

## 1. 放置室外冷氣機

部分室外冷氣機（服務其住宅單位）放置在連同露台/工作平台上的冷氣機平台或放置於私人平台上。室外冷氣機的放置可能對期數的住宅單位的享用造成影響，諸如熱氣及噪音或其他方面。有關室外冷氣機的位置，請參閱本售樓說明書的「期數的住宅物業的樓面平面圖」。

## 2. 建築裝飾

部分建築裝飾設於期數部分住宅單位外。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「期數的住宅物業的樓面平面圖」。

## 3. 喉管

部分喉管位於期數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，部分住宅單位的景觀可能因此受到此等喉管影響。有關喉管的位置，請參閱期數最新經批准建築圖則。

## 4. 大廈保養系統操作

- 管理人可以根據其於公契及管理協議下的權利，進入構成住宅單位一部分的平台（連同或不連同管理人的人員、代理、承辦商及妥為授權人士）操作大廈保養系統包括但不限於在位於毗鄰構成住宅單位一部分的平台的期數公用地方與公用設施部分建築周界的托架、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 / 或維修期數的外牆、幕牆及期數公用地方與公用設施。
- 在管理人安排為期數的外牆（包括幕牆結構及幕牆的玻璃及幕牆的不可開啟窗戶）及公用地方與公用設施進行定期或特別安排的檢查、清潔、保養、維修、裝飾、強化、改善或翻新期間，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及露台及工作平台外操作。

## 5. 燈

- 期數平台的外牆將裝置LED燈，該等LED燈可能於晚上開啟。
- 位於發展項目內毗連室外游泳池花槽區域的燈柱頂部及第1座及第2座轉力層的外牆上將裝置泛光燈，以供室外游泳池黃昏及晚間照明。
- LED燈及泛光燈的照明（如有的話）可能對期數中部分住宅單位的享用造成影響，諸如景觀、光及對周邊環境的其他方面。

## 6. 避雷針

在發展項目第2座、第3座及第5座的頂層天台各提供及裝置一支避雷針（共三支）。避雷針的存在可能對期數中部分住宅單位的享用造成影響，諸如景觀及對周邊環境的其他方面。

## 7. 天線

在發展項目第2座的頂層天台提供及裝置兩支天線。天線的存在可能對期數中部分住宅單位的享用造成影響，諸如景觀及對周邊環境的其他方面。

## 8. 綠化範圍

所有住宅單位業主有責任分擔管理及維修位於發展項目2樓、3樓平台、天台層、上層天台、頂層天台及外牆構成住宅公用地方一部分的綠化範圍的費用。

## 9. 行人天橋

位於發展項目以北，榮光街對面的建築工地（「相鄰工地」）將由市區重建局及 / 或其合資夥伴開發。根據截至本售樓說明書印製日期的資料，擬議發展項目可能設有一條行人天橋，連接相鄰工地至發展項目供公眾使用。該行人天橋並無確定的完工日期，亦可能最終不會興建。不時進行的任何工程、使用、處置或開發（包括相鄰工地與行人天橋建造相關的期間），可能在景觀、噪音、塵埃及 / 或周邊環境的其他方面，對期數住宅物業的享用造成重大影響。

## 10. KCAA1 附近的其他地段

「九龍城行動區 1」（「KCAA1」）是市區重建局對發展項目附近現正興建的項目的統稱，包括位於九龍內地段第 11275 號的 KC-011 及 DL-8、位於九龍內地段第 11276 號的 KC-010、位於九龍內地段第 11277 號的 KC-012 及 KC-013、位於九龍內地段第 11285 號的 KC-014，以及相鄰工地的 KC-016。任何不時與 KCAA1 相關的工程、使用、處置或開發，可能在景觀、噪音、塵埃及 / 或周邊環境的其他方面，對期數住宅物業的享用造成重大影響。

