

裝置、裝修物料及設備

Fittings, Finishes and Appliances

1 外部裝修物料 Exterior Finishes			
(a)	外牆 External wall	以瓷磚鋪砌及髹上外牆漆。	Finished with ceramic tiles and external paint.
(b)	窗 Window	客/飯廳及廚房選用鋁質窗框配清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。 浴室選用鋁質窗框配壓花清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化壓花清玻璃。	Aluminium window frame fitted with clear float glass for living/dining room and kitchen. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel. Aluminium window frame fitted with clear patterned glass for bathroom. When any part of the glass panel is less than 1.1m above floor level, tempered clear patterned glass is used for such glass panel.
(c)	窗台 Bay window	不適用	Not applicable
(d)	花槽 Planter	不適用	Not applicable
(e)	陽台或露台 Verandah or balcony	不適用	Not applicable
(f)	乾衣設施 Drying facilities for clothing	客/飯廳部分窗外設有鋁質晾衣架。	Aluminium drying racks are fitted outside some of the windows of the living/dining room.
2 室內裝修物料 Interior Finishes			
(a)	大堂 Lobby	地下主入口大堂： 牆壁以瓷磚鋪砌及髹上外牆漆。地板以過底磚鋪砌。天花板設有鋁質天花。 標準樓層升降機大堂： 牆壁髹上外牆漆。地板以過底磚鋪砌。天花板髹上外牆漆。	Ground floor lobby: Walls are finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Ceiling is fitted with aluminium suspended ceiling. Typical floor lobby: Walls are finished with external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint.

2 室內裝修物料 Interior Finishes			
(b)	內牆及天花板 Internal wall and ceiling	客/飯廳的牆壁及天花板髹上乳膠漆。	Walls and ceiling of living/dining room are finished with emulsion paint.
(c)	內部地板 Internal floor	客/飯廳的地板為混凝土搪平地台。所有單位並未設有牆腳線。	Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats.
(d)	浴室 Bathroom	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint.
(e)	廚房 Kitchen	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。灶台面為人造樹脂。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. Cooking bench top is fitted with polymer resin surface.
3 室內裝置 Interior Fittings			
(a)	門 Doors	<p>大門： 單位大門選用漆面實心木門配五金配件及防盜眼。</p> <p>浴室門： 選用空心木門（一面漆面，一面膠板面）配五金配件。</p> <p>廚房門： 選用漆面實心木門配防火玻璃及五金配件。</p>	<p>Main entrance door: Entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer.</p> <p>Bathroom door: Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries.</p> <p>Kitchen door: Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.</p>

3 室內裝置 Interior Fittings			
(b)	浴室 Bathroom	裝置及設備包括搪瓷洗手盆、搪瓷水箱及坐廁連廁板、搪瓷廁紙斗、鍍鉻黃銅混合式面盆水龍頭、牆鏡、晾衣棍、以過底磚及人造麻石磚為飾面的淋浴間、鍍鉻黃銅混合式花灑水龍頭及花灑套裝及浴簾棍。供水系統採用銅喉管。	Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite tiles, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for water supply system.
(c)	廚房 Kitchen	廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭及面為人造樹脂的灶台。供水系統採用銅喉管。	Kitchen is fitted with stainless steel sink unit, chromium plated brass sink mixer and cooking bench with polymer resin surface. Copper pipes are used for water supply system.
(d)	睡房 Bedroom	不適用	Not applicable
(e)	電話 Telephone	客/飯廳設有一個電話插座。	One telephone outlet is provided in the living/dining room.
(f)	天線 Aerials	客/飯廳設有兩個電視/調頻收音機插座接收本地電視及電台節目，兩個空間預留給電訊及廣播服務及一個空間預留給業主自行安裝電視/調頻收音機插座。	Two TV/FM outlets for local TV and FM radio programmes, two reserved spaces for telecommunication and broadcasting services and one reserved space for installation of TV/FM outlet by owners are provided in the living/dining room.
(g)	電力裝置 Electrical installations	各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的位置及數目，請參閱「住宅物業機電裝置數量說明表」。	Consumer unit is provided in the living/dining room of each flat. All cable conduits are concealed. All socket outlets are protected by Residual Current Device. For location and number of socket outlets and connection units, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties.

