

1. 噪音消減措施

發展項目將提供噪音消減措施包括減音建築簷、固定玻璃維修窗戶、減音窗(擋板式)、增強型減音窗(擋板式)、減音露台(擋板式)、增強型減音露台(擋板式)、減音露台、自動關閉式門、鋁覆蓋層(減音)及玻璃欄杆。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11月的噪音影響評估報告(報告編號R6621_v2.2_rev1_GBP(「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)。有關減音建築簷(以「ACOUSTIC FIN」標示)、固定玻璃維修窗戶(以「F.W.」標示)、減音窗(擋板式)(以「ACO. WIN.#」標示)、增強型減音窗(擋板式)(以「EN. ACO. WIN.#」標示)、減音露台(擋板式)(以「ACO. BAL.#」標示)、增強型減音露台(擋板式)(以「EN. ACO. BAL.#」標示)、減音露台(以「ACO. BAL.」標示)、自動關閉式門(以「SELF-CLOSING DOOR」標示)、鋁覆蓋層(減音)(以「ALUM. CLADDING (ACOUSTIC)」標示)及玻璃欄杆(以「GLASS BALUSTRADE min___H」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」。準買家應注意減音建築簷、固定玻璃維修窗戶、減音窗(擋板式)、增強型減音窗(擋板式)、減音露台(擋板式)、增強型減音露台(擋板式)、減音露台、自動關閉式門、鋁覆蓋層(減音)及玻璃欄杆的存在對相關單位景觀的影響，以及如固定玻璃維修窗戶、減音窗(擋板式)或增強型減音窗(擋板式)的滑動板、減音露台(擋板式)的滑動門或增強型減音露台(擋板式)的滑動門/板被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私人平台的高位或樓層面。該等被放置於冷氣機平台上及私人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、招牌及招牌板

發展項目部分住宅單位外的外牆裝有一些建築裝飾，而發展項目外牆亦設有招牌及招牌板。建築裝飾、招牌及招牌板的燈光可能對住宅單位的享用造成影響。

4. 喉管

發展項目部分住宅單位的私人天台、私人平台、露台及/或工作平台的外牆或毗鄰其的外牆上裝有公用喉管及/或外露喉管，部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展項目最新批准建築圖則。

5. 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）可能會被安裝及/或停泊在私人平台及/或私人天台上，並在私人平台及私人天台上空操作，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，管理人有權進入在發展項目建有私人天台及/或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，及是否攜帶其他用具、工具及物料）操作大廈保養系統，包括但不限於為毗鄰構成住宅單位一部分的私人天台及/或私人平台的發展項目的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/或於構成任何住宅單位一部分的私人天台及/或私人平台上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及公用地方與設施。

6. 綠化範圍

根據發展項目的公契，位於發展項目地下、1樓、2樓、3樓、28樓、天台層及外牆的綠化範圍被指定為並構成屋苑公用地方、住宅公用地方或商業發展一部分。因此，發展項目的所有擁有人均須分擔管理及維修構成屋苑公用地方一部分的部分綠化範圍的費用，而所有住宅單位擁有人均須分擔管理及維修構成住宅公用地方一部分的部分綠化範圍的費用。

7. 公共行人通道

發展項目南面的部分（「南面部分」）將為下段所提及的公共行人通道之一部分，每天24小時向公眾開放。南面部分構成發展項目的商業發展項目的一部分。

此外，賣方已就毗連南面部分的政府土地（「政府土地」）獲政府授予短期租約（「短期租約」）。政府土地將與南面部分一同構成一條24小時公共行人通道，但須受短期租約的條款及條件規限。為免存疑，

