

30 有關資料

RELEVANT INFORMATION

1. 放置冷氣機的室外機

部分冷氣機的室外機（不論是服務其本身的住宅單位或其他住宅單位）放置在毗連 / 毗鄰部分住宅單位的冷氣機平台或部分住宅單位的露台高位。冷氣機的室外機的放置可能對發展項目有關的住宅單位的享用造成影響（例如熱力及噪音或其他方面）。有關冷氣機的室外機的位置，請參考「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

發展項目部分住宅單位外的幕牆裝設一些建築裝飾。部分住宅單位的景觀可能受這些建築裝飾影響。此外，建築裝飾的燈光（如有的話）可能對部分住宅單位的享用造成影響。有關建築裝飾的位置，請參考「發展項目的住宅物業的樓面平面圖」。

3. 操作大廈保養系統

- a. 在管理人安排為發展項目的外牆（包括構成單位一部分的幕牆結構、幕牆玻璃、窗戶、露台、工作平台及冷氣機平台）和公用地方及設施進行定期及特別安排的視察、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，以及在視察、維修、清潔或更改放置在毗連 / 毗鄰部分單位的冷氣機平台的冷氣機的室外機期間，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）可能在管理人認為必要時於該段期間安裝及 / 或停泊於平台及 / 或天台，以及在單位的平台及 / 或天台上空和窗外、露台及工作平台操作。
- b. 根據公共契約及管理協議的規定，管理人有權在給予合理通知後（緊急情況除外）進入發展項目中包含平台及 / 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，也不論是否攜帶其他設備、裝置及材料）操作大廈保養系統包括但不限於為毗鄰構成單位一部分的天台及 / 或平台的發展項目公用地方與設施周邊外牆的錨固吊船或其他類似裝置及 / 或於構成單位一部分的天台及 / 或平台停泊吊船或其他類似裝置，以便清潔、保養及 / 或維修發展項目的公用地方及設施。

1. Placing of outdoor units of the air-conditioners

Some outdoor units of the air-conditioners (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioning platform(s) adjacent to/adjoining some residential units or at the high level of the balcony of some residential units. The placing of outdoor units of the air-conditioners 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 units of the air-conditioners, please refer to the "Floor Plans of Residential Properties in the Development".

2. Architectural features

Some architectural features are installed outside the curtain walls of some residential units of the development. The views of some residential units may be affected by these architectural features. Also, the illumination (if any) of the architectural features may affect the enjoyment of some residential units. For the locations of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development".

3. Operation of building maintenance system

- a. 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, utility platforms and air-conditioning platforms forming part of a unit) and the Common Areas and Facilities of the development, and also during the inspection, repairing, cleaning or change of the air-conditioning outdoor unit(s) placed on the air-conditioning platform(s) adjacent to/adjoining some units, as arranged by the Manager, the building maintenance system, including but not limited to gondola(s) or likewise equipment (whether its installation is permanently or temporarily) may be installed and/or parked on the flat roof(s) and/or roof(s) and operated in the airspace directly above the flat roof(s) and/or roof(s) as well as outside the windows, balconies and utility platforms of the units during such periods as the Manager may reasonably consider necessary.
- b. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right, upon reasonable notice (except in an emergency), to access into those units consisting flat roof(s) and/or roof(s), if any in the development (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 building perimeter along such part of the Common Areas and Facilities adjacent to the roof and/or flat roof forming part of a unit and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of any unit for cleaning, maintaining and/or repairing the Common Areas and Facilities 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.thevantage.com.hk

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.

