

## 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私人平台的高位或樓層面。該等被放置於冷氣機平台上及私人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私人平台及 / 或露台及 / 或工作平台的外牆或毗鄰私人平台及 / 或露台及 / 或工作平台的外牆裝有喉管，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. 在管理人安排為發展項目的外牆（包括構成住宅單位一部份的玻璃幕牆結構、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私人平台及 / 或私人天台（如有的話）上，並在住宅單位的私人平台及 / 或私人天台（如有的話）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，管理人有權在給予合理通知（緊急情況除外）後進入在發展項目建有私人平台及 / 或私人天台（如有的話）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）以操作大廈保養系統，包括但不限於在毗鄰構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）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（不論該等錨或托架是否位於毗鄰構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）圍邊內部表面）及 / 或於構成住宅單位一部分的私人平台及 / 或私人天台（如有的話）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、玻璃幕牆及公用地方與設施。

## 5. 將交回的土地

兩幅毗鄰 / 毗連發展項目地界並在建築事務監督於 2021 年 9 月 16 日批准的一般建築圖則（參考編號 BD 2/2085/10）內分別標記為“AREA (45.70 s.m.) TO BE SURRENDERED FOR ROAD WIDENING AT FREE OF COST”及“HATCHED AREA (110.0 s.m.) TO BE SURRENDERED TO GOVT FOR ROAD WIDENING AT STANDARD OF HIGHWAYS DEPARTMENT”的土地（統稱為「將交回的土地」）將根據政府訂明的條款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程將不會在申請發展項目的佔用許可證時完成，而進行該工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，將交回的土地的位置分別以紅色及紅色斜線顯示在本部分最後的圖則 1 上。

## 6. 毗鄰地段

賣方及一個賣方的有聯繫法團（統稱為「收購公司」）正在收購及有意重建發展項目附近的其他地段，即內地段第 120 號 A 分段第 4 小分段、內地段第 120 號 A 分段第 3 小分段、內地段第 120 號 A 分段第 1 小分段 B 分段、內地段第 120 號 A 分段第 1 小分段 A 分段餘段、內地段第 120 號 A 分段第 2 小分段、內地段第 121 號 A 分段第 1 小分段、內地段第 121 號 A 分段第 2 小分段、內地段第 121 號 A 分段第 3 小分段、內地段第 121 號 A 分段第 4 小分段及內地段第 121 號 A 分段第 5 小分段（統稱為「毗鄰地段」），亦即伊利近街 33-47A 號。毗鄰地段並不構成發展項目的一部分。僅為識別目的，毗鄰地段的位置以藍色顯示在本部分最後的圖則 2 上。

直至本售樓說明書的印製日期為止，收購公司正考慮毗鄰地段的發展。收購公司不會就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。收購公司明確保留所有與毗鄰地段有關的權利，包括但不限於毗鄰地段的使用、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。

## 7. 互授地役權及其他權利契約

發展項目住宅單位的使用及享用受限及受益於一份於 2021 年 12 月 2 日由賣方及收購公司簽訂，並正在土地註冊處以註冊摘要編號 21120300870015 註冊的互授地役權及其他權利契約（「該互授契約」）。請查閱該互授契約以了解全部詳情。完整的該互授契約現存於售樓處，於開放時間可供免費查閱。可在支付所需影印費後取得該互授契約之複印本。

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 private flat roof(s) of some residential units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) and private 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 private flat roofs and/or balconies and/or utility platforms 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. 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 private flat roof(s) and/or private roof(s) (if any) and operated in air space directly above the private flat roofs and/or private roofs (if any) 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 upon reasonable notice (except in an emergency), to access into those residential units in the development consisting of private flat roof(s) and/or private roof(s) (if any) (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 private flat roof(s) and/or private roof(s) (if any) forming part of a residential unit (whether or not such anchors or brackets are located at the internal surface of the kerb abutting on the private flat roof and/or private roof (if any) forming part of a Residential Unit) and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) 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.

## 5. Areas to be Surrendered

Two areas (collectively the "Areas to be Surrendered") adjacent to/adjoining the lot boundary of the development and marked as "AREA (45.70 s.m.) TO BE SURRENDERED FOR ROAD WIDENING AT FREE OF COST" and "HATCHED AREA (110.0 s.m.) TO BE SURRENDERED TO GOVT FOR ROAD WIDENING AT STANDARD OF HIGHWAYS DEPARTMENT" respectively in the general building plans (Ref No. BD 2/2085/10) approved by the Building Authority on 16 September 2021 will be surrendered to the Government in accordance with such terms and conditions as imposed by the Government for the road widening purpose. All the works in connection with the aforesaid road widening will not be completed at the time of application for 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. For the purpose of identification only, the locations of the Areas to be Surrendered are shown and coloured red and hatched red respectively on the plan 1 at the end of this Section.

