

		有上蓋遮蓋 Covered	無上蓋遮蓋 Uncovered	總面積 Total Area
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方米 sq.m.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
	平方呎 sq.ft.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	平方米 sq.m.	不適用 Not applicable	441.7	441.7
	平方呎 sq.ft.	不適用 Not applicable	4,754	4,754
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	平方米 sq.m.	2,573.6	6,506.5	9,080.1
	平方呎 sq.ft.	27,702	70,036	97,738

註：上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre=10.764 square feet and rounded to the nearest whole square foot.

# 22 閱覽圖則及公契

## Inspection of Plans and Deed of Mutual Covenant

- 1 備有關於該發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
  - 2 青富苑的公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處於開放時間內以供閱覽。
  - 3 無須為閱覽付費。
- 1 A copy of the Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  - 2 A copy of the latest draft of the Deed of Mutual Covenant in respect of Ching Fu Court as at the date on which the residential property is offered to be sold is available for inspection during opening hours at the place at which the residential property is offered to be sold.
  - 3 The inspection is free of charge.

# 23 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	髹上外牆漆。地下外牆局部鋪砌瓷磚。	Finished with external paint. Some finished with ceramic tiles at G/F.
b	窗 Windows	<p>客/飯廳選用鋁質窗框配有色玻璃或清玻璃，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有色玻璃或強化清玻璃。</p> <p>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。</p> <p>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。</p> <p>減音窗由一層鋁質趟窗框配強化清玻璃及一層鋁質窗框及可以用六角匙開啟的固定窗框配清玻璃窗組成，並設有吸音物料的鋁質疏孔面板。</p> <p>固定窗選用鋁質窗框配清玻璃，可以用六角匙開啟。</p> <p>有關裝設減音窗及/或固定窗之單位及有關窗戶的位置，請參閱第136-137頁。</p>	<p>Aluminium window frame fitted with tinted float glass or clear float glass for living/dining room. When any part of the glass panel is less than 1.1m above floor level, tempered tinted float glass or tempered clear float glass is used for such glass panel.</p> <p>Aluminium window frame fitted with clear float glass for 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.</p> <p>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.</p> <p>Acoustic windows comprise of a layer of aluminium sliding window frame fitted with tempered clear float glass and a layer of aluminium window frame and fixed window frame openable with allen key fitted with clear float glass, as well as sound absorptive material clad with aluminium lining panel with perforations.</p> <p>Fixed windows with aluminium window frame fitted with clear float glass openable with allen key.</p> <p>Please refer to pages 136–137 for flats installed with acoustic windows and/or fixed windows and the locations of such windows.</p>
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	<p>地下主入口大堂： 部分牆壁以瓷磚鋪砌及髹上外牆漆。地板以過底磚鋪砌。天花板髹上外牆漆。部分天花板設有鋁質天花及髹上外牆漆。</p> <p>標準樓層升降機大堂： 部分牆壁髹上外牆漆。地板及牆腳線以過底磚鋪砌。天花板髹上外牆漆。</p>	<p><b>Ground floor lobby:</b> Walls are partially finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint. Part of ceiling is fitted with aluminium suspended ceiling and external paint.</p> <p><b>Typical floor lobby:</b> Walls are partially finished with external paint. Floor and skirting are finished with homogeneous tiles. Ceiling is finished with external paint.</p>
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.

