# 30 有關資料 RELEVANT INFORMATION

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組合露台及工作平台上或內部及(ii)私人平台上或內部。室外冷氣機的放置可能對期數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，請參閱本售樓説明書的「期數的住宅物業的樓面平面圖」。

2. 建築裝飾

期數部分住宅單位外牆設有建築裝飾。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　明書的「期數的住宅物業的樓面平面圖」。

3. 照明

第一期商業發展項目及第二期商業發展項目的部分外牆及/或建築裝飾裝設外牆裝飾燈，該等裝飾燈可能不時開啟。位於發展項目的第一期及期數的室外遊泳池有安裝照明系統及可能不時開啟。該等照明可能對期數部分住宅單位的享用，諸如景觀、光及對週邊環境的其他方面造成影響。

4. 大廈保養系統操作

(a) 根據公契及管理協議，管理人有權進入建有私人平台及/或私人天台的住宅單位(不論是否連同管理人的代理、測量師、工人及其他人士，及是否携帶用具、工具及物料)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天台及/或私人平台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/或於構成住宅單位一部分的私人天台及/或私人平台停泊吊船或其他類似裝置，以便清潔、檢查、保養及/或維修外牆、玻璃幕牆及公用地方與設施。

(b) 在管理人安排為外牆(包括玻璃幕牆結構以及公用地方與設施)進行定期及特別安排的檢查、清潔、保養及/或維修期間，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/或私人天台上，並在住宅單位的私人平台及或私人天台上空，以及在住宅單位的窗外及或組合露台及工作平台外操作。

5. 喉管

部分喉管設於期數部分住宅單位的外牆及/或毗鄰私人平台及/或私人天台及/或組合露台及工作平台。部分住宅單位的景觀可能因此受到影響。有關該等喉管的位置，請參閱期數最新經批准的建築圖則。

6. 綠化範圍

根據公契，位於第一期閣樓、1樓及1M樓的綠化範圍被指定為並構成第一期住宅公用地方一部分，而根據副公契，位於期數1樓的綠化範圍被指定為並構成第二期住宅公用地方一部分。發展項目的的每一住宅單位的擁有人均需分擔管理及維修構成住宅公用地方(包括第一期住宅公用地方及第二期住宅公用地方)一部分的部分綠化範圍的費用。

7. 將交回的土地

根據2024年11月7日簽立並在土地註冊處註冊文書摘要編號24111900600136的交回協議(「交回協議」)，賣方同意向政府申請交回一幅毗鄰發展項目地界的土地(「該土地」)，該土地在土地註冊處登記及公契內定義為”Section KL”。因此，該土地將根據政府訂明的條款及條件及受制於交回協議的條款及條件交回予政府作擴闊道路用途。一切與該擴闊道路有關的工程可能不會在申請期數的佔用許可證時完成，而進行該工程可能對期數內住宅物業的享用，包括但不限於進出期數，以及周圍環境造成影響。僅為識別目的，該土地的 位置以紅色斜線顯示在本部分最後的圖則上。

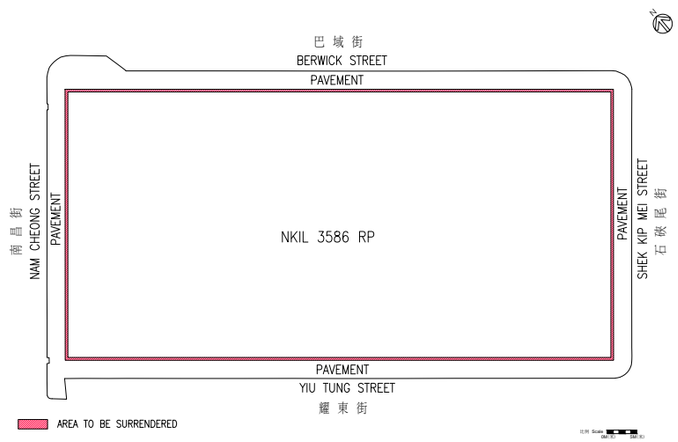
8. KL分段通行權

(a) 根據公契發展項目的擁有人將被受予一項非獨有的通行權(「KL分段通行權」)，作為關聯期數內住宅物業的合法使用和享用，並受制於公契及管理協議列明的限制、條款、條件及契約，包括但不限於保持、修理和維護Section KL處於良好且完好的狀態。就管理、修理和維護Section KL而言，不論在Section KL轉讓予發展項目的管理人之前或之後(在KL分段通行權結束和終止之前)，Section KL分段為第一期屋苑公用地方的一部分，期數的每一住宅單位的擁有人均需分擔該費用。