政府土地並不構成發展項目的一部分。

以上所提及的24小時公共行人通道將會安裝燈柱。燈柱的燈光可能會對部分住宅單位的享用造成影響。

僅為識別目的，南面部分及政府土地的位置分別以紅色及紅色交叉線顯示在本章後部的圖則上。

8. 附近的其他地段

1. 第一毗鄰地段

一間賣方的有聯繫公司（「第一毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即九龍內地段第10039，10034，10046，10072，10090，10067，10089，10045，10062，8797，9581，9582，9523及9524號（統稱為「第一毗鄰地段」），亦即九龍大角咀道173-199號。第一毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第一毗鄰地段的擁有人正考慮第一毗鄰地段的發展。賣方及第一毗鄰地段的擁有人不會就第一毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第一毗鄰地段的擁有人明確保留所有與第一毗鄰地段有關的權利，包括但不限於第一毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第一毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

2. 第二毗鄰地段

另一間賣方的有聯繫公司（「第二毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即九龍內地段第9482，9543，9661，9284，10043，9512，9534及9555號（統稱為「第二毗鄰地段」），亦即九龍萬安街16-30號。第二毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第二毗鄰地段的擁有人正考慮第二毗鄰地段的發展。賣方及第二毗鄰地段的擁有人不會就第二毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第二毗鄰地段的擁有人明確保留所有與第二毗鄰地段有關的權利，包括但不限於第二毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第二毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。

3. 第三毗鄰地段

另一間賣方的有聯繫公司（「第三毗鄰地段的擁有人」）擁有發展項目附近的其他地段，即九龍內地段第9934號（「第三毗鄰地段」），亦即九龍大角咀道39-53號、嘉善街1號及博文街2號。第三毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，第三毗鄰地段的擁有人正考慮第三毗鄰地段的發展。賣方及第三毗鄰地段的擁有人不會就第三毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。第三毗鄰地段的擁有人明確保留所有與第三毗鄰地段有關的權利，包括但不限於第三毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在第三毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅單位的享用，諸如通行、景觀、噪音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定義，本有關資料內所採用的詞彙與該詞彙在公契內的涵義相同。

1. NOISE MITIGATION MEASURES

Noise mitigation measures which will be provided in the development include acoustic fins, fixed glazing with maintenance windows, acoustic windows (baffle type), enhanced acoustic windows (baffle type), acoustic balconies (baffle type), enhanced acoustic balconies (baffle type), acoustic balconies, self-closing doors, aluminium claddings (acoustic) and glass balustrades. For details of such noise mitigation measures and related units in the development, prospective purchasers should refer to the Noise Impact Assessment Report dated November 2022 (Report Number : R6621_v2.2_rev1_GBP) (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 acoustic fin marked "ACOUSTIC FIN", fixed glazing with maintenance window marked "F.W.", acoustic window (baffle type) marked "ACO. WIN.#", enhanced acoustic window (baffle type) marked "EN. ACO. WIN.#", acoustic balcony (baffle type) marked "ACO. BAL.#", enhanced acoustic balcony (baffle type) marked "EN. ACO. BAL.#", acoustic balcony marked "ACO. BAL.", self-closing door marked as "SELF-CLOSING DOOR", aluminium cladding (acoustic) marked "ALUM. CLADDING (ACOUSTIC)" and glass balustrade marked as "GLASS BALUSTRADE min____H". Prospective purchasers should note the impact of the existence of acoustic fins, fixed glazing with maintenance windows, acoustic windows (baffle type), enhanced acoustic windows (baffle type), acoustic balconies (baffle type), enhanced acoustic balconies (baffle type), acoustic balconies, self-closing doors, aluminium claddings (acoustic) and glass balustrades on the views of related units and that the related units may be affected by noise if the fixed glazing with maintenance window, the sliding panel of the acoustic window (baffle type) or the enhanced acoustic window (baffle type), the sliding door at the acoustic balcony (baffle type) or the sliding door/panel at the enhanced acoustic balcony (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 private flat roof(s) of some residential units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) and private 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, SIGNAGE AND SIGNAGE BOARDS

Some architectural features will be installed outside the external walls of some residential units of the development and there will also be signage and signage boards on the external walls of the development. The illumination of the architectural features, signage and signage boards may affect the enjoyment of residential units.

