

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(i)構成住宅單位一部分的露台及工作平台上; (ii) 私人平台上; 及(iii)私人天台上，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

發展項目部分住宅單位外設有建築裝飾。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「發展項目的住宅物業的樓面平面圖」。

3. 喉管

發展項目部分住宅單位的私人平台及 / 或露台及工作平台的外牆或毗鄰私人平台及 / 或露台及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。有關喉管的位置，請參閱發展項目最新批准建築圖則。

4. 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及 / 或私人天台(如有的話) 上，並在住宅單位的私人平台及 / 或私人天台(如有的話) 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及 / 或私人天台(如有的話)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分的私人平台及 / 或私人天台(如有的話) 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(不論該等錨或托架是否位於毗鄰構成住宅單位一部分的私人平台及 / 或私人天台(如有的話)圍邊內部表面) 及 / 或於構成住宅單位一部分的私人平台及 / 或私人天台(如有的話)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。

5. 將交回的土地

位於發展項目地界外並在屋宇署於 2023 年 7 月 6 日批准的一般建築圖則 (參考編號 BD 2/3016/20) 顯示為「交叉線」的一幅土地將根據政府可能訂明的條款及條件交回予政府作擴闊街道用途。一切與該擴闊街道有關的工程可能對發展項目的享用，包括但不限於進出發展項目，以及周圍環境造成影響。僅為識別目的，該土地的位置以藍色斜線顯示在本部分最後的圖則上。

6. 屋苑公用地方 (通行權)

現時發展項目毗鄰物業的擁有人及佔用人擁有某位處於發展項目地下的範圍之通行權。根據發展項目的公契，該範圍構成「屋苑公用地方 (通行權)」一部分及受制於發展項目毗鄰物業的擁有人及佔用人免費及無阻礙的通行權。僅為識別目的，該「屋苑公用地方 (通行權)」以黃色交叉斜線顯示在本部分最後的圖則上。

7. 內地段第 446 號 D 段

賣方，即東滿有限公司，為內地段第 446 號 D 段之註冊擁有人。該內地段第 446 號 D 段僅為一幅共用牆。它或將會於毗鄰現有於活道 3-5 號的大廈拆卸時及於政府要求時，交回予政府。僅為識別目的，內地段第 446 號 D 段的位置以綠色加綠點顯示在本部分最後的圖則上。

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。

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 (i) the balconies and utility platforms forming part of residential units; (ii) the private flat roofs; and (iii) the private roofs. 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

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

3. Pipes

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

4. Operation of Building Maintenance System

- 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 roof(s) and/or private roof(s) (if any) and operated in air space directly above the private flat roofs and/or private roofs (if any) as well as outside the windows, the balconies and the utility platforms of the residential units.
- 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) and/or private roof(s) (if any) (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(s) and/or private roof(s) (if any) forming part of a residential unit (whether or not such anchors or brackets are located at the internal surface of the kerb abutting on the private flat roof and/or private roof (if any) forming part of a residential unit) and/or the resting of the gondola or likewise equipment on the private flat roofs and/or private roofs (if any) 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.

5. Area to be Surrendered

An area outside the lot boundary of the development and marked cross-hatched in the General Building Plans (Ref No.BD 2/3016/20) as approved by the Building Authority on 6 July 2023 will be surrendered to the Government in accordance with such terms and conditions as may be imposed by the Government for the street widening purpose. All the works in connection with the street widening as aforesaid may affect the enjoyment of the development including but not limited to the access to and egress from the development and the surrounding environment hereof. For the purpose of identification only, the location of such area is shown and coloured hatched blue on the plan at the end of this Section.