(b) KL分段通行權將在以下情形中的較早者自動結束和終止：
(i) 緊接在Section KL交回予政府的時刻；
(ii) Section KL的政府批地文件到期或提前終止；
(iii) 地段的政府批地文件到期或提前終止。

(c) Section KL的擁有人有權利(包括但不限於)根據其絕對酌情權而決定或視為合理於不時及以該等方式與政府協商Section KL的交回，並有權在無需加入發展項目的任何擁有人或管理人下簽署及簽訂有關的交回契約及其他承諾信函及/或相關文件，且於任何時候將Section KL管理權交回予政府，及在期數獲得佔用許可證後，根據其絕對酌情權而決定或視為合理於不時及任何時候以該等目的、形式和方式，將Section KL轉讓予管理人以信託方式為發展項目的所有擁有人持有，但需受到任何已簽署/簽訂或將簽署/簽訂的承諾信函及/或交回協議，及KL分段通行權的限制，並有權在無需加入發展項目的任何擁有人下簽署及簽訂有關的協議及/或契約。

註：除非本售樓説明書另有定義，本有關資料內使用的詞彙與該詞彙在公契及管理協議中的涵義相同。



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 combined balconies and utility platforms forming part of residential units and (ii) the private flat roofs. The placement of the 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 such architectural features. For locations of the architectural features, please refer to "Floor Plans of Residential Properties in the Phase" in this sales brochure.

3. Lighting

Facade lighting is installed on the external walls and/or architectural features of Phase 1 Commercial Development and Phase 2 Commercial Development and may be turned on from time to time. Lightings are installed at the outdoor swimming pools located at the Phase and Phase 1 of the Development and may be turned on from time to time. The illumination of these lighting may affect the enjoyment of some residential units in the Phase in terms of views, lighting and other aspects of the surrounding environment.

4. Operation of Building Maintenance System

(a) 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) (with or without the Manager's agents, surveyors, workmen and others and with or without other appliances, equipment and materials) for operating the building maintenance system, including but 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 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 private flat roofs forming part of any residential unit, for cleaning, inspecting, maintaining and/or repairing the external wall, curtain wall and the Common Areas and Facilities. Such right of the Manager shall apply to the Phase under the Sub-Deed.

(b) During regular and specially arranged inspections, cleaning, maintenance and/or repairing of the external walls (including the curtain wall structures and the Common Areas and Facilities) as arranged by the Manager, the building maintenance systems including but not limited to gondola(s) or similar equipment (whether permanent or temporary equipment) may be installed and/or rested on the private flat roof(s) and/or private roof(s) of the residential units and operated in the air space directly above the private flat roof(s) and/or private roof(s) of the residential units as well as outside windows and/or combined balcony(ies) and utility platform(s) of the residential units.

5. Pipes

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

6. Greenery Areas

Under the Deed of Mutual Covenant, greenery areas on Cockloft Floor, 1/F and 1M/F of Phase 1 are designated as and form part of the Residential Common Areas In Phase 1 whereas under the Sub-Deed, greenery areas on 1/F of the Phase are designated as and form part of the Residential Common Areas In Phase 2. The owner of each residential unit in the Development is obliged to contribute towards the costs of management and maintenance of such greenery areas which form part of the Residential Common Areas (including the Residential Common Areas In Phase 1 and the Residential Common Areas In Phase 2).

