

30. 有關資料

RELEVANT INFORMATION

A. 吊船操作

1. 在公契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，吊船(不論是永久或臨時的吊船裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契及管理協議，管理人有權進入在發展項目建有平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料)操作吊船系統或類似裝置或工具，以便清潔、保養及/或維修發展項目的公用地方與設施。

B. 為銅帶及接地井的保養等而授予地鐵地役權

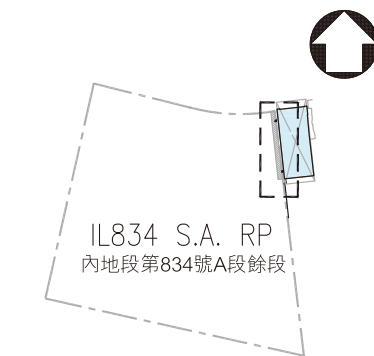
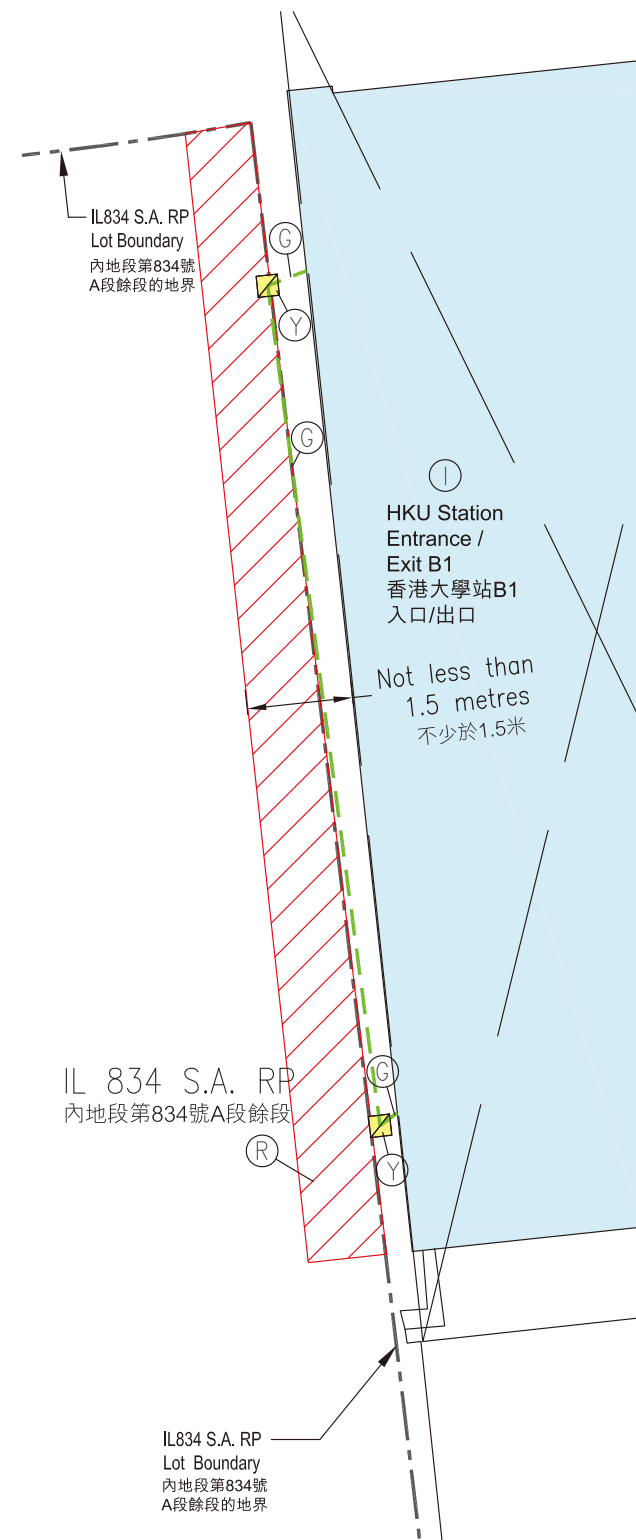
1. 根據一份日期為2017年4月24日授予地役權契約，香港鐵路有限公司(「地鐵」)、其代理、承判商、工人、僕人或獲地鐵妥為授權的其他人有權在地鐵港島線香港大學站B1入口/出口(「B1入口/出口」)存在之時，為了以下目的而進入及逗留在該地段的某部分(即從B1入口/出口的周圍起始不少於1.5米闊度的距離)。:-
 - (a) 為以供香港大學站使用的地下銅帶及兩個接地井作檢查和進行維修、保養、更新及其他工程，而該等銅帶及接地井是部分建築在該地段之內而部分建築在該地段之外，其作為電力接地之用。然而該等銅帶及接地井的擁有權仍歸地鐵所有；及
 - (b) 為B1入口/出口的天台及B1入口/出口面向該地段的外牆作檢查和進行維修、保養、更新及其他工程。
2. 附於授予地役權契約並只為識別目的而顯示銅帶、接地井及為B1入口/出口的外牆進行維修等的進入範圍的所在位置的圖則在本部分第120頁列出。

