

### I. 冷氣機平台上放置室外冷氣機

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)放置在發展項目2樓、3樓及5樓至25樓(不設13樓、14樓及24樓)A室、C室及D室及26樓至30樓A室及B室外的冷氣機平台上。室外冷氣機的放置可能對該等住宅單位的享用，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「發展項目的住宅物業的樓面平面圖」。

### II. 鋁質裝飾

發展項目2樓、3樓及5樓A室及B室的玻璃幕牆裝有鋁質裝飾。該些鋁質裝飾備有燈光照向羅便臣道。該些鋁質裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。有關鋁質裝飾的位置、厚度及尺寸，請參閱「發展項目的住宅物業的樓面平面圖」。

### III. 喉管

發展項目部分住宅單位的私人平台及/或露台及/或工作平台的外牆或毗鄰私人平台及/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。

### IV. 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅單位一部份的玻璃幕牆結構、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、油漆或裝飾的期間，大廈保養系統包括但不限於吊船或其他類似裝置(不論是永久或臨時裝置)可能會安裝及/或停泊在住宅單位的私人平台上，並在住宅單位的私人平台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權在給予合理通知(緊急情況除外)後進入在發展項目建有私人平台的住宅單位(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)以操作大廈保養系統，包括但不限於在毗鄰構成住宅單位一部份的私人平台的發展項目公用地方與設施周邊外牆的托架錨固吊船或其他類似裝置及/或於構成住宅單位一部份的私人平台停泊吊船或其他類似裝置，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。

### V. 通行權

該等現時或此後合法權利人士擁有通過及往復通過某位處於發展項目低層地下(LG/F)水平的範圍之通行權。根據發展項目的公契，該範圍構成「屋苑公用地方」一部分。因此，發展項目的所有擁有人均須分擔管理及維修該範圍的費用，及就該範圍投購公眾責任保險及其他適當的保險。僅為識別目的，該範圍以黃底色黑交叉斜線顯示在本部分最後的圖則上。

### I. Placement of outdoor air-conditioning units on air-conditioner platforms

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms outside Flat A, Flat C and Flat D on 2/F, 3/F and 5/F to 25/F (13/F, 14/F and 24/F omitted) and Flat A and Flat B on 26/F to 30/F of the development. The placement of the outdoor air-conditioning units may affect the enjoyment of these residential units in terms of heat and noise or other aspects. For the locations of the air-conditioning units, please refer to "Floor Plans of Residential Properties in the Development".

### II. Aluminium cladding

Some aluminium claddings are present outside the curtain walls of Flats A and B on 2/F, 3/F and 5/F of the development. These aluminium claddings have lighting facing Robinson Road. The illumination (if any) of these aluminium claddings may affect the enjoyment of some residential units. For the location, thickness and size of the aluminium claddings, please refer to "Floor Plans of Residential Properties in the Development".

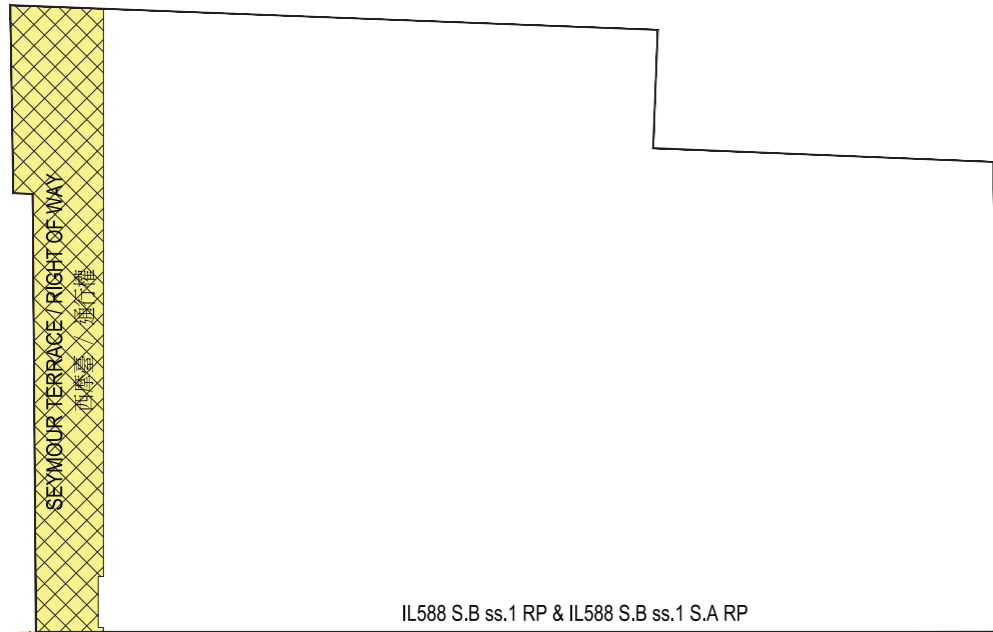
### III. Pipes

Some pipes are located on the external walls at or adjacent to the private 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.