7. Area to be Surrendered

By an Agreement to Surrender dated 7th November 2024 and registered in the Land Registry by Memorial No.24111900600136 (the "Agreement to Surrender"), the Vendor agreed to surrender to the Government an area (the "Area") adjoining the lot boundary of the development and registered in the Land Registry and defined in the Deed of Mutual Covenant as "Section KL" and hence, the Area will be surrendered to the Government for the road widening purpose in accordance with such terms and conditions as imposed by the Government and subject to the terms and conditions as set out in the Agreement to Surrender. All the works in connection with the aforesaid road widening may not be completed at the time of application for the Occupation Permit of the Phase, and the carrying out of such works may affect the enjoyment of the residential properties in the Phase including but not limited to the access to and egress from the Phase and the surrounding environment thereof. For the purpose of identification only, the location of the Area is shown and coloured hatched red on the plan at the end of this Section.

8. Section KL ROW

(a) A non-exclusive right of way ("Section KL ROW") will be granted under the Deed of Mutual Covenant to the owners of the development for lawful purpose in connection with the proper use and enjoyment of the residential properties in the Phase subject to the limitations, terms, conditions and covenants set out therein, including but not limited to upkeeping, repairing and maintaining Section KL in good and substantial repair and condition. For the purposes of management, repair and maintenance only, whether before or after the assignment of Section KL to the Manager of the development (until the cessation and determination of the Section KL ROW), Section KL is a part of the Estate Common Areas In Phase 1 and the owner of each residential unit in the Phase is obliged to contribute towards such costs.

(b) The Section KL ROW shall automatically cease and determine on whichever is the earlier of the following:

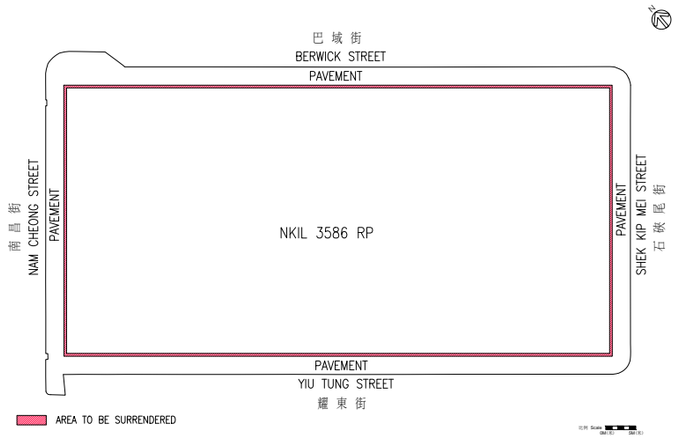
(i) at such moment of time immediately prior to the surrender of Section KL to the Government;

(ii) the expiration or sooner determination of the Government grant of Section KL; or

(iii) the expiration or sooner determination of the Government Grant of the Lot.

(c) The owner of Section KL shall have the right (inter alia) to negotiate with the Government on surrender of Section KL from time to time and in such manner in its absolute discretion shall decide or deem fit and the right to sign and execute the deed of surrender and other letter(s) of undertaking and/or document in connection therewith without the necessity of joining in any owner of the development or the Manager and to deliver up possession of Section KL to the Government at any time, and the right at any time and from time to time after the issuance of the Occupation Permit in respect of the Phase for such purposes and in such form and manner in its absolute discretion shall decide or deem fit to assign Section KL to the Manager to be held on trust for all the owners of the Development, subject to any undertaking letter(s) and/or the Agreement to Surrender signed/executed or to be signed/executed and the Section KL ROW, and the right to sign and execute any agreement and/or deed in connection therewith without the necessity of joining in any owner of the development.

Remark: 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.



賣方就期數指定的互聯網網站的網址：www.belgraviaplace.com.hk

The Address of the Website Designated by the Vendor for the Phase : www.belgraviaplace.com.hk

1. 期數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2月17日。

1. There may be future changes to the phase and the surrounding areas.
2. Date of printing of this Sales Brochure : 17 February 2025.