4. PIPES

Some common pipes and/or exposed pipes are located on the external walls at or adjacent to the private roofs, private flat roofs, 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 common pipes and the exposed pipes, please refer to the latest approved building plans of the development.

5. 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 structure, 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/or private roofs and operated in air space directly above the private flat roofs and the private roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential units consisting of private flat roof(s) and/or private roof(s) 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 brackets 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 forming part of a residential unit and/or the resting of the gondola or likewise equipment on the private roofs and/or the private flat roofs forming part of any residential unit for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

6. GREENERY AREA

Under the Deed of Mutual Covenant of the development, greenery areas on G/F, 1/F, 2/F, 3/F, 28/F, the roof and the external walls of the development are designated as and form part of the Estate Common Areas, the Residential Common Areas or the Commercial Development. Thus, all owners of the development are obliged to contribute towards the cost of management and maintenance of the portion of such greenery areas which form parts of the Estate Common Areas and all owners of the residential units are obliged to contribute towards the costs of management and maintenance of the portion of such greenery areas which form part of the Residential Common Areas.

7. PUBLIC PEDESTRIAN WALKWAY

A portion of the south side of the development ("Southern Portion") will be opened to the public for 24 hours daily as part of the public pedestrian walkway mentioned in the next paragraph. The Southern Portion forms part of the Commercial Development of the development.

In addition, the Vendor has been granted by the Government a short term tenancy ("STT") in respect of the Government land ("Government Land") adjoining the Southern Portion. The Government Land will, together with the Southern Portion, form a 24-hour public pedestrian walkway, subject to and upon the terms and conditions contained in the STT. For the avoidance of doubt, the Government Land does not form part of the development.

Lighting columns will be installed at the 24-hour public pedestrian walkway mentioned above. The illumination of the lighting columns may affect the enjoyment of some residential units.

For the purpose of identification only, the locations of the Southern Portion and the Government Land are shown and coloured red and cross hatched red respectively on the plan at the end of this Section.

8. OTHER LOTS NEARBY

1. 1st Adjacent Lots

An associate corporation of the Vendor (the "Owner of the 1st Adjacent Lots") owns other lots near the development, namely, Kowloon Inland Lots Nos.10039, 10034, 10046, 10072, 10090, 10067, 10089, 10045, 10062, 8797, 9581, 9582, 9523 and 9524 (collectively the "1st Adjacent Lots") at 173-199 Tai Kok Tsui Road, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 1st Adjacent Lots is considering development of the 1st Adjacent Lots. The Vendor and the Owner of the 1st Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 1st Adjacent Lots. The Owner of the 1st Adjacent Lots expressly reserves all rights in respect of the 1st Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 1st Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

2. 2nd Adjacent Lots

Another associate corporation of the Vendor (the "Owner of the 2nd Adjacent Lots") owns other lots near the development, namely, Kowloon Inland Lots Nos.9482, 9543, 9661, 9284, 10043, 9512, 9534 and 9555 (collectively the "2nd Adjacent Lots") at 16-30 Man On Street, Kowloon, which do not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 2nd Adjacent Lots is considering development of the 2nd Adjacent Lots. The Vendor and the Owner of the 2nd Adjacent Lots give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 2nd Adjacent Lots. The Owner of the 2nd Adjacent Lots expressly reserves all rights in respect of the

2nd Adjacent Lots, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to approval by the Government, any works, use, disposal or development from time to time of the 2nd Adjacent Lots in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