## 11. 鄰近公共道路的未來改道安排

根據分別授權執行道路工程的《道路計劃公告》（「公告」）第 5062 號（2020 年 9 月 11 日刊登）、第 7690 號（2021 年 12 月 10 日刊登）及第 1502 號（2024 年 3 月 22 日刊登），圖則編號 KM10291、KM10518 及 KM10985 所示以及公告第 2423 號、第 5385 號及第 7520 號所述的工程範圍內擬議的道路工程，KCAA1 內的發展項目及其附近的公共道路用途和附屬道路設施將有所變更。發展項目內將新建一條連接環安街與榮光街的行車道。此外，KCAA1 其他發展項目內的部分道路工程包括：(i) 啓明街及鴻福街的部分行車道將改為行人專用街道及行人路；(ii) 一條新建的行車道將連接啓明街與榮光街；(iii) 一條新建的行車道將連接銀漢街與鴻福街，該新建的行車道將配合相鄰工地的發展永久封閉並改建為行人專用街道及 (iv) 銀漢街部分行人路將改建為行車道以連接崇安街。

## 12. 附於圍牆或其上之公用喉管

位於期數部分住宅單位的圍牆或其上附有作為公用設施之喉管，其大概位置於本售樓說明書第 111 頁內之圖則中標示僅作參考。

## 13. 位於第 5 座 17 樓公用走廊的窗

部分位於第 5 座 17 樓公用走廊的窗可能會被室內裝飾面覆蓋，其對外景觀及自然光可能會被該等室內裝飾面所遮蓋，該等窗戶的大概位置於本售樓說明書第 112 頁內之圖則中標示僅作參考。

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. Placing of outdoor air-conditioning units

Some outdoor air-conditioning units serving their own residential units are placed on the air-conditioner platform(s) combined with balconies/utility platforms or placed on the private flat roofs. The placement of outdoor air-conditioning units may affect the enjoyment of the residential units of the Phase 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 Phase" in this sales brochure.

## 2. Architectural features

Some architectural features are installed outside some residential units of the Phase. 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 Phase" in this sales brochure.

## 3. 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 Phase. 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 Phase.

## 4. Operation of building maintenance system

- (a) The Manager may access the flat roof forming part of a residential unit (with or without the Manager's servants, agents, contractors and persons duly authorized) pursuant to its right(s) under the Deed of Mutual Covenant and Management Agreement 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 the Common Facilities of the Phase 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 roof forming part of a residential unit, for cleaning, maintaining and/or repairing the external wall, curtain wall and the Common Areas and the Common Facilities of the Phase.
- (b) During the regular or specially arranged inspection, cleaning, maintenance, repairing, renovation, enhancement, improvement or replacement of the external walls (including the curtain wall structures and glass and non-openable windows of curtain walls) and the Common Areas and the Common Facilities of the Phase 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.

## 5. Lighting

- (a) LED lighting will be installed on the external walls of podium of the Phase and may be turned on during night time.
- (b) Floodlights will be installed on the external walls of transfer plate of Tower 1 and Tower 2 and at the top of the lamp poles located in the planting areas adjoining the outdoor swimming pool of the development for lighting of the outdoor swimming pool during evenings and at nights.
- (c) The illumination (if any) of the LED lighting and the floodlights may affect the enjoyment of some residential units in the Phase in terms of the views, lighting and other aspects of the surrounding environment.

## 6. Lightning poles

A lightning pole will be provided and installed at the top roof floor of each of Tower 2, Tower 3 and Tower 5 of the development (3 lightning poles in total). The existence of the lightning poles may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

## 7. Antenna

Two antennas will be provided and installed at the top roof floor of Tower 2 of the development. The existence of the antennas may affect the enjoyment of some residential units in the Phase in terms of the views and other aspects of the surrounding environment.

## 8. Greenery Area

All owners of the Residential Units will be obliged to contribute towards the costs of management and maintenance of such portion of greenery areas on 2/F, the flat roof of 3/F, the roof, the upper roof, the top roof and the external walls of the development which form part of the Residential Common Areas.