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made | |
|---|---|---|
| | 頁次<br>Page Number | 所作修改<br>Revision Made |
| 2025年3月6日<br>6th March 2025 | 61, 74, 77, 79<br>80, 83, 85 | 修訂裝置、裝修物料及設備<br>Revise fittings, finishes and appliances |
| 2025年4月8日<br>8th April 2025 | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 21 | 修訂發展項目的布局圖<br>Revise layout plan of the development |
| | 22, 24, 26, 28, 30 | 修訂期數的住宅物業的樓面平面圖<br>Revise floor plans of residential properties in the phase |
| | 54 | 修訂立面圖<br>Revise elevation plan |
| 2025年5月9日<br>9th May 2025 | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 21 | 修訂發展項目的布局圖<br>Revise layout plan of the development |
| | 58, 66 | 修訂裝置、裝修物料及設備<br>Revise the fittings, finishes and appliances |
| 2025年8月7日<br>7th August 2025 | 9 | 更新期數的資料<br>Update information of the Phase |
| | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 17 - 18 | 更新期數的鳥瞰照片，並刪除第18頁已過時的版本<br>Update the aerial photograph of the Phase and delete the outdated version on page 18 |
| | 19 - 20 | 修訂關乎發展項目的分區計劃大綱圖等<br>Revise outline zoning plan etc. relating to the development |
| | 21 | 更新發展項目的布局圖<br>Update layout plan of the development |
| | 22, 24, 26, 28, 30 | 修訂期數的住宅物業的樓面平面圖<br>Revise floor plans of residential properties in the phase |
| | 53 - 54 | 修訂立面圖<br>Revise elevation plan |
| | 83 | 修訂裝置、裝修物料及設備<br>Revise fittings, finishes and appliances |
| | 107 - 108 | 修訂申請建築物總樓面面積寬免的資料<br>Revise information in application for concession on gross floor area (GFA) of building |

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made | |
|---|---|---|
| | 頁次<br>Page Number | 所作修改<br>Revision Made |
| 2025年11月5日<br>5th November 2025 | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 18 | 修訂期數的鳥瞰照片<br>Revise the Aerial Photograph of the phase |
| 2026年2月3日<br>3rd February 2026 | 13 | 更新期數的設計的資料的備註<br>Update the note of information on design of the phase |
| | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| 2026年4月29日<br>29th April 2026 | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 17 - 18 | 修訂期數的鳥瞰照片<br>Revise the Aerial Photograph of the phase |
| | 20 | 修訂關乎發展項目的分區計劃大綱圖等<br>Revise outline zoning plan etc. relating to the development |
| | 21 | 更新發展項目的布局圖<br>Update layout plan of the development |
| | 22, 24, 26, 28, 30 | 修訂期數的住宅物業的樓面平面圖<br>Revise floor plans of residential properties in the phase |
| | 53 - 54 | 修訂立面圖<br>Revise elevation plan |
| | 82 | 修訂裝置、裝修物料及設備<br>Revise fittings, finishes and appliances |
| | 107 - 108 | 修訂申請建築物總樓面面積寬免的資料<br>Revise information in application for concession on gross floor area (GFA) of building |

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made | |
|---|---|---|
| | 頁次<br>Page Number | 所作修改<br>Revision Made |
| 2026年7月27日<br>27th July 2026 | 9 | 更新期數的資料<br>Update information of the Phase |
| | 13 | 更新期數的設計的資料的備註<br>Update the note of information on design of the phase |
| | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 21 | 修訂發展項目的布局圖<br>Revise layout plan of the development |
| | 22, 24, 26, 28, 32 | 修訂期數的住宅物業的樓面平面圖<br>Revise floor plans of residential properties in the phase |
| | 53 - 54 | 修訂立面圖<br>Revise elevation plan |
| | 108 | 修訂申請建築物總樓面面積寬免的資料<br>Revise information in application for concession on gross floor area (GFA) of building |
| 2026年10月26日<br>26th October 2026 | 16 | 修訂發展項目的所在位置圖<br>Revise location plan of the development |
| | 22, 24, 26, 28, 30 | 修訂期數的住宅物業的樓面平面圖<br>Revise floor plans of residential properties in the phase |
| | 83 | 修訂裝置、裝修物料及設備<br>Revise fittings, finishes and appliances |



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