

1. 放置室外冷氣機

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，請參閱本售樓說明書的「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」。

3. 喉管

發展項目部分住宅單位的天台、平台、露台及 / 或工作平台的外牆或毗鄰平台及 / 或露台的外牆裝有喉管，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經批准的建築圖則。

4. 吊船操作

1. 根據公契及管理協議，管理人有權進入建有平台及 / 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) 操作吊船。
2. 在管理人安排為發展項目的外牆 (包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台) 及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，吊船 (不論是永久或臨時的吊船裝置) 將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

5. 裝飾燈

1. 發展項目部分住宅單位的外牆裝置 LED 裝飾燈，該等裝飾燈可能不時開啟。
2. LED 裝飾燈的照明 (如有的話) 可能對發展項目住宅物業的享用，諸如景觀、光及對周邊環境的其他方面造成影響。

6. 提供公眾使用的設施及休憩用地

按公契及管理協議 (「公契」) 於發展項目內提供公眾使用的設施及休憩用地可能對享用發展項目內住宅單位造成重大影響：

公契的有關條文規定如下

「24 小時通道」統指 (a) 指明街道；及 (b) 屋苑地下及高層地下的範圍，僅作識別之用途，在本章結尾列明的圖則上以粉紅色顯示。該 24 小時通道屬於住宅公用地方一部分。

「指明街道」指屋苑的地下範圍，僅作識別之用途，在本章結尾列明的圖則上以黃色陰影顯示。

公契第 87(a) 條規定如下：

「(a) 指明街道須保持作為一條街道，在屋苑存在期間，不得在其上、其下作出建造、圍封或撤銷；必須在指明街道提供街燈、排水渠及鋪路面。

(b) 24小時通道須提供一條行人接駁通道，經由屋苑內的一條內部通道，包括無障礙通道，往返太祥街與筲箕灣道。24小時通道須保持每日24小時開放並由業主或管理人負責維修。」

公契第二附表 B 部分 (d) 款規定如下：

「每個持有不分割份數和有權獨家持有、使用、佔用和享用他的單位的業主受制於下列地役權、權利及特權：

(d) 24 小時通道

公眾有權每日 24 小時 (或在建築事務監督批准的其他時段內) 免費使用 24 小時通道，以便往返太祥街與筲箕灣道。」

1. PLACING OF AIR-CONDITIONING OUTDOOR UNITS

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 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) 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" in this sales brochure.

2. 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.

3. PIPES

Some pipes are located on the external walls at or adjacent to the roofs, flat roofs, balconies and/or utility platforms 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.

4. OPERATION OF GONDOLA

1. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting 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 gondola system.
2. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.

5. LIGHTING

1. LED lightings are installed on the external walls of some residential units of the development and may be turned on from time to time.
2. The illumination (if any) of the LED lightings may affect the enjoyment of some residential units in the development in terms of the views, lighting and other aspects of the surrounding environment.

6. 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 unit in the development.

Relevant provisions of the Deed of Mutual Covenant are as follows:-

"24 Hours Access" means collectively (a) the Specified Street and (b) the areas on the ground floor and the upper ground floor of the Estate which for the purpose of identification only shown and coloured pink on the plan set out at the end of this section. The 24 Hours Access forms part of the Residential Common Areas.

"Specified Street" means the areas on the ground floor of the Estate which for the purpose of identification only shown yellow hatched on the plan set out at the end of this section.

Clause 87(a) of the Deed of Mutual Covenant provides that:-

- "(a) The Specified Street shall remain as a street and shall not be built over, built under, enclosed, or extinguished during the lifetime of the Estate. Street lighting, drainage and paving shall be provided in the Specified Street.
- (b) The 24 Hours Access shall provide a pedestrian linkage between Tai Cheong Street and Shau Kei Wan Road by an internal passage within the Estate, including barrier free access. The 24 Hours Access shall be opened 24-hour a day and shall be maintained by the Owners or the Manager."

