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The Key

大宅

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KeyNotes

"Lay hold upon the hope set before us: which hope we have as an anchor of the soul, both sure and steadfast." Hebrews 6:18-19

Unlike what most people (including us) predicted, the luxury sales market did not rebound after softening for five straight months. The high land prices achieved at government's land auction on September 27 failed to stimulate the market, amid fears that interest rate hike would speed up as inflation loomed large. In Hong Kong, some banks have taken even more conservative measures and raised interest rate double their US counterparts. Transaction volume plummeted in the luxury market as buyers were wary of the adverse effects of interest rate increase. Despite high prices achieved occasionally in the primary market, the secondary market showed no sign of recovery and instead, prices of older properties softened. It appears that the healthy fundamentals of local economy have succumbed to the power of interest rate hike, which for the time being has no sign of abatement and is dominating the direction of property market.

Koh Keng-shing
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ABOUT THE KEY

The Key is a periodic publication of sales and letting listings of luxury residential properties on Hong Kong Island. It is sent to VIP clients of Landscape Realty and residents of The Peak, Southside, Mid-Levels, Kowloon Tong, Homantin and selected upmarket residential areas in Shatin, Tai Po, Clear Water Bay and Castle Peak Road. The recipients comprise the crème de la crème of Hong Kong's affluent community.

If you wish to advertise your products or service in The Key, please call Loretta Lui at 3102 4818.

In addition to The Key, Landscape Realty sends weekly eNewsletters to clients on most update listings of luxury properties. If you wish to receive the eNewsletter, please call Loretta Lui at 3102 4818 or email to info@landscape.com.

How may you list your property with The Key?

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or email to info@landscape.com. Or you may simply fill out the space below and fax to us at 2866 0015.

Property to be listed

Asking Rental / Sale Price

Floor Area

Contact Person

Telephone

Email

Our KeyPersons will contact you for follow-up works.

Live the life you've always wanted



- 25 minutes to Central
- Free local call & broadband
- Flexible lease terms
- Two to three bedrooms with full size kitchen
- Large serviced apartments from \$13,000 — 700 - 1,138s.f.
- Seaside apartments from \$10,800 — 700 - 1,718s.f.
- Beach houses from \$36,000 — 1,950 - 3,540s.f.

1 Castle Peak Road, Castle Peak Bay,
New Territories, Hong Kong.
E-mail: chris_yau@sino-land.com
Website: www.goldcoast.com.hk



Sino Group

Sino Leasing - Lease with ease

Now Leasing

Please call our hotline

2457 0789



Southside Villas

壽臣山 南苑
9 Shouson Hill Road

Spacious low-rise in tranquil area with comprehensive facilities. 壽臣山寬敞低密度住宅, 環境清幽, 遠眺壽臣山。

2,089 s.f.
\$65,000

www.landscape.com/3951.htm

Xanadu Court

壽臣山 壽山村道 30號
30 Shouson Hill Road

Huge low-rise apartment in Shouson Hill 壽臣山寬敞低密度大單位

2,800 s.f.
\$95,000



www.landscape.com/4129.htm



Sea Cliff Mansions

淺水灣 海峰園
19A-D Repulse Bay Road

4-bedroom apartment with Deep Water Bay view 淺水灣海峰園四房海景單位, 可租可售

2,400 s.f.
\$65,000 incl

(also for sale \$27,000,000)

www.landscape.com/3021.htm

South Bay Palace

淺水灣 南灣御苑
25-27 South Bay Close

Designer show flat in quiet enclave, for lease at bargain rental 旺中帶靜設計師示範單位, 超值租坐

2,636 s.f.
\$70,000



www.landscape.com/3078.htm



Belleview Place

淺水灣 寶品苑
93 Repulse Bay Road

High ceilinged 3-bedroom townhouse with private patio and roof terrace 極高樓底三房排屋連私家露台及天台