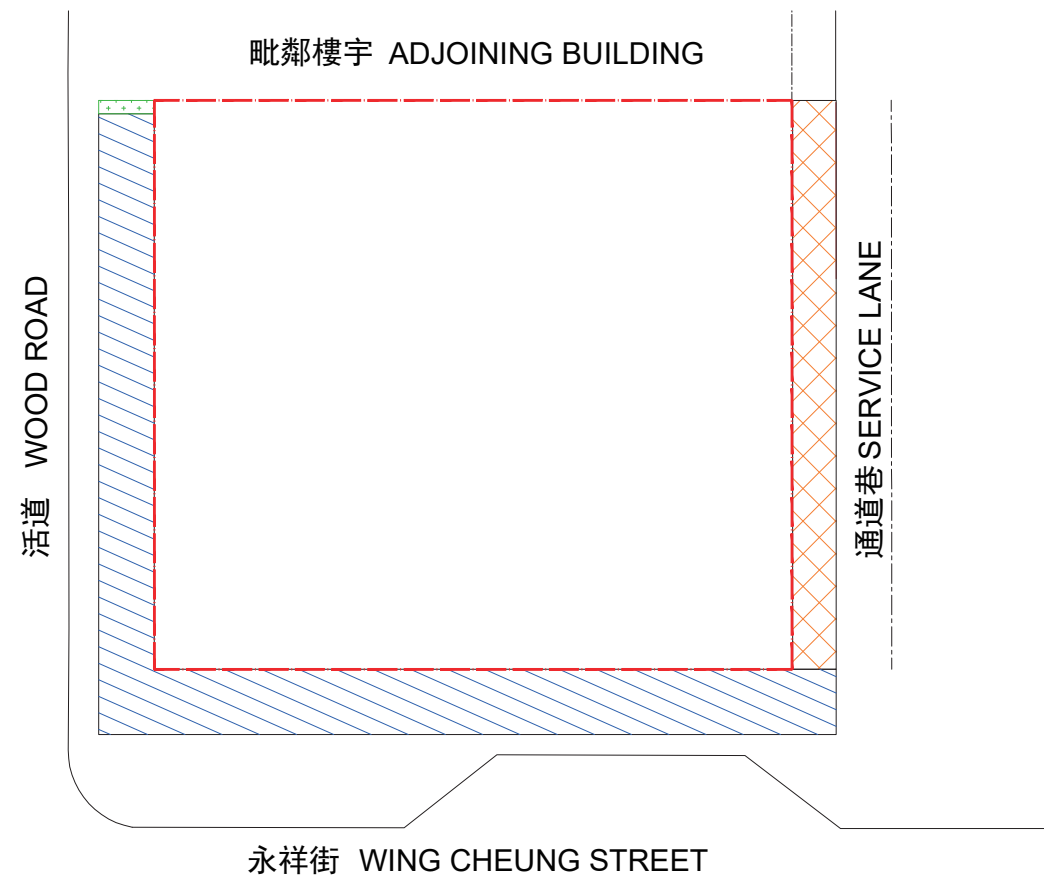
6. Estate Common Areas (Right of Way)

There is existing right of way for the owners and occupiers for the time being of the adjoining properties of the development over and along an area on the ground floor of the development. Under the Deed of Mutual Covenant of the development, such area forms part of the Estate Common Areas (Right of Way) and shall be subject to the free and uninterrupted right of way for the owners and occupiers for the time being of the adjoining properties to go pass and repass over and along. For the purpose of identification only, the location of the Estate Common Areas (Right of Way) is shown and coloured cross-hatched yellow on the plan at the end of this Section.

7. Section D of Inland Lot No.446

The vendor, Oriental Moon Limited, is the registered owner of Section D of Inland Lot No.446, which comprises exclusively a party wall. It may be surrendered to the Government upon demolition of the adjacent existing building at 3-5 Wood Road and upon request by the Government. For the purpose of identification only, the location of Section D of Inland Lot No.446 is shown and coloured green stippled green 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.



- 發展項目的界線
Boundary of the Development
- 將交回的土地
Area to be surrendered
- 屋苑公用地方(通行權)
Estate Common Areas (Rights of Way)
- 內地段第446號D段
Section D of Inland Lot No. 446

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

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.woodis.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：2025年9月29日

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure: 29 September 2025

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
2025年10月21日 21 October 2025	25	更新發展項目的布局圖 Update layout plan of the development
	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

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