3. 3rd Adjacent Lot

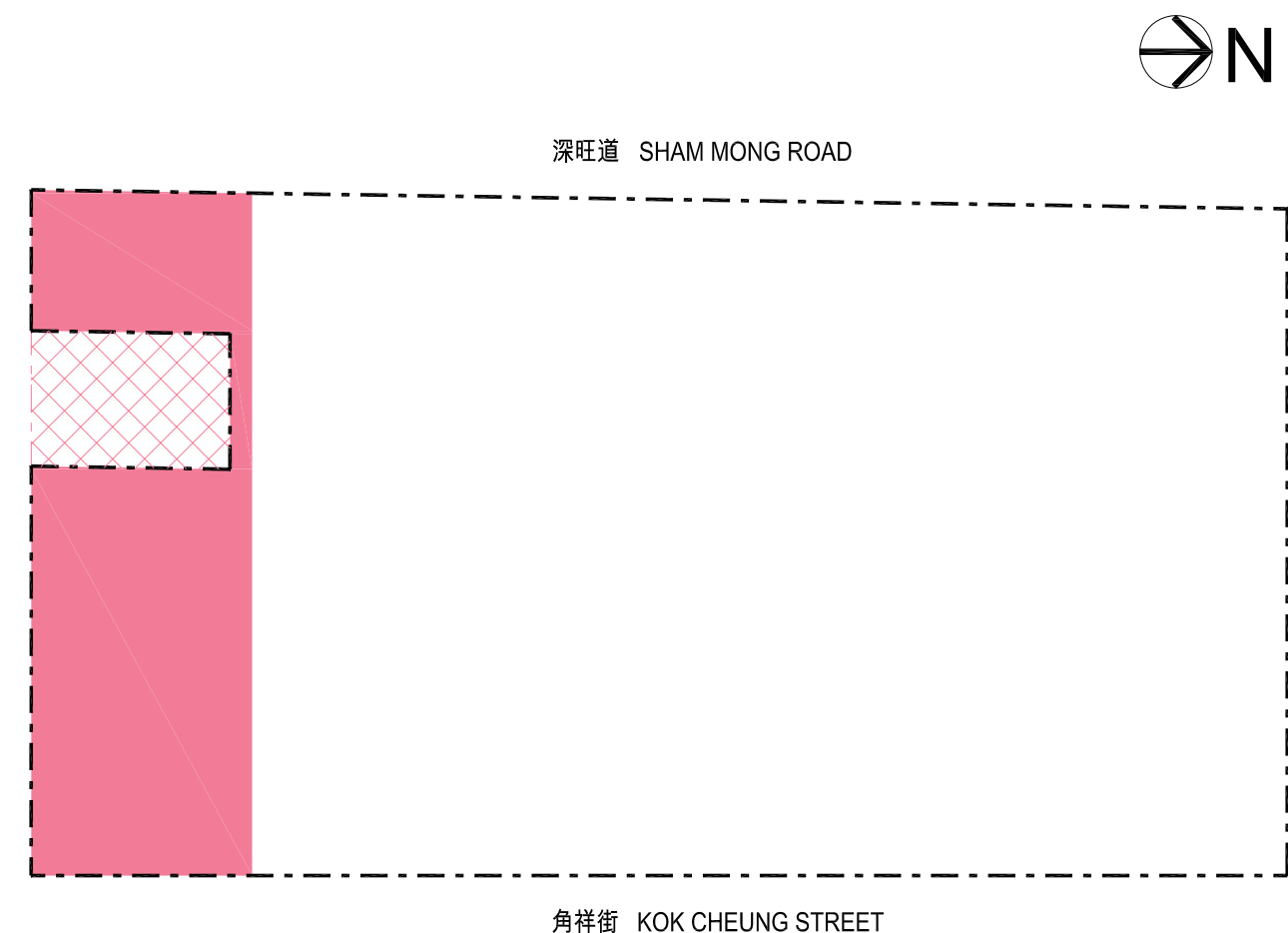
Another associate corporation of the Vendor (the "Owner of the 3rd Adjacent Lot") owns another lot near the development, namely, Kowloon Inland Lot No.9934 (the "3rd Adjacent Lot") at 39-53 Tai Kok Tsui Road, 1 Ka Shin Street and 2 Pok Man Street, Kowloon, which does not form part of the development.