3,619 s.f.
\$120,000 incl

www.landscape.com/3015.htm

The Nautilus

淺水灣 南灣道 16A號
16A South Bay Road

New release-South Bay waterfront townhouse with dramatic sea view of Repulse Bay. 新落成南灣海邊排屋, 坐鎮淺水灣海景

5,860 s.f.
\$260,000 incl



www.landscape.com/1104.htm



5 Headland Road

春坎角 赫蘭道 5號
Duplex flat with roof garden overlooking South Bay 別具一格兩層海景複式單位連天台花園

3,200 s.f.
(plus 1,600 s.f. roof)
\$110,000

www.landscape.com/3254.htm

6 Headland Road

春坎角 赫蘭道 6號
Exclusive duplex apartment in relaxing environment 罕有海景複式單位, 遠離大路, 環境清幽

2,800 s.f.
\$120,000 incl



www.landscape.com/3732.htm



Regalia Bay

赤柱 富豪海灣
88 Wong Ma Kok Road

Waterfront brand new townhouse with excellent clubhouse facilities 全新海邊洋房, 豪華會所, 可租可售

4,053 s.f.
\$140,000 incl
(also for sale \$49,000,000)

www.landscape.com/3788.htm

Stanley Triplex

赤柱罕有平房
Stanley Beach Road

Newly renovated sea view low-rise with internal stairway to roof 全新三層海景單位, 旋轉樓梯直達私人天台

3606 s.f.
\$150,000



www.landscape.com/4295.htm



Villa Rosa

大潭 玫瑰園
88 Redhill Road

Prestige development with full sea view 尊貴全海景獨立洋房連私家花園

3,960 s.f. (plus 604 s.f. garden)
\$160,000

www.landscape.com/887.htm

Seascope

薄扶林 海日樓
42 Sassoan Road

Townhouse with roof garden, enjoying breath-taking sea view 排屋連天台花園, 享有一望無際海景

2,588 s.f.
(plus 1,800 s.f. terraces)
\$120,000



www.landscape.com/1641.htm



Springfield Gardens

壽臣山 春暉園 5-9 Shouson Hill West Road

Garden house with private carport and private swimming pool
 佳靜排屋連私家泳池,花園及車房

3,000 s.f. (plus 1,800 s.f. garden)
\$36,800,000



www.landscape.com/106.htm



Shouson Garden

壽臣山 壽山花園
 6A Shouson Hill Road

Low-rise apartment with private terrace in serene location.
 遊樂平房連百呎明私家平台

1,590 s.f. (plus 400 s.f. garden)
\$15,500,000

www.landscape.com/2689.htm

45 Island Road

深水灣 香島道 45號

Investment opportunity in a prime location
 黃金地段投資良機,可租可售

1,634 s.f.
\$20,000,000
 (also for lease \$55,000 incl)



www.landscape.com/1227.htm



Las Pinadas

壽臣山 朗松居
 33 Shouson Hill Road

Quality townhouse in serene neighborhood, for sale by mortgagee
 高質素壽臣山排屋,業主急售

3,494 s.f.
\$39,000,000

www.landscape.com/48.htm

Mortgagee Sale
 業主急售

Manderly Garden

深水灣 文禮苑
 48 Deep Water Bay Road

Deep Water Bay house in greenery surroundings
 位於寧靜深水灣,環繞山景,可租可售

3,594 s.f.
\$52,000,000
 (also for lease \$140,000)



www.landscape.com/2340.htm



Manly Villa

深水灣 文麗雙築
 36 Ocean Park Road

Boutique detached house with private swimming pool facing Deep Water Bay.
 精緻獨立屋帶私家電梯,泳池及花園

3,500 s.f. (plus 1,500 s.f. garden)
\$75,000,000

www.landscape.com/4092.htm

Double Bay

深水灣 香島道 46號
 46 Island Road

Newly renovated sea view house sitting on the waterfront of Deep Water Bay
 新裝修海景排屋,深水灣香島道著名府第