2 室內裝修物料 INTERIOR FINISHES			
c	內部地板 Internal floor	客/飯廳的地板為混凝土搗平地台。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><b>單位大門：</b> 單位大門選用漆面實心木門配五金配件及防盜眼，並提供粉末塗料鐵閘配門鎖及門把手。</p> <p><b>浴室門：</b> 浴室門選用空心木門（一面漆面，一面膠板面）配五金配件。（A座的8號，9號，20號，21號，27號，28號，33號及34號單位除外；B座的4號，5號，16號，17號，27號，28號，33號和34號單位除外）</p> <p>A座的8號，9號，20號，21號，27號，28號，33號及34號單位；B座的4號，5號，16號，17號，27號，28號，33號和34號單位浴室門選用塑膠摺門配門鎖及門把手。</p> <p><b>廚房門：</b> 廚房門選用漆面實心木門配防火玻璃及五金配件。</p>	<p><b>Flat entrance door:</b> Flat entrance door is made of paint finished solid timber door fitted with ironmongeries and door viewer. A metal gate finished with powder coating and fitted with lockset and handle is also provided.</p> <p><b>Bathroom door:</b> Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries. (Except Flats 8, 9, 20, 21, 27, 28, 33 and 34 at Block A; Flats 4, 5, 16, 17, 27, 28, 33 and 34 at Block B)</p> <p>For bathroom door of Flats 8, 9, 20, 21, 27, 28, 33 and 34 at Block A; Flats 4, 5, 16, 17, 27, 28, 33 and 34 at Block B, plastic folding door fitted with lock and handle is provided.</p> <p><b>Kitchen door:</b> Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.</p>
b	浴室 Bathroom	裝置及設備包括搪瓷洗手盆、搪瓷水箱及坐廁、搪瓷廁紙斗、鍍鉻黃銅混合式面盆水龍頭、牆鏡、晾衣桿、以過底磚及人造麻石磚鋪砌的淋浴間、鍍鉻黃銅混合式花灑水龍頭及花灑套裝及浴簾桿。冷熱水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 cold and hot 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。冷熱水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 cold and hot 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/飯廳設有電視/調頻收音機插座接收本地電視及電台節目，另有空間預留給電訊及廣播服務。部分單位設有一個空間預留給買方自行安裝電視/調頻收音機插座。有關插座及空間預留的數目，請參閱「住宅物業機電裝置數量說明表」。	TV/FM outlet(s) for local TV and FM radio programmes and reserved space(s) for telecommunications and broadcasting services are provided in the living/dinning room. One reserved space for installation of TV/FM outlet by purchasers is provided in some of the flats. For number of the outlets and reserved spaces, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".

3 室內裝置 INTERIOR FITTINGS			
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 number of socket outlets and connection units, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties".
h	氣體供應 Gas supply	各單位煤氣供應接駁點設於廚房。 各單位廚房或浴室已預留即熱式氣體熱水爐安裝位置及相關隱藏式電線導管。有關熱水爐預留空間的位置，請參閱「住宅物業機電裝置數量說明表」。(買方須自行聘請合資格人員安裝氣體熱水爐)	Town gas supply connection point is provided in the kitchen of each flat. Reserved space for 'Instantaneous Gas' water heater and relevant concealed conduit for power are provided in the kitchen or bathroom of each flat. For location of the reserved space for water heater, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties". (Purchasers are required to employ a qualified person for installation of the town gas water heater.)
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	<p>八部「蒂森克虜伯」牌客用升降機(型號TH-HP61)服務A座</p> <ul style="list-style-type: none"> <li>• 兩部升降機服務地下低層1樓及地下至11樓</li> <li>• 三部升降機服務地下低層1樓、地下及12樓至27樓</li> <li>• 三部升降機服務地下低層1樓、地下及28樓至40樓</li> </ul> <p>八部「蒂森克虜伯」牌客用升降機(型號TH-HP61)服務B座</p> <ul style="list-style-type: none"> <li>• 兩部升降機服務地下低層1樓及地下至12樓</li> <li>• 三部升降機服務地下低層1樓、地下及13樓至27樓</li> <li>• 三部升降機服務地下低層1樓、地下及28樓至40樓</li> </ul>	<p><b>Eight "thyssenkrupp" passenger lifts (Model No. TH-HP61) serving Block A</b></p> <ul style="list-style-type: none"> <li>• Two lifts serving LG1/F &amp; G/F to 11/F</li> <li>• Three lifts serving LG1/F, G/F &amp; 12/F to 27/F</li> <li>• Three lifts serving LG1/F, G/F &amp; 28/F to 40/F</li> </ul> <p><b>Eight "thyssenkrupp" passenger lifts (Model No. TH-HP61) serving Block B</b></p> <ul style="list-style-type: none"> <li>• Two lifts serving LG1/F &amp; G/F to 12/F</li> <li>• Three lifts serving LG1/F, G/F &amp; 13/F to 27/F</li> <li>• Three lifts serving LG1/F, G/F &amp; 28/F to 40/F</li> </ul>

4 雜項 MISCELLANEOUS			
b	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).
c	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.
d	垃圾收集 Refuse collection	A座及B座的1樓至40樓公用地方設有垃圾及物料回收室和垃圾槽，於A座及B座地面設有垃圾及物料回收房，並於B座地面設有垃圾車專用車位及垃圾收集站中央處理垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 40/F of Block A and Block B. Refuse storage and material recovery chamber is provided on ground level of Block A and Block B. Loading/unloading space reserved for refuse collection vehicle, and refuse collection point is provided on the ground level of Block B for centralised processing of refuse.
5 保安設施 SECURITY FACILITIES			
		設有閉路電視監察系統監控升降機內，各地下大堂，各地下低層1樓大堂，各地下入口，各臨時庇護處，各頂層出口及外圍範圍狀況。閉路電視監控設備設於各住宅樓宇地下大堂保安護衛員櫃位內。	Closed Circuit Television (CCTV) System is provided for monitoring the situation of the lift cars, ground floor lobby, lower ground floor 1 lobby, ground floor entrances, temporary refuge spaces, exits to roof floor and external area. The monitoring equipment for CCTV system is provided at the guard counter on ground floor of each residential building.
6 設備 APPLIANCES			
		不適用	Not applicable