A. Operation of Gondola

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 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 DMC Manager, gondola(s) (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
2. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or 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 gondola system or likewise or equipment for cleaning, maintaining and/or repairing the Common Areas and Facilities of the development.

B. Easements to MTRC for maintenance, etc. of copper tape and earth pits

1. By the Deed of Grant of Easements dated 24th April 2017, MTR Corporation Limited ("MTRC"), its agents, contractors, workmen, servants or other persons duly authorized by MTR shall have the right, during the lifetime of Entrance/Exit B1 of HKU Station of the MTR Island Line to enter into and upon such part of the Lot (which shall be not less than 1.5 meters wide from the perimeter of Entrance/Exit B1), for the purposes of:-
 - (a) Inspection of and carrying out repair, maintenance, renewal and other works to an underground copper tape serving HKU Station and two earth pits which are constructed partly on the Lot and partly outside the Lot and for the purpose of electrical earthing, notwithstanding that the ownership of the copper tape and the earth pits shall remain vested in MTR; and
 - (b) inspection of and carrying out repair, maintenance, renewal and other works to the roof of Entrance/Exit B1 and the façade(s) of Entrance/Exit B1 facing the Lot.
2. The plan annexed to the Deed of Grant of Easements and for identification purpose only showing where the copper tape, the earth pits and the area entering for the purpose of maintenance, etc. of façade(s) of Entrance/Exit B1 are situated is set out on page 120 in this section.



Keyplan 位置圖

Legend 圖例：

- ① HKU Station Entrance / Exit B1 香港大學站B1入口/出口
- ⑥ Copper Tape serving HKU station 供香港大學站使用的銅帶
- ⑦ Earth Pits 接地井
- ⑧ the Area 該範圍

Plan 圖則

Not to scale 不按比例
For identification purpose only 只為識別目的



賣方就該發展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.novumwest.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：2017年4月28日。

1. There may be future changes to the development and the surrounding areas.
2. Date of printing of this Sales Brochure : 28th April 2017.

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
2017年5月12日 12th May 2017	19	更新發展項目的布局圖。 Update the layout plan of the development.
	20 - 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the developemt.
	55, 61, 65, 66, 69 - 72, 74, 76, 78, 87, 89, 95, 97, 100, 103, 105 - 106, 108 - 109	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area of building.
2017年8月10日 10th August 2017	1 - 4-2	更新並改用一手住宅物業買家須知於2017年8月1日發出之最新版本。 Update with the latest version of the notes to purchasers of first-hand residential properties dated 1st August 2017.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	65, 66, 69 - 72, 74, 76, 78, 80	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2017年11月8日 8th November 2017	13	更新發展項目的所在位置圖。 Update the location plan of the development.

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2018年2月6日 6th February 2018	9, 11	修訂發展項目的設計的資料。 Revise the information on design of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	16	更新分區計劃大綱圖。 The outline zoning plan is replaced by a more updated version.
	19	更新發展項目的布局圖。 Update the layout plan of the development.
	21, 23, 25, 27, 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35 - 37	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	45, 46	更新發展項目中的建築物的橫截面圖。 Update the cross-section plan of building in the development.
	47 - 50	更新立面圖。 Update the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	65, 66, 69, 70, 71, 72, 74, 76, 78, 80	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	更新申請建築物總樓面面積寬免的資料。 Update the information in application for concession on gross floor area of building.
2018年5月4日 4th May 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.