4,180 s.f. (plus 1,046 s.f. garden)
\$120,000,000



www.landscape.com/2323.htm



Island Grove

深水灣 香島道 40號
 40 Island Road

New release - Brand new house at Deep Water Bay waterfront
 新盤發售-深水灣海濱新屋

5,080 s.f.
\$160,000,000

www.landscape.com/4041.htm

Hong Kong Parkview Tower 5

深水灣 蘭明山莊 5座
 68 Tai Tam Reservoir Road

Mountain view apartment with full clubhouse facilities
 山景單位,住家享一流會所設施,可租可售

1,299 s.f.
\$11,800,000
 (also for lease, \$38,000)



www.landscape.com/3486.htm



South Bay Garden

深水灣 南灣花園
 33 South Bay Close

Cozy flat in serene location, international school within walking distance
 舒適單位地點清靜,國際學校近在咫尺

1,542 s.f.
\$12,500,000

www.landscape.com/1767.htm

Repulse Bay Garden

深水灣 麗景園
 18-40 Bellevue Drive

Famous development with sweeping view of the beautiful Repulse Bay Beach
 深水灣名區,俯瞰全海景,可租可售

2,288 s.f.
\$18,500,000
 (also for lease, \$55,000 incl)



www.landscape.com/1502.htm



South Bay Palace

淺水灣 南灣御苑 25-27 South Bay Close

Quiet environment with sea view, close to international school.
清幽環境,遠觀海景,鄰近國際學校

2,636 s.f. – 4,236 s.f.

\$26,887,200 up Lead Agent 牽頭代理



www.landscape.com/717.htm



37 Repulse Bay Road

淺水灣道 37號

Modern 4-bedroom flat capable of merging as duplex
新穎四睡房單位可合併作複式

1,740 s.f.

\$19,800,000

www.landscape.com/1450.htm

Ridge Court

淺水灣 冠園
21A-D Repulse Bay Road

Famous building on upper Repulse Bay Road overlooking Deep Water Bay golf course
淺水灣頂名廈,俯瞰深水灣高球場

2,300 s.f.

\$21,000,000



www.landscape.com/3574.htm



Ming Wai Garden

淺水灣 明慧園
45 Repulse Bay Road

Renovated modern sea view apartment
新穎翻新海景單位,俯瞰深水灣

1,900 s.f.

\$21,800,000

www.landscape.com/4201.htm

Hong Kong

Parkview Tower 18

淺水灣 蘭明山莊 18座
88 Tai Tam Reservoir Road

4-bedroom apartment overlooking distant harbour view.
幽靜區段高單位遠眺維港景

2,772 s.f.

\$25,000,000



www.landscape.com/3403.htm



South Bay Towers

淺水灣 南灣大廈
59 South Bay Road

Popular 3-bedroom flat for sale at bargain price
廣受歡迎南灣名廈,投資或自住皆適

2,738 s.f.

\$25,000,000

www.landscape.com/3721.htm

Celestial Garden

淺水灣 特禮花園
5 Repulse Bay Road

Conveniently located on upper Repulse Bay Road enjoying open sea view.
地點方便,享廣闊海景

2,363 s.f.

\$27,000,000



www.landscape.com/3090.htm



Twin Brook

淺水灣 雙溪
43 Repulse Bay Road

Popular Repulse Bay apartment overlooking Deep Water Bay
備受歡迎之淺水灣單位俯瞰深水灣

2,700 s.f.

\$29,000,000

www.landscape.com/3145.htm

Grand Garden

淺水灣 華景園
61 South Bay Road

Large 4-bedroom sea view flat in tranquil South Bay
清新南灣之四房海景大單位,可租可售

3,061 s.f.

\$30,000,000

(also for lease \$85,000 incl)



www.landscape.com/2430.htm



Royal Garden

淺水灣 聚豪居
27 Repulse Bay Road

Spacious apartment with fantastic view of the ocean and golf course
寬敞明亮單位觀海高球場及海景

2,680 s.f.

