

I. 冷氣機平台上放置室外冷氣機

部分室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在第1座6樓至12樓、15樓至23樓及25樓至26樓G單位、J單位、L單位及P單位、28樓D單位、E單位、F單位及G單位、第2座6樓至12樓、15樓至23樓及25樓至26樓B單位、G單位、H單位及L單位、28樓A單位、D單位、E單位及F單位室外的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用，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「發展項目的住宅物業的樓面平面圖」。

II. 建築裝飾及招牌

發展項目部分住宅單位外的外牆裝有建築裝飾，而發展項目5樓及以下外牆亦設有招牌。建築裝飾及招牌的燈光可能對住宅單位的享用造成影響。

III. 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/或露台的外牆裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

IV. 大廈保養系統操作

1. 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、露台及工作平台)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、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或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、露台及工作平台外操作。
2. 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅單位(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為毗鄰構成住宅單位一部分的天台及/或平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部分的天台及/或平台停泊吊船或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆及公用地方與設施。

V. 綠化面積

根據發展項目的公契，位於發展項目1樓、2樓、天台層及外牆的綠化面積被指定為並構成屋苑公用地方或住宅公用地方一部分。因此，發展項目的所有業主均須分擔管理及維修構成屋苑公用地方一部分的部分綠化面積的費用，而所有住宅單位業主均須分擔管理及維修構成住宅公用地方一部分的部分綠化面積的費用。

VI. 附近的其他地段

1. 第一毗鄰地段

兩間賣方的有聯繫公司(統稱為「第一毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即位於九龍海傍地段第28號K段餘段及九龍海傍地段第28號M段第2分段餘段(統稱為「第一毗鄰地段」)，亦即九龍大角嘴角祥街25-29號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。賣方及第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

2. 第二毗鄰地段

另一間賣方的有聯繫公司(「第二毗鄰地段的收購公司」)正在收購及有意重建發展項目附近的其他地段，即九龍內地段第10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 及 9524號(統稱為「第二毗鄰地段」)，亦即九龍大角咀道173-199號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的收購公司正考慮第二毗鄰地段的發展。賣方及第二毗鄰地段的收購公司不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的收購公司明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

3. 第三毗鄰地段

另一間賣方的有聯繫公司(「第三毗鄰地段的收購公司」)正在收購及有意重建發展項目附近的其他地段，即九龍內地段第9482, 9543, 9661, 9284, 10043, 9512, 9534及9555號(統稱為「第三毗鄰地段」)，亦即九龍萬安街16-30號。第三毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第三毗鄰地段的收購公司正考慮第三毗鄰地段的發展。賣方及第三毗鄰地段的收購公司不會就第三毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第三毗鄰地段的收購公司明確保留所有與第三毗鄰地段有關的權利，包括但不限於第三毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第三毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

4. 第四毗鄰地段

另一間賣方的有聯繫公司(「第四毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍內地段第9934號(「第四毗鄰地段」)，亦即九龍大角咀道39-53號、嘉善街1號及博文街2號。第四毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第四毗鄰地段的擁有人正考慮第四毗鄰地段的發展。賣方及第四毗鄰地段的擁有人不會就第四毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第四毗鄰地段的擁有人明確保留所有與第四毗鄰地段有關的權利，包括但不限於第四毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第四毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

I. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms outside Flats G, J, L and P on 6/F to 12/F, 15/F to 23/F and 25/F to 26/F, Flats D, E, F and G on 28/F of Tower 1, Flats B, G, H and L on 6/F to 12/F, 15/F to 23/F and 25/F to 26/F and Flats A, D, E and F on 28/F of Tower 2. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to “Floor Plans of Residential Properties in the development”.

II. Architectural features and signboards

Some architectural features will be installed outside the external walls of some residential units of the development and there will also be signboards on the external walls of the development on and below 5/F. The illumination of the architectural features and signboards may affect the enjoyment of residential units.