3 室內裝置 Interior Fittings			
(h)	氣體供應 Gas supply	煤氣供應接駁點設於廚房。	Town gas supply connection point is provided in the kitchen.
(i)	洗衣機接駁點 Washing machine connection point	各單位廚房設有洗衣機來水及去水接駁點。	Water supply and drainage connection points for washing machine are provided in the kitchen of each flat.
(j)	供水 Water supply	冷熱水供水系統採用銅喉管。所有水管均為外露。	Copper pipes are used for cold and hot water supply system. All water pipes are exposed.
4 雜項 Miscellaneous			
(a)	升降機 Lift	兩部「三菱」牌客用升降機（型號NexWay-S）服務地下至11樓。	Two “Mitsubishi” passenger lifts (Model No. NexWay-S) serving G/F to 11/F.
(b)	信箱 Letter box	地下主入口大堂設有每戶專用的不銹鋼信箱。	Stainless steel letter box is provided for each flat at ground floor lobby.
(c)	垃圾收集 Refuse collection	1樓至11樓公用地方設有垃圾及物料回收室和垃圾槽，並於地下位於2樓14號單位以下的公用地方設有垃圾及物料回收房中央處理垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 11/F and refuse storage and material recovery chamber is provided in the common area on ground floor underneath Flat 14 on 2/F for centralised processing of refuse.
(d)	水錶、電錶及氣體錶 Water meter, electricity meter and gas meter	各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝煤氣錶（買方須自行申請安裝煤氣錶）。	Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for town gas meter is provided in the kitchen of each flat (purchasers are required to make individual application for installation of town gas meter).

5 保安設施 Security Facilities

設有閉路電視監察系統監控升降機內，各地下入口及外圍範圍狀況。閉路電視監控設備設於住宅樓宇地下護衛員櫃位內。

Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor entrances and external area. The monitoring equipment for CCTV system is provided at the guard counter on ground floor of residential building.

6 設備 Appliances

各單位浴室設有一部「TGC」牌煤氣熱水爐(型號TGW128)。

One "TGC" town gas water heater (Model No. TGW128) is provided in the bathroom of each flat.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

住宅物業機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions of Residential Properties

			樓層 Floor 1樓至11樓 1/F to 11/F
			單位 Flat 1號至22號 No.1 to No. 22
客/飯廳 Living/ Dining Room	燈掣	Lighting Switch	4
	雙極開關掣	Double Pole Switch	3
	天花燈咀	Ceiling Lamp Holder	4
	13安培雙頭插座	13A Twin Socket Outlet	11
	電話插座	Telephone Outlet	1
	電視/調頻收音機插座	TV/FM Outlet	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	1
	接駁器(註1)	Connection Unit (Note 1)	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)	2
	空間預留給電視/調頻收音機插座(註3)	Reserved Space for TV/FM Outlet (Note 3)	1
	門鈴	Door Bell	1
門鈴按鈕	Door Bell Push Button	1	
大門電話對講機	Doorphone Handset	1	
用戶總掣連配電箱	Consumer Unit	1	
浴室 Bathroom	燈掣	Lighting Switch	1
	雙極開關掣	Double Pole Switch	1
	抽氣扇開關掣	Switch for Exhaust Fan	1
	天花燈咀	Ceiling Lamp Holder	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	2
	接駁器(註4)	Connection Unit (Note 4)	2
煤氣熱水爐	Town Gas Water Heater	1	

住宅物業機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions of Residential Properties

			樓層 Floor	1樓至11樓	1/F to 11/F
			單位 Flat	1號至22號	No.1 to No. 22
廚房 Kitchen	燈掣	Lighting Switch			1
	抽氣扇開關掣	Switch for Exhaust Fan			1
	天花燈咀	Ceiling Lamp Holder			1
	13安培單頭插座	13A Single Socket Outlet			2
	13安培雙頭插座	13A Twin Socket Outlet			1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit			1
	2安培裝有熔斷器的接駁器連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)			1
	13安培裝有熔斷器的接駁器連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)			1
	接駁器(註7)	Connection Unit (Note 7)			1
	煤氣供應接駁點	Town Gas Supply Connection Point			1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine			1
洗衣機去水接駁點	Drainage Connection Point for Washing Machine			1	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 1樓不設4, 5及12至22號單位。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. Flats 4, 5 and 12 to 22 do not exist on 1/F.

服務協議 Service Agreements

不適用

Not applicable

地稅 Government Rent

賣方須就住宅物業繳付地稅直至及包括該住宅物業轉讓予買方的轉讓契據日期，或如該住宅物業空置管有權交予買方的日期較轉讓契據的日期遲，則直至及包括空置管有權交予買方的當日，但須以下列條件為前提：在該住宅物業轉讓予買方的轉讓契據日期的14個工作日後，賣方無須就繳付該住宅物業的地稅負上責任。

The Vendor is liable for the Government rent payable for the residential property up to and inclusive of the date of assignment of the residential property to the purchaser, or the date on which vacant possession of the residential property is given to the purchaser if that is later than the date of assignment, provided that the Vendor shall not be liable for the Government rent payable for the residential property for more than 14 working days after the date of assignment of the residential property to the purchaser.