\$39,800,000

www.landscape.com/951.htm

The Somerset

淺水灣 怡峰
67 Repulse Bay Road

Deluxe duplex with views of Deep Water Bay
淺水灣名廈坐擁深水灣景色

3,099 s.f.

\$45,000,000



www.landscape.com/1342.htm



Grosse Pointe Villa 赤柱 赤柱村道 4號

4 Stanley Village Road

Rare and unique penthouse with private roof terrace
罕有獨特頂樓單位有私家天台

3,000 s.f. (plus 2,267 s.f. roof)

\$33,800,000 SOLE AGENT 獨家代理



www.landscape.com/3635.htm



56 Repulse Bay Road 淺水灣道 56號

Prime location; full sea view duplex
with 4 bedrooms incl. 2 ensembles
and private terrace
位處優越地段之全海景複式, 四房兩套連
私人平台

3,013 s.f. (plus 2,000 s.f. terrace)

\$49,500,000

www.landscape.com/2704.htm

Overbays

淺水灣道 71號

71 Repulse Bay Road

Luxurious house commanding a
fantastic view over Deep Water
Bay and the marina,
名貴洋房享有深水灣及中灣之驚人景色

5,051 s.f.

\$118,000,000



www.landscape.com/843.htm



Cypresswaver Villas 春坎角 柏濤小築

32 Cape Road

Luxuriously decorated duplex in
serene location with nice view of
Stanley Bay
名貴裝飾複式單位, 靜全赤柱灣優美海景

2,200 s.f. (plus 520 s.f. terrace)

\$20,000,000

www.landscape.com/1279.htm

Carmel Hill 赤柱 海明山

12 Carmel Road

Mediterranean style garden
townhouse in Stanley
赤柱地中海風格洋房附設私人花園,
可租可售

2,378 s.f. (plus 405 s.f. garden)

\$28,000,000

(for lease \$75,000 incl)



www.landscape.com/1150.htm



Tai Tam Garden 大潭 大潭花園

11 Tai Tam Road

Tastefully decorated 3-bedroom
sea view flat with roof
三房海景單位連天台及精緻裝修

2,500 s.f. (plus 1,642 s.f. roof)

\$30,000,000

www.landscape.com/3653.htm

Faber Villa 大潭 輝百苑

17 Tai Tam Road

Nicely renovated sea view
apartment with high privacy
光猛透海景單位, 私密度高,
可租可售

3,200 s.f.

\$33,000,000

(also for lease \$80,000 incl)



www.landscape.com/1614.htm



Stanley Court 赤柱 海灣園

9 Stanley Mound Road

Newly renovated townhouse with
terraces and garden
全新裝修排屋連地私人花園及平台

2,792 s.f. (plus 713 s.f. roof)

\$33,800,000

www.landscape.com/754.htm

Eden View 赤柱 伊甸園

18 Stanley Village Road

Newly renovated country
house by the seaside
全新裝修海邊郊外洋房, 可租可售

3,400 s.f.

(plus 2,000 s.f. garden)

\$40,000,000

(also for lease \$120,000)



www.landscape.com/11.htm



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Quality waterfront townhouse with
over 1,300 s.f. private garden
優質海邊洋房連逾千呎私家花園

3,339 s.f. (plus 1,357 s.f. garden)

\$41,000,000

www.landscape.com/4179.htm

Rosecliff

大潭 大潭道 20號

20 Tai Tam Road

Luxuriously decorated
waterfront townhouse with
magnificent sea view.
豪華高貴裝修海邊洋房, 坐享迷人海景

3,980 s.f. (plus 649 s.f. garden)

\$79,800,000



www.landscape.com/3220.htm



Barker Villa
山頂 白加道41號

41 Barker Road
Newly renovated apartment enjoying harbour view and fire works
新裝修景佳花單位

1,650 s.f.
\$48,000 incl

www.landscape.com/4184.htm

Montebello
山頂 濠景閣

15-17 Plantation Road
Rare small unit on The Peak with full harbour view
山頂罕有小品單位, 靜賞維港景緻