## 9. Footbridge Connection

A construction site (the "Neighbouring Site") situated at the north of the Development at the opposite side of Wing Kwong Street will be developed by the Urban Renewal Authority and/or its joint venture partner. According to information available as at the date of printing this sales brochure, the proposed development may have a pedestrian footbridge connecting from the Neighbouring Site to the Development for public use. Such pedestrian footbridge does not have a due completion date and may not be constructed eventually. Any works, use, disposal or development from time to time (including during time of the Neighbouring Site in connection with the construction of pedestrian footbridge) may materially affect the enjoyment of the residential properties in the Phase in terms of view, noise, dust and/or other aspects of the surrounding environment.

## 10. Other Lots nearby KCAA1

The Kowloon City Action Area 1 ("KCAA1") was the name used by the Urban Renewal Authority collectively for the projects currently under construction in the vicinity of the Development namely KC-011&DL-8 at Kowloon Inland Lot No. 11275, KC-010 at Kowloon Inland Lot No. 11276, KC-012 & KC-013 at Kowloon Inland Lot No. 11277, KC-014 at Kowloon Inland Lot No. 11285 and KC-016 at the Neighbouring Site. Any works, use, disposal or development from time to time in relation to KCAA1 may materially affect the enjoyment of the residential properties in the Phase in terms of view, noise, dust and/or other aspects of the surrounding environment.

## 11. Future rearrangement of public roads nearby

In accordance with the proposed road works within the limit of works area as shown on Plan Nos. KM10291, KM10518 and KM10985 and described in the Road Scheme Gazette Notice ("G.N.") 2423, G.N. 5385 and G.N.7520 which were authorized to execute the road works by Road Scheme G.N. 5062 published on 11 September 2020, G.N. 7690 published on 10 December 2021 and G.N. 1502 published on 22 March 2024 respectively, there will be changes in the use of public roads and associated road facilities at and nearby the Development within KCAA1. Wan On Street and Wing Kwong Street will be connected by a newly constructed carriageway within the Development. Furthermore, some of the road works within other developments in KCAA1 including (i) sections of carriageways at Kai Ming Street and Hung Fook Street will be converted into pedestrian street and footpaths; (ii) a new carriageway will be constructed to connect Kai Ming Street and Wing Kwong Street; (iii) a new carriageway will be constructed to connect Ngan Hon Street and Hung Fook Street and will be permanently closed and converted into a pedestrian street in conjunction with the development of the Neighbouring Site; and (iv) a section of footpath at Ngan Hon Street will be converted into carriageway to connect Sung On Street.

## 12. Common pipes attached to/over fence walls

There are pipes as common facilities attached to/over the fence walls located in certain residential units of the Phase and their approximate locations are for reference only shown on the plan(s) on page 111 of this sales brochure.

## 13. Windows at Common Corridor on 17/F of Tower 5

Some windows at the common corridor on the 17<sup>th</sup> Floor of Tower 5 may be covered by interior finishes and have their external views and natural light obscured by such interior finishes, and the approximate locations of such windows are for reference only shown on the plan(s) on page 112 of this sales brochure.

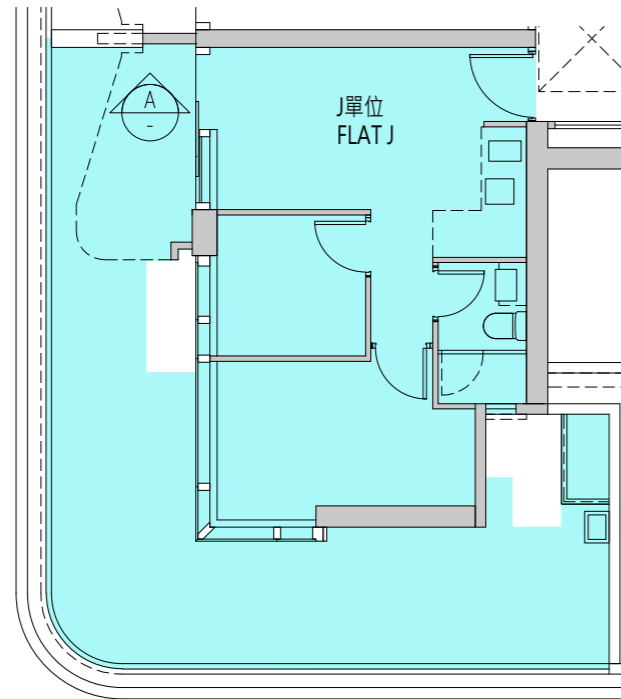
Remarks:

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 and Management Agreement.



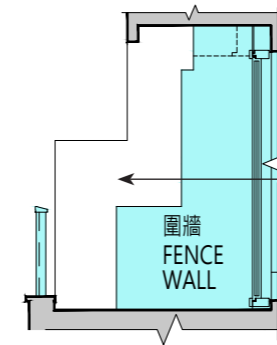
3樓J單位  
3/F Flat J

僅作識別之用  
FOR IDENTIFICATION PURPOSE ONLY



位置圖  
Location Plan

Scale: 0 M/米 2M/米  
比例

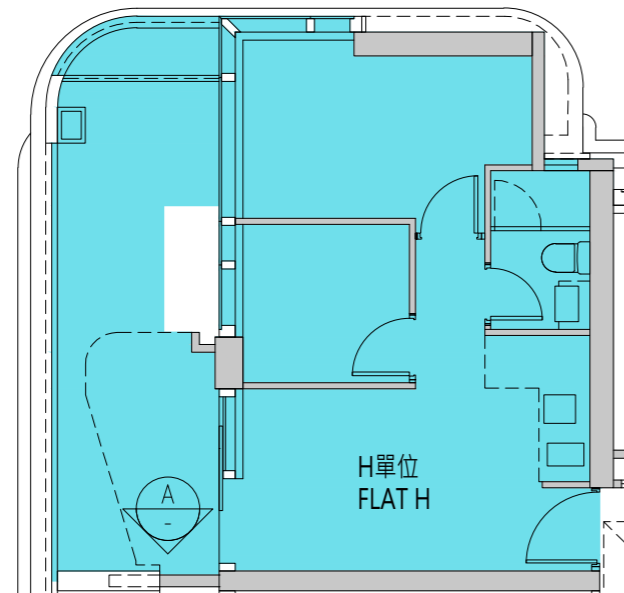


住宅公用地方 (內有住宅公用設施)  
Residential common areas (with residential common facilities inside)

