

# 愉景灣 Discovery Bay

愉景灣超過百分之七十的單位坐擁海景，透過完善的規劃把天然美景與建築物融為一體。  
Over 70% of units in Discovery Bay command seaview. We make natural beauty an integral part of Discovery Bay.





愉景灣隧道的啟用大幅改善了愉景灣與西九龍、新界及機場等各區的交通聯繫。往來愉景灣至東涌及機場的對外巴士線廣受居民歡迎；由此可見，居民對於新的陸路交通選擇相當受落。與此同時，透過多項交通管理措施，包括預約安排以及禁止私家車使用隧道等，令愉景灣寧靜的居住環境及較低流量的交通狀況得以保持。

第九期「海藍居」於二零零零年三月發售，並於首天售出約八成單位。年內，大部分餘下單位仍能於淡靜的市況下售出，平均呎價達港幣五千零六十元，其租務市場亦非常活躍。

第十期「時峰」於二零零零年八月發售時，市場出現另一次輕微倒退。開售首天整個項目的二百一十九個單位共售出七成，平均呎價港幣三千三百八十二元。於年結日前已售出另外百分之二十六的單位。總括來說，於市場疲弱及沉寂的情況下，「時峰」的銷情令人鼓舞。

The new Discovery Bay tunnel has greatly enhanced the accessibility of Discovery Bay to various districts in West Kowloon, the New Territories and the airport. Judging by the popularity of the external bus routes from Discovery Bay to Tung Chung and the airport, residents obviously liked to have a travel choice in their daily commute. Through a number of traffic management measures, such as an advance booking system and the restriction of private cars for using the tunnel, the tranquil living ambience and the relatively traffic-free environment in Discovery Bay has been maintained since the tunnel opening.

Phase 9, La Serene, was launched in March 2000 with about 80% of the units sold on the first day. During the year, most of the remaining units were sold in a lacklustre market at an average selling price of approximately HK\$5,060 per sq. ft. Rental market for Phase 9 was very active.

Phase 10, Neo Horizon, was launched in August 2000 when the market had suffered another slight setback. 70% of the 219 units were sold on the first day at an average selling price of HK\$3,382 per sq. ft., another 26% of the units were sold prior to year-end; overall, it was an encouraging response in a weak and lacklustre market.



愉景灣隧道為居民帶來莫大的方便。  
Discovery Bay tunnel brings greater convenience to residents.

「時峰」的建築設計極具時代氣息。  
Neo Horizon adopts a contemporary architectural design.

不論高座或低座樓房都擁有優美的景致。  
Both high-rise and low-rise units offer scenic views.





二白灣的建築工程進展順利。  
Construction of Yi Pak is progressing smoothly.

第十一及第十二期總樓面面積分別為三十三萬四千三百五十平方呎及六十五萬一千四百零五平方呎，預計於二零零二年竣工。第十一期可望於二零零一年年底或二零零二年年初發售。

Phases 11 and 12, comprising G.F.A. of 334,350 sq. ft., and 651,405 sq. ft. respectively, are expected to complete in 2002. Phase 11 is planned to be launched for sale by end of 2001 or early 2002.

正在策劃階段的第十三及第十四期項目，總樓面面積合共一百零八萬四千二百平方呎，其中商業中心第一期總樓面面積二萬一千五百二十平方呎，上蓋工程現正進行，預計於二零零一年年底完成。中央公園是二白灣發展計劃的中心點，有關工程現已開展，並預期於二零零二年上半年竣工。該中央公園佔地四十萬平方呎，包括別具特色的園林設施、面積達五萬平方呎的人工湖、瀑布和石雕，更可為愉景灣居民提供完善的休憩設施，計有兒童遊樂場、圓形劇場及健身徑。

Phases 13 and 14, with a total G.F.A. of 1,084,200 sq. ft., were under planning. Superstructure construction of Phase 1 of the Commercial Centre, with a G.F.A. of 21,520 sq. ft., was in progress and targeted at a late 2001 completion. The Central Park, a focal point for the Yi Pak development, had commenced construction and anticipated completion date is the first half of 2002. The Central Park occupies an area of 400,000 sq. ft. it has distinctive landscaped features, artificial lake of 50,000 sq. ft., waterfall and rockworks. It will offer ample leisure facilities for Discovery Bay residents, including a children's playground, an amphitheatre and a health lane.