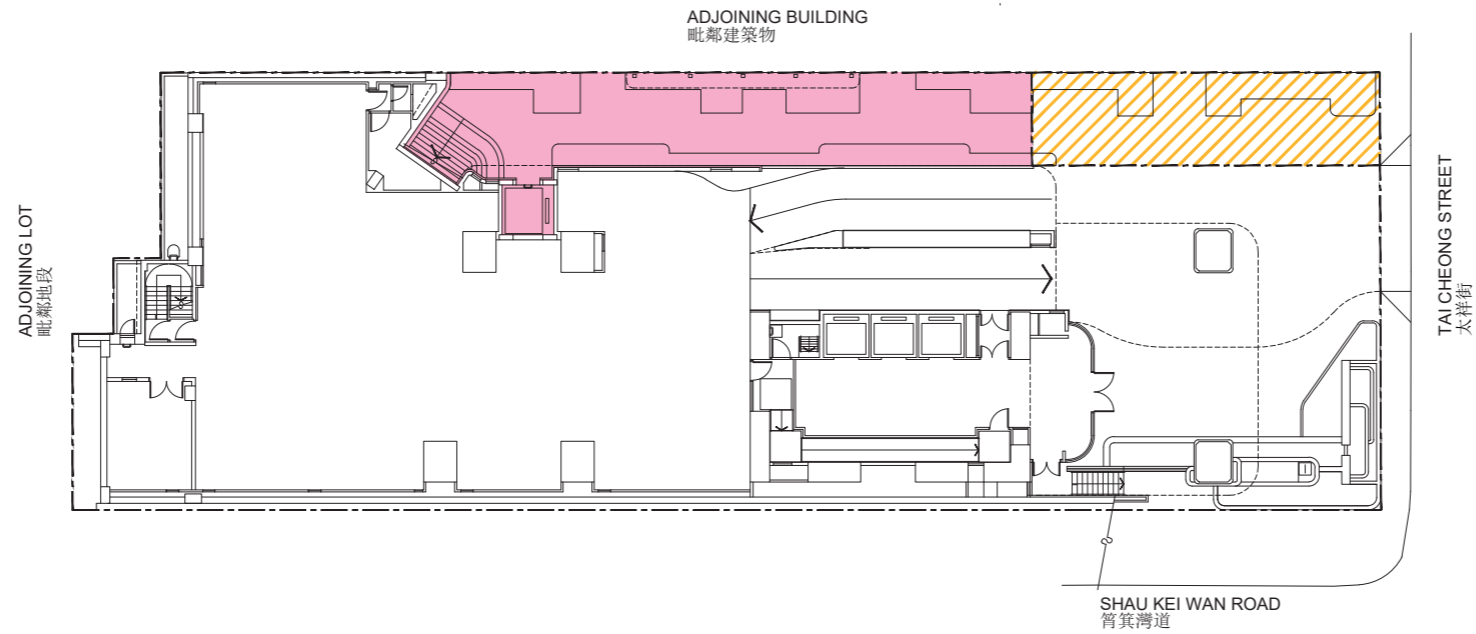
Sub-clause(d) of Part B of the Second Schedule to the Deed of Mutual Covenant provides that:-