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2018年8月2日 2nd August 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	17 - 18	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	19	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20, 21, 22, 23, 25, 27, 29	修訂發展項目的住宅物業的樓面平面圖及相關之樓面平面圖圖例。 Revise the floor plans of residential properties in the development and the corresponding legends of floor plans.
	35 - 37	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	45, 46	修訂發展項目中的建築物的橫截面圖。 Revise the cross-section plan of building in the development.
	47 - 50	修訂立面圖。 Revise the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	67, 68, 73	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2018年10月29日 29th October 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	20 - 21, 23, 25, 27, 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35 - 37	更新發展項目中的停車位的樓面平面圖。 Update the floor plans of parking spaces in the development.
	47 - 50	更新立面圖。 Update the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	56, 62, 70, 77	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.

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2019年1月25日 25th January 2019	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	21, 28 - 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
2019年4月23日 23rd April 2019	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	35 - 37	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	46	修訂發展項目中的建築物的橫截面圖。 Revise the cross-section plan of building in the development.
	47 - 50	修訂立面圖。 Revise the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	100, 109	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.
2019年7月17日 17th July 2019	10	修訂發展項目的設計的資料。 Revise the information on design of the development.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	19	修訂發展項目的布局圖。 Revise the layout plan of the development.
	21, 23, 25, 26, 27, 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	33, 34	修訂發展項目中的住宅物業的面積。 Revise the area of residential properties in the development.
	35 - 37	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	47 - 50	修訂立面圖。 Revise the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	66, 69	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
	117, 118	修訂申請建築物總樓面面積寬免的資料。 Revise the information in application for concession on gross floor area of building.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
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2019年8月30日 30th August 2019	5	修訂發展項目的預計關鍵日期。 Revise the estimated material date for the development.
	16	更新發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
	19	修訂發展項目的預計落成日期。 Revise the estimated date of completion of the development.
2019年11月28日 28th November 2019	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	27, 29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35 - 36	修訂發展項目中的停車位的樓面平面圖。 Revise the floor plans of parking spaces in the development.
	49 - 50	修訂立面圖。 Revise the elevation plans.
	51	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
	74, 76, 78, 80, 101	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.
2020年2月26日 26th February 2020	5	更新發展項目，翰林峰的資料。 Update the information on the development, Novum West.
	9	更新發展項目的設計的資料。 Update the information on design of the development.
	12	更新物業管理的資料。 Update the information on property management.
	13	更新發展項目的所在位置圖及相關的版權特許編號。 Update the location plan of the development and the relevant copyright licence number.
	19	更新發展項目的布局圖的資料。 Update the information on the layout plan of the development.
	29	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	36	更新發展項目中的停車位的樓面平面圖。 Update the floor plan of parking spaces in the development.
	52	更新閱覽圖則及公契的資料。 Update the information on the inspection of plans and deed of mutual covenant.
	112	更新買方的雜項付款的資料。 Update the information on the miscellaneous payments by purchaser.

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2020年5月22日 22nd May 2020	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	37	更新發展項目中的停車位的樓面平面圖。 Update the floor plans of parking spaces in the development.
2020年8月20日 20th August 2020	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14-1, 14-2	新增發展項目的鳥瞰照片。 Add the aerial photograph of the development.
2020年11月18日 18th November 2020	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14-1, 14-2	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	16	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
2021年2月9日 9th February 2021	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
	14-1, 14-2	刪除發展項目的鳥瞰照片。 Delete the aerial photograph of the development.
2021年5月7日 7th May 2021	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	修訂發展項目的鳥瞰照片的說明。 Revise the statement for the aerial photograph of the development.
	15	更新關乎發展項目的分區計劃大綱圖等。 Update the outline zoning plan etc. relating to the development.
2021年8月5日 5th August 2021	1, 2, 4, 4-1	更新一手住宅物業銷售監管局於2021年7月26日發布《一手住宅物業買家須知》的最新版本。 Updated with the latest version of the “Notes to Purchasers of First-hand Residential Properties” released by The Sales of First-hand Residential Properties Authority on 26th July 2021.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2021年11月3日 3rd November 2021	4-1, 4-2	修定《一手住宅物業買家須知》。 Revise “Notes to Purchasers of First-hand Residential Properties” .
	13	更新發展項目的所在位置圖。 Update the location plan of the development.



