

## 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/附件於部份住宅單位的冷氣機平台上或部份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

部份住宅單位外設有建築裝飾。此等建築裝飾可能對部份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. 吊船操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 或天台的住宅單位 ( 不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料 ) 操作吊船。
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，吊船 ( 不論是永久或臨時的吊船裝置 ) 將會停泊在住宅單位的平台上，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. 裝飾燈

1. 發展項目部分住宅單位的外牆裝置 LED 裝飾燈，該等裝飾燈可能不時開啟。
2. LED 裝飾燈的照明 ( 如有的話 ) 可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

## 6. 車輛轉盤

發展項目的地面設有一個車輛轉盤供貨車輛使用。轉盤的使用及操作可能影響位於地面的住宅升降機大堂的出入及有關住宅單位的享用，諸如噪音或其他方面的影響。有關轉盤的位置，請參閱本售樓說明書的「發展項目的布局圖」。

## 1. PLACING OF AIR-CONDITIONING OUTDOOR UNITS

Air-conditioning outdoor 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 air-conditioning outdoor 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 air-conditioning outdoor 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 GONDOLA

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) (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the gondola system.
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, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat 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. LIGHTING

1. LED lightings are installed on the external walls of some residential units of the development and may be turned on from time to time.
2. The illumination (if any) of the LED lightings may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

## 6. TURNTABLE

A turntable is installed at the ground floor of the development for goods vehicles' use. The use and operation of the turntable may affect the ingress to / egress from the residential lift lobby on ground floor and the enjoyment of the relevant residential units of the development in terms of noise or other aspects. For the location of the turntable, please refer to the "Layout Plan of the Development" in this sales brochure.

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.arbour.com.hk](http://www.arbour.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11月6日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 6 November 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11月24日 24 November 2020	11	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
	34	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
2020年12月8日 8 December 2020	22	更新發展項目的布局圖 Update layout plan of the development
	24	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
	62, 69	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年3月8日 8 March 2021	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
	54-55	更新立面圖 Update elevation plan
2021年4月15日 15 April 2021	10	更新發展項目本木的資料 Update information on the development, Arbour
	11	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
	14	更新發展項目的設計的資料 Update information on design of the development
	22	更新發展項目的布局圖 Update layout plan of the development
	58, 64	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	75	更新買方的雜項付款 Update miscellaneous payments by purchaser
2021年5月21日 21 May 2021	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	22	更新發展項目的布局圖 Update layout plan of the development
	24	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
	56	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant

2021年8月20日 20 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
2021年11月19日 19 November 2021	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	19	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
2022年2月18日 18 February 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2022年5月18日 18 May 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2022年8月18日 18 August 2022	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
2022年11月18日 18 November 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	17-1 - 17-2	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	19	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
2023年2月17日 17 February 2023	16	更新發展項目的所在位置圖 Update location plan of the development
2023年5月15日 15 May 2023	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 - 17-2	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2023年8月15日 15 August 2023	5, 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
	19	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
	77-80	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

2023年11月15日 15 November 2023	16	更新發展項目的所在位置圖 Update location plan of the development
2024年2月15日 15 February 2024	16	更新發展項目的所在位置圖 Update location plan of the development
2024年5月14日 14 May 2024	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
2025年12月11日 11 December 2025	14	更新發展項目的設計的資料 Update information on design of the development
	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
	18-19	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
	77, 79	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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