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

A座 BLOCK A

			樓層 Floor		1樓-40樓 1/F-40/F																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	2	2	3	3	3	2	2	2	2	3	4	3	2	2	2	3	3	
	雙極開關掣	Double Pole Switch		1	1	1	2	2	2	1	1	1	1	2	3	2	1	1	1	2	2	
	天花燈咀	Ceiling Lamp Holder		2	2	2	3	3	3	2	2	2	2	3	4	3	2	2	2	3	3	
	13安培雙頭插座	13A Twin Socket Outlet		5	5	5	8	8	8	5	3	3	5	8	11	8	5	5	5	8	8	
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		1	1	1	2	2	2	1	1	1	1	2	3	2	1	1	1	2	2	
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)		2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	2	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)		0	0	0	1	1	1	0	0	0	0	1	1	1	0	0	0	1	1	
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		0	0	0	1	1	1	0	0	0	0	1	1	1	0	0	0	1	1	
	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	2	2	2	1	1	1	1	2	2	2	1	1	1	2	2	
	接駁器(註4)	Connection Unit (Note 4)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		0	0	0	1	1	1	0	0	0	0	1	1	1	0	0	0	1	1	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		0	0	0	1	1	1	0	0	0	0	1	1	1	0	0	0	1	1		

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

			A 座 BLOCK A																				
			樓層 Floor		1樓-40樓 1/F-40/F																		
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	13安培單頭插座	13A Single Socket Outlet		1	1	1	2	2	2	1	1	1	1	2	2	2	1	1	1	2	2	2	
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	1	1	1	2	2	2	2	1	1	1	2	2	2	2	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		1	1	1	0	0	0	1	1	1	1	0	0	0	1	1	1	1	0	0	0
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		1	1	1	0	0	0	1	1	1	1	0	0	0	1	1	1	1	0	0	0	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		1	1	1	0	0	0	1	1	1	1	0	0	0	1	1	1	1	0	0	0	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.



住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

A座 BLOCK A

			A座 BLOCK A																	
			1樓-40樓 1/F-40/F																	
			樓層 Floor																	
			單位 Flat																	
			19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	2	2	2	2	3	3	4	2	2	2	2	4	4	2	2	2	2	4
	雙極開關掣	Double Pole Switch	1	1	1	1	2	2	3	1	1	1	1	3	3	1	1	1	1	3
	天花燈咀	Ceiling Lamp Holder	2	2	2	2	3	3	4	2	2	2	2	4	4	2	2	2	2	4
	13安培雙頭插座	13A Twin Socket Outlet	5	3	3	5	8	8	11	5	3	3	5	11	11	5	3	3	5	11
	電話插座	Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet	2	1	1	2	2	2	2	2	1	1	2	2	2	2	1	1	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)	1	1	1	1	2	2	3	1	1	1	1	3	3	1	1	1	1	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)	2	1	1	2	2	2	2	2	1	1	2	2	2	2	1	1	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)	0	0	0	0	1	1	1	0	0	0	0	1	1	0	0	0	0	1
	門鈴	Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
用戶總掣連配電箱	Consumer Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)	0	0	1	0	1	1	0	1	0	0	1	1	0	0	0	0	1	
	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	1	1	2	1	2	2	2	1	2	1	1	2	2	1	1	1	1	2
	接駁器(註4)	Connection Unit (Note 4)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)	0	0	1	0	1	1	1	0	1	0	0	1	1	0	0	0	0	1
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)	0	0	1	0	1	1	1	0	1	0	0	1	1	0	0	0	0	1	

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

			A 座 BLOCK A																		
			樓層 Floor		1樓-40樓 1/F-40/F																
			單位 Flat	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		1	1	1	1	2	2	2	1	1	1	1	2	2	1	1	1	1	2
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	1	2	1	1	1	2	1	2	2	1	1	2	2	2	2	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		1	1	0	1	0	0	0	1	0	1	1	0	0	1	1	1	1	0
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		1	1	0	1	0	0	0	1	0	1	1	0	0	1	1	1	1	0	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		1	1	0	1	0	0	0	1	0	1	1	0	0	1	1	1	1	0	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