1,485 s.f.
\$50,000 incl



www.landscape.com/3637.htm



72 Mount Kellett Road
山頂 加列山道 72號

Boutique duplex penthouse with private roof internally accessed
渡假模式連內閣樓梯直通

1,744 s.f. (plus 300 s.f. roof)
\$57,000

www.landscape.com/2327.htm

Mountain Lodge
山頂 嵩處

44 Mount Kellett Road
Stylish apartment with luxurious decorations, Southside sea view
品味豪華單位, 盡賞南區, 可租可售

2,600 s.f.
\$80,000
(also for sale \$31,800,000)



www.landscape.com/1089.htm



1 Plantation Road
山頂 種植道 1號

Luxurious new apartment on The Peak with clubhouse facilities
山頂罕有最新物業連會所設施, 可租可售

1,768 s.f.
\$85,000
(also for sale @ \$20,000 per s.f.)

www.landscape.com/2240.htm

Sunshine Villa
山頂 陽光花園

48 Mount Kellett Road
Modern garden townhouse with private garage
新穎洋屋連花園, 私家車庫, 可租可售

2,300 s.f. (plus 929 s.f. garden)
\$85,000
(also for sale \$40,000,000)



www.landscape.com/3999.htm



La Hacienda - Lower Townhouse
山頂 加列山道 29-33號

29-33 Mount Kellett Road
Peak townhouse with sweeping Southside sea view
山頂洋屋享有遠闊南區海景

3,200 s.f.
\$120,000 incl

www.landscape.com/3210.htm

Sherwood's Bluff
山頂 百祿徑 10號

10 Bluff Path
Garden house in tranquil location with grand view of Island South
盡享南區海景花園洋房, 環境清幽, 可租可售

4,055 s.f. (plus 400 s.f. garden)
\$150,000
(also for sale \$80,000,000)



www.landscape.com/3719.htm



Sky Court
山頂 摘星閣

2 Barker Road
Brand new townhouse development with impeccable fitting and finishes
全新獨立屋, 頂級裝修佈置

4,050 s.f.
\$190,000 up

www.landscape.com/3677.htm

59 Mount Kellett Road
山頂 加列山道 59號

Huge colonial house with peaceful sea view
山頂巨宅, 靜遠海及翠綠山景

3,800 s.f.
\$168,000



www.landscape.com/4121.htm



InterOcean Court
山頂道 26號

26 Peak Road
Huge Apartment with full Victoria Harbour view on Peak Road
巨型豪華單位坐擁全維港景

3,844 s.f.
\$195,000

www.landscape.com/3641.htm

Alladena
山頂 白加道27號

27 Barker Road
Peak penthouse with panoramic harbour view
山頂名廠頂層複式單位可享遠闊海景

4,500 s.f. (plus 1435 s.f. roof)
\$200,000



www.landscape.com/32.htm



Sunshine Villa 山頂 陽光花園

48 Mount Kellett Road

Lovely Peak garden house with 17-foot ceiling, sun-drenched garden with vine-covered pergola and private swimming pool.
雅緻山頂獨立屋擁17呎樓底, 獨特大花園, 天台及私家泳池

4,421 s.f.

(plus 1,676 s.f. garden & 423 s.f. roof)

Upon Application

www.landscape.com/v/4082.htm



Villa Verde

山頂 環翠園

4-18 Guildford Road

Cozy 2-bedroom apartment in convenient location
兩房精緻單位, 優越位置交通方便

1,505 s.f.

\$15,000,000

www.landscape.com/3016.htm

La Hacienda Apartment

山頂 加列山道29-33號

29-33 Mount Kellett Road

Rare ground floor apartment in colonial mansion
罕有老香港式單位, 間隔實用, 可租可售

3,506 s.f.

\$35,000,000

(also for lease \$80,000)



www.landscape.com/2461.htm



Kellett View Townhouse

山頂 嘉麗園

65-69 Mount Kellett Road

Mortgagee sale - unique townhouse at bargain price
業主急售, 別具一格山頂鎮屋

3,986 s.f.

