

16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

A. 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料

批地文件的條款所指的通行權

(I) 批地文件條款

(i) 內地段第4892號的政府租契

“陛下為其本身及為其代理、僱員、工人及其他獲受權人士保留了全權及自由在租賃持續的所有時間及不時為了任何目的通過及再通過該圖則內以藍色交叉斜線顯示的該等租賃地段部分”。

(ii) 內地段第4907、4908、4909、4910及4911號的政府租契

“陛下為其本身及為毗鄰地段的承租人、其租客、僱員、訪客、工人及其他獲受權人士保留了自由及不受阻礙的權利在租賃持續的所有時間及不時為了與適當使用及享用該等毗鄰地段有關的所有目的通過及再通過該圖則內以粉紅色底加上藍色交叉斜線顯示的租賃地段的有關部分”。

(II) 公契條款

(i) 構成公用地方一部分的黃色範圍指夾附於本契據“編號為DMC-1”的圖則內以黃色顯示的地段所有部分，該部分受政府及其授權人士享有的通行權所規限，於內地段第4892號的政府租契內有更明確的列出。

(ii) 構成公用地方一部分的橙色範圍指夾附於本契據“編號為DMC-1”的圖則內以橙色顯示的地段所有部分，該部分受政府及毗鄰地段業主享有的通行權所規限，於內地段第4907、4908、4909、4910及4911號的政府租契內有更明確的列出。

在批地文件中提及的“藍色交叉斜線”部分和“粉紅色底加上藍色交叉斜線”部分意指於本售樓說明書35頁陳示的部分正是在公契中分別提及的黃色範圍和橙色範圍。根據公契，黃色範圍和橙色範圍按規定須由發展項目中的住宅物業的擁有人出資管理、營運及維持，而該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運及維持黃色範圍和橙色範圍的部分開支。

A. Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

The Right of Way as referred to in the provisions of the Land Grant

(I) Provisions of the Land Grant

(i) Government Lease of Inland Lot No.4892

“EXCEPT AND RESERVED unto His said Majesty full right and liberty for himself his agents servants workmen and others authorised in that behalf from time to time and at all times during the continuance of this demise and for all purposes to pass and repass through in along and over those portions of the said demised premises which are shown cross hatched blue on the said plan”.

(ii) Government Leases of Inland Lot Nos.4907, 4908, 4909, 4910 and 4911

“EXCEPT AND RESERVED unto His said Majesty and others the Lessee or Lessees of neighbouring lots licensed by him their tenants servants visitors workmen and other persons authorised by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of such neighbouring lots to pass and repass on along over by and through such portion of the said demised premises as is coloured pink and cross hatched blue on the said plan”.

(II) Provisions of the Deed of Mutual Covenant

(i) The Yellow Area which forms part of the Common Areas means “all that portion of the Lot as shown and coloured yellow on the plan annexed to this Deed and marked “Plan No. DMC-1” which said portion is subject to a right of way in favour of the Government and others authorized in that behalf as more particularly set out in the Government lease of Inland Lot No.4892”.

(ii) The Orange Area which forms part of the Common Areas means “all that portion of the Lot as shown and coloured orange on the plan annexed to this Deed and marked “Plan No. DMC-1” which said portion is subject to a right of way in favour of the Government and owners of neighbouring lots as more particularly set out in Government leases of Inland Lot No.4907, Inland Lot No.4908, Inland Lot No.4909, Inland Lot No.4910 and Inland Lot No.4911”.

The ‘cross hatched blue’ portions and ‘coloured pink and cross hatched blue’ portion mentioned in the Land Grant shown on page 35 of this sales brochure are the Yellow Area and the Orange Area mentioned in the Deed of Mutual Covenant respectively. According to the Deed of Mutual Covenant, the Yellow Area and the Orange Area are required to be managed, operated and maintained at the expense of the owners of the residential properties in the development and these owners are required to meet a proportion of the expense of managing, operating and maintaining the Yellow Area and the Orange Area through the management expense apportioned to the residential properties concerned.

16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- | | |
|---|--|
| <p>B. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地的資料
不適用。</p> <p>C. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的部分的資料
不適用。</p> | <p>B. Information on any facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.</p> <p>C. Information on any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)
Not applicable.</p> |
|---|--|

批地文件的條款所指的通行權之示意圖
Plans for the Right of Way as referred to in the provisions of the Land Grant

