

1. 噪音消減措施

發展項目將提供噪音消減措施包括固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)。有關噪音消減措施詳情及發展項目內的相關單位，準買家應參考2022年4月的噪音影響評估報告(報告編號R7020_v3.0.docx)(「NIAR」)(此報告在環境保護署的批准下可能不時更改)。準買家可於售樓處開放時間內要求免費查閱NIAR(並可於支付影印費後取得影印本)。有關固定玻璃維修窗戶(以「FIXED GLAZING WITH MAINTENANCE WINDOW」標示)、隔音窗(擋板式)(以「ACOUSTIC WINDOW」標示)及隔音門(擋板式)(以「ACOUSTIC DOOR」標示)的位置，準買家亦應參考本售樓說明書的「發展項目的住宅物業的樓面平面圖」。準買家應注意固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)的存在對相關單位景觀的影響，以及如固定玻璃維修窗戶、隔音窗(擋板式)及隔音門(擋板式)開啟時相關單位將可能受噪音影響。

2. 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/毗連部分住宅單位的冷氣機平台上或部分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」。

3. 建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅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」。

4. 喉管

發展項目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建築圖則。

5. 大廈保養系統操作

- 根據公契及管理協議，管理人有權進入建有平台的住宅單位(不論是否連同管理人的代理、工人及職員，及是否攜帶用具、工具及物料)操作大廈保養系統包括但不限於在毗鄰構成住宅單位一部分的平台的发展項目公用地方與設施周邊外牆的托架、錨及/或插座錨固吊船、吊船吊臂或其他類似裝置(不論該等錨、插座及/或托架是否位於毗鄰構成住宅單位一部分的平台圍邊內部表面)及/或於構成住宅單位一部分的平台停泊及/或錨固吊船、吊船吊臂或其他類似裝置，以便清潔、保養及/或維修發展項目的外牆、玻璃幕牆及公用地方與設施。
- 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或特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，大廈保養系統包括但不限於吊船、吊船吊臂或其他類似裝置(不論是永久或臨時的裝置)可能會停泊在住宅單位的平台上，並在住宅單位的平台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。

6. 裝飾燈

- 發展項目部份住宅單位的外牆及高架行人天橋裝置LED裝飾燈，該等裝飾燈可能於晚上開啟。
- 發展項目內毗連室外游泳池的花槽區域上，在高度達至5米的燈柱的頂部裝置泛光燈，以供室外游泳池黃昏及晚間照明。
- LED裝飾燈及泛光燈的照明(如有的話)可能對發展項目住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

7. 避雷針

在發展項目第2座、第5座及第7座的頂層天台分別提供及裝置三支避雷針，其高度達香港主水平基準以上約125.90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。

8. 天線

在發展項目第5座的頂層天台提供及裝置一支天線，其高度達香港主水平基準以上約122.50米。天線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。

9. 啟德空中花園

發展項目面向承豐道一面的邊界外現設有啟德空中花園。此設施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。

10. 行人道

24小時開放行人道連接發展項目及政府之啟德空中花園。準買家請注意該等結構對於部份住宅單位造成之影響(如有)。詳情請參閱本售樓說明書的「發展項目的布局圖」、「發展項目的住宅物業的樓面平面圖」及「發展項目中的建築物的橫截面圖」。

11. 海濱長廊

建於黃色範圍及黃色間黑斜線範圍(按批地文件定義)內的海濱長廊(並不構成發展項目一部分)有構築物及公共設施，準買家請注意該等構築物及設施之影響(如有)。該等構築物及設施之位置、座向、高度、設計及開放時間以政府最終批准及決定為準。詳情請參閱本售樓說明書之「批地文件的摘要」及「公共設施及公眾休憩用地的資料」。

12. 浴室外的櫃及裝置

有關第1座B單位、第2、3、5、6、7及8座所有單位(除第3、6座33樓A單位及第8座31樓A單位)，在每一個該等住宅單位的主人睡房的洗手盆連同洗手盆水龍頭及緊貼在其下面的木製洗手盆櫃均裝設於浴室外最近的位置。有關該洗手盆的位置，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」。

13. 啟德區域供冷系統(南廠)

發展項目面向承豐道一面的邊界外設有啟德區域供冷系統(南廠)的相關機房和設施。此等機房和設施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。

