31 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料
INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

1. 買方須於正式買賣合約(「**買賣合約**」)下與市區重建局(「**賣方**」)協議，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之期數內的單位(「**住宅單位**」)之轉讓、轉售該住宅單位，或以任何形式轉移該住宅單位之買賣合約之權益、或訂立任何協議如此行事。

2. 若賣方在買賣合約下應買方要求而同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會或已經（視屬何情況而定）支付由批地條件第20389號(經一份日期為2025年7月7日並於土地註冊處以註冊摘要編號25071400690023註冊的契約修訂所變更或修改)(「**政府批地文件**」)之日期起計至相關買家轉讓契日期(包括該日)期間，所有有關正在興建的發展項目所處地段之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用(按每次要求計算)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至該要求作出時的上一個月底為止已支出和繳付之總建築費用及總專業費用。

5. 有關綠色範圍及構築物(在政府批地文件特別條件第(4)條至(7)條所提述)、保留範圍(在政府批地文件特別條件第(14)條至(18)條所提述)及行人天橋支撐物及連接物接駁、承接及支撐擬建行人天橋(在政府批地文件特別條件第(57)條所提述）的資料及要求：-

   請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩章節。

1. The purchaser is required to agree with Urban Renewal Authority ("**the Vendor**") in the agreement for sale and purchase ("**ASP**") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the flat in the Phase ("**Residential Unit**") specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Conditions of Grant No.20389 as varied or modified by a Modification Letter dated 7 July 2025 and registered in the Land Registry by Memorial No.25071400690023 ("**the Government Grant**") up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. Information and requirements relating to the Green Area and the Structures (as referred to in Special Condition Nos. (4) to (7) of the Government Grant), the Reserved Area (as referred to in Special Condition Nos. (14) to (18) of the Government Grant, and the Footbridge Supports and Connections to connect, receive and support the Proposed Footbridge (as referred to in Special Condition No. (57) of the Government Grant):-

   Please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

賣方為施行<一手住宅物業銷售條例>第2部就期數指定的互聯網網站的網址：

The Address of the Website Designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.onevictoriacove.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：2026年6月3日。

1. There may be future changes to the Phase and the surrounding areas.
2. Date of printing of this Sales Brochure: 3 June 2026.

EXAMINATION RECORD
檢視記錄

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
2026年7月30日 30 July 2026	14	**更新發展項目的所在位置圖** Update location plan of the development
	20, 23	**更新關乎發展項目的分區計劃大綱圖等** Update outline zoning plan etc. relating to the development
	24	**更新發展項目的布局圖** Update layout plan of the development
	26	**更新期數的住宅物業的樓面平面圖** Update floor plans of residential properties in the phase
	34, 37	**更新期數中的住宅物業的面積** Update area of residential properties in the phase
	88	**更新立面圖** Update elevation plan
	111	**更新有關資料** Update relevant information
2026年10月15日 15 October 2026	14	**更新發展項目的所在位置圖** Update location plan of the development
	21	**更新關乎發展項目的分區計劃大綱圖等** Update outline zoning plan etc. relating to the development

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank

此版乃特意留白
This page is deliberately left in blank