

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

Some outdoor air-conditioning units (either served for its own residential unit or for other residential units) are placed on the air-conditioner platforms at the high level of Flats A, E, F and K on 5/F, 7/F to 12/F, 15/F to 23/F and 25/F to 28/F of Tower 1 and Tower 2 and Flats A, B, C and D on 29/F of Tower 1 and 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**

Some architectural features are installed outside the external walls of some residential units of the development. The illumination (if any) of the architectural features may affect the enjoyment of some 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 gondola**

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 arranged by the DMC Manager, gondola(s) will be operated in air space outside the windows of residential units and directly above the flat roof(s) of residential units.

**V. Greenery areas**

Some greenery areas in the basement, on G/F, 1/F, 3/F and the main roof of the development are designated as common areas accessible by all occupants of the development under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) issued by the Buildings Department in January 2011. Under the Deed of Mutual Covenant of the development, such greenery areas form part of the Estate Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of these areas.

**VI. Other lots nearby**

Another company related to the Vendor, namely Many Gain Investment Limited (“the Owner of the Adjacent Lot”), owns other lots near the development, namely the Remaining Portion of Kowloon Inland Lot No. 9988, the Remaining Portion of Kowloon Inland Lot No. 9989, the Remaining Portion of Kowloon Inland Lot No. 10023, the Remaining Portion of Kowloon Inland Lot No. 9969, the Remaining Portion of Kowloon Inland Lot No. 10005, the Remaining Portion of Kowloon Inland Lot No. 9987, the Remaining Portion of Kowloon Inland Lot No. 10007, the Remaining Portion of Kowloon Inland Lot No. 9960, the Remaining Portion of Kowloon Inland Lot No. 10147, the Remaining Portion of Kowloon Inland Lot No. 10013 and the Remaining Portion of Kowloon Inland Lot No. 9968 (collectively “the Adjacent Lots”) at Nos. 8-30A Ka Shin Street, Tai Kok Tsui, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the Adjacent Lots are considering development of the Adjacent Lots. The Owner of the Adjacent Lots gives 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 Owner of the Adjacent Lots expressly reserves 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 the 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 properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

**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)放置在第一座及第二座5樓、7樓至12樓、15樓至23樓及25樓至28樓A室、E室、F室及K室及第一座及第二座29樓A室、B室、C室及D室外高位的冷氣機平台上。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**

發展項目部分住宅單位外的外牆裝有建築裝飾，建築裝飾的燈光(如有的話)可能對部分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. 吊船操作**

在公契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，吊船會在住宅單位的窗外及住宅單位的平台及天台上空操作。

**V. 綠化面積**

根據由屋宇署於2011年1月發出的認可人士、註冊結構工程師及註冊岩土工程師作業備考(APP-152)，部分位於發展項目地庫、地下、1樓、3樓及主天台層的綠化面積須指定為公用地方，並須讓所有發展項目的佔用人通行至綠化面積。根據發展項目的公契，綠化面積構成「屋苑公用地方」一部分。因此，發展項目的所有擁有人均須分擔管理及維修綠化面積的費用。

**VI. 附近的其他地段**

另一間與賣方有關聯的公司，即多發投資有限公司(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9988號餘段、九龍內地段第9989號餘段、九龍內地段第10023號餘段、九龍內地段第9969號餘段、九龍內地段第10005號餘段、九龍內地段第9987號餘段、九龍內地段第10007號餘段、九龍內地段第9960號餘段、九龍內地段第10147號餘段、九龍內地段第10013號餘段及九龍內地段第9968號餘段(統稱毗鄰地段)，亦即九龍大角咀嘉善街8-30A號。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，毗鄰地段的擁有人正考慮毗鄰地段的發展。毗鄰地段的擁有人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。毗鄰地段的擁有人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物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

**VII. Other lots nearby**

Two companies related to the Vendor (collectively “the Owners of the 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 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 Adjacent Lots are considering development of the Adjacent Lots. The Owners of the 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 Adjacent Lots. The Owners of the Adjacent Lots 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 properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

**VIII. Other Lots nearby**

Another company related to the Vendor (“the Owner of the Adjacent Lot”) owns another lot near the development, namely the Remaining Portion of Subsection 3 of Section M of Kowloon Marine Lot No. 28 (“the Adjacent Lot”) at Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Tai Kok Tsui, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the Adjacent Lot is considering development of the Adjacent Lot. The Owner of the Adjacent Lot gives 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 Lot. The Owner of the Adjacent Lot expressly reserves all rights in respect of the 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 the approval by the Government, any works, use, disposal or development from time to time of the Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.

