

1. 第2期的施工

第2期的施工可能對期數內住宅單位之享用，諸如景觀、噪音、沙塵及/或周邊環境的其他方面，造成重大影響。

2. 放置室外冷氣機

部分室外冷氣機放置在(i)構成住宅單位一部分的組合露台及工作平台上或內部及(ii)私人平台上或內部(iii)私人天台上或內部。室外冷氣機的放置可能對期數內的住宅單位的享用，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「期數的住宅物業的樓面平面圖」。

3. 建築裝飾

期數部分住宅單位外牆設有建築裝飾。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「期數的住宅物業的樓面平面圖」。

4. 照明

期數部分住宅單位的外牆及/或建築裝飾裝設外牆裝飾燈及發展項目1樓及2樓的外牆裝設有招牌伸展至落山道。該等裝飾燈及招牌可能不時開啟。該等照明可能對期數部分住宅單位的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

5. 大廈保養系統操作

(a) 根據公契及管理協議，管理人有權進入建有私人平台及/或私人天台的住宅單位(不論是否連同管理人的代理、測量師、工人及其他人士，及是否攜帶用具、工具及物料)操作大廈保養系統，包括但不限於在毗鄰構成住宅單位一部分的私人天台及/或私人平台的公用地方與設施的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私人天台及/或私人平台停泊吊船或其他類似裝置，以便清潔、檢查、保養及/或維修外牆、玻璃幕牆及公用地方與設施。

(b) 在管理人安排為外牆(包括玻璃幕牆結構以及公用地方與設施)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或其他類似裝置(不論永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台及/或私人天台上及於住宅單位的私人平台及/或私人天台的上空以及窗戶外及/或住宅單位的組合露台及工作平台外操作。

6. 喉管


部分喉管(包圍於建築裝飾內或外露)設於期數部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或組合露台及工作平台。部分住宅單位的景觀可能因此受到影響。有關該等喉管及建築裝飾相關的位置，請參閱期數最新經批准的建築圖則。

