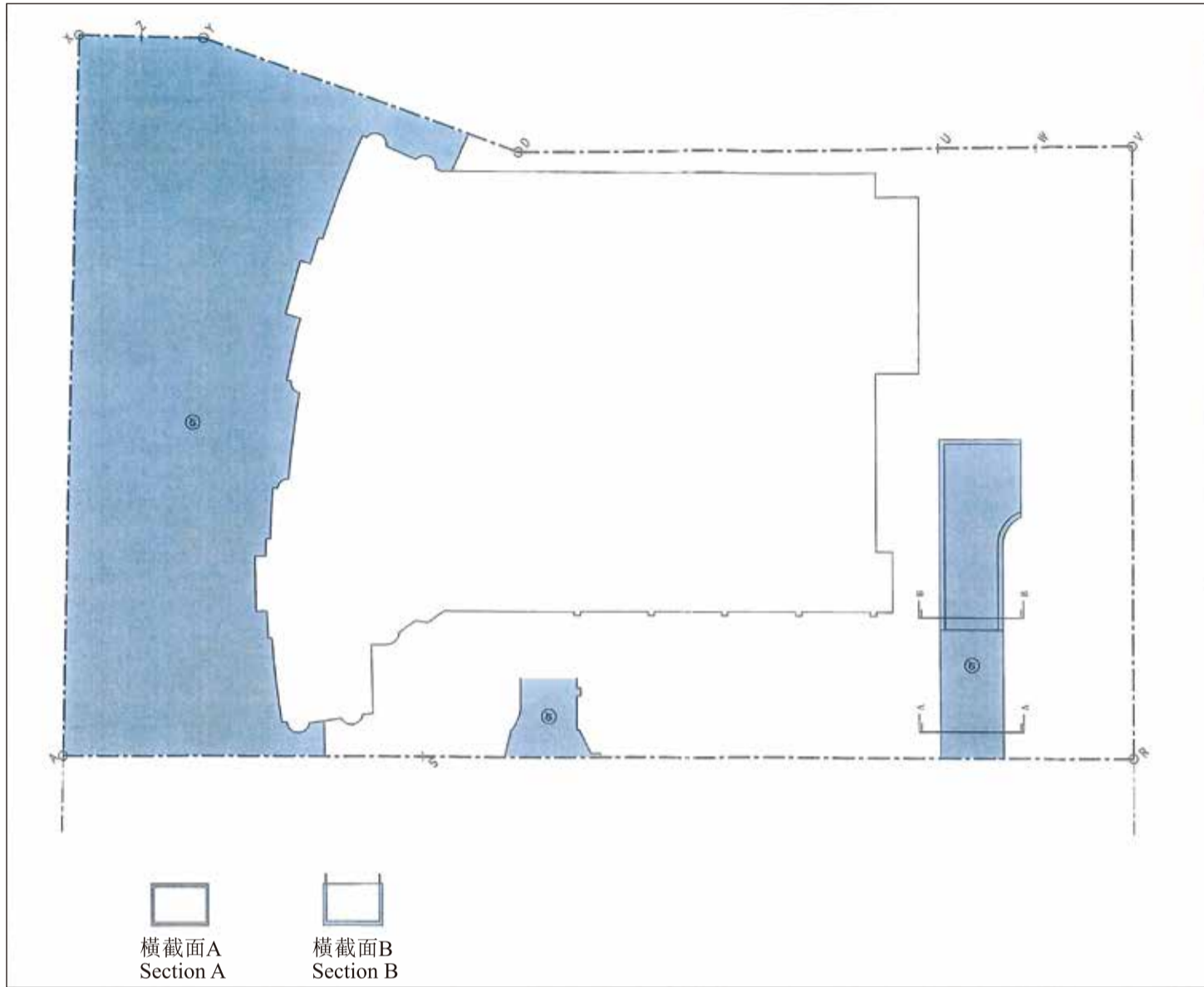


- (1) 根據「批地文件」，「承批人」須自費維修斜坡和護土牆。
- (2) 「批地文件」特別批地條款第(28)(a)條訂明，『凡現有或曾有切割、移走或後移任何土地，或任何建築或填補或任何種類的斜坡治理工程，不論有否「署長」的事先書面同意，於地段內或任何政府土地上「承批人」按『批地條款』要求或為任何其他目的而作出與開拓、平整或發展地段或其任何部分或其他工程相關的工程，「承批人」須自費開展和構建該斜坡治理工程、護土牆或其他支撐、保護、排水或配套或其他有必要的工程，以使可以在當時或在其後任何時間保護和支撐地段內的土地及任何相鄰或毗鄰政府或租賃土地，以避免和防止任何此後發生的泥土傾瀉、滑坡或下陷。「承批人」須在現批予的年期內任何時間自費維持上述土地、斜坡治理工程、護土牆或其他支撐、保護、排水或輔助或其他工程在令「署長」滿意的良好及實質的維修和狀態』。
- (3) 每名住宅物業的擁有人均有責任分擔維修工程的費用。
- (4) 不論是否在發展土地之內或之外已建造或待建造的斜坡、護土牆和相關的構築物的示意圖，列載於後一頁。
- (5) 根據「公契」第IV節第38(ba)條款，「管理人」應有完全的權力為遵守「政府批地書」並依據「斜坡保養指引」及「斜坡和護土牆保養手冊」及不時由有關政府部門發出有關保養斜坡、護土牆及相關的構築物的所有指引，就關乎任何「斜坡及護土牆」聘請合格的人員檢查、保持及保養以使在良好及實質的維修和狀態、及進行任何必須的工程，並向「業主」收取「管理人」因進行此類保養維修工程而已經或將會合法地產生的使費。

- (1) The Land Grant requires the Grantee to maintain slopes and retaining wall at its own costs.
- (2) Special Condition No.(28)(a) of the Land Grant stipulates that “Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director”.
- (3) Each of the owners of the residential properties is obliged to contribute towards the costs of the maintenance work.
- (4) The plan for the slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the development is situated, is set out on the page after.
- (5) Pursuant to Clause 38(ba) in Section IV of the Deed of Mutual Covenant, the Manager shall have full authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of any of the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Maintenance Manual for Slopes and Retaining Walls and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance repair and any other works.

附於大廈公契內斜坡及護土牆示意圖

Slope and Retaining Walls Plan annexed in the DMC



圖例  
Legend

- 斜坡及護土牆於該地段內的位置
- Slope and retaining structures formed within the lot