**VII. 附近的其他地段**

兩間與賣方有關聯的公司(「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，亦即九龍大角咀角祥街25-29號(「毗鄰地段」)。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，毗鄰地段的擁有人正考慮毗鄰地段的發展。毗鄰地段的擁有人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。毗鄰地段的擁有人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物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

**VIII. 附近的其他地段**

另一間與賣方有關聯的公司(「毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即九龍海傍地段第28號M段第3分段餘段(「毗鄰地段」)，亦即九龍大角咀角祥街2-16及2A-16A號、利得街35-47號及福澤街32-44號。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，毗鄰地段的擁有人正考慮毗鄰地段的發展。毗鄰地段的擁有人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。毗鄰地段的擁有人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物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

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The address of the website designated by the vendor for the development :  
賣方就該項目指定的互聯網網站的網址：

[www.eltanin-squaremile.com.hk](http://www.eltanin-squaremile.com.hk)

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1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 8<sup>th</sup> October 2015

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：2015年10月8日

EXAMINATION RECORD  
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
8 <sup>th</sup> January 2016 2016年1月8日	P.11	Revise LOCATION PLAN OF THE DEVELOPMENT. 修訂發展項目的所在位置圖。
	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
	P.13	Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 刪除發展項目的鳥瞰照片。
8 <sup>th</sup> April 2016 2016年4月8日	P.13	Replace by AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 以發展項目的鳥瞰照片取代。
	P.13-1	Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 新增發展項目的鳥瞰照片。
	P.15	Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT. 更新關乎發展項目的分區計劃大綱圖。
8 <sup>th</sup> July 2016 2016年7月8日	P.12 - P.13	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
	P.13-1	Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 刪除發展項目的鳥瞰照片。
	P.42 - 46, 48 - 51, 54	Revise FITTINGS, FINISHES AND APPLIANCES 修改裝置、裝修物料及設備
7 <sup>th</sup> October 2016 2016年10月7日	P.11	Update LOCATION PLAN OF THE DEVELOPMENT. 更新發展項目的所在位置圖。
	P.18, P.21	Revise FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT . 修訂發展項目的住宅物業的樓面平面圖。
	P.24, P.27	Revise AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT . 修訂發展項目中的住宅物業的面積。
	P.40, P.41, P.47, P.48, P.52 - P.54	Revise FITTING, FINISHES AND APPLIANCES. 修訂裝置、裝修物料及設備。
	P.61	Revise RELEVANT INFORMATION . 修訂有關資料。
	P.61-1	Add RELEVANT INFORMATION . 新增有關資料。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
24 <sup>th</sup> October 2016 2016年10月24日	P.52 - P.54	Revise FITTING, FINISHES AND APPLIANCES. 修訂裝置、裝修物料及設備。
24 <sup>th</sup> January 2017 2017年1月24日	P.11	Revise LOCATION PLAN OF THE DEVELOPMENT. 修訂發展項目的所在位置圖。
	P.15	Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT. 更新關乎發展項目的分區計劃大綱圖。
	P.17	Revise LAYOUT PLAN OF THE DEVELOPMENT. 修訂發展項目的布局圖。
	P.37 - P.38	Update ELEVATION PLAN. 更新立面圖。
	P.39	Revise INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT. 修訂發展項目中的公用設施的資料。
24 <sup>th</sup> April 2017 2017年4月24日	P.57, P.59	Revise INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING. 修訂申請建築物總樓面面積寬免的資料。
	-	No revision made 並無作出修改
24 <sup>th</sup> July 2017 2017年7月24日	P.11	Revise LOCATION PLAN OF THE DEVELOPMENT. 修訂發展項目的所在位置圖。
	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
	P.61, 61-1	Revise RELEVANT INFORMATION . 修訂有關資料。

EXAMINATION RECORD  
 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
24 <sup>th</sup> October 2017 2017年10月24日	P.01, P.02, P.03, P.04	“Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority 根據一手住宅物業銷售監管局最新發出的版本更新「一手住宅物業買家須知」
	P.04-1, P.04-2, P.04-3, P.04-4 (additional pages) (加頁)	“Notes to Purchasers of First-hand Residential Properties” is updated according to the latest version issued by the Sales of First-hand Residential Properties Authority and is added in these pages 根據一手住宅物業銷售監管局最新發出的版本更新「一手住宅物業買家須知」及增添至此頁
	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
24 <sup>th</sup> January 2018 2018年1月24日	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
24 <sup>th</sup> April 2018 2018年4月24日	P.05	Update INFORMATION ON THE DEVELOPMENT, ELTANIN • SQUARE MILE 更新發展項目，利奧坊 • 曉岸的資料。
	P.06	Update INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT. 更新賣方及有參與發展項目的其他人的資料。
	P.11	Update LOCATION PLAN OF THE DEVELOPMENT. 更新發展項目的所在位置圖。
	P.12	Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 更新發展項目的鳥瞰照片。
	P.13	Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT . 新增發展項目的鳥瞰照片。
	P.17	Revise LAYOUT PLAN OF THE DEVELOPMENT. 修訂發展項目的布局圖。