

# 30 有關資料

## RELEVANT INFORMATION

### 1. 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) 放置在室外的冷氣機平台、露台或工作平台的上方、私人花園、平台或天台。室外冷氣機的放置可能對期數的住宅單位的享用，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「期數的住宅物業的樓面平面圖」。

### 2. 建築裝飾

期數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。

### 3. 喉管

期數部分住宅單位的平台及/或露台及/或工作平台的外牆或毗鄰平台及/或露台及/或工作平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，請參閱期數最新批准建築及排水圖則。

### 4. 地下渠

期數B座地下單位15、16、19、20、21及22(下稱「**有關私人花園單位**」)的私人花園下方有公用排水渠(下稱「**地下渠**」)經過。根據公契，管理人有權在所有合理時間內在給予事前通知 (緊急情況除外) 後，不論是否帶同工具、儀器及/或設備及無論有否帶同代理人、測量員、工匠及其他人士，進入有關私人花園單位以修理、清潔、檢查、審查或維修地下渠。管理人有權在必要時打開或挖開地下渠的維修範圍(下稱「**地下渠的維修範圍**」)的任何部分以進行前述工程。地下渠構成住宅公用設施的一部分而地下渠的維修範圍構成住宅公用地方的一部分。地下渠的維修範圍的大約位置在「期數的住宅物業的樓面平面圖」中顯示及標示為「MAUP」。

### 5. 建築物維修系統的操作

根據公契，管理人有權不時為檢查、重建、維修、改動、翻新、保養、清潔、油漆或裝飾公用地方及設施或進行發展項目必要的維修或減少任何對或可能對公用地方及設施或任何部分或其他業主造成影響的危害或滋擾，或檢查、維修及保養隱蔽排水管道的目的，於構成住宅單位一部分的私人花園、平台、天台或空調區的建築周邊安裝及拆除錨及其他裝置以便建築物維修系統的操作，包括但不限於吊船或其他類似裝置。吊船或其他類似裝置可以經過及/或停泊於構成住宅單位一部分的私人花園、平台、天台或空調區。

### 6. 車輛通道

在「發展項目的布局圖」顯示及標記為「擬建道路L1」的擬建道路(下稱「**該擬建道路**」)完成之前，發展項目的業主無權以車輛通行、進出、往返及行經該地段，除非在「發展項目的布局圖」顯示及標記為「車輛通道」的車輛通道(下稱「**該車輛通道**」)通行。該擬建道路完成之後，該車輛通道將會關閉並且發展項目的業主無權以車輛通行、進出、往返及行經該地段，除非在「發展項目的布局圖」顯示及標記為「永久車輛通道」的永久車輛通道通行。

### 7. 避雷針

在發展項目第B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+88.60米及在發展項目第D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+72.44米。避雷針可能對期數某些住宅物業的享用，諸如景觀或對周邊環境的其他方面造成影響。

### 8. 有關毗鄰土地的換地申請

賣方，本身或連同其相聯公司及/或其他第三者，已就規劃區第13區及規劃區第16區內的多幅土地遞交換地申請。有關詳情請參閱於二零一五年六月十九日刊憲之粉嶺北分區計劃大綱圖編號為S/FLN/2。

### 9. 24小時行人走廊等

行人走廊及連接行人走廊的行人通道及穿梭升降機大堂不會開放供使用，直至批地文件特別條款第(21)(a)條內所指的該等行人天橋的其中一條天橋的連接工程完成後為止。行人天橋 (如有) 會由政府興建。政府並不保證日後將會興建行人天橋。賣方並不就行人天橋會否興建及落成日期等資料作出任何形式的保證或承諾。

### 10. 污水處理設備

供發展項目使用的污水處理設備 (下稱「**該污水處理設備**」) 設於發展項目的地下層。該污水處理設備會暫時運作以處理發展項目所產生的污水，直至政府完成興建有關的公共污水收集系統及基礎建設及發展項目的污水收集系統被接駁到公共污水收集系統。當發展項目接駁到公共污水收集系統後，該污水處理設備將會停止運作及關閉。

### 11. 室外游泳池的照明及LED 顯示屏

發展項目的室外游泳池有安裝照明系統及LED 顯示屏可能不時開啟。該些照明可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

### 12. 蝴蝶園

蝴蝶園位於發展項目的第E座旁邊並且安裝約3米高的棚用以種植。該些棚可能對期數某些住宅物業的享用，諸如景觀及對周邊環境的其他方面造成影響。

### 13. 藝術品 (具導風功能)

發展項目的第C座及第D座之間安裝了高度分別約為3米、4米及5米的3件藝術品(具導風功能)。藝術品有安裝照明系統及可能不時開啟。該些藝術品可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

### 14. 藝術品 (約10米高青蛙形狀藝術品)

發展項目的中央公園內安裝了高度約為10米的青蛙形狀藝術品。藝術品有安裝照明系統及可能不時開啟。藝術品可能對期數某些住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。。

註：除非本售樓說明書另有定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

**1. Placement of outdoor air-conditioning units**

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms, high level of balconies or utility platforms, private gardens, flat roofs or roofs. 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 "Floor Plans of Residential Properties in the Phase".