			樓層 Floor		3樓-40樓 3/F-40/F																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	3	2	2	2	2	4	2	2	2	2	3	4	3	2	2	2	2	
	雙極開關掣	Double Pole Switch		1	2	1	1	1	1	3	1	1	1	1	2	3	2	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder		2	3	2	2	2	2	4	2	2	2	2	3	4	3	2	2	2	2	
	13安培雙頭插座	13A Twin Socket Outlet		5	8	5	3	3	5	11	5	5	5	5	8	11	8	5	3	3	5	
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	1	1	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	接駁器(註1)	Connection Unit (Note 1)		1	2	1	1	1	1	3	1	1	1	1	2	3	2	1	1	1	1	
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)		2	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2	1	1	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)		0	1	0	0	0	0	0	1	0	0	0	0	1	1	1	0	0	0	
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		0	1	0	0	0	0	1	0	0	0	0	1	1	1	0	0	0		
	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	2	1	1	1	1	2	1	1	1	1	2	2	2	1	1	1		
	接駁器(註4)	Connection Unit (Note 4)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		0	1	0	0	0	0	0	1	0	0	0	0	1	1	1	0	0		
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		0	1	0	0	0	0	0	1	0	0	0	0	1	1	1	0	0			

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

			B 座 BLOCK B																			
			樓層 Floor		3樓-40樓 3/F-40/F																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		1	2	1	1	1	1	2	1	1	1	1	2	2	2	1	1	1	1	1
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	1	2	2	2	2	1	2	2	2	2	1	1	1	2	2	2	2	2
	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		1	0	1	1	1	1	0	1	1	1	1	0	0	0	1	1	1	1	1
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		1	0	1	1	1	1	0	1	1	1	1	0	0	0	1	1	1	1	1	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		1	0	1	1	1	1	0	1	1	1	1	0	0	0	1	1	1	1	1	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

			3樓-40樓 3/F-40/F																	
			樓層 Floor																	
			單位 Flat																	
			19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	3	3	3	2	2	2	4	2	2	2	2	4	4	2	2	2	2	4
	雙極開關掣	Double Pole Switch	2	2	2	1	1	1	3	1	1	1	1	3	3	1	1	1	1	3
	天花燈咀	Ceiling Lamp Holder	3	3	3	2	2	2	4	2	2	2	2	4	4	2	2	2	2	4
	13安培雙頭插座	13A Twin Socket Outlet	8	8	8	5	5	5	11	5	3	3	5	11	11	5	3	3	5	11
	電話插座	Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet	2	2	2	2	2	2	2	2	1	1	2	2	2	2	1	1	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)	2	2	2	1	1	1	3	1	1	1	1	3	3	1	1	1	1	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)	2	2	2	2	2	2	2	2	1	1	2	2	2	2	1	1	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	1	1	0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
	門鈴	Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
用戶總掣連配電箱	Consumer Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)	1	1	1	0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	2	2	2	1	1	1	2	1	1	1	1	2	2	1	1	1	1	2
	接駁器(註4)	Connection Unit (Note 4)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)	1	1	1	0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)	1	1	1	0	0	0	1	0	0	0	0	1	1	0	0	0	0	1	

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

			B 座 BLOCK B																		
			樓層 Floor		3樓-40樓 3/F-40/F																
			單位 Flat	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		2	2	2	1	1	1	2	1	1	1	1	2	2	1	1	1	1	2
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	2	2	2	1	2	2	2	2	1	1	2	2	2	2	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		0	0	0	1	1	1	0	1	1	1	1	0	0	1	1	1	1	0
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		0	0	0	1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		0	0	0	1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

			樓層 Floor		1樓-2樓 1/F-2/F													
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	20	21
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	3	2	2	2	2	4	2	2	2	2	3	4	3	3
	雙極開關掣	Double Pole Switch		1	2	1	1	1	1	3	1	1	1	1	2	3	2	2
	天花燈咀	Ceiling Lamp Holder		2	3	2	2	2	2	4	2	2	2	2	3	4	3	3
	13安培雙頭插座	13A Twin Socket Outlet		5	8	5	3	3	5	11	5	5	5	5	8	11	8	8
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	1	1	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		1	2	1	1	1	1	3	1	1	1	1	2	3	2	2
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)		2	2	2	1	1	2	2	2	2	2	2	2	2	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)		0	1	0	0	0	0	1	0	0	0	0	1	1	1	1
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		0	1	0	0	0	0	1	0	0	0	0	1	1	1	
	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	2	1	1	1	1	2	1	1	1	1	2	2	2	
	接駁器(註4)	Connection Unit (Note 4)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		0	1	0	0	0	0	1	0	0	0	0	1	1	1	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		0	1	0	0	0	0	1	0	0	0	0	1	1	1		