As at the date of printing of this sales brochure, the Owner of the 3rd Adjacent Lot is considering development of the 3rd Adjacent Lot. The Vendor and the Owner of the 3rd Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the 3rd Adjacent Lot. The Owner of the 3rd Adjacent Lot expressly reserves all rights in respect of the 3rd Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

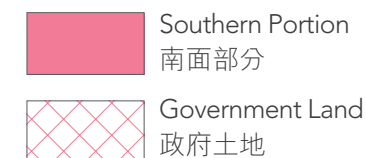
Subject to approval by the Government, any works, use, disposal or development from time to time of the 3rd Adjacent Lot in the future may affect the enjoyment of the residential units in the development in terms of the access, views, noise and other aspects of the surrounding environment.

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.



Note : Not to scale. This plan is for identification purpose only.
備註：不按比例，圖則僅供識別用途。



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.thequinn-squaremile.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：2022年4月11日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 11 April 2022

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
2022年7月11日 11 July 2022	55-57, 59, 59-1, 61-63, 66, 66-1	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年10月5日 5 October 2022	16	更新發展項目的所在位置圖 Update location plan of the development
	17-1 - 17-2 (加頁) (Additional pages)	新增發展項目的鳥瞰照片 Add aerial photograph of the development
	18	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
	23, 27, 29	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
	31, 33-34	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
	42, 44	更新公契的摘要 Update summary of deed of mutual covenant
	56-57, 60, 62-63, 67	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2022年11月11日 11 November 2022	14	更新發展項目的設計的資料 Update information on design of the development
	21	更新發展項目的布局圖 Update layout plan of the development
	23, 25, 27, 29	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
	33	更新發展項目中的住宅物業的面積 Update area of residential properties in the development
	36-39	更新發展項目中的停車位的樓面平面圖 Update floor plans of parking spaces in the development
	42, 44	更新公契的摘要 Update summary of deed of mutual covenant
	52-53	更新立面圖 Update elevation plan
	54	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	69	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	77, 79	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
2022年11月18日 18 November 2022	81-83	更新有關資料 Update relevant information
	81-1, 83-1 (加頁) (Additional pages)	新增有關資料 Add relevant information
2023年1月5日 5 January 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	37-38	更新發展項目中的停車位的樓面平面圖 Update floor plans of parking spaces in the development

2023年4月4日 4 April 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	刪除發展項目的鳥瞰照片 Delete aerial photograph of the development
	20	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
	36-39	更新發展項目中的停車位的樓面平面圖 Update floor plans of parking spaces in the development
	59-1, 60, 66-1, 67	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
2023年6月8日 8 June 2023	5, 8	更新一手住宅物業買家須知 Update notes to purchasers of first-hand residential properties
	21	更新發展項目的布局圖 Update layout plan of the development
	23	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
	52-53	更新立面圖 Update elevation plan
2023年6月15日 15 June 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
	18	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
2023年7月21日 21 July 2023	21	更新發展項目的布局圖 Update layout plan of the development
	23, 25, 27, 29	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
	36-39	更新發展項目中的停車位的樓面平面圖 Update floor plans of parking spaces in the development
	52-53	更新立面圖 Update elevation plan
	81-83	更新有關資料 Update relevant information
	81-1, 83-1	刪除有關資料 Delete relevant information
2023年9月14日 14 September 2023	16	更新發展項目的所在位置圖 Update location plan of the development
	77-80	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10月30日 30 October 2023	21	更新發展項目的布局圖 Update layout plan of the development
	23, 25, 27, 29	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
	36-39	更新發展項目中的停車位的樓面平面圖 Update floor plans of parking spaces in the development
	52-53	更新立面圖 Update elevation plan
	54	更新發展項目中的公用設施的資料 Update information on common facilities in the development
	55-57, 61-64, 72-73	更新裝置、裝修物料及設備 Update fittings, finishes and appliances
	77, 79	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
	81-83	更新有關資料 Update relevant information

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