

### 1. 建築裝飾

部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分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」。

### 2. 喉管

發展項目部分住宅單位的私人平台及/或露台及/或工作平台及/或私人花園的外牆或毗鄰住宅單位的私人平台及/或露台及/或工作平台及/或私人花園的外牆裝有喉管，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。

### 3. 大廈保養系統操作

在管理人安排為發展項目的外牆及公用地方與設施進行定期及特別安排的檢查、清潔、保養及/或維修期間，大廈保養系統包括但不限於吊船、吊船吊臂或類似裝置(不論其裝置是永久或臨時)可能會安裝及/或停泊在住宅單位的露台、工作平台、花園、平台及/或天台上，並在住宅單位的平台、天台及/或花園上空操作，以及在住宅單位的窗外及露台及/或工作平台外操作。

根據公契，管理人有權進入建有露台、工作平台、花園、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)操作大廈保養系統。

### 4. 燈飾

發展項目部分住宅單位的外牆及/或建築裝飾裝置外牆裝飾燈，該等裝飾燈可能不時開啟。毗連發展項目游泳池的會所玻璃外牆上，在高度達至5.35米裝置泛光燈，以供游泳池照明。

外牆裝飾燈及泛光燈的照明可能對發展項目住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

### 5. 避雷針

在發展項目第1B座的最高天台層提供及裝置一支避雷針，其高度達香港主水平基準以上約135.845米。避雷針可能對發展項目住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

### 6. 水冷式空調機(亦稱為高效能冷暖水源分體機)

根據公契，除安裝於空調機室內管理人就每個住宅單位指定位置的水冷式空調機(亦稱為高效能冷暖水源分體機)，不得安裝獨立室外空調機(不論是窗口式或分體式空調機)。每個住宅單位擁有人需自費聘請或僱用合資格技師或根據製造商指引批准人士以保持及保養僅服務其住宅單位的水冷式空調機(亦稱為高效能冷暖水源分體機)及輔助喉管及裝置於修繕良好的狀態。

## 1. 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.

## 2. Pipes

Some pipes are located on the external walls at or adjacent to the private flat roofs and/or balconies and/or utility platforms and/or private gardens 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.

## 3. Operation of Building Maintenance System

During the regular and specially arranged inspection, cleaning, maintenance and/or repairing of the external walls 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 davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be installed and/or rested on the balcony(ies), utility platform(s), garden(s), flat roof(s) and/or roof(s) and operated in air space directly above the flat roof(s), roof(s) and/or garden(s) as well as outside the windows and the balcony(ies) and/or utility platform(s) of the residential units.

Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting balcony(ies), utility platform(s), garden(s), 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 building maintenance system.

## 4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential units of the development and may be turned on from time to time. Floodlights are installed at the external glass wall of the clubhouse adjoining the swimming pool of the development reaching a height of about 5.35 metres for lighting of the swimming pool.

The illumination of the facade lighting and the floodlights may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

## 5. Lightning Poles

One lightning pole reaching a height of approximately 135.845 m.P.D. is provided and installed at the top roof floor of Tower 1B of the development. The existence of the lightning pole may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

Note: "m.P.D." means metre above the Hong Kong Principal Datum.

## 6. Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units)

Under the Deed of Mutual Covenant, no individual air-conditioning outdoor units (irrespective of whether window type or split-type air conditioning units) shall be installed other than the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) at such location(s) in the A/C Rooms as may be designated by the Manager for each residential unit. Every owner of the residential unit shall at his own cost and expense engage or employ qualified technicians or approved persons pursuant to the manufacturer's guidelines so as to keep and maintain the Water-cooled Air Conditioning Unit (also known as high efficiency dual water source air-conditioning units) and the ancillary pipes and equipment serving exclusively his residential unit in good repair and condition.



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.henleypark.com.hk](http://www.henleypark.com.hk)

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the development and the surrounding areas.

本售樓說明書印製日期：2023年6月16日。 Date of printing of this Sales Brochure : 16th June 2023

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made   |  |
|---|-------------------------|--|
|   | 頁次<br>Page Number       | 所作修改<br>Revision Made  |
| 2023年9月14日<br>14th September<br>2023        | 目錄 Table of<br>Contents | 修訂第 29 項的標題描述。<br>Revise the heading description for Section 29.   |
|   | 18                      | 更新發展項目的所在位置圖。<br>Update the location plan of the development.  |
|   | 212-215                 | 更新申請建築物總樓面面積寬免的資料。<br>Update the information in application for concession on gross floor area (GFA) of building.                            |
| 2023年12月12日<br>12th December<br>2023        | 22                      | 更新關乎發展項目的分區計劃大綱圖等。<br>Update the outline zoning plan etc. relating to the development.   |
|   | 213, 215                | 更新申請建築物總樓面面積寬免的資料。<br>Update the information in application for concession on gross floor area (GFA) of building.                            |
| 2024年3月8日<br>8th March 2024                 | 18                      | 更新發展項目的所在位置圖。<br>Update the location plan of the development.  |
| 2024年6月6日<br>6th June 2024                  | 18                      | 更新發展項目的所在位置圖。<br>Update the location plan of the development.  |
|   | 19, 20                  | 更新第19頁發展項目的鳥瞰照片，並刪除第20頁已過時的資料。<br>Update the aerial photograph of the development on page 19 and delete the outdated information on page 20. |
| 2024年9月5日<br>5th September 2024             | 18                      | 更新發展項目的所在位置圖。<br>Update the location plan of the development.  |

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made         |   |
|---|-------------------------------|---|
|   | 頁次<br>Page Number             | 所作修改<br>Revision Made   |
| 2024年12月3日<br>3rd December 2024             | 18                            | 更新發展項目的所在位置圖。<br>Update the location plan of the development.   |
|   | 19                            | 更新發展項目的鳥瞰照片。<br>Update the aerial photograph of the development.  |
| 2025年2月28日<br>28th February 2025            | 18                            | 更新發展項目的所在位置圖。<br>Update the location plan of the development.   |
|   | 20, 20-1, 20-2,<br>20-3, 20-4 | 更新及新增發展項目的鳥瞰照片。<br>Update and add new aerial photographs of the development.  |
|   | 212, 214                      | 修訂申請建築物總樓面面積寬免的資料。<br>Revise the information in application for concession on gross floor area (GFA) of building.   |
| 2025年5月26日<br>26th May 2025                 | 18                            | 更新發展項目的所在位置圖。<br>Update the location plan of the development.   |
|   | 23                            | 更新關乎發展項目的分區計劃大綱圖等<br>Update the outline zoning plan etc. relating to the development  |
| 2025年8月25日<br>25th August 2025              | 17                            | 修訂物業管理的資料。<br>Revise the information on property management.  |
|   | 18                            | 更新發展項目的所在位置圖。<br>Update the location plan of the development.   |
|   | 20, 20-1,<br>20-2, 20-3       | 更新第 20、20-1 及 20-2 頁發展項目的鳥瞰照片，並刪除第 20-3 頁已過時的資料。<br>Update the aerial photograph of the development on pages 20, 20-1 and 20-2, and delete the outdated information on page 20-3. |
|   | 137                           | 修訂閱覽圖則及公契。<br>Revise the inspection of plans and deed of mutual covenant.   |
|   | 208                           | 修訂買方的雜項付款。<br>Revise the miscellaneous payments by purchaser.   |



---

此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank





此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



此版乃特意留白  
This page is deliberately left blank