本售樓說明書印製日期：2019年2月15日。 Date of printing of this Sales Brochure：15th February 2019.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2019年5月10日 10th May 2019	頁次 Page Number	所作修改 Revision Made
	16	更新發展項目的所在位置圖。 Update 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.
	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 - 23	修訂發展項目的布局圖。 Revise the layout plan of the development.
	24, 26, 28, 30	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.
	58 - 59	更新立面圖。 Update the elevation plans.
	60	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	99, 101	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 of building.
2019年8月8日 8th August 2019	16	更新發展項目的所在位置圖。 Update 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.
	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.
2019年11月6日 6th November 2019	16	更新發展項目的所在位置圖。 Update the location plan of the development.
2020年1月21日 21st January 2020	16	更新發展項目的所在位置圖。 Update the location plan of the development.
2020年4月17日 17th April 2020	16	更新發展項目的所在位置圖。 Update the location plan of the development.
2020年7月15日 15th July 2020	16	更新發展項目的所在位置圖。 Update the location plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2020年10月13日 13th October 2020	頁次 Page Number	所作修改 Revision Made
	16	更新發展項目的所在位置圖。 Update 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.
	22 - 23	修訂發展項目的布局圖。 Revise the layout plan of the development.
	24, 26, 28, 30	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.
	58 - 59	更新立面圖。 Update the elevation plans.
	60	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	99, 101	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 of building.
2021年1月11日 11th January 2021	16	更新發展項目的所在位置圖。 Update 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.
	22 - 23	修訂發展項目的布局圖。 Revise the layout plan of the development.
	24, 26, 28, 30	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.
	58 - 59	更新立面圖。 Update the elevation plans.
	75	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2021年2月1日 1st February 2021	頁次 Page Number	所作修改 Revision Made
	9	修訂發展項目的預計關鍵日期。 Revise the estimated material date for the development.
	22 - 23	修訂發展項目的預計落成日期。 Revise the estimated date of completion of the development.
2021年4月29日 29th April 2021	11 - 12	修訂有參與發展項目的各方的關係的說明。 Revise the statement for the relationship between parties involved in the Development.
	16	更新發展項目的所在位置圖。 Update 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.
2021年7月27日 27th July 2021	9	修訂發展項目的資料。 Revise the information on the development.
	13	修訂發展項目的設計的資料。 Revise the information on design of the development.
	16	更新發展項目的所在位置圖。 Update 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.
	19, 19-3, 19-4, 20	更新及增補關乎發展項目的分區計劃大綱圖等。 Update and add the outline zoning plans etc. relating to the development.
	22 - 23	刪除有關「預計落成日期」的資料。 Delete the information of 'the estimated date of completion'.
	58 - 59	更新立面圖。 Update the elevation plans.
	95	修訂買方的雜項付款。 Revise the miscellaneous payments by purchaser.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2021年10月25日 25th October 2021	頁次 Page Number	所作修改 Revision Made
	2 - 7	更新一手住宅物業銷售監管局於2021年7月26日發布《一手住宅物業買家須知》的最新版本。 Update with the latest version of the “Notes to Purchasers of First-hand Residential Properties” released by The Sales of First-hand Residential Properties Authority on 26th July 2021.
	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	48	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
2022年1月21日 21st January 2022	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	21	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.
2022年4月14日 14th April 2022	16	更新發展項目的所在位置圖。 Update the location plan 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.
2022年7月11日 11th July 2022	15	修定物業管理的資料。 Revise the information on property management.
	19, 19-3	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plans etc. relating to the development.
	61	修訂閱覽圖則及公契的資料。 Revise the information on inspection of plans and deed of mutual covenant.
2022年10月7日 7th October 2022	17-1, 17-2	增補發展項目的鳥瞰照片。 Add the aerial photographs of the development.
2023年1月4日 4th January 2023	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	20 - 21	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.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2023年4月3日 3rd April 2023	頁次 Page Number	所作修改 Revision Made
	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	17-1, 17-2	更新發展項目的鳥瞰照片。 Update the aerial photographs of the development.

2023年6月30日 30th June 2023	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，並刪除第17-1及17-2頁中已過時的資料。 Update the aerial photograph of the development and delete the information on page 17-1 and 17-2 which were outdated.
	20-1, 20-2	增補關乎發展項目的分區計劃大綱圖等。 Add the outline zoning plan etc. relating to the development.

2023年9月27日 27th September 2023	目錄 Table of Contents	修訂第29項的標題描述。 Revise the heading description for Section 29.
	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	20, 20-1	更新及修訂關乎發展項目的分區計劃大綱圖等。 Update and revise the outline zoning plan etc. relating to the development.
	99 - 102	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.

2023年12月22日 22nd December 2023	16	更新發展項目的所在位置圖。 Update the location plan of the development.
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2024年3月20日 20th March 2024	20-1	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.
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2024年6月18日 18th June 2024	16	更新發展項目的所在位置圖。 Update 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.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
2024年9月16日 16th September 2024	頁次 Page Number	所作修改 Revision Made
	16	更新發展項目的所在位置圖。 Update the location plan of the development.

2024年12月13日 13th December 2024	17	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
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2025年3月11日 11th March 2025	16	更新發展項目的所在位置圖。 Update the location plan of the development.
	17-1, 17-2	新增發展項目的鳥瞰照片。 Add the aerial photographs of the development.
	99, 101	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.

