

## 30. 有關資料

### RELEVANT INFORMATION

#### 1. 噪音消減措施

期數將提供噪音消減措施包括隔聲屏障、隔聲簷、減音窗、減音露台及固定玻璃/固定玻璃維修窗戶。有關噪音消減措施詳情及期數內的相關單位, 準買家應參考2022年2月的噪音影響評估報告(參考編號R5501\_V5.3)(NIAR)。準買家可於售樓處開放時間內要求免費查閱噪音影響評估報告(並可於支付影印費後取得影印本)。有關減音露台(以「A.BAL」標示)、減音窗(以「A.W.」標示)及維修窗戶(以「M.W.」標示)的位置, 準買家亦應參考本售樓說明書「期數的住宅物業的樓面平面圖」一節。準買家應注意隔音屏障、隔聲簷、減音窗、減音露台及固定玻璃/固定玻璃維修窗戶對相關單位景觀的影響, 以及如減音窗、隔聲折疊門或維修窗戶被開啟時相關單位將可能受噪音影響。

#### 2. 後續期數的施工

後續期數的施工期間可能會制定特別交通安排, 包括但不限於更改行車通道。建築車輛亦可進入平台層及車場以進行後續期數的施工, 施工期間可能對期數內住宅物業之享用, 諸如景觀、噪音、沙塵及/或周邊環境方面, 造成重大影響。

#### 3. 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、露台的上方、或工作平台、私人花園、私人平台或私人天台。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」。

#### 4. 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。

#### 5. 喉管

期數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, 請參閱期數最新批准建築圖則。

#### 6. 樹木

該地段外有很多樹圍繞屋苑。有些樹的高度可能與期數低層住宅單位的高度相若。另外, 有些樹與期數某些住宅單位的距離可能很近。準買家應到有關發展地盤作實地考察, 以對該發展地盤及其周邊地區環境有較佳了解。

#### 7. 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、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的目的, 於構成住宅單位一部分的私人花園、私人平台或私人天台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、私人平台或私人天台。

#### 8. 建議額外車輛通道

根據最新的分區規劃大綱圖(OZP) 編號: S/TM/33, 在發展項目的東面, 已計劃新的道路(「該新道路」)連接青山公路及青盈路, 其計劃的位置於本部分最後的圖則上顯示。除青山公路車輛通道外, 賣方已向屯門區地政處建議於該新道路上增加一個發展項目的額外車輛通道(「該額外車輛通道」), 該額外車輛通道的建議位置於本部分最後的圖則上顯示。建議運輸署表示他們原則上不反對額外車輛通道。屯門區地政處亦初步回覆若該新道路一經落實, 便會考慮有關變更車輛通道的申請。為免疑問, 賣方並不保證該新道路及該額外車輛通道會於將來獲興建。

## 30. 有關資料 RELEVANT INFORMATION

### 1. Noise Mitigation Measures

Noise mitigation measures which will be provided in the Phase include noise barriers, acoustic fins, acoustic windows, acoustic balconies and fixed glazing/fixed glazing with maintenance windows. For details of such noise mitigation measures and related units in the Phase, prospective purchasers should refer to the Noise Impact Assessment Report dated February 2022 (Reference Number: R5501\_V5.3) (the "NIAR"). Copy of the NIAR will be available for free inspection upon request by prospective purchasers at the sales office during its opening hours (photocopies will be available on payment of photocopying charges). Please also refer to "Floor Plans of Residential Properties in the Phase" section of this Sales Brochure for details on the location of acoustic balcony marked "A. BAL", acoustic window marked "A.W." and maintenance window marked "M.W.". Prospective purchasers should note the impact of the existence of noise barriers, acoustic fins, acoustic windows, acoustic balconies and fixed glazing/fixed glazing with maintenance windows on the views of related units and that the related units may be affected by noise if the acoustic window, the acoustic bi-fold door or the maintenance window are opened.

### 2. Construction of Subsequent Phases

There may be special traffic arrangement including but not limited to alteration of vehicular access route during the construction of subsequent phases. Construction vehicles may also enter the podium level and the car park for construction of subsequent phases. Such construction works and arrangement may materially affect the enjoyment of the residential properties in the Phase in terms of views, noise, dust and/or other aspects of the surrounding environment.

### 3. 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, utility platforms, private gardens, private flat roofs or private 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.

### 4. 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.

### 5. 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 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 plans of the Phase.