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

			B 座 BLOCK B														
			樓層 Floor					1樓-2樓 1/F-2/F									
單位 Flat			1	2	3	4	5	6	7	8	9	10	11	12	13	20	21
廚房 Kitchen	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet	1	2	1	1	1	1	2	1	1	1	1	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	2	1	2	2	2	2	1	2	2	2	2	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)	1	0	1	1	1	1	0	1	1	1	1	0	0	0	0
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)	1	0	1	1	1	1	0	1	1	1	1	0	0	0	0	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)	1	0	1	1	1	1	0	1	1	1	1	0	0	0	0	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.



住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 BLOCK B

			樓層 Floor		1樓-2樓 1/F-2/F													
			單位 Flat	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	2	2	4	2	2	2	2	4	4	2	2	2	2	4
	雙極開關掣	Double Pole Switch		1	1	1	3	1	1	1	1	3	3	1	1	1	1	3
	天花燈咀	Ceiling Lamp Holder		2	2	2	4	2	2	2	2	4	4	2	2	2	2	4
	13安培雙頭插座	13A Twin Socket Outlet		5	5	5	11	5	3	3	5	11	11	5	3	3	5	11
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	2	2	1	1	2	2	2	2	1	1	2	2
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		1	1	1	3	1	1	1	1	3	3	1	1	1	1	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunications and Broadcasting Services (Note 2)		2	2	2	2	2	1	1	2	2	2	2	1	1	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)		0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
	門鈴	Door Bell		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴按鈕	Door Bell Push Button		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門電話對講機	Doorphone Handset		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
用戶總掣連配電箱	Consumer Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室 Bathroom	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	2	1	1	1	1	2	2	1	1	1	1	2
	接駁器(註4)	Connection Unit (Note 4)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		0	0	0	1	0	0	0	0	1	1	0	0	0	0	1
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		0	0	0	1	0	0	0	0	1	1	0	0	0	0	1	

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

B 座 BLOCK B

			樓層 Floor		1樓-2樓 1/F-2/F													
			單位 Flat	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		1	1	1	2	1	1	1	1	2	2	1	1	1	1	2
	13安培雙頭插座	13A Twin Socket Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	1	2	2	2	2	1	1	2	2	2	2	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	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給煤氣熱水爐雙極開關掣(註8)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 8)		1	1	1	0	1	1	1	1	0	0	1	1	1	1	0
空間預留給煤氣熱水爐接駁器(註9)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 9)		1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	
空間預留給煤氣熱水爐(註10)	Reserved Space for Town Gas Water Heater (Note 10)		1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電視及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供買方自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇接駁之用。
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. 該空間預留給煤氣熱水爐雙極開關掣，並蓋上空白蓋板標示“預留煤氣熱水爐雙極開關掣”供買方自行安裝。
9. 該空間預留給煤氣熱水爐接駁器，並蓋上空白蓋板標示“預留煤氣熱水爐接駁器”供買方自行安裝。
10. 該空間預留給買方自行安裝煤氣熱水爐。

Notes:

1. The Connection Unit(s) installed inside living/dining room is/are for connecting air conditioner(s).
2. The space(s) is/are reserved for telecommunications and broadcasting services and is/are covered with blank cover plate(s).
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Unit installed inside bathroom is for connecting exhaust fan.
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. The space is reserved for installation of double pole switch for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR DOUBLE POLE SWITCH OF TOWNGAS WATER HEATER".
9. The space is reserved for installation of connection unit for town gas water heater by purchasers and is covered with cover plate marked "RESERVED FOR CONNECTION UNIT OF TOWNGAS WATER HEATER".
10. The space is reserved for installation of town gas water heater by purchasers.

# 24 服務協議

## Service Agreements

不適用 Not applicable

# 25 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.

# 26 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.

# 27 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成交日期後的一年內，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.