註：除非本售樓說明書另有規定，本有關資料內所採用的詞彙與該詞彙在公契及管理協議內的意思相同。

1. Noise mitigation measures

Noise mitigation measures which will be provided in the development include fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type). For details of such noise mitigation measures and related units in the development, prospective purchasers should refer to the Noise Impact Assessment Report dated April 2022 (Report Number : R7020_v3.0.docx) (the “NIAR”) (which may be subject to revision from time to time upon approval by the Environmental Protection Department). Copy of the NIAR will be made 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 Development” in this sales brochure for details on the locations of fixed glazing with maintenance windows marked as “FIXED GLAZING WITH MAINTENANCE WINDOW”, acoustic windows (baffle type) marked as “ACOUSTIC WINDOW” and acoustic doors (baffle type) marked as “ACOUSTIC DOOR”. Prospective purchasers should note the impact of the existence of fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type) on the views of related units and that the related units may be affected by noise if the fixed glazing with maintenance windows, acoustic windows (baffle type) and acoustic doors (baffle type) is opened.

2. Placing of outdoor air-conditioning units

Outdoor air-conditioning 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 outdoor air-conditioning 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 outdoor air-conditioning units, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

3. 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.

4. Pipes

Some 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 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.

5. Operation of building maintenance system

- Under the Deed of Mutual Covenant incorporating Management Agreement, the Manager shall have the right to access into those residential units consisting flat 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, including but not limited to the anchoring of the gondola or davit arm or likewise equipment at the brackets, anchors and/or sockets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the flat roof forming part of a residential unit (whether or not such anchors, sockets, and/or brackets are located at the internal surface of the kerb abutting on the flat roof forming part of a residential unit) and/or the resting and/or anchoring of the gondola or davit arm or likewise equipment on or to the flat roofs forming part of any residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the development.
- During the regular or 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 and balconies and utility platforms forming part of a residential unit) 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 davit arm(s) or likewise equipment (whether its installation is permanent or temporary) may be parked on the flat roofs and operated in air space directly above the flat roofs as well as outside the windows and the balconies and utility platforms of the residential units.

6. Lighting

- The LED lighting will be installed on the external walls of some residential units and the elevated pedestrian walkway of the development and may be turned on during night time.
- The floodlights are installed at the top of the lamp poles reaching a height of about 5 m above the planting areas adjoining the outdoor swimming pool of the development for lighting of the outdoor swimming pool during evenings and at nights.
- The illumination (if any) of the LED 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.

7. Lightning poles

Three lightning poles reaching a height of approximately 125.90 metres above the Hong Kong Principal Datum are provided and installed at the top roof floor of Tower 2, Tower 5 and Tower 7 respectively 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.

8. Antenna

An antenna reaching a height of approximately 122.50 metres above the Hong Kong Principal Datum is provided and installed at the top roof floor of Tower 5 of the development. The existence of the antenna may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

9. Kai Tak Sky Garden

Kai Tak Sky Garden is located outside the boundary of the development facing Shing Fung Road. The existence of such facility may affect the enjoyment of some residential units in the development in terms of the views and other aspects of the surrounding environment.

10. Pedestrian walkway

There is a pedestrian walkway with 24-hour public access connecting the development with Kai Tak Sky Garden. Prospective purchasers should note the impact (if any) of such structure to some of the residential units. Please refer to sections of 'Layout plan of the development', 'Floor plans of residential properties in the development' and 'Cross-section plan of building in the development' of this sales brochure for details.

11. Promenade

There are structures and public facilities in the promenade constructed in the Yellow Area and the Yellow Hatched Black Area, both as defined in the land grant (which do not form part of the Development), prospective purchasers should note the impact (if any) of such structures and facilities. The locations, orientation, height, design and opening hours of such structures and facilities shall be subject to the final approval and decision of the Government. Please refer to the sections of "Summary of Land Grant" and "Information on Public Facilities and Public Open Space" of this sales brochure for details.

12. Cabinet and bathroom fittings outside bathroom

For Flat B of Tower 1, all flats of Tower 2, Tower 3, Tower 5, Tower 6, Tower 7 and Tower 8 (except Flat A on 33/F of Tower 3 and Tower 6, Flat A on 31/F of Tower 8), the wash basin with the wash basin mixer and the timber basin cabinet immediately thereunder in Master Bedroom of each of such residential units are all installed in a position immediately outside the bathroom. For the location of such wash basin, please refer to the "Floor Plans of Residential Properties in the Development" in this sales brochure.

13. Kai Tak District Cooling System (South Plant)

Certain plant rooms and facilities associated with the Kai Tak District Cooling System (South Plant) are installed outside the boundary of the Development facing Shing Fung Road. The existence of such plant rooms and facilities may affect the enjoyment of some residential units in the development in terms of the views 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 incorporating Management Agreement.