在年底，愉景灣高爾夫球會開展一項菓嶺翻新工程，以提供一個更完善的菓嶺環境，預計於二零零一年內完成。

儘管經濟情況欠佳，愉景灣遊艇會的碇泊位租金收入依然理想。愉景灣康樂會的翻新工程在二零零零年九月完成後，令會所展現全新面貌，各項設施亦更趨完備。

自二零零零年十二月起，愉景灣引入政府食水供居民使用。同年五月，區內的排污系統工程亦已展開。此項工程於二零零一年年底完成後，所有愉景灣的污水可經由位於小濠灣的政府污水處理廠進行處理。此舉將有助大幅改善附近水域的水質。

年內，愉景灣額外引入了多項環保措施，首先推行的是廢物分類和循環再造。居民更響應呼籲，參與二手衣服、玩具和書本的回收和交換活動。這項推動循環再用的活動獲得居民全力支持，讓愉景灣保持環境優美。在建築工程方面，減少使用木

At year-end, the Discovery Bay Golf Club embarked on a green renovation programme for improving the putting surface. The whole exercise would be completed in 2001.

Rental for finger piers at Discovery Bay Marina Club was satisfactory in spite of the weak economic situation. The major renovation in Discovery Bay Residents Club, completed in September 2000, created a virtually new clubhouse with enhanced facilities.

Discovery Bay had switched to Government potable water supply from December 2000. Sewage mains works commenced in May 2000 with a view to directing all sewage from Discovery Bay to the Government sewage treatment plant at Siu Ho Wan by end of 2001. This will greatly improve the quality of surrounding waters in Discovery Bay.

During the year, additional environmental measures were introduced to Discovery Bay. Waste separation and recycling got off the ground. Residents were encouraged to participate in the recycling and exchange of second-hand clothes, toys and books. With the full support of the residents, this recycling exercise was another measure aimed at protecting the environment. On the





材、改用可循環再用的建築材料、進行噴草工程、將工地開採石塊作園藝佈置或其他用途等環保措施，都有助愉景灣保持優質的居住環境。在巴士服務方面，對環保的關注並不止於添置更多配備「歐盟第三代」引擎的環保巴士。車廠產生的化學廢料和油渣排放物都會經適當過濾後妥善處理，並交由環保署指定的公司收集。由二零零一年一月起，所有愉景灣巴士已改用超低硫量柴油，對減少廢氣排放和減低噪音均有幫助。

愉景灣交通服務有限公司開辦了往返愉景灣／東涌及愉景灣／機場的兩條對外巴士線。鑑於需求量大，尤以往來愉景灣及東涌的路線為甚，巴士班次現已相應增加。該公司訂購了更多配備「歐盟第三代」引擎的環保巴士，將於二零零一年年底前付運。添置新車將有助更靈活地調配巴士，從而改善班次安排。此外，運輸處經詳細考慮安全問題後，批准行走愉景灣與東涌的巴士由二零零零年十二月起增設企位。

construction side, reduction of the use of timber, use of recyclable building materials, hydroseeding and the use of natural boulders from site formation for water features and other purposes all contributed to preserving a better living environment in Discovery Bay. Environmental concerns are not only confined to ordering more low emission buses with Euro-III engines, chemical waste and diesel sewage at the depot were properly filtered and stored for collection by agents designated by Environmental Protection Department. From January 2001, ultra low sulphur diesel was used on all buses, thus improving the quality of emissions and noise level.

Discovery Bay Transit Services Limited provided two new external bus routes running between Discovery Bay/Tung Chung and Discovery Bay/Airport. Due to the enormous demand, especially on the Discovery Bay/Tung Chung route, frequency was increased. Order for more environmentally friendly buses with Euro-III engines with delivery in late 2001 will provide greater flexibility in deployment and better scheduling. Transport Department has also granted approval for standee for Discovery Bay/Tung Chung route from December 2000, after taking into account safety issues.

青蔥翠綠和廣闊空間是愉景灣建築設計的主要元素。  
Discovery Bay is designed with greenery and ample open space.