\$45,000,000

www.landscape.com/1005.htm

Mortgagee Sale
業主急售

Abergeldie

山頂 種植道52號

52 Plantation Road

Unique townhouse with fascinating views
特色山頂排屋享迷人景觀, 可租可售

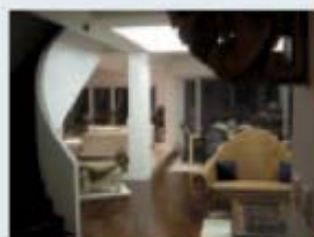
3,688 s.f. (plus 759 s.f. garden)

\$65,000,000

(also for lease \$150,000)



www.landscape.com/1407.htm



Villa de Victoria

山頂 維景山莊

19 Plantation Road

Designer duplex penthouse with private roof and harbour view.
名師設計複式單位, 擁私家天台, 維港景觀

3,500 s.f. (plus 733 s.f. roof)

\$68,000,000

www.landscape.com/4213.htm

Plantation Road

山頂 種植道

Luxurious detached house with private pool, overlooking the harbour

維港景豪華獨立屋連私家泳池

4,200 s.f.

\$120,000,000



www.landscape.com/1703.htm



1-9 Rosmead Road

山頂 樂善美道1-9號

Detached 3-storey house with deluxe decorations
三層獨立洋房地庫裝修, 可租可售

5,000 s.f. (plus 1,900 s.f. garden)

\$120,000,000

(also for lease \$200,000)

www.landscape.com/1141.htm

Kellett Grove

山頂 加列山道7-9號

7-9 Mount Kellett Road

Newly renovated triplex, designed by award-winning architect
名師設計新裝三層複式單位

7,500 s.f.

\$125,000,000



www.landscape.com/3678.htm



Monterey Court

灣甸山 松園
47-49 Perkins Road
Nice apartment with bird's eye view of Jardine's Lookout
雅緻單位俯瞰灣甸山全景

1,788 s.f.
\$46,000

www.landscape.com/3780.htm

The Leighton Hill

東半山 禮頓山
26 Broadwood Road
Modern apartment overlooking the racecourse
新穎單位享馬場全景,可租可售

1,476 s.f.
\$55,000 incl
(also for sale \$18,000,000)



www.landscape.com/3201.htm



Nicholson Tower

東半山 蔚豪苑
8 Wong Nai Chung Gap Road
4-bedroom apartment with balcony enjoying unobstructed racecourse view
四睡房單位有露台,馬場景,可租可售

1,993 s.f.
\$55,000 incl
(also for sale \$22,000,000)

www.landscape.com/3697.htm

Carnation Court

東半山 康馨園
41-47 Tai Hang Road
Large 4-bedroom apartment in Tai Hang Road
大坑道四房單位,寬敞實用,可租可售

2,122 s.f.
\$60,000 incl
(also for sale \$18,000,000)



www.landscape.com/3100.htm



Evergreen Villa

東半山 松柏新村
43 Stubbs Road
Apartment for large family with harbour view
雅緻靚單位合大家庭,可租可售

2,700 s.f.
\$68,000 incl
(also for sale \$33,000,000)

www.landscape.com/3178.htm

47A Stubbs Road

東半山 司徒拔道 47A號
Lower Peak apartment with easy access to Central
中半山海景單位,交通方便

2,400 s.f.
\$70,000



www.landscape.com/4182.htm



Broadwood Park

東半山 柏樂苑
39 Broadwood Road
Spacious apartment overlooking Hong Kong Stadium
上跑馬地區靚單位,享全大球場景

2,938 s.f.
\$70,000

www.landscape.com/1405.htm

Villa Monte Rosa

東半山 玫瑰新村
41A Stubbs Road
Huge 4-bedroom flat including 2 en-suites and study room.
四房兩廁兩書房五型單位