買方的雜項付款

Miscellaneous Payments by Purchaser

賣方並無為住宅物業繳交水、電力及氣體的按金，因此，在向買方交付住宅物業在空置情況下的管有權時，買方無須向賣方補還水、電力及氣體的按金。

在交付時，買方無須向賣方支付清理廢料的費用。

註：在交付時，買方須根據公契向發展項目的管理人(而非賣方)支付清理廢料的費用，款額不超過管理人所釐定一個月的管理費。而如賣方已支付清理廢料的費用，買方須向賣方補還該筆費用，補還款額由賣方全權釐定但不超過管理人所釐定一個月的管理費。

The Vendor has not paid any deposits for water, electricity and gas for the residential property. As such, on the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to reimburse the Vendor for the deposits for water, electricity and gas.

On that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the Manager (not the Vendor) under the Deed of Mutual Covenant. The debris removal fee shall not exceed one month's management fee as determined by the Manager. Where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same. The amount of reimbursement shall be determined at the sole discretion of the Vendor but shall not exceed one month's management fee as determined by the Manager.

欠妥之處的保養責任期

Defects Liability Warranty Period

買方如在該住宅物業買賣完成日期起計一年內，向賣方發出書面通知，賣方須自費並在合理切實可行的範圍內，盡快把住宅物業、裝置、裝修物料或設備的欠妥之處作出補救(買方的行為或疏忽而導致的欠妥之處，則不在此列)。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within one year after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances, caused otherwise than by the act or neglect of the purchaser.

斜坡維修

Maintenance of Slopes

不適用

Not applicable

批地文件修訂

Modification of Land Grant

不適用

Not applicable

申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

獲寬免總樓面面積的設施分項

- 於印製售樓說明書前呈交予並已獲運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組(下稱「獨立審查組」)批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料,請見下表。直至最終修訂圖則於就該發展項目發出佔用許可證前呈交予並獲獨立審查組批准前,以下分項資料仍可能有所修改。

Breakdown of GFA Concessions Obtained for All Features

- Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) prior to the printing of the sales brochure is tabulated below. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the ICU prior to the issuance of the occupation permit for the Development.

		面積(平方米) Area (m ²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	不適用 Not applicable
2	機房及相類設施 Plant rooms and similar services	
	2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	296.658
	2.2 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房,例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	669.931
	2.3 非強制性或非必要機房,例如空調機房、風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	不適用 Not applicable
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3	露台 Balcony	不適用 Not applicable
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
5	公用空中花園 Communal sky garden	不適用 Not applicable

申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

		面積 (平方米) Area (m ²)
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
6	隔聲鳍 Acoustic fin	不適用 Not applicable
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable
8	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not applicable
9	工作平台 Utility platform	不適用 Not Applicable
10	隔音屏障 Noise barrier	不適用 Not applicable
適意設施 Amenity Features		
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	不適用 Not applicable
12	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	不適用 Not applicable
13	有上蓋的園景區及遊樂場 Covered landscaped and play area	不適用 Not applicable
14	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	不適用 Not applicable
15	擴大升降機井道 Larger lift shaft	不適用 Not applicable
16	煙囪管道 Chimney shaft	不適用 Not applicable
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
18	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	23.510

申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

		面積(平方米) Area (m ²)
適意設施 Amenity Features		
19	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable
20	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not applicable
其他項目 Other Exempted Items		
23	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
24	其他伸出物 Other projections	不適用 Not applicable
25	公共交通總站 Public transport terminus	不適用 Not applicable
26	共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
27	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	不適用 Not applicable
28	公眾通道 Public passage	不適用 Not applicable
29	因建築物後移導致的覆蓋面積 Covered set back area	不適用 Not applicable
額外總樓面面積 Bonus GFA		
30	額外總樓面面積 Bonus GFA	不適用 Not applicable

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

申請建築物總樓面面積寬免的資料

Information in Application for Concession on Gross Floor Area of Building

本發展項目的環境評估及公用部分的預計能量表現或消耗的資料

- 本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Environmental assessment and information on the estimated energy performance or consumption for the common parts of the Development

- The approved general building plans of this Development are not subject to the requirements stipulated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

