

30 有關資料

RELEVANT INFORMATION

(A) 大廈保養系統操作

1. 在管理人安排為發展項目的外牆(包括構成住宅物業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/或停泊在住宅物業的平台及/或天台上，並在住宅物業的平台及天台上空操作，以及在住宅物業的窗外、露台及工作平台外操作。
2. 根據公契，管理人有權進入在發展項目建有平台及/或天台的住宅物業(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) 操作大廈保養系統包括但不限於為毗鄰構成住宅物業一部分的天台及/或平台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及/或於構成住宅物業一部分的天台及/或平台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及公用地方與設施。

(B) 權利保留

賣方在公契、臨時買賣合約及正式買賣合約已保留權利不時以賣方有絕對酌情權決定或認為合適的目的及方式並不需要任何買方或任何源於或從買方獲得住宅物業的業權或利益之人士同意或贊同下，可向政府申請、與其商議及同意就發展項目的任何一份政府租契(包括任何其附夾的圖則)或當中之任何條件作出修改、更改或修訂，或獲取豁免、不反對信函、許可或解除契據包括但不限於有權申請解除或取消政府於涉及發展項目或其任何部分保留的任何通行權及/或有權申請於發展項目或其任何部分經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或任何其他發出高噪音、惡臭或令人厭惡的行業或業務之許可，並以賣方獨自之名義簽立任何修訂信函、豁免書、不反對信函、許可、更改契據、解除契據或任何其他有關的修訂文件，而不需要任何買方或任何源於或從買方獲得住宅物業的業權或利益之人士加入為簽署者。任何該等修改或更改或修訂將對買方及任何源於或從買方獲得住宅物業的業權或利益之人士具有約束力。

(C) 附近的其他地段

賣方正在收購及有意重建發展項目附近的其他地段，即：-

- (i) 香港仔內地段第241號、香港仔內地段第242號、香港仔內地段第243號、香港仔內地段第72號G段5分段、香港仔內地段第72號G段6分段、香港仔內地段第246號、香港仔內地段第247號、香港仔內地段第248號、香港仔內地段第72號G段3分段餘段、香港仔內地段第72號H段餘段、香港仔內地段第261號及香港仔內地段第262號(統稱「毗鄰地段1」);
- (ii) 香港仔內地段第250號、香港仔內地段第251號、香港仔內地段第252號及香港仔內地段第253號(統稱「毗鄰地段2」);及
- (iii) 香港仔內地段第263號、香港仔內地段第264號、香港仔內地段第265號、香港仔內地段第266號、香港仔內地段第267號及香港仔內地段第72號J段1分段(統稱「毗鄰地段3」)。

毗鄰地段1、毗鄰地段2及毗鄰地段3並不構成發展項目一部分及僅為識別目的，分別以綠色、藍色及粉紅色顯示在本部分的圖則上。

於本售樓說明書的印製日期，初步擬建於毗鄰地段1上的一座樓高30層(地庫2樓至27樓，不包括天台)大樓的建築圖則已於2017年10月20日獲屋宇署批准及初步擬建於毗鄰地段2上的一座樓高26層(地下至25樓，不包括天台)大樓的建築圖則已於2017年5月17日獲屋宇署批准。該等建築圖則可能會作出修改，而在毗鄰地段1及毗鄰地段2的建築物的設計及布局亦可能改變。賣方並不就毗鄰地段1、毗鄰地段2及毗鄰地段3任何現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。賣方明確保留所有與毗鄰地段1、毗鄰地段2及毗鄰地段3有關的權利，包括但不限於其使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

受制於政府的批准，將來毗鄰地段1、毗鄰地段2及毗鄰地段3上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音或對周邊環境的其他方面造成影響。



30 有關資料

RELEVANT INFORMATION

(A) Operation of Building Maintenance System

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 property) 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 permanently or temporarily) may be installed and/or parked on the flat roofs and/or 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 properties.
2. Under the Deed of Mutual Covenant, the Manager shall have the right to access into those residential properties consisting of 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 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 roof and/or flat roof forming part of a residential property and/or the resting of the gondola or likewise equipment on the roofs and/or the flat roofs forming part of a residential property for cleaning, maintaining and/or repairing the external wall and the Common Areas and Facilities of the development.

