

1. 放置室外冷氣機

所有室外冷氣機（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、部分住宅單位的露台的假天花 / 高位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、露台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「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

部份住宅單位的玻璃幕牆結構設有建築裝飾。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「發展項目的住宅物業的樓面平面圖」。

1. Placing of air-conditioning outdoor units

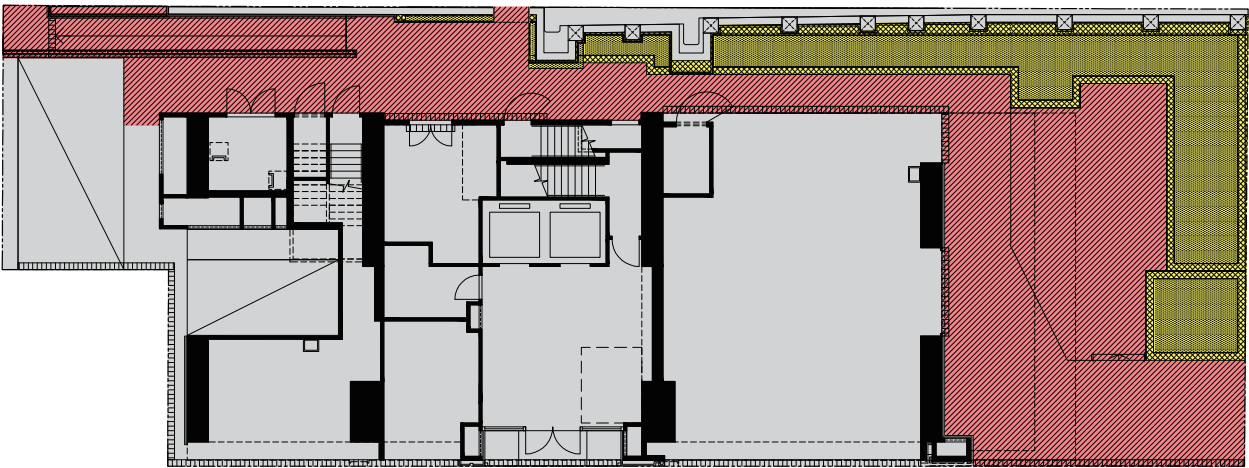
All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) adjacent to/adjoining some residential units, the false ceiling/high level of the balcony(ies) of some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioner platform(s), balcony(ies) 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”.

2. Architectural features

Some architectural features are installed outside the curtain walls of 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”.

3. 提供公眾使用的設施及休憩用地

- 按公契於發展項目中提供公眾使用的設施及休憩用地相當可能對享用發展項目的住宅單位造成重大影響。相關公契的條文如下 :-
- a. 行人街連休憩處包括 (1) 紅色加上黑色影地區， (2) 綠化地區 及 (3) 花槽牆地區。
 - b. 公契第二附表 B 部份中第 1(c) 條訂明：
「每份不分割份數的業主及持有、使用、佔用及享用其單位的專有的權利均受以下的地役權、權利及特權所規限 :-
 - (c) 公眾人士權
擁有合法目的之公眾人士有權自由及不被干擾地每天 24 小時通過及往來通過、越過、靠泊及使用行人街連休憩處。」
 - c. 紅色加上黑色影地區
附於公契並只為識別目的而以紅色加上黑色影線顯示的紅色加上黑色影地區的圖則已在本部分末端列出。紅色加上黑色影地區為商業發展一部分。
 - d. 綠化地區
附於公契並只為識別目的而以黃色底加上黑點顯示的綠化地區圖則已在本部分末端列出。綠化地區為屋苑公用地方部分。
 - e. 公契第 13(c)(xv) 條訂明管理開支應包括「用於種植、灌溉及保養公用地方及設施上的花槽及園林美化區，特別是綠化地區的開支」。
 - f. 公契第三附表中第 46 條訂明「除非得到屋宇署及 / 或其他有關政府部門的事先許可，綠化地區不能用作栽植樹木、灌木、草、花或其他花卉類植物以外的用途。」
 - g. 花槽牆地區
附於公契並只為識別目的而以黃色底黑色交叉斜線顯示的花槽牆地區圖則已在本部分末端列出。花槽牆地區為屋苑公用地方部分。
 - h. 公契第 15(c)(i) 條訂明「管理及保養綠化地區及花槽牆地區的費用及開支將由商業發展的業主承擔，及如商業發展的單位個別出售，則由商業發展項目的有關分契規限」。
 - i. 公契第 37(ca) 及 (cb) 條訂明：-
「37. 在本公契的條文的約束下，每位擁有人在此不可撤回地委任管理人為代理人，獲授全權針對其他一位或多位擁有人執行本公契的條文，以及處理按照本公契的條文妥為授權的任何有關公用地方及設施的事宜。在本公契所賦予的其他權力以外，管理人獲受全權及不受限制地為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括 (尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-
(ca) 保持綠化地區及花槽牆地區每天 24 小時開放予擁有合法目的之公眾人士進入及享用；
(cb) 修理、維修、保養及管理綠化地區及花槽牆地區；」