有關資料

Relevant Information

A 當地環境

- 位於宏業西街與康業街交界的前東頭巴士廠已納入地政總署賣地計劃2015年4月至2016年3月，預計可於2015至2016年度上半年度供應的商貿用地（用地的預計可供應時間或有變更）。
- **山墳**
從宏富苑部分單位外望，可見有山墳散落於宏富苑北面、西北面及西面的山坡上。
- **明渠**
宏富苑鄰近明渠，會受明渠氣味影響。
- **交通噪音**
宏富苑受道路交通噪音影響。為改善情況，該發展項目將設置下列設施：
 - 該發展項目沿富業街及宏業西街的部分邊界將裝設隔音屏障（有關隔音屏障的位置請參閱第24頁的布局圖）。
 - 17號和18號單位（於2樓至11樓）的外牆將裝設隔聲鰭（有關隔聲鰭的位置請參閱第28頁及第31頁的樓面平面圖）。上述隔音屏障及隔聲鰭屬「公契」內定義的「住宅大廈公用地方與設施」的一部分，須由宏富苑住宅物業的業主出資管理及維修。
- **農曆新年年宵市場**
宏富苑附近的宏業東街足球場會用作農曆新年年宵市場場地（請參閱第86頁的參考圖）。
- **工程用地**
宏富苑附近有正在施工的工程用地（請參閱第86頁的參考圖）。

A Local Environment

- The ex-Tung Tau Bus Depot located at the junction of Wang Yip Street West and Hong Yip Street is included in the Land Sale Programme April 2015 to March 2016 of the Lands Department and is estimated to be available in the first half of 2015-2016 for business uses (the estimated time of site availability is subject to change).
- **Graves**
Scattered graves on the hillside to the north, northwest and west of Wang Fu Court can be seen from some of the flats in Wang Fu Court.
- **Nullah**
Wang Fu Court is located near a nullah and will be affected by the smell from the nullah.
- **Traffic Noise**
Wang Fu Court is subject to road traffic noise. In order to improve the condition, the following facilities will be provided in the Development:
 - Noise barriers will be installed along parts of the boundaries of the Development facing Fu Yip Street and Wang Yip Street West (please refer to the layout plan on page 24 for the location of the noise barriers).
 - Acoustic fins will be installed at the external wall of Flats 17 and 18 (from 2/F to 11/F) (please refer to the floor plans on page 28 and page 31 for the location of the acoustic fins).The noise barriers and acoustic fins mentioned above form part of the Residential Block Common Areas and Facilities as defined under the Deed of Mutual Covenant (DMC) and shall be managed and maintained by owners of residential properties in Wang Fu Court at their own expense.
- **Lunar New Year Fair**
The soccer court at Wang Yip Street East is used as site for Lunar New Year Fair (please refer to the reference plan on page 86).
- **Works Area**
There are works in progress at the works area in the vicinity of Wang Fu Court (please refer to the reference plan on page 86).

B 屋苑地基及沉降監測站

- 宏富苑的屋苑地基設有空心浮筏，屋苑地基屬於「公契」所指的「屋苑公用地方與設施」，宏富苑業主須根據「公契」規定出資管理及維修屋苑地基（包括其空心浮筏），並不得使用或改動或允許或容忍該屋苑地基的空心浮筏內的任何位置作為維持屋苑地基以外之任何其他用途。
- 宏富苑設有「沉降監測站」，為監察屋苑地基沉降，屬於「公契」所指的「屋苑公用地方與設施」或「住宅大廈公用地方與設施」。根據「公契」規定，宏富苑業主須出資管理及維修該「沉降監測站」，而香港房屋委員會（下稱「房委會」）只要仍是宏富苑任何不分割份數的實益擁有人，於事前向「公契」經理人及/或受影響的業主發出書面通知後，於任何合理時間及在任何緊急情況時，有權獨自或聯同土力工程師、測量師或工人攜帶機器、工具、機械及物料與否進入「屋苑公用地方與設施」或「沉降監測站」或任何屋苑的相關部分，以便監察或測量屋苑地基沉降或進行任何土木工程拓展署或其他政府部門（視乎情況而定）據此視為恰當的其他工程，惟「房委會」進行該等工程時，必須(i)採取適當的謹慎及預防措施，盡量避免對土地、人身或財產造成損害或傷害；(ii)盡量避免造成滋擾，如有由此引致或相關的損失或滋擾則立即修復並恢復原狀；(iii)於合理切實可行的範圍內，盡快完成該等工程；及(iv)對其因行使前述權利作出任何行為或失責行為所招致之所有損失、損害及申索負責。