### 6. Trees

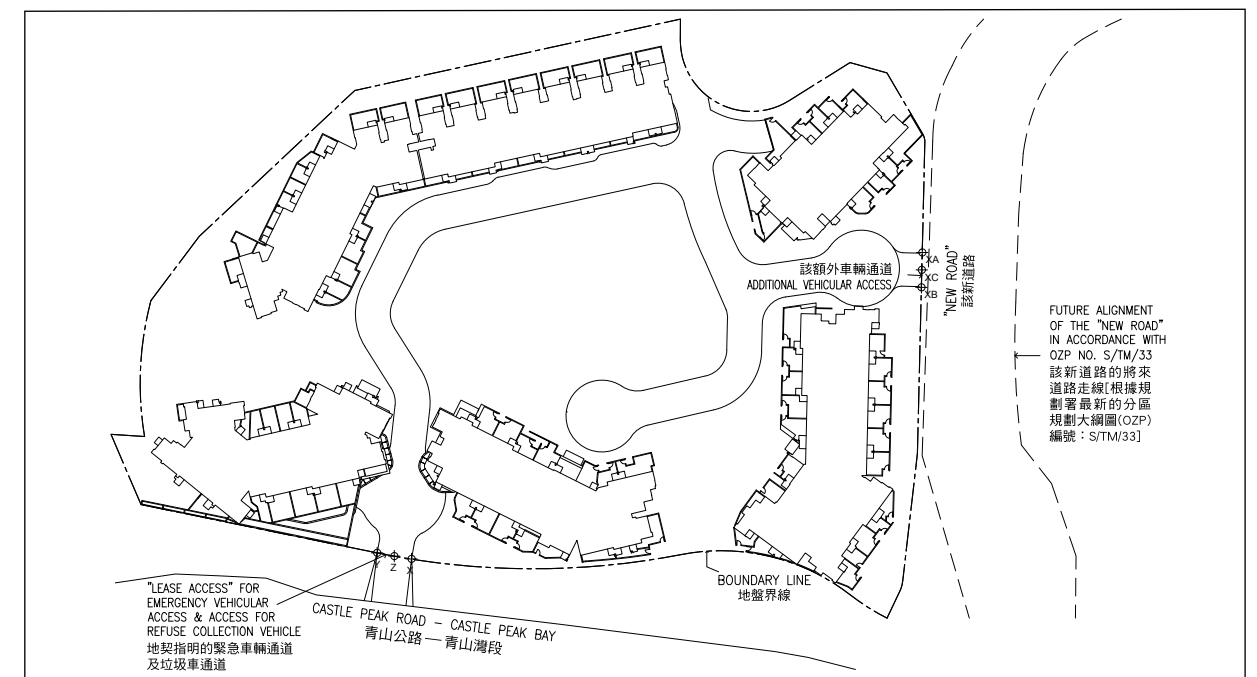
There are many trees outside the lot surrounding the Estate. Some of the trees may be of similar height to the level of the lower level residential units of the Phase. In addition, some of the trees may be located close to some of the residential units of the Phase. Prospective purchasers should conduct an on-site visit for a better understanding of the development site and its surrounding environment.

### 7. Operation of building maintenance system

Under the Deed of Mutual Covenant, 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 to install and remove anchors and other provisions at the building perimeter of the private garden, private flat roof or private roof 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, private flat roof or private roof forming part of a Residential Unit.

### 8. Proposed Additional Vehicular Access

According to the latest Outline Zoning Plan (OZP) no. S/TM/33, a new road (the "New Road") has been planned along the eastern side of the development connecting Castle Peak Road and Tsing Ying Road which the proposed alignment is shown in plan at the end of this section. The vendor has proposed to the District Lands Office/Tuen Mun that an additional vehicular access to the development to be formed at the New Road (the "Additional Vehicular Access") which proposed location is shown in plan at the end of this section, in addition to the vehicular access at Castle Peak Road. The Transport Department had indicated that they have no objection in principle to the Additional Vehicular Access. District Lands Office/Tuen Mun had indicated that the application for variation of vehicular access would be considered when it is confirmed that the New Road will be constructed. For the avoidance of doubt, the vendor in no way warrants that that the New Road and the Additional Vehicular Access will be constructed in the future.



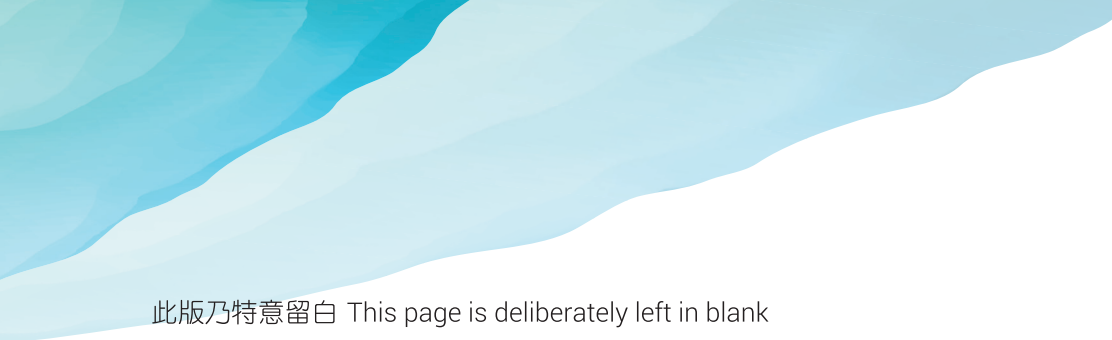
圖例 Legend: - - - 地盤界線 Site Boundary Line

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