"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 :-

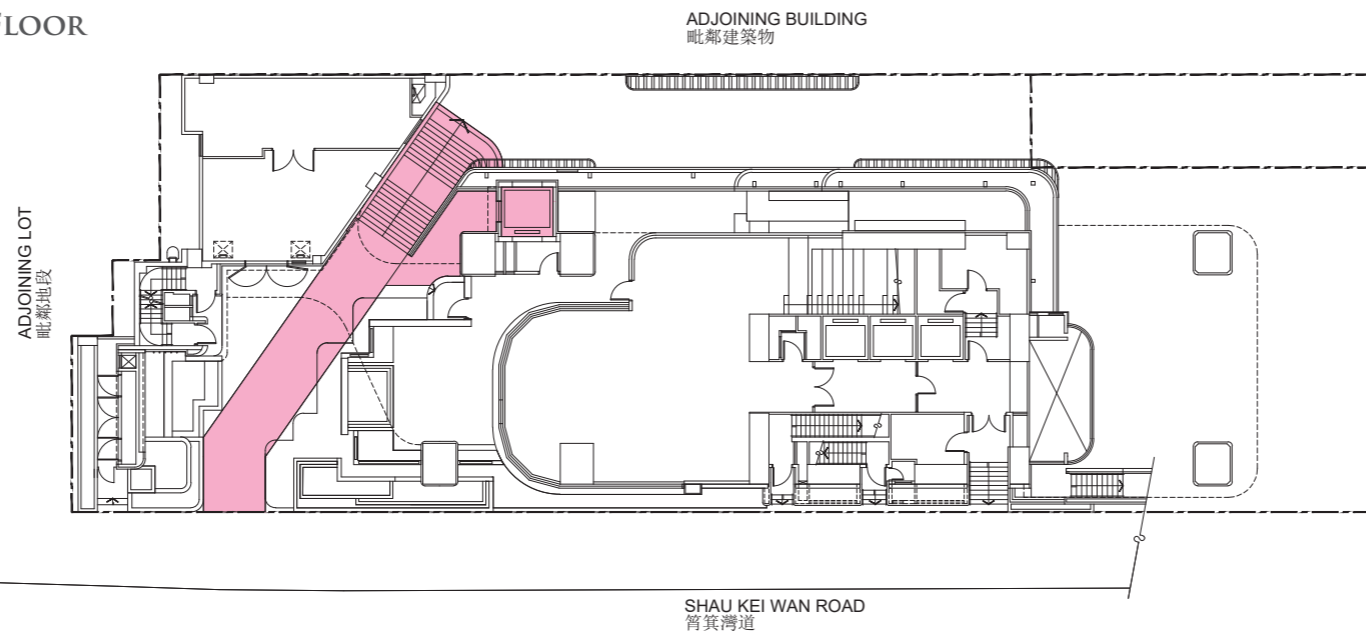
(d) 24 Hours Access

The right of public to use the 24 Hours Access 24 hours a day or at such other period of time as may be approved by the Building Authority free of charge for the purposes of accessing Shau Kei Wan Road from Tai Cheong Street and vice versa."

GROUND FLOOR
地下



UPPER GROUND FLOOR
地下高層



LEGEND

-  Specified Street
指明街道
-  Residential Common Areas
住宅公用地方

Note : Not to scale. This plan is for identification purpose only.
備註：不按比例，圖則僅供識別用途。

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.theholborn.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：2021年8月24日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 24 August 2021

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10月27日 27 October 2021	17	更新發展項目的所在位置圖 Update location plan of the development
	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
	59-61, 67, 69	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年12月13日 13 December 2021	21	更新發展項目的布局圖 Update layout plan of the development
	23, 25, 27, 29, 31, 33	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
	39, 44	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
	45	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
	48, 50	更新公契的摘要 Update summary of deed of mutual covenant
	56-57	更新立面圖 Update elevation plan
	58	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	60-61, 68-69, 76, 78-80	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	85, 87	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
91	更新有關資料 Update relevant information	
2022年3月11日 11 March 2022	31, 33	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
	58	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	85, 87	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
2022年6月10日 10 June 2022	21	更新發展項目的布局圖 Update layout plan of the development
	45	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
	58	更新發展項目中的公用設施的資料 Update information on common facilities in the development

2022年9月9日 9 September 2022	17	更新發展項目的所在位置圖 Update location plan of the development
	18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	21	更新發展項目的布局圖 Update layout plan of the development
	25	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
	45	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
	56-57	更新立面圖 Update elevation plan
	58	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	85, 87	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
	91	更新有關資料 Update relevant information
2022年12月9日 9 December 2022	-	並無作出修改 No revision made
2023年2月9日 9 February 2023	10	更新發展項目The Holborn的資料 Update information on the development, The Holborn
	14	更新發展項目的設計的資料 Update information on design of the development
	21	更新發展項目的布局圖 Update layout plan of the development
	31, 33	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
	56-57	更新立面圖 Update elevation plan
	58	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	91	更新有關資料 Update relevant information
2023年3月9日 9 March 2023	10	更新發展項目The Holborn的資料 Update information on the development, The Holborn
	56-57	更新立面圖 Update elevation plan

2023年6月2日 2 June 2023	16	更新物業管理的資料 Update information on property management
	18-2 - 18-5 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	58	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
	83	更新買方的雜項付款 Update miscellaneous payments by purchaser
2023年7月14日 14 July 2023	20	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
	29	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
	29-1, 29-2 (加頁) (additional page)	因應31樓B5單位的改動工程，更新相應的樓面平面圖 Update the corresponding floor plans due to the alteration works for Flat B5 on 31/F
	59, 60, 61, 67, 68, 69	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	59-1, 60-1, 67-1, 68-1 (加頁) (additional page)	新增裝置、裝修物料及設備 Add fittings, finishes and appliances
2023年8月31日 31 August 2023	5, 9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	17	更新發展項目的所在位置圖 Update location plan of the development
	66, 75	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	85-88	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10月16日 16 October 2023	66, 75	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2023年11月30日 30 November 2023	17	更新發展項目的所在位置圖 Update location plan of the development
	18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-5	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2024年2月29日 29 February 2024	17	更新發展項目的所在位置圖 Update location plan of the development
2024年5月29日 29 May 2024	18	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	18-1 - 18-3 (加頁) (additional page)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	20	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

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