B Estate Foundations and Settlement Monitoring Stations

- The estate foundations of Wang Fu Court are constructed with buoyancy raft. The estate foundations are "Estate Common Areas and Facilities" under the DMC and they, including the buoyancy raft, shall be managed and maintained by owners of Wang Fu Court at their own expense. Under the DMC, owners shall not use or convert or permit or suffer to be used any space(s) in the buoyancy raft of the estate foundations for any purpose other than for the purpose of maintaining the estate foundations.
- Settlement Monitoring Stations are provided in Wang Fu Court for the purpose of monitoring the settlement of the estate foundations. The Settlement Monitoring Stations are "Estate Common Areas and Facilities" or "Residential Block Common Areas and Facilities" under the DMC and shall be managed and maintained by owners of Wang Fu Court at their own expense. The Hong Kong Housing Authority (HA), for as long as it remains the beneficial owner of any Undivided Share of Wang Fu Court, shall have the right to enter, with or without geotechnical engineers, surveyors, workmen, plant, equipment, machinery and material at all reasonable time upon giving prior notice to the DMC Manager and/or the affected owner(s) and at any time in case of emergency upon the "Estate Common Areas and Facilities" or the Settlement Monitoring Stations or any relevant part(s) of Wang Fu Court for the purposes of monitoring or surveying the settlement of the estate foundations or carrying out any other works which the Civil Engineering and Development Department or other Government departments (as the case may be) may consider necessary for such purpose provided that the HA shall when carrying out such works (i) take proper care and precaution to prevent damage or injury to land, persons or properties, (ii) cause as little disturbance as possible and forthwith make good and reinstate any damage or disturbance caused thereby or in connection therewith, (iii) complete such works as soon as reasonably practicable and (iv) be liable for all loss, damage and demand caused by its act or default in the exercise of the aforesaid right.

C 裝修須知

在進行有關裝修工程時，須遵守《建築物條例》及有關規例的規定。特別當工程涉及鋪設/重新鋪設地台批盪超過25毫米、或加建/改建磚牆間隔(除非加建或改建的磚牆間隔是完全按照宏富苑樓宇設計所預定的磚牆間隔設計示意圖上所有的規定進行)，必須符合《建築物(小型工程)規例》的現行監管程序。有關小型工程監管制度的詳情，可瀏覽屋宇署的相關網頁或諮詢專業人士。有關在進行裝修時須注意的事項及宏富苑樓宇設計所預定的磚牆間隔設計示意圖，可參閱宏富苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

D 樓宇結構安全保證

房委會根據以下條文及註釋，向業主(註1)提供樓宇結構安全保證。

保證期

房委會會給予宏富苑為期十年的樓宇結構安全保證。

宏富苑的十年樓宇結構安全保證期由樓宇的佔用許可證的發出日期起計。

保證範圍

房委會保證樓宇的整體結構穩定完整，並在十年結構安全保證期內，負責任何或所有結構構件(註3)所需的全部結構修葺工作(註2)，包括修葺混凝土剝落及出現裂縫的地方，以維持樓宇(註5)整體結構穩定完整(註4)。

C Points to Note for Fitting Out

When carrying out decoration works, the requirements of the Buildings Ordinance and its relevant legislations should be complied with. In particular, when works involve laying/re-laying floor screed that is more than 25mm thick, or making additions/alterations to block wall partitions (unless these additions or alterations are in full compliance with all the requirements on the notional layout plans for block wall partitions in Wang Fu Court), the prevailing control procedures under the Building (Minor Works) Regulation must be complied with. For details of the Minor Works Control System, please visit the relevant webpages of the Buildings Department or consult a professional. For matters regarding the carrying out of decoration works and for the notional layout plans for block wall partitions in Wang Fu Court, please refer to the Guide for Decoration Works for Wang Fu Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

D Structural Safety Guarantee

The HA will provide Structural Safety Guarantee (SSG) to the owners (Note 1) in accordance with the following provisions and explanatory notes.

Guarantee Period

The SSG given by the HA to Wang Fu Court is valid for a period of 10 years.

The 10-year period of the SSG for Wang Fu Court counts from the date of issue of the occupation permit for the building.

Coverage

The HA guarantees the structural stability and integrity of the building as a whole within the guarantee period of 10 years and undertakes all structural repairs (Note 2), including repair to concrete spalling and cracking, to any or all of the structural components (Note 3), as deemed necessary to uphold the overall structural stability and integrity (Note 4) of the building (Note 5).

