

1. 建築裝飾

部份住宅單位外設有建築裝飾。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/或私人花園及/或私人天台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/或私人花園及/或私人天台的外牆裝有喉管，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及商業發展項目的外牆及/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1座、第3A座及第3B座的最高天台層提供及裝置各一支避雷針，其高度達香港主水平基準以上約147.20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。

7. 附近的其他地段

賣方的有聯繫公司(「聯繫公司」)已購入及正在發展發展項目附近的地段，即新九龍內地段第6562號(「毗鄰地段」)。

初步擬建於毗鄰地段上的一座樓高31層大樓及四座樓高5層公寓的建築圖則已於2020年11月3日獲屋宇署批准。該等建築圖則可能會作出修改，而在毗鄰地段的建築物的設計及布局亦可能改變。賣方及聯繫公司並不就毗鄰地段任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。聯繫公司明確保留所有與毗鄰地段有關的權利，包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

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 and/or private roofs 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 likewise equipment (whether its installation is permanent or temporary) may be installed and/or rested on the 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 and the Commercial Accommodation 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 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 147.20 m.P.D. provided and installed at each of the top roof floor of Tower 1, Tower 3A and Tower 3B of the development. The existence of the lightning poles 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.

7. Other Lot Nearby

An associate corporation of the Vendor ("Associate Corporation") has acquired and is in the course of developing New Kowloon Inland Lot No.6562 ("Adjacent Lot") near the development.

The general building plans of a 31-storey tower and four 5-storey mansions preliminarily intended to be constructed on the Adjacent Lot were approved by the Buildings Department on 3 November 2020. The general building plans are subject to amendments and the design and layout of the building(s) on the Adjacent Lot may be subject to change. The Vendor and the Associate Corporation give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of the Adjacent Lot. The Associate Corporation expressly reserves all rights in respect of the Adjacent Lot including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.