(B) Reservation of rights

The Vendor has reserved the right under the Deed of Mutual Covenant, preliminary agreement for sale and purchase and formal agreement for sale and purchase to apply to, negotiate and agree with the Government to amend, vary or modify any of the government grants of the development (including any plans annexed thereto) or any conditions thereof, or to obtain waiver, no-objection letter, licence or deed of release, including but not limited to the right of application for the release or extinguishment of any right of way in favour of the Government relating to the development or any part thereof and/or the right of application for the licence to carry out the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern-keeper, blacksmith, nightman, scavenger or any other noisy noisome or offensive trade or business whatsoever on the development or any part thereof, from time to time for such purposes and in such manner as the Vendor in its absolute discretion shall decide or deem fit without the concurrence or approval of any purchasers or any persons deriving or acquiring title or interest in the residential properties under the purchasers, and to execute any modification letter, waiver letter, no-objection letter, licence, deed of variation, deed of release or any other modification document(s) in connection therewith in the name of the Vendor alone without the necessity of joining in any purchasers or any persons deriving or acquiring title or interest in the residential properties under the purchasers, and any such amendment or variation or modification shall be binding on the purchasers and any persons deriving or acquiring title or interest in the residential properties under the purchasers.

(C) Other lots nearby

The Vendor is in the course of acquiring and has the intention to redevelop other lots near the development, namely:-

- (i) Aberdeen Inland Lot No. 241, Aberdeen Inland Lot No. 242, Aberdeen Inland Lot No. 243, Sub-section 5 of Section G of Aberdeen Inland Lot No. 72, Sub-section 6 of Section G of Aberdeen Inland Lot No. 72, Aberdeen Inland Lot No. 246, Aberdeen Inland Lot No. 247, Aberdeen Inland Lot No. 248, The Remaining Portion of Sub-section 3 of Section G of Aberdeen Inland Lot No. 72, The Remaining Portion of Section H of Aberdeen Inland Lot No. 72, Aberdeen Inland Lot No. 261 and Aberdeen Inland Lot No. 262 (collectively "Adjacent Lot 1");

- (ii) Aberdeen Inland Lot No. 250, Aberdeen Inland Lot No. 251, Aberdeen Inland Lot No. 252 and Aberdeen Inland Lot No. 253 (collectively "Adjacent Lot 2"); and

- (iii) Aberdeen Inland Lot No. 263, Aberdeen Inland Lot No. 264, Aberdeen Inland Lot No. 265, Aberdeen Inland Lot No. 266, Aberdeen Inland Lot No. 267 and Sub-section 1 of Section J of Aberdeen Inland Lot No. 72 (collectively "Adjacent Lot 3").

Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3 do not form part of the development and for identification purpose only, are shown and coloured green, blue and pink respectively on the plan in this section.

As at the date of printing of this sales brochure, the general building plans of a 30-storey (basement level 2 to 27/F, excluding roof) tower preliminarily intended to be constructed on Adjacent Lot 1 were approved by the Buildings Department on 20 October 2017 and the general building plans of a 26-storey (ground floor to 25/F, excluding roof) tower preliminarily intended to be constructed on Adjacent Lot 2 were approved by the Buildings Department on 17 May 2017. The general building plans are subject to amendments and the design and layout of the building(s) on Adjacent Lot 1 and Adjacent Lot 2 may be subject to change. The Vendor gives no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise in respect of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3. The Vendor expressly reserves all rights in respect of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to the approval by the Government, any works, use, disposal or development from time to time of Adjacent Lot 1, Adjacent Lot 2 and Adjacent Lot 3 in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.



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.southwalkaura.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：2024年12月20日

1. There may be future changes to the Development and the surrounding areas.
2. Date of printing of this Sales Brochure: 20th December 2024

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
2018年6月14日 14th June 2018	8	修訂賣方及有參與發展項目的其他人的資料。 Revise the information on vendor and others involved in the development.
	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.
	17	更新分區計劃大綱圖。 Update the outline zoning plan.
	18	更新發展項目的布局圖。 Update the layout plan of the development.
	20 - 26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	34, 35	修訂批地文件的摘要。 Revise the summary of land grant.
	40, 41	更新立面圖。 Update the elevation plans.
	48, 53	更新裝置、裝修物料及設備的資料。 Update the information in fittings, finishes and appliances.
69	更新修訂的資料。 Update the information in modification.	
2018年9月12日 12th September 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	15,16	更新關於發展項目的分區計劃大綱圖。 Update the outline zoning plans relating to the development.
	21, 25, 26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	40, 41	更新立面圖。 Update the elevation plans.
	46, 48, 51, 53	更新裝置、裝修物料及設備的資料。 Update the information in fittings, finishes and appliances.
	69	更新修訂的資料。 Update the information in modification.

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
2018年12月10日 10th December 2018	20	更新發展項目的住宅物業的樓面平面圖。 Update the floor plan of residential properties in the development.
	40, 41	更新立面圖。 Update the elevation plans.
	42	修訂發展項目中的公用設施的資料。 Revise the information on common facilities in the development.
2019年3月8日 8th March 2019	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.
	21-26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	40,41	更新立面圖。 Update the elevation plans.
	70,71	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6月6日 6th June 2019	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	25	更新發展項目的住宅物業的樓面平面圖。 Update the floor plan of residential properties in the development.
	34, 35	修訂批地文件的摘要。 Revise the summary of land grant.
	40, 41	更新立面圖。 Update the elevation plans.
2019年9月4日 4th September 2019	7	更新發展項目，南津•迎岸的資料。 Update the information on the development, South Walk • Aura.
	11	更新發展項目的設計的資料。 Update the information on design of the development.
	13	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	18	更新發展項目的布局圖。 Update the layout plan of the development.
	69	更新修訂的資料。 Update the information in modification.