3,300 s.f.
\$75,000 incl



www.landscape.com/4141.htm



Taipan Court

東半山 大班閣
47B Stubbs Road
Spacious 4-bedroom triplex with unobstructed views of the racecourse
複式四房單位,享全馬場景

3,670 s.f.
\$85,000

www.landscape.com/1896.htm

The Summit

東半山 御峰
41C Stubbs Road
Breathtaking panoramic views and impeccable finishes
無敵景色,裝修裝潢 - 設施

3,254 s.f.
\$130,000



www.landscape.com/4074.htm



HighCliff

東半山 曉嵐
41D Stubbs Road
Brand new luxurious 4-bedroom apartment with sweeping harbour view
全新豪華住宅,坐擁全港海灣景

3,676 s.f.
\$141,000

www.landscape.com/2820.htm

The Leighton Hill

東半山 禮頓山
26 Broadwood Road
Rare find huge apartment overlooking the racecourse
罕有巨型豪華單位,俯瞰跑馬地及馬場,可租可售

4,393 s.f.
\$230,000
(also for sale \$120,000,000)



www.landscape.com/4038.htm



Pak Fai Mansion 中半山 百輝大廈

72 MacDonnell Road
Colonial apartment with big balcony and open city view
美式大屋座落大露台, 開揚景觀
1,700 s.f. \$9,400,000
www.landscape.com/4157.htm



Kam Fai Mansion 中半山 錦輝大廈

68A MacDonnell Road
Colonial apartment with old world charm in tranquil environment
殖民式住宅, 環境清幽
1,200 s.f. \$7,900,000
www.landscape.com/4175.htm

The Royal Court 中半山 帝景閣

3 Kennedy Road
Conveniently located apartment overlooking Hong Kong Park
俯瞰香港公園, 地點方便, 可租可售
1,102 s.f. \$10,180,000
(also for lease \$37,000 incl)
www.landscape.com/3330.htm



Wealthy Heights 中半山 威豪閣

35-37 MacDonnell Road
Medium sized 3-bedroom apartment on fringe of Central
中型三房單位, 優越位置鄰近中環
1,450 s.f. \$14,000,000
www.landscape.com/4022.htm

Tregunter Tower 3 中半山 地利根德閣 3座

14 Tregunter Path
2-bedroom flat in greenery of Midlevels Central
半山二房物業享綠草綠蔭環境
2,020 s.f. \$15,500,000
www.landscape.com/3160.htm



Dynasty Court 中半山 帝景園

23 Old Peak Road
Bargain 3-bedroom apartment in renowned development
名廈三房優質單位
1,970 s.f. \$16,800,000
www.landscape.com/3058.htm

Clovelly Court 中半山 嘉富麗苑

12 May Road
Highly popular development with clubhouse facilities
中半山熱門名廈連會所設施
1,881 s.f. \$17,500,000
www.landscape.com/1041.htm



Elegant Garden 西半山 美景臺

11 Conduit Road
Large 4-bedroom flat opposite to the pedestrian escalator
四房大單位正對半山行人電梯
2,500 s.f. \$18,000,000
www.landscape.com/4019.htm

Haddon Court 西半山 海天閣

41C Conduit Road
Spacious apartment in quiet location
地點幽靜, 寬敞單位
2,850 s.f. \$19,800,000
www.landscape.com/1904.htm



Birchwood Place 中半山 寶樺臺

96 MacDonnell Road
Conveniently located apartment with open city view
優越地點開揚市區景觀
2,018 s.f. \$22,880,000
www.landscape.com/1645.htm

Suncrest Tower 中半山 桂瀟苑

1-11 Monmouth Terrace
Unique duplex located on Kennedy Road with bright and airy ambience
座落於般尼地, 罕有複式單位, 環境優美
3,410 s.f. \$30,800,000
www.landscape.com/4077.htm



For more listings, please go to www.landscape.com/midlevels/sale



Tregunter Tower 2

中半山 地利根德閣 2座

14 Tregunter Path

Newly renovated duplex penthouse with private roof terrace
全新豪華裝修頂層複式單位連空中花園

6,143 s.f. (plus 1,100 s.f. roof)