1. 根據批地文件的規定，該發展項目中的住宅物業的擁有人須自費維修斜坡。

**A 有關規定的條款**

(i) 「該租契」（見批地文件的摘要內的定義）條款第3.3條訂明：

「承租人」（見批地文件的摘要內的定義）須不時及在此後的所有時間在每當有需要或情況要求時妥善及足夠地自費管理、修理、維護、支持、保養、鋪設、清洗、刷淨、清潔、清空、改動及保持「該土地」（見批地文件的摘要內的定義）及現有或其後任何時間位於「該土地」的樓宇或物業單位及所有其他架設物及建築物，所有「該土地」內的山坡上，擋土結構和護土牆，及所有屬於或以任何形式屬於或附屬於「該土地」或任何位於其上之樓宇、物業單位、架設物及建築物的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的所有修葺、清洗及修改工程，一切必須達致令「署長」（見批地文件的摘要內的定義）滿意為止。

(ii) 「該租契」條款第4.5(a)條、第4.5(c)條及第4.5(d)條訂明：

(a) 如果任何土地存在或已經被削去、移走或後移或補強或填土或進行任何類型的斜坡護土工程，不論有否經「署長」預先書面同意，亦不論是在「該土地」內或任何政府土地內，旨在構建、平整或開發「該土地」或其中任何部分或「承租人」按「該租契」條款需要進行的任何其他工程或作任何其他用途，「承租人」必須自費進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其後必要的其他工程，以便保護與承托「該土地」和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。「承租人」必須在「批租年期」內自費維持「該土地」、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程於修繕妥當的狀態，並使「署長」滿意。

(c) 倘若因為任何構建、平整、開發或「承租人」進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自「該土地」任何土地或任何毗鄰或毗連政府土地或出租土地，「承租人」須自費進行修復或彌補，使「署長」滿意，並須就所有凡因倒塌、山泥傾瀉或沉降而引致（不論是直接或間接引致的）或與倒塌、山泥傾瀉或沉降相關的所有責任、索償、損失、損害、支出、費用、要求、法律行動及訴訟（不論任何或如何引致）對政府作出彌償，並使政府持續得到彌償。

1. The land grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

**A Terms of the Requirement**

(i) **Clause No. 3.3 of the said lease (as defined in the Summary of Land Grant) stipulates that:**

The Lessee (as defined in the Summary of Land Grant) shall from time to time and at all times hereafter, when where and as often as need or occasion shall require, at the Lessee's own proper costs and charges well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep the said land (as defined in the Summary of Land Grant) and the messuage or tenement, messuages or tenements and all other erections and buildings now or which may at any time hereafter be standing upon the said land, all the slopes, earth-retaining structures and retaining walls within the said land and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the said land or any of the said messuages, tenements, erections and buildings in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director (as defined in the Summary of Land Grant).

(ii) **Clause Nos. 4.5(a), 4.5(c) and 4.5(d) of the said lease stipulate that:**

(a) 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 said land or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the said land or any part thereof or any other works required to be done by the Lessee under the said lease, or for any other purpose, the Lessee shall at its 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 said land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times throughout the Lease Term maintain at its 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.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said land or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

(d) 除了「該租契」規定對違反該等條款的其他權利或補償外，「署長」有權發出書面通知要求「承租人」進行、修建和保養「該土地」、斜坡處理工程、護土牆或其他承托物、保護物和排水或附屬工程或其他工程或還原及修復任何塌方、山泥傾瀉或地陷。如果「承租人」不理會或未能在通知指明的期限內，遵從該通知要求，並使「署長」滿意，「署長」可立即執行和進行任何必要的工程，「承租人」須按政府要求即時償還政府因此產生的費用，連同任何行政或專業費用及開支。

(d) In addition to any other rights or remedies provided in the said lease for breach of any of the terms and covenants contained in the said lease, the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.