有關資料

Relevant Information

本保證並不包括以上保證範圍以外的修葺，例如：

- i. 與樓宇整體結構穩定完整無關的損壞，包括天花滲水、窗戶滲水、牆身滲水、批盪裂縫、牆壁磚和地面磚損毀，以及其他的損壞；
- ii. 在結構上把單位改建、加建或改變原有用途；或因不適當使用而對樓宇所造成的損壞；以及
- iii. 下列任何一項特別風險對樓宇造成的損壞：
 - 任何氣體燃料爆炸所造成的損壞；
 - 戰爭、火災、地震或山泥傾瀉造成的損壞；
 - 房委會負責範圍以外的人士作出的行為或疏忽。

Works of repairs not falling within the above-defined scope shall not be covered by this structural guarantee. For example:

- i. Water seepage through ceilings, windows or walls, cracks in plaster and rendering, defects in wall and floor tiling and any other defects not related to the structural stability and integrity of the building;
- ii. Defects arising from structural alterations, additions or changes within flats or improper usage of the building; and
- iii. Defects arising from the following special risks, including:
 - explosions caused by inflammable gas;
 - outbreak of war, fire, earthquake or landslide;
 - acts or omission of a person for whom the HA is not responsible.

有關資料

Relevant Information

業主責任

為確保房委會能落實及履行此保證的義務，有關業主須准許房委會或獲房委會授權的任何人員，在出示授權證明下，於合理時間進入有關樓宇及樓宇範圍的任何建築物視察或進行有關檢驗和修葺工程。

若業主在保證期內察覺房委會須根據此保證進行有關的結構修葺工作，業主必須以第一時間及早通知房委會，否則房委會難以履行此保證的義務。

註：

1. 「業主」指合乎本保證所保障之住宅樓宇的法定業主。
2. 在進行結構修葺工程時，房委會只負責使單位受影響部分回復到樓宇落成時的原有標準。
3. 「結構構件」指建築結構圖上清楚列明的構件（如支柱、橫樑、受力牆壁及地台），而沒有列明的混凝土架或牆（如冷氣機台、部分外牆、內部間隔牆等）都不在本保證範圍內。
4. 「結構穩定完整」指樓宇的結構及地基足以承受設計上負重及承托力的要求。
5. 「樓宇」不包括一切於外圍的工程及於外圍範圍內的地下水管、污水渠、道路、地面，以及一切設施。

Owners' Responsibility

To ensure that the HA can implement and perform its obligations under the SSG, owners shall allow the HA or its authorised personnel, upon production of their authorisation proof, to enter the premises concerned or any part thereof at reasonable times for inspection or carrying out related inspection and repair works.

Within the guarantee period, if the owners note that it is necessary for the HA to carry out structural repairs under the SSG, they must inform the HA in the first instance. Otherwise, the HA may not be able to fulfil its obligations under the guarantee.

Notes:

1. "Owners" refer to the legitimate owners of domestic flats protected by this guarantee.
2. While carrying out the repair works, the HA is only responsible for reinstating the affected parts of the flats to the original standard at the time when the building was completed.
3. "Structural components" refer to the components (for example, columns, beams, load bearing walls and floor slabs) as specified clearly on the building structural plan. Concrete racks or walls not specified (for example, air-conditioning platforms, some external walls and internal partition walls, etc.) are not covered by this structural guarantee.
4. "Structural stability and integrity" refers to the load bearing capacity of the building's foundation and structure as required by the design.
5. "Building" excludes exterior works and subterranean water pipes, sewers, roads, ground surfaces and all other facilities in the external area.

E 轉讓限制

買方若在轉讓契據生效後，轉讓或出租其單位，將須按照轉讓契據的條款及《房屋條例》(第283章)及其日後修訂的規定辦理。房委會已經議決不會接納所有在2007年起出售的居屋單位的業主所提出的回購申請，所以本次出售的單位不設回購申請。上述單位業主可選擇向房委會繳付補價後把單位在公開市場轉讓或出租，或把由首次售出自(註1)起計已踏入第三年或以上的單位在「居屋第二市場計劃」下(註2)轉售予合資格人士，而毋須繳付補價。

這補價是根據屆時該單位並無轉讓限制的市值，按照該單位首次轉讓契據(請參閱註1)或最近一次由房委會售予購樓人士的轉讓契據(適用於重售單位)中所訂明的最初市值與當時購買價的差額，依比例計算。換句話說，補價相等於原來樓價的折扣，化為現值計算。

有關補價的計算方法，舉例如下：

- 最初市值 : \$2,000,000
- 當時購買價: \$1,400,000 (原來樓價的折扣為最初市值的30%)

由於原來樓價的折扣為最初市值的30%，故業主須繳付的補價款項為現行市值的30%。

- 假設現行市值 : \$2,100,000
- 須繳付的補價款項: \$630,000 (現行市值的30%)