備註：不按比例，圖則僅供識別用途。
NOTE : NOT TO SCALE. THIS PLAN IS FOR IDENTIFICATION PURPOSE ONLY.

3. Facilities and open spaces for public use

- Facilities and open spaces for public use are provided in the development under the Deed of Mutual Covenant and Management Agreement (“the Deed of Mutual Covenant”), which are likely to materially affect the enjoyment of the residential units in the development.
- Relevant provisions of the Deed of Mutual Covenant are as follows:-
- a. Pedestrian Street cum Sitting-out Area means collectively (i) the Red Hatched Black Area, (ii) the Greenery Area, and (iii) the Planter Wall Area.
 - b. Sub-clause 1(c) of Part B of the Second Schedule to the Deed of Mutual Covenant provides that:-
“The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held :-
 - (c) Right of the public
The free and uninterrupted right for all members of the public for all lawful purposes to go, pass and repass on, along, over, by and through and to use 24 hours daily the Pedestrian Street cum Sitting-out Area.”
 - c. Red Hatched Black Area
The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Red Hatched Black Area shown and coloured red hatched black is set out at the end of this section. The Red Hatched Black Area forms part of the Commercial Development.
 - d. Greenery Area
The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Greenery Area shown and coloured yellow stippled black is set out at the end of this section. The Greenery Area forms part of the Estate Common Areas.
 - e. Clause 13(c)(xv) of the Deed of Mutual Covenant stipulates that the Management Expenses shall cover “the expenses for cultivation, irrigation and maintenance of the planters and landscaped areas on the Common Areas and Facilities, in particular on the Greenery Area”.
 - f. Clause 46 of the Third Schedule to the Deed of Mutual Covenant stipulates that “The Greenery Area shall not be used for any purpose other than for planting of trees, shrubs, grasses, flowers or other flora types of vegetation without the prior written consent of the Building Authority and/or any other relevant Government authority.”
 - g. Planter Wall Area
The plan annexed to the Deed of Mutual Covenant for identification purpose only with the Planter Wall Area shown and coloured yellow cross hatched black is set out at the end of this section. The Planter Wall Area forms part of the Estate Common Areas.
 - h. Clause 15(c)(i) of the Deed of Mutual Covenant stipulates that “the costs and expenses for the management and maintenance of the Greenery Area and the Planter Wall Area shall only be borne and paid by the Owner(s) for the time being of the Commercial Development and in the event Units in the Commercial Development are disposed of individually, subject to the terms and conditions in the relevant Sub-Deed in respect of the Commercial Development ”.
 - i. Clause 37(ca) and (cb) of the Deed of Mutual Covenant stipulates that:-
“37. Subject to the provisions of this Deed, each Owner hereby irrevocably APPOINTS the Manager as agent with full power of delegation to enforce the provisions of this Deed against the other Owner or Owners and in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:
(ca) To keep the Greenery Area and the Planter Wall Area open 24 hours daily for the access and enjoyment by the general public for all lawful purposes;
(cb) To upkeep, repair, maintain and manage the Greenery Area and the Planter Wall Area;”

圖例 LEGEND

紅色加上黑色影地區
RED HATCHED BLACK AREA

綠化地區
GREENERY AREA

花槽牆地區
PLANTER WALL AREA

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.one-artlane.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: 2018年8月29日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 29 August 2018

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
2018 年 9 月 11 日 11 September 2018	P.39	更新立面圖 Update ELEVATION PLAN
2018 年 12 月 11 日 11 December 2018	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.16	更新關乎發展項目的分區計劃大綱圖 Update OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
	P. 18-1 (加頁) (additional page)	新增關乎發展項目的分區計劃大綱圖 Add OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
2019 年 3 月 11 日 11 March 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P.38 - 39	更新立面圖 Update ELEVATION PLAN
	P.56	更新有關資料 Update RELEVANT INFORMATION
2019 年 6 月 11 日 11 June 2019	P.14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 42, 45	更新裝置、裝修物料及設備 Update FITTINGS, FINISHES AND APPLIANCES