**B** 每名擁有人均須分擔維修工程的費用。

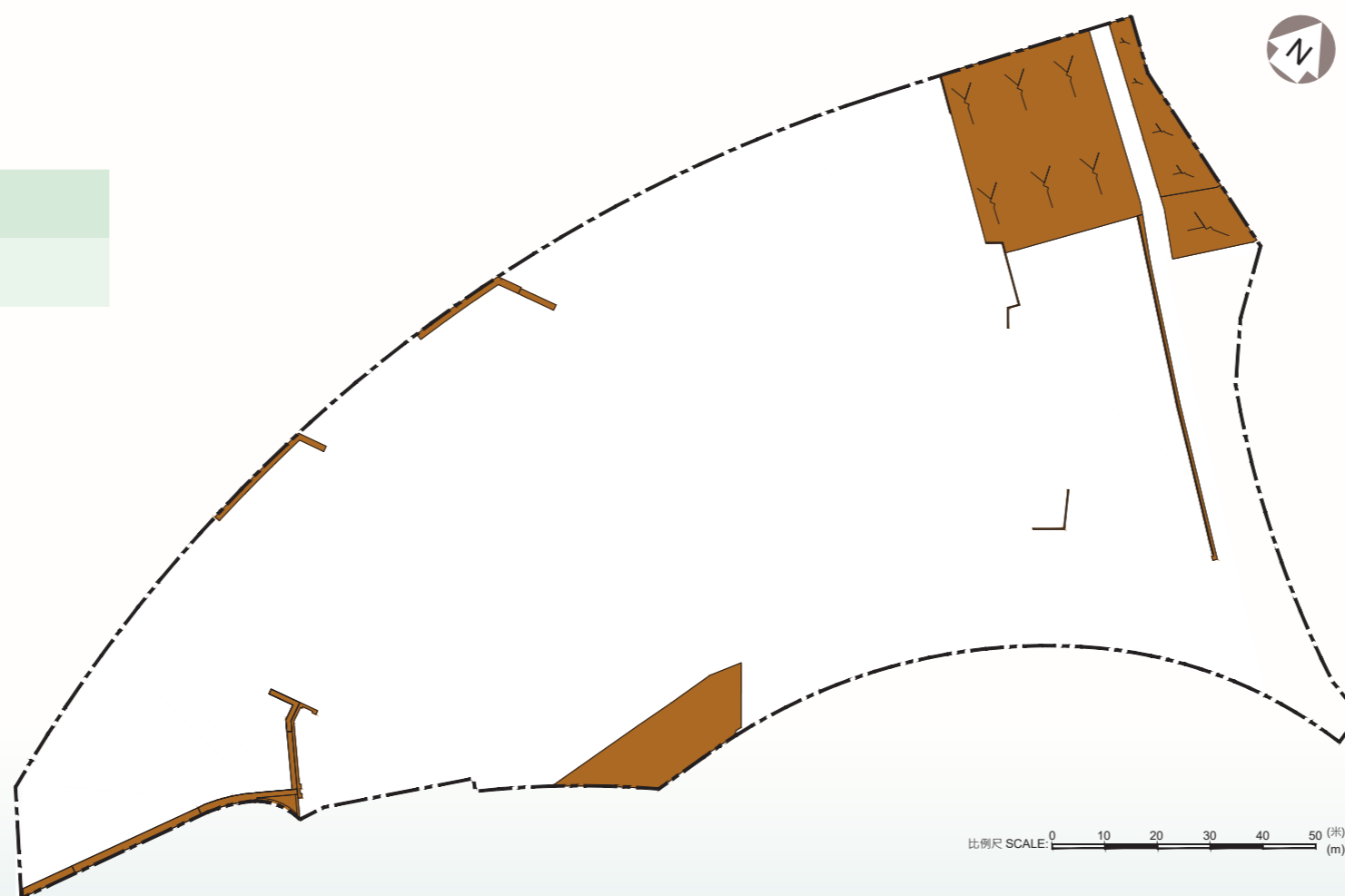
**B** Each of the owners is obliged to contribute towards the costs of the maintenance works.

**C** 顯示該斜坡及已經或將會在該發展項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則：

**C** A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated :

圖例 NOTATION

	地界	Lot Boundary
	斜坡	Slope



**D 根據「公契」，該發展項目的管理人獲擁有人授權進行維修工程。**

**「公契」的有關條文**

除在售楼說明書另有定義外，下述用詞的意義將等同於「公契」內該用詞的意義。請參閱「公契」。

- (i) 根據「公契」第四節第20條第(r)項，「經理人」有權力、職能和責任採取一切必要或適當的措施促使「業主」履行「該租契」，特別是按「該租契」規定視察、保養、維修、拆卸、清理、修復、搭建或建築一切土地、按「該租契」第3.17(a)條要求提供的露天空間、斜坡、斜坡護土工程、護土構築物、護土牆及其他承托物、防護、排水和在「該土地」及任何毗鄰或毗連政府土地或出租土地(如適用)的附屬及其他工程及構築物，達至地政總署署長、渠務署署長或其他「政府」部門(視情況而定)滿意(如適用)。
- (ii) 根據「公契」第四節第20條第(ad)項，「經理人」有權力、職能和責任(如適用)委聘具適當資格的人士，按照「該租契」之條款及「斜坡維修指南」、「斜坡維修手冊」和按照有關「政府」部門不時發出有關維修斜坡、護土牆及其他構築物的全部指引，視察、保養及維修「斜坡結構」，令其維持在良好和修繕妥當的狀況，並就有關「斜坡結構」進行一切必要的工程。為免存疑，「公契」中聲明「屋苑」各「業主」有責任自費按照「該租契」及「斜坡維修指南」及「斜坡維修手冊」及上述指引，負責保養「斜坡結構」和進行任何與「斜坡結構」有關一切工程。倘「經理人」盡力後仍未能向上述所有「業主」收取工程所需之全部費用，有關責任將由各「屋苑」「業主」承擔，「經理人」毋須承擔個人責任執行「該租契」之有關規定。「經理人」如執行保養和修繕工程所合法招致或將會招致之一切費用，概由「業主」承擔並向「經理人」繳付。如已成立「業主立案法團」，「業主立案法團」具有「公契」第四節第20條第(ad)項所訂之權限和權力。
- (iii) 根據「公契」第四節第20條第(av)項，「經理人」有權力、職能和責任保養「該土地」、斜坡護土工程、護土牆或其他承托物、防護、排水或附屬或「該租契」條款第4.5(a)條所指的其它工程，令其維持在良好和修繕妥當的狀況，令地政總署署長滿意。
- (iv) 根據「公契」第七節第54(a)(1)條第(v)項，周年財政預算的第一部分第一節應包括(如適用)「斜坡結構」的相關視察、維修和保養費用與開支，以及根據