E Resale Restrictions

A purchaser who wishes to assign or let the flat after the Deed of Assignment comes into effect will be subject to the terms of the Deed of Assignment and the provisions in the Housing Ordinance (Cap. 283) and its subsequent amendments. The HA has resolved that it will decline all buyback offers for HOS flats sold from 2007 onwards and hence no buyback arrangement will be provided to HOS flats sold under the current HOS sale exercise. However, the above flat owners have the option to assign or let their flats in the open market subject to payment of a premium to the HA or from the third year onwards from the date of first assignment (Note 1) sell their flats to eligible purchasers under the HOS Secondary Market Scheme (Note 2) without payment of a premium.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the purchase price of the flat and its initial market value as specified in the first assignment (Please refer to Note 1) or latest assignment (for a resale flat) between the HA and the purchaser. In other words, the premium is calculated by applying the original discount of the purchase price to the prevailing market value.

Calculations of the premium are illustrated in the example below:

- Initial market value : \$2,000,000
- Purchase price : \$1,400,000 (original discount of the purchase price at 30% of initial market value)

As the original discount of the purchase price represents 30% of initial market value, the amount of premium payable by the purchaser is 30% of the prevailing market value.

- Assumed prevailing market value : \$2,100,000
- Premium payable : \$630,000 (30% of prevailing market value)

有關資料 Relevant Information

上例中所採用的數據及折扣率旨在示範計算的方法。實際上個別單位於購買時的折扣率須依據買賣協議及轉讓契據中所訂明的最初市值及購買價來計算。居屋單位的售價一經訂定後，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數月的差距。在這期間，單位的市值會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與定價時的折扣率有所不同。補價款項將以該確實的折扣率計算。

Purchasers should note that the figures and discount rates cited in the above example are for illustration purpose only. The actual discount rates of individual flats should be calculated according to the initial market value and the purchase price specified in the agreement for sale and purchase (ASP) and the assignment. The sale price of HOS flats, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the price was fixed. The actual discount will be adopted for calculation of the premium.

註：

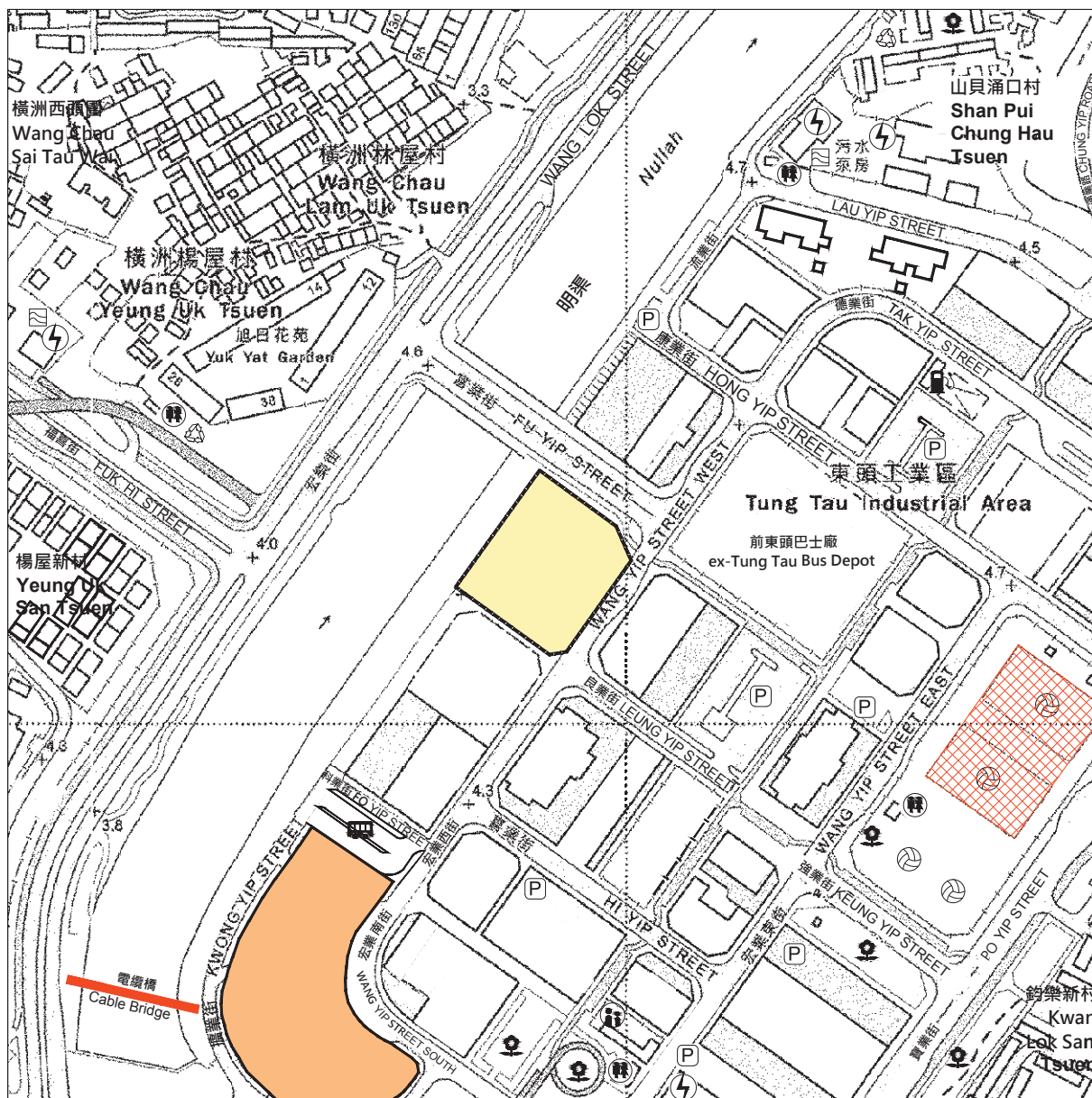
1. 首次售出日並不是指個別屋苑的落成日期。就本次出售的單位而言，首次售出日是指由房委會第一次將單位售予購樓人士的轉讓契據日期。
2. 「居屋第二市場計劃」是為那些由首次售出日起計已踏入第三年或以上的「居者有其屋計劃」、「私人機構參建居屋計劃」、「綠表置居先導計劃」、「租者置其屋計劃」、「重建置業計劃」及「可租可買計劃」單位的業主而設的，使其可在無須繳付補價的情況下，將單位轉售予房委會或香港房屋協會轄下公屋的租戶、房委會轄下中轉房屋的認可居民、獲房屋署/市區重建局發給《綠表資格證明書》的人士、房委會「長者租金津貼計劃」的受惠者、持有由房屋署簽發有效《保證書》的房屋署屋宇事務助理職系人員、在「擴展居者有其屋計劃第二市場至白表買家」計劃下的成功申請者或其他合資格的人士。