III. Pipes

Some common pipes and/or exposed 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 common pipes and the exposed pipes, please refer to the latest approved building plans of the development.

IV. Operation of building maintenance system

1. 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, balconies and utility platforms 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 likewise equipment (whether its installation is permanent or temporary) may be installed and/or 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, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting of flat roof(s) and/or roof(s) in the development (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 likewise equipment at the brackets 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 forming part of a residential unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of any residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

V. Greenery areas

Under the Deed of Mutual Covenant of the development, greenery areas on 1/F, 2/F, the roof and the external walls of the development are designated as and form part of either the Estate Common Areas or the Residential Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas and all owners of the Residential Units are obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Residential Common Areas.

VI. Other lots nearby

1. 1st Adjacent Lots

Two associate corporations of the Vendor (collectively the “Owners of the 1st Adjacent Lots”) own other lots near the development, namely, the Remaining Portion of Section K of Kowloon Marine Lot No. 28 and the Remaining Portion of Subsection 2 of Section M of Kowloon Marine Lot No. 28 (collectively the “1st Adjacent Lots”) at Nos. 25- 29 Kok Cheung Street, Tai Kok Tsui, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owners of the 1st Adjacent Lots are considering development of the 1st Adjacent Lots. The Vendor and the Owners of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owners of the 1st Adjacent Lots expressly reserve all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

2. 2nd Adjacent Lots

Another associate corporation of the Vendor (the “Acquiring Company of the 2nd Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the “2nd Adjacent Lots”) at 173-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 2nd Adjacent Lots is considering development of the 2nd Adjacent Lots. The Vendor and the Acquiring Company of the 2nd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lots. The Acquiring Company of the 2nd Adjacent Lots expressly reserves all rights in respect of the 2nd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

3. 3rd Adjacent Lots

Another associate corporation of the Vendor (the “Acquiring Company of the 3rd Adjacent Lots”) is in the course of acquiring and has the intention to redevelop other lots near the development, namely, Kowloon Inland Lots Nos.9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the “3rd Adjacent Lots”) at 16-30 Man On Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Acquiring Company of the 3rd Adjacent Lots is considering development of the 3rd Adjacent Lots. The Vendor and the Acquiring Company of the 3rd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 3rd Adjacent Lots. The Acquiring Company of the 3rd Adjacent Lots expressly reserves all rights in respect of the 3rd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 3rd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

4. 4th Adjacent Lot

Another associate corporation of the Vendor (the “Owner of the 4th Adjacent Lot”) owns another lot near the development, namely, Kowloon Inland Lot No.9934 (the “4th Adjacent Lot”) at 39-53 Tai Kok Tsui Road, 1 Ka Shin Street and 2 Pok Man Street, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 4th Adjacent Lot is considering development of the 4th Adjacent Lot. The Vendor and the Owner of the 4th Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 4th Adjacent Lot. The Owner of the 4th Adjacent Lot expressly reserves all rights in respect of the 4th Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 4th Adjacent Lot in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

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.aquila-squaremile.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：2020年5月8日。

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 8 May 2020.

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
2020年8月7日 7 August 2020	14	更新發展項目的所在位置圖 Update location plan of the development
	79, 81	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
2020年11月6日 6 November 2020	11-12	更新發展項目的設計的資料 Update information on design of the development
	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	20	更新發展項目的布局圖 Update layout plan of the development
	22, 24, 26-30	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
	32, 35-36, 38	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
	41, 43	更新公契的摘要 Update summary of deed of mutual covenant
	50-51	更新立面圖 Update elevation plan
	52	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	54-55, 57-59, 61-62, 64-66, 69-70, 73-74	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
78, 80	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	
2021年2月5日 5 February 2021	14	更新發展項目的所在位置圖 Update location plan of the development
	15	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	58, 65	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年5月5日 5 May 2021	8	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	16-17	更新關乎發展項目的分區計劃大綱圖等 Update outline zoning plan etc. relating to the development
	59, 66	更新裝置、裝修物料及設備 Update fittings, finishes and appliances

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