### IV. Operation of building maintenance system

1. 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, 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 parked on the private flat roofs and operated in air space directly above the private flat roofs as well as outside the windows, the balconies and the utility platforms of the residential units.

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內的意思相同。



圖則僅供識別用途及並非按比例製作。  
This plan is for identification purpose only and is not drawn to scale.

2. Under the Deed of Mutual Covenant, the Manager shall have the right upon reasonable notice (except in an emergency), to access into those residential units in the development consisting of private 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 likewise equipment at the brackets located at the building perimeter along such part of the Common Areas and Facilities of the development adjacent to the private flat roof forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private 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.

V. Right of Way

There are existing rights of way to pass and repass in over upon and along an area at LG/F level of the development for such persons who are or may hereafter be lawfully entitled to do so. Under the Deed of Mutual Covenant of the development, such area forms part of the Estate Common Areas. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of such area, and keep in place public liability and other appropriate insurance in respect thereof. For the purpose of identification only, the location of such area is shown and coloured Yellow Cross-hatched Black on the plan at the end of this Section.

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.

ROBINSON ROAD  
羅便臣道

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.therichmond.com.hk](http://www.therichmond.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：2019年12月18日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 18 December 2019

## 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
2020年3月18日 18 March 2020	16	更新發展項目的所在位置圖 Update location plan of the development
	22-1	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
2020年6月18日 18 June 2020	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	22-1	刪除關乎發展項目的分區計劃大綱圖等 Delete outline zoning plan etc. relating to the development
2020年9月18日 18 September 2020	16	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
	44-45	更新立面圖 Update elevation plan
	69,72	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
	74	更新有關資料 Update relevant information
2020年12月18日 18 December 2020	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	19	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
	30	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

2021年3月18日 18 March 2021	11	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	23	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
	44-45	更新立面圖 Update elevation plan
2021年6月18日 18 June 2021	11	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	44-45	更新立面圖 Update elevation plan
2021年9月15日 15 September 2021	3-9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1	新增發展項目的鳥瞰照片 Add aerial photograph of the development
2021年9月23日 23 September 2021	10	更新發展項目The Richmond的資料 Update information on the development, The Richmond
	14	更新發展項目的設計的資料 Update information on design of the development
	23	更新發展項目的布局圖 Update layout plan of the development
	64	更新買方的雜項付款 Update miscellaneous payments by purchaser
2021年10月25日 25 October 2021	48, 54-55	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年11月11日 11 November 2021	16	更新發展項目的所在位置圖 Update location plan of the development
	51, 58	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2021年12月29日 29 December 2021	11	更新賣方及有參與發展項目的其他人的資料 Update information on vendor and others involved in the development
2022年3月29日 29 March 2022	16	更新發展項目的所在位置圖 Update location plan of the development

2022年6月29日 29 June 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2022年9月29日 29 September 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	17 - 17-1	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2022年12月29日 29 December 2022	16	更新發展項目的所在位置圖 Update location plan of the development
2023年3月29日 29 March 2023	16	更新發展項目的所在位置圖 Update location plan of the development
2023年6月16日 16 June 2023	5, 9	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	15	更新物業管理的資料 Update information on property management
	16	更新發展項目的所在位置圖 Update location plan of the development
	17-2 - 17-3	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	47	更新閱覽圖則及公契 Update inspection of plans and deed of mutual covenant
2023年9月15日 15 September 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	68-72	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12月15日 15 December 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	17 - 17-1	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-2 - 17-3	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2024年3月15日 15 March 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	74	更新有關資料 Update relevant information
2024年6月14日 14 June 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17 - 17-1	更新發展項目的鳥瞰照片 Update aerial photograph of the development
2024年9月13日 13 September 2024	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-1	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development

2024年12月13日 13 December 2024	16	更新發展項目的所在位置圖 Update location plan of the development
	17	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	69, 72	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
2025年3月13日 13 March 2025	16	更新發展項目的所在位置圖 Update location plan of the development
	17-1 - 17-2	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	68, 70-71	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
2025年6月12日 12 June 2025	16	更新發展項目的所在位置圖 Update location plan of the development
2025年9月12日 12 September 2025	16	更新發展項目的所在位置圖 Update location plan of the development
2025年12月5日 5 December 2025	14	更新發展項目的設計的資料 Update information on design of the development
	16	更新發展項目的所在位置圖 Update location plan of the development
	17 - 17-1	更新發展項目的鳥瞰照片 Update aerial photograph of the development
	17-2	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
2026年3月5日 5 March 2026	-	並無作出修改 No revision made
2026年6月5日 5 June 2026	-	並無作出修改 No revision made

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