## 6. Adjacent Lots

The Vendor and an associate corporation of the Vendor (collectively the "Acquiring Companies") are in the course of acquiring and have the intention to redevelop other lots near the development, namely, Subsection 4 of Section A of Inland Lot No.120, Subsection 3 of Section A of Inland Lot No.120, Section B of Subsection 1 of Section A of Inland Lot No.120, the Remaining Portion of Section A of Subsection 1 of Section A of Inland Lot No.120, Subsection 2 of Section A of Inland Lot No.120, Subsection 1 of Section A of Inland Lot No.121, Subsection 2 of Section A of Inland Lot No.121, Subsection 3 of Section A of Inland Lot No.121, Subsection 4 of Section A of Inland Lot No.121 and Subsection 5 of Section A of Inland Lot No.121 (collectively the "Adjacent Lots") at 33-47A Elgin Street, Hong Kong, which do not form part of the development. For the purpose of identification only, the locations of the Adjacent Lots are shown and coloured blue on the plan 2 at the end of this Section.

As at the date of printing of this sales brochure, the Acquiring Companies are considering development of the Adjacent Lots. The Acquiring Companies 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 Adjacent Lots. The Acquiring Companies expressly reserve all rights in respect of the Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

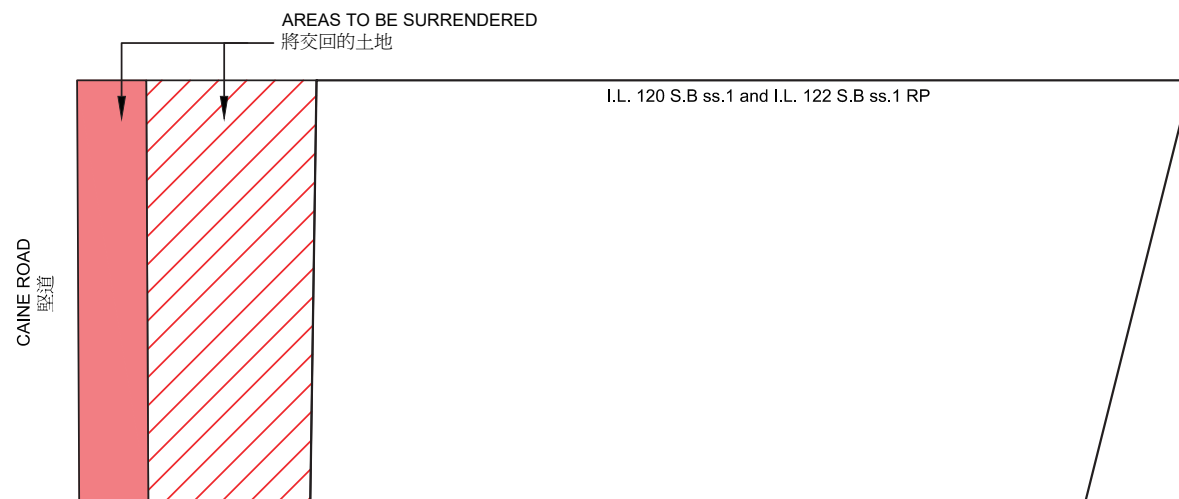
Subject to approval by the Government, any works, use, disposal or development from time to time of the Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

## 7. Deed of Mutual Grant of Easement and Other Rights

The use and enjoyment of the residential properties in the development are subject to and with the benefit of a Deed of Mutual Grant of Easement and Other Rights dated 2nd December 2021 made between the Vendor and the Acquiring Companies and being registered in the Land Registry by Memorial No. 21120300870015 (the "Deed of Mutual Grant"). Please review the Deed of Mutual Grant for full details thereof. Full script of the Deed of Mutual Grant is free for inspection during opening hours at the sales office. Copy of the Deed of Mutual Grant can be obtained upon paying necessary photocopying charges.