**2. Architectural features**

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

**3. Pipes**

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the flat roofs and/or balconies and/or 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. For the locations of the common pipes and the exposed pipes, please refer to the latest approved building and drainage plans of the Phase.

**4. Underground Pipes**

There are common drainage pipes (the "**Underground Pipes**") passing through the ground beneath the private garden of Flats 15, 16, 19, 20, 21 and 22 on the Ground Floor of Tower B of the Phase (each a "Relevant Garden Unit"). Under the Deed of Mutual Covenant (the "DMC"), the Manager shall have the right to enter into a Relevant Garden Unit at all reasonable times upon prior reasonable notice (except in the case of emergency) with or without tools, apparatus and/or equipment and with or without agents, surveyors, workmen and others for the purpose of repairing, cleansing, inspecting, examining or maintaining the Underground Pipes. The Manager shall have the right to open up or excavate any part of the maintenance areas of Underground Pipes (the "**Maintenance Areas of Underground Pipes**") as may be necessary for carrying out the aforesaid works. The Underground Pipes form part of the Residential Common Facilities and the Maintenance Areas of Underground Pipes form part of the Residential Common Areas. The approximate locations of the Maintenance Areas of Underground Pipes are shown and marked "MAUP" on the "Floor Plans of Residential Properties in the Phase".

**5. Operation of building maintenance system**

Under the DMC, the Manager shall have the right from time to time for the purposes of inspecting, rebuilding, repairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Estate or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof or other Owners or for the purposes of inspecting, repairing and maintaining the Concealed Drainage Pipes to install and remove anchors and other provisions at the building perimeter of the private garden, flat roof, roof or Areas for Air-Conditioning forming part of a Residential Unit for operation of the building maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on private garden, flat roof, roof or Areas for Air-Conditioning forming part of a Residential Unit.

**6. Vehicular Access**

Prior to completion of the proposed road as shown and marked "PROPOSED ROAD L1" (the "Proposed Road") on the "Layout Plan of the Development" (the "Layout Plan"), the owners of the development shall have no right of ingress and egress to and from the lot for the passage of motor vehicles except through the vehicular access shown and marked "VEHICULAR ACCESS" (the "Vehicular Access") on the "Layout Plan of the Development". After completion of the Proposed Road, the Vehicular Access will be closed and the owners of the development shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except through the permanent vehicular access shown and marked "PERMANENT VEHICULAR ACCESS" on the "Layout Plan of the Development".

**7. Lightning Poles**

One lightning pole reaching a height of approximately +88.60 m.P.D. is provided and installed at the top roof floor of Tower B of the development and one lighting pole reaching a height of approximately +72.44 m.P.D. is provided and installed at the top roof floor of Tower D of the development. The existence of the lightning poles may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

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

**8. Land Exchange Applications Relating to Adjacent Sites**

The vendor, by itself or together with its associated companies and/or other third parties, has/have submitted land exchange applications in respect of various sites within Planning Area 13 and Planning Area 16. For details, please refer to the Fanling North Outline Zoning Plan (OZP) no. S/FLN/2 gazetted on 19 June 2015.

**9. 24 Hours Pedestrian Walkway, etc.**

The Pedestrian Walkway and the passage link and the shuttle lift lobbies connecting the Pedestrian Walkway will not be open for use until the completion of the connection works of any one of the Footbridges referred to in Special Condition No. (21)(a) of the Land Grant. The Footbridges (if any) are to be constructed by the Government. The Government does not warrant that the Footbridges will be constructed in the future. The vendor does not give any warranty or undertaking in whatsoever manner as to whether the Footbridges will be constructed in future and the timing for completion of the Footbridges.

**10. Sewage Treatment Plant**

A sewage treatment plant (the "**STP**") for the use of the development is located at the basement of the development. The STP will be operated temporarily to process the sewage from the development until the completion of the associated public sewerage system and infrastructure by the government and the connection of the development's sewerage system to the public sewerage system. After the development is connected to the public sewerage system, the STP will be decommissioned and closed.

**11. Lighting and LED Screen of Outdoor Swimming Pool**

Lightings and LED screen are installed at the outdoor swimming pools of the development and may be turned on from time to time. The illumination of the lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

**12. Butterfly Garden**

The butterfly garden is located next to Tower E of the development and trellises reaching a height of about 3 metres are installed for planting. The trellises may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

**13. Artworks (with wind deflecting function)**

Three pieces of artworks (with wind deflecting function) reaching a height of about 3 metres, 4 metres and 5 metres respectively are located between Tower C and Tower D of the development. Lightings are installed at the artworks and may be turned on from time to time. The artworks may affect the enjoyment of some residential units in the Phase in terms of the views, lighting and other aspects of the surrounding environment.

**14. Artwork (About 10-metre High Frog Artwork)**

A piece of artwork in the shape of a frog reaching a height of about 10 metres is located at the central garden of the development. Lightings are installed for the artwork and may be turned on from time to time. The artwork may affect the enjoyment of some residential units in the Phase in terms of the views, lighting and other aspects of the surrounding environment..

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.