

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)放置在構成住宅單位一部分的露台及/或組合露台及工作平台上或內部並供放置冷氣機之用的範圍。室外冷氣機的放置可能對發展項目內的住宅單位的享用，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. 建築裝飾及混凝土遮陽蓬

發展項目部分住宅單位外設有建築裝飾及混凝土遮陽蓬。此等建築裝飾及混凝土遮陽蓬可能對部分住宅單位的景觀造成影響。有關建築裝飾及混凝土遮陽蓬的位置，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. 大廈保養系統操作

- (a) 根據公契及管理協議，管理人有權進入建有私人平台及/或私人天台及/或露台及/或組合露台及工作平台的住宅單位(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私人天台及/或私人平台及/或露台及/或組合露台及工作平台的發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及/或於或向構成住宅單位一部分的私人天台及/或私人平台及/或露台及/或組合露台及工作平台停泊及/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。
- (b) 在管理人安排為外牆(包括玻璃幕牆結構及發展項目的公用地方及設施)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其他類似裝置(不論永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台及/或私人天台上，並在住宅單位的私人平台及/或私人天台上空，以及在住宅單位的窗外及露台及/或組合露台及工作平台外操作。

4. 燈飾

發展項目的外牆及/或建築裝飾上設置的外牆裝飾燈及標牌可能不時開啟。準買家應注意裝飾燈之照明對個別住宅單位造成之影響(如有)。

5. 喉管

部分喉管設於發展項目部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或露台及/或組合露台及工作平台。部分住宅單位的景觀可能因此受到影響。有關該等喉管的位置，請參閱發展項目最新經批准的建築圖則。

1. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the areas provided on or within the balconies and/or the combined balconies and utility platforms forming part of residential units and for use of placing air-conditioning units. The placement of the outdoor air-conditioning units may affect the enjoyment of the 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.

2. Architectural Features and Reinforced Concrete Sunshading Devices

Some architectural features and reinforced concrete sunshading devices are installed outside some residential units of the Development. The views of some residential units may be affected by such architectural features and reinforced concrete sunshading devices. For locations of the architectural features and reinforced concrete sunshading devices, please refer to "Floor Plans of Residential Properties in the Development" in this sales brochure.

3. Operation of Building Management System

- (a) Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting private flat roof(s) and/or private roof(s) and/or balcony(ies) and/or combined balcony(ies) and utility platform(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 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 private roof and/or private flat roof and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) 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 private roofs and/or private flat roofs and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities of the Development.
- (b) During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities of the Development) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or davit arm(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) and/or balcony(ies) and/or combined balcony(ies) and utility platform(s) of the residential units and operated in the air space directly above the private flat roofs and/or private roof(s) of the residential units as well as outside windows and balcony(ies) and/or combined balcony(ies) and utility platform(s) of the residential units.

4. Lighting

Facade lighting and signage on the external walls and/or architectural features of the Development may be turned on from time to time. Prospective purchasers should note the impact of the illumination of lighting on individual residential units (if any).

5. Pipes

Some pipes are located on the external walls and/or adjacent to the private flat roofs and/or private roofs and/or balconies and/or combined balconies and 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 locations of such pipes, please refer to the latest approved building plans of the Development.



賣方就發展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.thepaddington.com.hk

1. 發展項目及其周邊地區日後可能出現改變。 There may be future changes to the Development and the surrounding areas.
2. 本售樓說明書印製日期：2023年11月6日。 Date of printing of this Sales Brochure : 6th November 2023.

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
2023年11月17日 17th November 2023	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	67	修訂立面圖。 Revise the Elevation Plan.
	70-76, 78-86, 88-89, 93-94, 96-98, 101-103, 105-108	修訂裝置、裝修物料及設備。 Revise the Fittings, Finishes and Appliances.
2023年11月20日 20th November 2023	73, 76, 82, 86	修訂裝置、裝修物料及設備。 Revise the Fittings, Finishes and Appliances.
2024年2月8日 8th February 2024	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	29, 38	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	74, 75, 84, 85, 93, 94, 96-98, 102, 103, 106	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
2024年5月6日 6th May 2024	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	17	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	17-1	增補發展項目的鳥瞰照片。 Add the aerial photograph of the development.
	18	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	76, 86	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
2024年8月2日 2nd August 2024	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
2024年8月2日 2nd August 2024	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	21	修訂發展項目的布局圖。 Revise the layout plan of the development.
	22, 24, 26, 28, 30, 31, 33, 35, 37, 39	修訂發展項目的住宅樓層的樓面平面圖。 Revise the floor plans of residential properties in the development.
	64 - 67	修訂立面圖。 Revise the elevation plans.
	68	修訂發展項目中的公用設施的資料。 Revise the information of common facilities in the development.
	99,101	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
	117,120	修訂申請建築物總樓面面積寬免的資料。 Revise the information in Application for Concession on Gross Floor Area (GFA) of building.
2024年10月31日 31st October 2024	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.

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
2025年1月24日 24th January 2025	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	17 - 17-2	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	18	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	21	修訂發展項目的布局圖。 Revise the layout plan of the development.
	22, 24, 28, 30, 31, 37	修訂發展項目的住宅樓層的樓面平面圖。 Revise the floor plans of residential properties in the development.
	64 - 67	修訂立面圖。 Revise the elevation plans.
	117, 120	修訂申請建築物總樓面面積寬免的資料。 Revise the information in Application for Concession on Gross Floor Area (GFA) of building.
2025年2月25日 25th February 2025	76, 86	修訂裝置、裝修物料及設備。 Revise the Fittings, Finishes and Appliances.
2025年5月23日 23rd May 2025	16	修訂發展項目的所在位置圖。 Revise the location plan of the development.
2025年7月11日 11th July 2025	9	更新發展項目的資料。 Update the information on the development.
	15	更新物業管理的資料。 Update the information on property management.
	21	更新發展項目的布局圖。 Update the layout plan of the development.
	22,24,26,28,31,33,35,37,40	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	64, 65, 66, 67	更新立面圖。 Update the elevation plans.
	68	更新發展項目中的公用設施的資料。 Update the information of common facilities in the development.
	69	更新閱覽圖則及公契。 Update the inspection of plans and Deed of Mutual Covenant.
	111	更新買方的雜項付款。 Update the miscellaneous payments by purchaser.
	117, 120	更新申請建築物總樓面面積寬免的資料。 Update the information in application for Concession on Gross Floor Area (GFA) of Building.
2025年8月29日 29th August 2025	9	更新發展項目的資料。 Update the information on the development.
	16	更新發展項目的所在位置圖。 Update the Location Plan of the development.
	17, 17-1, 17-2	更新發展項目的鳥瞰照片。 Update the Aerial Photograph of the development.
	20	更新關乎發展項目的分區計劃大綱圖等。 Update the Outline Zoning Plan etc. relating to the development.
	22,28,31,37	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	76,77,86,87,89,90,92, 96,99,101,108	更新裝置、裝修物料及設備。 Update the Fittings, Finishes and Appliances.

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