\$68,000,000

www.landscape.com/4205.htm

Swiss Tower

東半山 瑞士花園

113 Tai Hang Road

Spacious apartment with private roof and overlooking Hong Kong Stadium
寬敞單位連天台,俯瞰香港大球場及維港

1,600 s.f. (plus 1,200 s.f. roof)

\$12,800,000



www.landscape.com/2230.htm



Minton Court

渣甸山 明頓別墅

63 Perkins Road

Lovely low-rise apartment with private roof
特色低密度平房連私家天台

1,350 s.f. (plus 1,350 s.f. roof)

\$12,280,000

www.landscape.com/4051.htm

Wah Fung Mansion

東半山 華峰閣

27 Tai Hang Road

Spacious 3-bedroom apartment with tasteful decorations
品味裝飾,寬敞3房單位

2,087 s.f.

\$13,800,000



www.landscape.com/2413.htm



Carnation Court

東半山 康馨園

41-47 Tai Hang Drive

Nicely designed and decorated spacious apartment in Tai Hang
大坑高層單位,別緻裝修

2,126 s.f.

\$17,500,000

www.landscape.com/3231.htm

Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

Spacious 3-bedroom apartment with excellent city and harbour view
東半山名廈,開揚景觀,連軌泳池

2,028 s.f.

\$19,000,000



www.landscape.com/4139.htm

Sami Woo
Mira To

胡小姐 9493 8275
杜小姐 9486 1566

Teresa Fung 馮小姐 9138 1621
Carman Szeto 司徒小姐 8100 3893

Are you setting up a retail shop in industrial area?

Recently many industrial ground floor units have been converted to commercial retailing units or restaurants. The rentals of those properties are comparatively cheaper than those found in urban districts. In addition, the intention of the government is keen to rezone predominate industrial districts like Tsuen Wan, Kwun Tong to commercial districts. Therefore, those industrial ground floor units possess immense commercial potential.

However, in order to operate a commercial / retailing business within an industrial building, one must first submit a planning application to the Town Planning Board. Then temporary waiver application to the relevant District Land Office is also required. Only after both applications have been deemed successful, one may then operate a commercial / retailing business subjected to the payment of waiver fee.

The aforementioned two applications are time-consuming and complicated, relevant government departments may insist upon additional information from the applicant during the application process. Professional surveyors may deal with this task quickly and more efficiently, and may negotiate with the Lands Department for a more favourable waiver fee.

We have the necessary skills and experience in this field. Our professional and efficient service have won the hearts of many clients.

If you have interest in this, please contact our Mr. Cliff Lau on 3102-4868 (cliff-lau@landscape.com) or Ms. Mary Tam on 3102-4813 (mary-tam@landscape.com).

您需要在工廠區內經營商舖嗎?

現時許多工廠的地下單位都轉為零售舖或餐廳用途,這類物業租金相對市區舖位,一般比較便宜,加上政府近年有意把傳統工業區如荃灣、觀塘改變為商業區,因此,這些工廠地舖確實擁有不俗的商業潛力。

因此,要在工廠內經營商舖,首先要向城規會申請更改用途,之後再向地政署申請短期豁免書豁免土地用途限制。商業申請獲得批准後,方能在工廠內經營商舖,而申請人亦需同時向地政署繳交暫住更改土地用途費用。

以上兩項申請手續十分繁複,政府亦不時向申請者要求提供資料,專業測量師能代為處理從而縮短申請時間,同時亦可向地政署商討暫住更改土地用途費用之金額。

我們對於這類專業服務擁有豐富經驗,我們專業、高效率 and 全面的服務贏得客戶一致讚賞。如有垂詢,請致電劉先生 電話3102 4868 電郵 cliff-lau@landscape.com 或譚小姐 電話3102 4813 電郵 mary-tam@landscape.com

Coming up in next issue: The importance of property revaluation in the new accounting standard

下期預告:物業重估在新會計準則下之重要性。

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