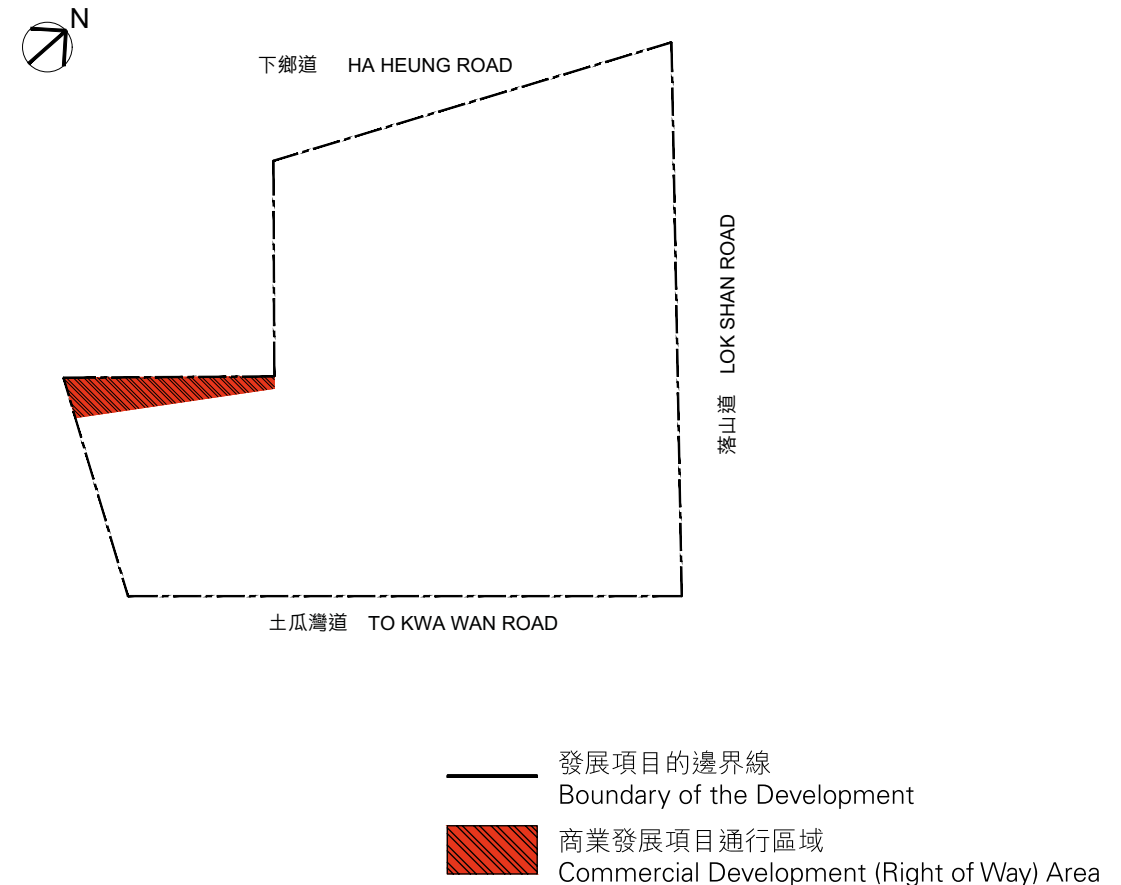
7. 綠化範圍

根據公契及管理協議，位於期數2樓的綠化範圍被指定為並構成住宅公用地方一部分。期數的每一住宅單位的擁有人均需分擔管理及維修構成住宅公用地方一部分的綠化範圍的費用。

8. 商業發展項目通行區域

根據屋宇署於2025年7月14日批准的經修訂一般建築圖則(參考編號BD 2/4086/20(DPU))，地下某部分面積標記為供毗鄰的九龍內地段4148號C段上的建築物的擁有人通行。根據公契及管理協議，該通行區域構成商業發展項目一部分及受制於九龍內地段4148號C段的擁有人及佔用人免費及無阻礙的通行權。

僅為識別目的，該商業發展項目通行區域的位置以  顯示在本部分最後的圖則上。



備註：不按比例，圖則僅供識別用途。

註：除非本售樓說明書另有定義，本有關資料內使用的詞彙與該詞彙在公契及管理協議中的涵義相同。

1. Construction of Phase 2

The construction of Phase 2 may materially affect the enjoyment of the residential units in the Phase in terms of views, noise, dust and/or other aspects of the surrounding environment.

2. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units are placed on the areas provided on or within (i) the combined balconies and utility platforms forming part of residential units and (ii) the private flat roofs. (iii) Private Roof. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Phase 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 Phase" in this sales brochure.

3. Architectural Features

Some architectural features are installed outside some residential units of the Phase. The views of some residential units may be affected by such architectural features. For locations of the architectural features, please refer to "Floor Plans of Residential Properties in the Phase" in this sales brochure.

4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential units of the Phase and a signage is installed outside the external walls of the first and second floors of the Development projecting out over Lok Shan Road. These lighting and signage may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

5. Operation of Building Maintenance System

- (a) Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s) (with or without the Manager's agents, surveyors, workmen and others and with or without other appliances, equipment and materials) for operating the building maintenance system, including but 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 adjacent to the private roof and/or private flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private roofs and/or private flat roofs forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities.
- (b) During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) of the residential units and operated in the air space directly above the private flat roof(s) and/or private roof(s) of the residential units as well as outside windows and/or combined balcony(ies) and utility platform(s) of the residential units.

6. Pipes


Some pipes (enclosed by architectural features or exposed) are located on the external walls and/or adjacent to and/or on the private flat roofs and/or private roofs and/or combined balconies and utility platforms of some residential units of the Phase. It is possible that the views of some residential units may be affected by these pipes and related architectural features. For locations of such pipes and architectural features, please refer to the latest approved building plans of the Phase.