圍牆立面圖 A  
Elevation A of Fence Wall

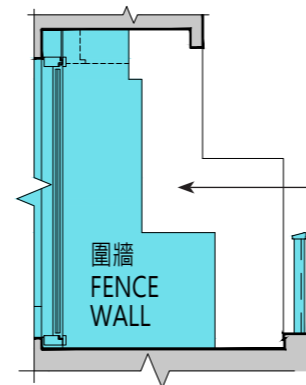
Scale: 0 M/米 2M/米  
比例

3樓H單位  
3/F Flat H



位置圖  
Location Plan

Scale: 0 M/米 2M/米  
比例



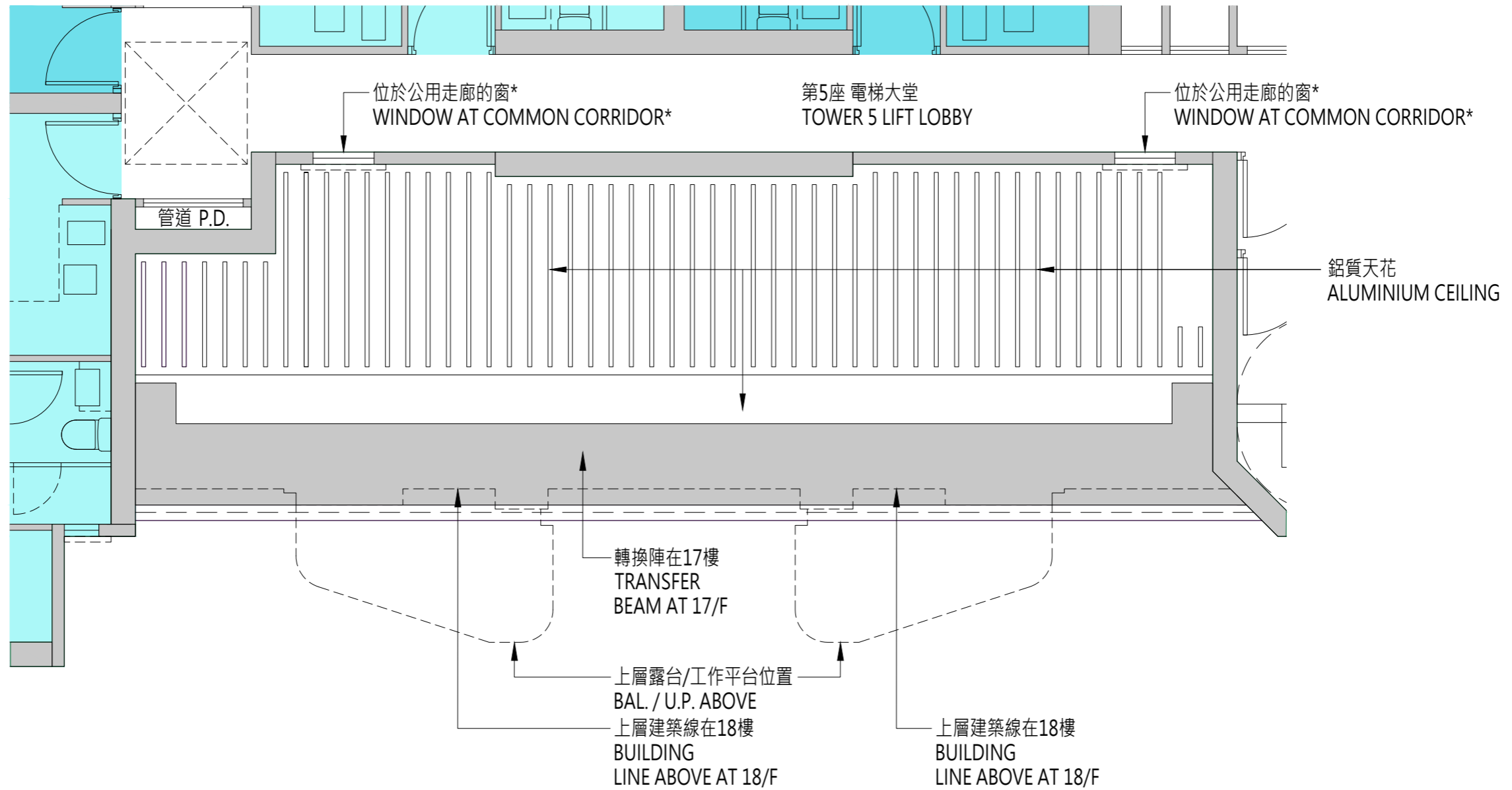
住宅公用地方 (內有住宅公用設施)  
Residential common areas (with residential common facilities inside)

圍牆立面圖 A  
Elevation A of Fence Wall

Scale: 0 M/米 2M/米  
比例

17樓部分樓面平面圖  
17/F Part Floor Plan

僅作識別之用  
FOR IDENTIFICATION PURPOSE ONLY



\* 此等位於公用走廊的窗可能會被室內裝修飾面覆蓋，其對外景觀及自然光可能會被該等室內裝修飾面所遮蓋。

\* Such windows at the common corridor may be covered by interior finishes and have their external views and natural light obscured by such interior finishes.

Scale: 0 M/米 2M/米  
比例