裝修物料、設備、裝飾品、傢具、設施、佈局、間隔、燈光效果等不構成亦不得詮釋成賣方就發展項目作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。詳情請參閱售樓說明書。

There are advertisements, promotional materials, artworks and decorations in this sales gallery. Unless otherwise stated, the fittings, finishes, appliances, decorative items, furniture, facilities, layout, partition, lightings etc. in or at this floor of the sales gallery are not the standard delivery items upon handover. For standard provision of fittings, finishes and appliances, please refer to the Sales Brochure for details. Fittings, finishes and appliances are also subject to those stipulated in the agreement for sale and purchase and the transaction documents. All fittings, finishes, appliances, decorative items, furniture, facilities, layout, partition, lightings etc. in or at this sales gallery do not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether express or implied by the Vendor. Please refer to the Sales Brochure for details.

NOTICES 告示 7

免責條款

[1]本設計概念圖經過電腦修飾，僅作顯示設計師之設計概念，僅供參考。本設計概念圖所展示之裝置、裝修物料、設備、裝飾、擺設、傢具及照明裝置等只示意個別設計師的設計理念，不一定會於實際落成的洋房內或其附近範圍提供或出現。本設計概念圖並不構成亦不得被詮釋為任何要約、陳述、承諾、保證或合約條款（不論明示或暗示）。資料來源：David Collins Studio提供。

[2]本相片於2021年8月20日壽臣山15號11號洋房內拍攝，經電腦修飾處理，僅供參考。相片內展示的裝置、裝修物料、設備、裝飾物、傢具、燈飾及其他物件等不一定在實際落成的洋房內或其附近範圍出現，並以買賣合約及交易文件條款為準。賣方保留不時改動建築圖則的權利。本相片及其所有內容並不構成亦不得詮釋成賣方作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。

[3]本相片為參考圖片，相片並非展示發展項目的任何部份或設備，僅供參考。資料來源：David Collins Studio

[4]本相片於2021年8月20日壽臣山15號8號洋房內拍攝，經電腦修飾處理，僅供參考。相片內展示的裝置、裝修物料、設備、裝飾物、傢具、燈飾及其他物件等不一定在實際落成的洋房內或其附近範圍出現，並以買賣合約及交易文件條款為準。賣方保留不時改動建築圖則的權利。本相片及其所有內容並不構成亦不得詮釋成賣方作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。

[5]本相片為參考圖片，相片並非展示壽臣山15號的任何部份或設備，僅供參考。資料來源：Champalimaud Design

[6]本設計概念圖經過電腦修飾，僅作顯示設計師之設計概念，僅供參考。本設計概念圖所展示之裝置、裝修物料、設備、裝飾、擺設、傢具及照明裝置等只示意個別設計師的設計理念，不一定會於實際落成的洋房內或其附近範圍提供或出現。本設計概念圖並不構成亦不得被詮釋為任何要約、陳述、承諾、保證或合約條款（不論明示或暗示）。資料來源：Champalimaud Design提供。

發展項目名稱：壽臣山15號（「發展項目」）

區域：壽臣山及淺水灣

發展項目的街道名稱及門牌號數：壽臣山道西15號

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賣方：傑懋有限公司|賣方的控權公司：Superb Land Limited|發展項目的認可人士：李嘉胤|發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：李景勳、雷煥庭建築師有限公司|發展項目的承建商：保華建造有限公司|就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所|已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司|已為發展項目的建造提供貸款的任何其他人：Superb Land Limited|本廣告由賣方或在賣方的同意下發布。|賣方建議準買方參閱售樓說明書，以了解本發展項目的資料。詳情請參閱售樓說明書。

印製日期：2021年9月23日

NOTICES 告示 7

Disclaimer

[1] This conceptual design drawing has been edited and processed with computerized imaging techniques to show the design concept of the designer and is for reference only. Fittings, finishes, appliances, decorations, furnishings, furniture and lighting features, etc. shown in this conceptual design drawing represent the designer's design concept only and may not be provided or appeared in the actual final as-built houses or their vicinity. This conceptual design drawing does not constitute and shall not be construed as giving any offer, representation, undertaking, warranty or contractual term whether expressed or implied. Source: David Collins Studio.

[2] The photograph(s) was/were taken at House No.11 of No.15 Shouson on 20 August 2021 and had been edited and processed with computerized imaging techniques, and is for reference only. The fittings, finishes, appliances, decorations, furniture, lighting and other objects therein may not appear in the actual final as-built houses or their vicinity and are subject to the provisions of the agreement for sale and purchase and transaction documents. The Vendor reserves the right to make alteration to building plans of the development. The photograph(s) and all the contents shall not constitute or be construed as any contractual term, offer, undertaking, representation or warranty, whether express or implied, on the part of the Vendor (whether related to the view or not).

[3] The photograph is a reference photo and does not show the actual provisions or any parts of the Development. Source: David Collins Studio

[4] The photograph(s) was/were taken at House No.8 of No.15 Shouson on 20 August 2021 and had been edited and processed with computerized imaging techniques, and is for reference only. The fittings, finishes, appliances, decorations, furniture, lighting and other objects therein may not appear in the actual final as-built houses or their vicinity and are subject to the provisions of the agreement for sale and purchase and transaction documents. The Vendor reserves the right to make alteration to building plans of the development. The photograph(s) and all the contents shall not constitute or be construed as any contractual term, offer, undertaking, representation or warranty, whether express or implied, on the part of the Vendor (whether related to the view or not).

[5] The photograph(s) was/were reference photo and do/does not represent the actual provisions or any parts of No.15 Shouson. Source: Champalimaud Design

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NOTICES 告示 7

Name of the Development: No.15 Shouson (“the Development”)

District: Shouson Hill and Repulse Bay

Name of the street and street number of the Development: No. 15 Shouson Hill Road West

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.15shouson.com

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Talent Charm Corporation Limited | Holding company of the Vendor: Superb Land Limited | Authorized person for the development: Lee Kar Yan, Douglas | The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited | Building contractor for the development: Paul Y. Builders Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the development: Superb Land Limited | This advertisement is published by or with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details.

Date of Printing: 23 September 2021

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