Notes:

1. The date of first assignment should not be construed as the date of completion of individual court. For flats offered in the current sale exercise, the date of first assignment refers to the date of the first deed of assignment of a particular flat from the HA to a purchaser.
2. The implementation of the HOS Secondary Market Scheme is to allow the owners of flats under the Home Ownership Scheme, Private Sector Participation Scheme, Green Form Subsidised Home Ownership Pilot Scheme, Tenants Purchase Scheme, Mortgage Subsidy Scheme and Buy or Rent Option to sell their flats without the need for payment of premium from the third year onwards from the date of first assignment to tenants of public rental housing estates under the HA or the Hong Kong Housing Society, authorised residents of Interim Housing under the HA, holders of Green Form Certificates issued by the Housing Department/Urban Renewal Authority, recipients of Rent Allowance for the Elderly Scheme, Housing Department Estate Assistant grade staff who are holders of the Letter of Assurance issued by the Housing Department, successful applicants under the scheme of "Extending the HOS Secondary Market to White Form Buyers", or other eligible persons.

參考圖

Reference Plan



 宏富苑
 Wang Fu Court














此參考圖參考日期為2017年8月4日之測繪圖
 (編號為6-NW-B)製作，有需要處經修正處理。
 地圖版權屬香港特區政府，經地政總署准許
 複印，版權特許編號110/2014。

The Reference Plan is prepared with reference
 to Survey Sheet No. 6-NW-B dated 4 August 2017,
 with adjustments where necessary.

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比例尺 SCALE:  (m)

圖例 Notation

 體育設施 (包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)	 公廁 A Public Convenience
 公眾停車場 (包括貨車停泊處) A Public Carpark (including a Lorry Park)	 垃圾收集站 A Refuse Collection Point
 公共交通總站 (包括鐵路車站) A Public Transport Terminal (including a Rail Station)	 油站 A Petrol Filling Station
 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)	 電纜橋 Cable Bridge
 發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)	 施工中 Works in Progress
 污水處理廠及設施 Sewage Treatment Works and Facilities	 元宵市場 Lunar New Year Fair
 公園 A Public Park	

註：

賣方建議買方到該發展項目作實地考察，以對該發展項目，其周邊地區環境及附近的公共設施有較佳的了解。

Note:

The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

網址 Website

www.housingauthority.gov.hk/hos/2017/WangFu

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the Development and the surrounding areas.

印製日期：2017年6月29日

Printing Date: 29 June 2017

家富