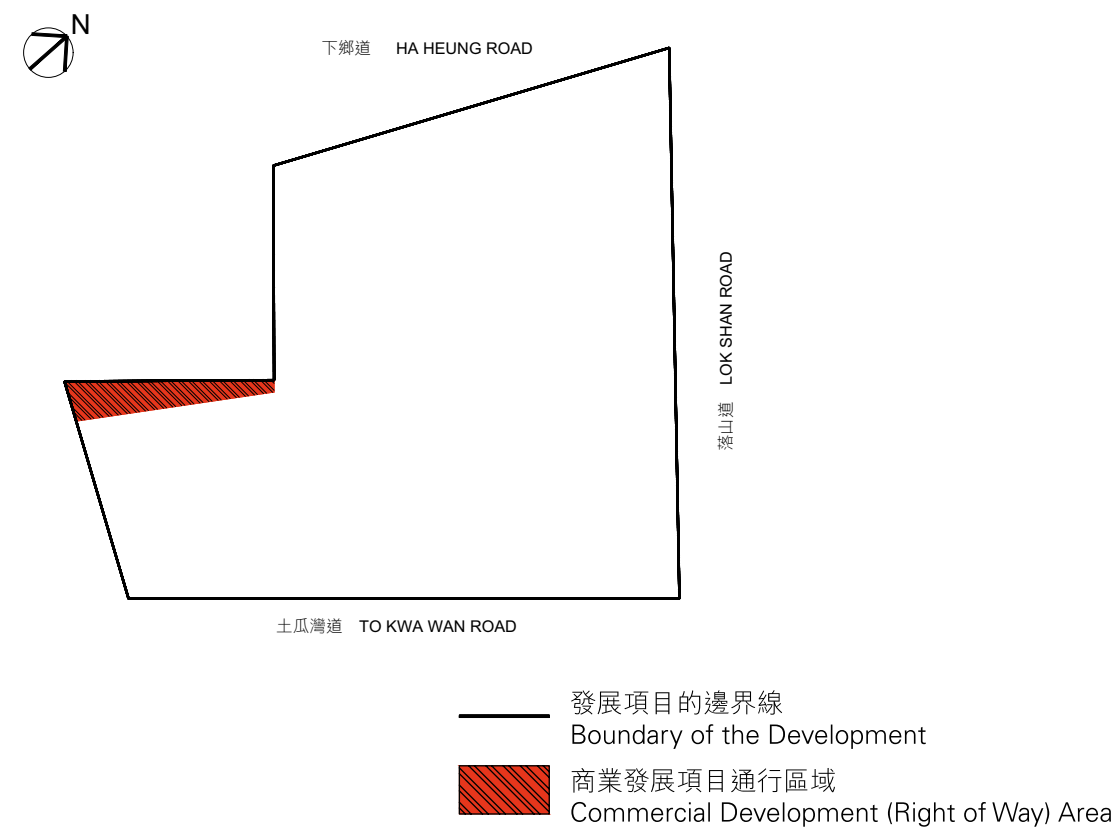
7. Greenery Areas

Under the Deed of Mutual Covenant and Management Agreement, greenery areas on 2/F of the Phase are designated as and form part of the Residential Common Areas. The owner of each residential unit in the Phase is obliged to contribute towards the costs of management and maintenance of such greenery areas which form part of the Residential Common Areas.

8. Commercial Development (Right of Way) Area

Under the general building plan Ref. No. BD 2/4086/20(DPU) as revised and approved by the Building Authority on 14th July 2025, an area on G/F of the development is marked as a right of way for owners of the adjoining building on Section C of Kowloon Inland Lot No.4148. Under the Deed of Mutual Covenant and Management Agreement of the development, such right of way forms part of the Commercial Development and shall be subject to the free and uninterrupted right of way for the owners and occupiers for the time being of Section C of Kowloon Inland Lot No.4148 to go pass and repass over and along.

For the purpose of identification only, the location of the Commercial Development (Right of Way) Area is shown and coloured  on the plan at the end of this Section.



Note: Not to scale. This plan is for identification purpose only.

Remark: 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 and Management Agreement.

賣方就期數指定的互聯網網站的網址：www.highwood.com.hk

The Address of the Website Designated by the Vendor for the Phase : www.highwood.com.hk

1. 期數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：2025年9月3日。

1. There may be future changes to the phase and the surrounding areas.
2. Date of printing of this Sales Brochure : 3rd September 2025.

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
2025年9月11日 11th September 2025	33, 35, 37	修訂期數的住宅物業的樓面平面圖 Revise floor plans of residential properties in the phase
	52	修訂公契的摘要 Revise summary of deed of mutual covenant
2025年12月9日 9th December 2025	13	更新期數的設計的資料。 Update the information on design of the Phase.
	22, 23	更新關乎發展項目的分區計劃大綱圖。 Update the outline zoning plan etc. relating to the developmemnt.
	64	更新期數中的公用設施的資料。 Update the information on common facilities in the phase.
	108, 109	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area (GFA) of building.

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