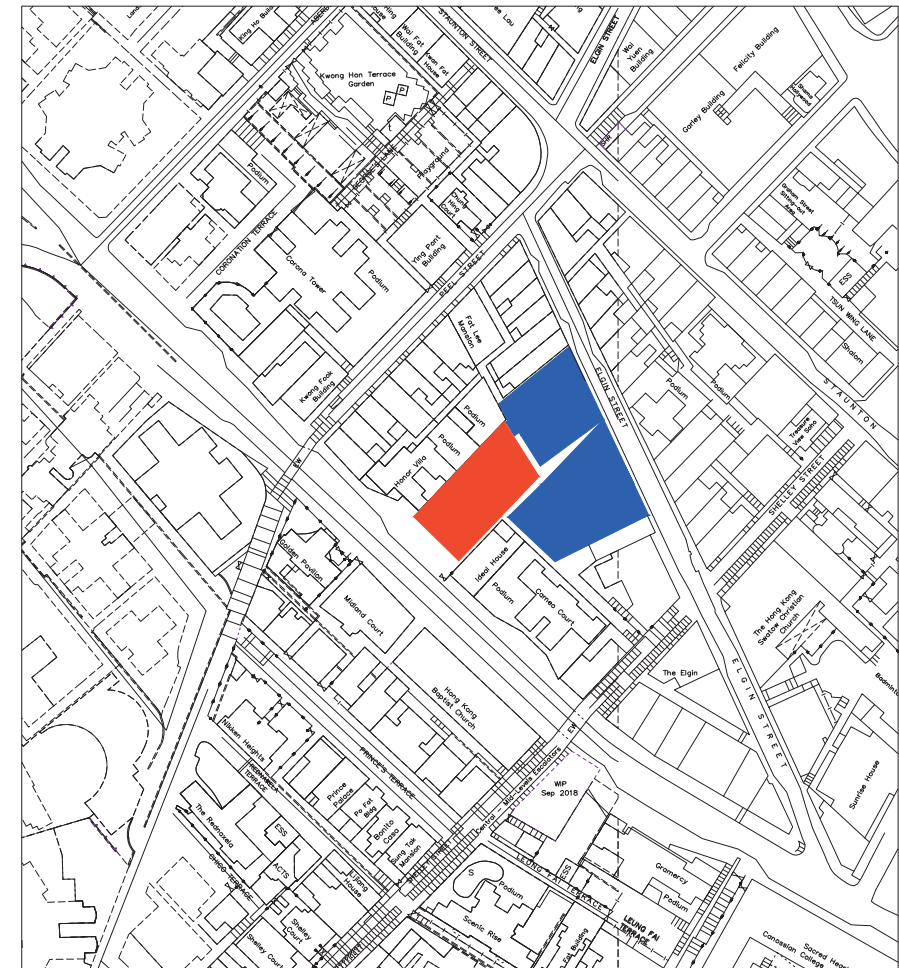
Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Relevant Information shall have the same meaning of such terms in the Deed of Mutual Covenant.

圖則 1  
Plan 1



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



- 發展項目的位置  
The location of the Development
- 毗鄰地段的位置  
The location of the Adjacent Lots

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.cainehill.com.hk](http://www.cainehill.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12月3日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 3 December 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
2022年3月3日 3 March 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	48-50, 53-55	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年6月2日 2 June 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	26-29	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
	44-45	更新立面圖 Update elevation plan
	52, 57	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	64, 66	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
2022年9月2日 2 September 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	26-29	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
	44-45	更新立面圖 Update elevation plan
2022年12月2日 2 December 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2023年1月20日 20 January 2023	10	更新發展項目Caine Hill的資料 Update information on the development, Caine Hill
	14	更新發展項目的設計的資料 Update information on design of the development
	24	更新發展項目的布局圖 Update layout plan of the development
	25-29	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
	44-45	更新立面圖 Update elevation plan

2023年3月2日 2 March 2023	10	更新發展項目Caine Hill的資料 Update information on the development, Caine Hill
	52, 57	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2023年6月2日 2 June 2023	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
	18-1 - 18-2 (加頁) (Additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	47	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	61	更新買方的雜項付款 Update miscellaneous payments by purchaser
2023年8月31日 31 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
	64-67	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30日 30 November 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-2	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2024年2月29日 29 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29日 29 May 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17-18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年8月29日 29 August 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	65, 67	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
2024年11月29日 29 November 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
	18	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development



2025年2月28日 28 February 2025	16	更新發展項目的所在位置圖 Update location plan of the development
	18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-2 (加頁) (Additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	64, 66	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
2025年5月28日 28 May 2025	16	更新發展項目的所在位置圖 Update location plan of the development

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