

27. 斜坡維修

MAINTENANCE OF SLOPES

- (1) 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。
 - (2) 批地文件的特別批地條款第(54)(a)條規定“如在該地段或在任何政府土地上有削除、移除或移後土地的情況，或者施行任何性質的建築、填土或斜坡處理工程，不論是否已經先行徵得地政總署署長的書面同意，凡是為構造、平整或發展該地段或者當中任何部分，或者是為執行承批人在此等條款下需要進行的其他工作所相關的，又或者為其他目的的，承批人應自行承擔費用，執行及建造為保護和支撐該地段內有關土地以及鄰近的政府土地或租賃土地，以避免其後發生泥石墜落、山泥傾瀉、地陷等情況所必需的斜坡處理工程、護土牆、其他支撐、保護、排水、附帶的以至其他各種工程。承批人應在本協議同意批地的整個時期內，自行承擔費用，為上述土地、斜坡處理工程、護土牆、有關的支撐、保護、排水、附帶的以至其他各種工程進行保養工作，使其在各方面處於良好的基本維修狀態，使地政總署署長滿意。”
 - (3) 每名住宅物業擁有人均須分擔維修工程的費用。
 - (4) 該斜坡、護土牆及有關構築物已經或將會在該項目所位於的土地之內或之外建造之圖則在第236頁列出。
 - (5) 根據公契，經理人應有權力根據政府批地書及按照斜坡維修指南及斜坡維修手冊，以及不時由適當的政府部門就維修斜坡、護土牆及有關的構築物而發出的指南，聘請合資格的人員檢查、維持及維修斜坡及護土牆，與及向業主收取因此類維修已經或將會合法產生的使費。
- (1) The Land Grant requires the owners of the residential properties in the development to maintain slopes at their own costs.
 - (2) Special Condition No.(54)(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, leveling 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, landslide 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 residential owners 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 page 236.
 - (5) Under the Deed of Mutual Covenant, the Manager shall have the authority to engage qualified personnel to inspect, keep and maintain the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual 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.



斜坡及護土牆示意圖
SLOPES AND RETAINING WALLS PLAN

圖例 NOTATION

-  斜坡 Slope
-  斜坡及護土牆 Slope and Retaining Wall
-  護土牆 Retaining Wall