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
2019 年 8 月 23 日 23 August 2019	P. 8	更新發展項目藝里坊・1 號 的資料 Update INFORMATION ON THE DEVELOPMENT ONE・ARTLANE
	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P.16, 18-1	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
	P. 19	更新發展項目的布局圖 Update LAYOUT PLAN OF THE DEVELOPMENT
	P. 21 - 23	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
	P. 26	更新發展項目中的停車位的樓面平面圖 Update FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
	P. 34	更新公共設施及公眾休憩用地的資料 Update INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
	P. 36 - 37	更新發展項目中的建築物的橫截面圖 Update CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
	P. 38 - 39	更新立面圖 Update ELEVATION PLAN
	P. 51	更新斜坡維修 Update MAINTENANCE OF SLOPES
2019 年 9 月 20 日 20 September 2019	P. 8	更新發展項目藝里坊・1 號 的資料 Update INFORMATION ON THE DEVELOPMENT ONE・ARTLANE
	P. 12	更新發展項目的設計的資料 Update INFORMATION ON DESIGN OF THE DEVELOPMENT
	P. 19	更新發展項目的布局圖 Update LAYOUT PLAN OF THE DEVELOPMENT
	P. 56	更新有關資料 Update RELEVANT INFORMATION
2019 年 12 月 20 日 20 December 2019	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT

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3月20日 20 March 2020	P. 13	更新物業管理的資料 Update INFORMATION ON PROPERTY MANAGEMENT
	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 26	更新發展項目中的停車位的樓面平面圖 Update FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
	P. 40	更新發展項目中的公用設施的資料 Update INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
	P. 49	更新買方的雜項付款 Update MISCELLANEOUS PAYMENTS BY PURCHASER
	P. 56	更新有關資料 Update RELEVANT INFORMATION
2020 年 6 月 19 日 19 June 2020	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P.15-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 36 - 37	更新發展項目中的建築物的橫截面圖 Update CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
	P. 38 - 39	更新立面圖 Update ELEVATION PLAN
	P. 56	更新有關資料 Update RELEVANT INFORMATION
2020 年 9 月 18 日 18 September 2020	P. 9	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
	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2020年12月18日 18 December 2020	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 15-1	刪除發展項目的鳥瞰照片 Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 16	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
2021年3月18日 18 March 2021	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 56	更新有關資料 Update RELEVANT INFORMATION

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
2021年6月18日 18 June 2021	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 33-34	更新公共設施及公眾休憩用地的資料 Update INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
	P. 56	更新有關資料 Update RELEVANT INFORMATION
	P. 56-1 (加頁) (additional page)	新增有關資料 Add RELEVANT INFORMATION
2021年9月17日 17 September 2021	P. 1-7	更新一手住宅物業買家須知 Update NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 56-56-1	更新有關資料 Update RELEVANT INFORMATION
2021年12月17日 17 December 2021	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2022年3月17日 17 March 2022	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2022年6月17日 17 June 2022	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2022年9月16日 16 September 2022	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
2022年12月16日 16 December 2022	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2023年3月16日 16 March 2023	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
2023年6月16日 16 June 2023	P. 3, 7	更新一手住宅物業買家須知 Update NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 53, 55	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9月15日 15 September 2023	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 52-55	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12月15日 15 December 2023	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT

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
2024年3月15日 15 March 2024	-	並無作出修改 No revision made
2024年6月14日 14 June 2024	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 15-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT
2024年9月13日 13 September 2024	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 15-1	刪除發展項目的鳥瞰照片 Delete AERIAL PHOTOGRAPH OF THE DEVELOPMENT
2024年12月13日 13 December 2024	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15	更新發展項目的鳥瞰照片 Update AERIAL PHOTOGRAPH OF THE DEVELOPMENT
2025年3月13日 13 March 2025	P. 14	更新發展項目的所在位置圖 Update LOCATION PLAN OF THE DEVELOPMENT
	P. 15-1 - 15-2 (加頁) (additional pages)	新增發展項目的鳥瞰照片 Add AERIAL PHOTOGRAPH OF THE DEVELOPMENT
	P. 52, 54	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