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
2019年12月2日 2nd December 2019	12	更新物業管理的資料。 Update the information on property management.
	13	修訂發展項目的所在位置圖。 Revise the location plan of the development.
	16	更新分區計劃大綱圖。 Update the outline zoning plan.
	20, 21, 25, 26	更新發展項目的住宅物業的樓面平面圖。 Update the floor plans of residential properties in the development.
	43	修訂閱覽圖則及公契的資料。 Revise the information on inspection of plans and deed of mutual covenant.
	66	修訂買方的雜項付款的資料。 Update the information on miscellaneous payments by purchaser.
2020年2月28日 28th February 2020		並無作出修改。 No revision made.
2020年5月26日 26th May 2020		並無作出修改。 No revision made.
2020年8月24日 24th August 2020	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14, 14-1, 14-2	更新發展項目的鳥瞰照片。 Update the aerial photographs of the development.
	34 - 36	修訂批地文件的摘要。 Revise the summary of land grant.
	69	更新修訂的資料。 Update the information in modification.
2020年11月20日 20th November 2020	14, 14-1, 14-2	更新發展項目的鳥瞰照片及刪除已不適用的發展項目的鳥瞰照片分頁。 Update the aerial photograph of the development and delete those pages for the aerial photographs of the development which are no longer applicable.
2021年2月9日 9th February 2021	13	更新發展項目的所在位置圖及相關版權特許編號。 Update the location plan of the development and the relevant copyright licence number.
	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。 Update the outline zoning plan.

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
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	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2021年8月5日 5th August 2021	1-6	更新一手住宅物業買家須知。 Update the 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.
	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	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2022年1月27日 27th January 2022	9, 10	修訂有參與發展項目的各方的關係的資料。 Update the information on relationship between parties involved in the development.
	13	修訂發展項目的所在位置圖。 Revise the location plan of the development.
2022年4月22日 22nd April 2022	13	更新發展項目的所在位置圖。 Update the location plan of the development.
2022年7月19日 19th July 2022	13	更新發展項目的所在位置圖。 Update the location plan of the development.
2022年10月17日 17th October 2022	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。 Update the outline zoning plan.
2023年1月13日 13th January 2023	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新關於發展項目的分區計劃大綱圖等的資料。 Update the information of the outline zoning plan etc. relating to the development.
2023年4月11日 11th April 2023	14-1	新增發展項目的鳥瞰照片。 Add the aerial photograph of the development.
2023年7月7日 7th July 2023	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新關於發展項目的分區計劃大綱圖等的資料。 Update the information of the outline zoning plan etc. relating to the development.

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
2023年10月5日 5th October 2023	目錄 Table of Contents	修訂第29項的標題描述。 Revise the heading description for Section 29.
	70,71	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 (GFA) of building.
2024年1月2日 2nd January 2024	14, 14-1	更新發展項目的鳥瞰照片。 Update the aerial photographs of the development.
2024年3月27日 27th March 2024	-	並無作出修改。 No revision made.
2024年6月25日 25th June 2024	14, 14-1	更新第14頁發展項目的鳥瞰照片，並刪除第14-1頁已過時的資料。 Update the aerial photograph of the development on page 14 and delete the outdated information on page 14-1.
	16	更新關於發展項目的分區計劃大綱圖等的資料。 Update the information of the outline zoning plan etc. relating to the development.
2024年9月23日 23rd September 2024	14	更新發展項目的鳥瞰照片。 Update the aerial photograph of the development.
2024年12月20日 20th December 2024	-	並無作出修改。 No revision made.

2025年3月18日 18th March 2025	14	更新發展項目的鳥瞰照片。 Update the aerial photographs of the development.
	70, 71	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 (GFA) of building

2025年6月17日 17th June 2025	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新關於發展項目的分區計劃大綱圖等的資料。 Update the information of the outline zoning plan etc. relating to the development.

2025年9月15日 15th September 2025	-	並無作出修改。 No revision made.
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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12月12日 12th December 2025	11	更新發展項目的設計的資料的備註。 Update the note of information on design of the development.
	14-1, 14-2	新增第14-1頁及14-2頁的資料。 Add the new information on page 14-1 & page 14-2.

2026年3月10日 10th March 2026	13	更新發展項目的所在位置圖。 Update the location plan of the development.
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