**D Under the Deed of Mutual Covenant (“DMC”), the manager of the Development has the owners’ authority to carry out the maintenance works.**

**Relevant Provisions of the DMC**

Unless otherwise defined in this sales brochure, capitalised and other terms used in the following shall have the same meaning of such terms used in the DMC. Please refer to the DMC for reference.

- (i) Pursuant to Clause 20(r) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to take all steps necessary or expedient for compliance by the Owners with the said lease and, in particular, to inspect, maintain, repair, demolish, remove, reinstate, erect or construct, in accordance with the provisions of the said lease and (if applicable) to the satisfaction of the Director of Lands, Director of Drainage Services or other Government departments (as the case may be), all land, the open space(s) required to be provided under Clause 3.17(a) of the said lease, slopes, slope treatment works, earth-retaining structures, retaining walls and other support, protection, drainage, ancillary and other works and structures within the said land and also any adjacent or adjoining Government or leased land (if applicable).
- (ii) Pursuant to Clause 20(ad) of Section IV of the DMC, the Manager shall have the powers, functions and obligations (if applicable) to engage suitably qualified personnel to inspect, keep and maintain in good and substantial repair and condition and carry out any necessary works in respect of the Slope Structures, in accordance with the provisions of the said lease 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 departments regarding the maintenance of slopes, retaining walls and other structures. For the avoidance of doubt, it is declared in the DMC that the onus is on the Owners of the Estate, at their own expense, to maintain and carry out all works in respect of the Slope Structures in accordance with the said lease and the Slope Maintenance Guidelines and the Slope Maintenance Manual and the guidelines aforesaid, and the Manager shall not be personally liable for carrying out any such requirements of the said lease, which shall remain the responsibility of the Owners of the Estate, if the Manager, having used all reasonable endeavours, has not been able to collect the costs of the required works from all of the aforesaid Owners. The Owners shall pay to the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out any such maintenance and repair works as aforesaid. The Owners’ Corporation, if formed, shall also have the authority and power mentioned in Clause 20(ad) of Section IV of the DMC.
- (iii) Pursuant to Clause 20(av) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works referred to in Clause 4.5(a) of the said lease in good and substantial repair and condition, to the satisfaction of the Director of Lands.
- (iv) Pursuant to Clause 54(a)(1)(v) of Section VII of the DMC, the first section of the first part of the annual budget shall cover (if applicable) the costs and expenses in connection with the inspection, keeping and maintenance of the Slope Structures and the costs and expenses of all slope treatment works and other support or protection works for protection and support of the said land or any part

「該租契」的條款(如有)和按照「斜坡維修指南」及「斜坡維修手冊」或有關「政府」部門不時發出有關維修斜坡、護土牆及相關構築物的其他指引規定保護和支撐需要保護及支撐的「該土地」或其任何部分或任何相鄰或毗連土地而進行的所有斜坡護土工程及其他支撐或保護工程的費用與開支。

- (v) 根據「公契」附表三第26條，「業主」應自費保養及進行所有「該租契」下及根據「斜坡維修指南」及「斜坡維修手冊」要求的有關「斜坡結構」的工作。香港房屋委員會須於「公契」日期的一個月內將「斜坡維修手冊」的完整副本存放於「屋苑」的管理處，以供所有「業主」免費檢閱及於支付合理費用後影印。所有收取的費用將全部撥入「特別基金」。

**2. 該發展項目中的住宅物業的擁有人自費就發展項目維修任何斜坡的承諾**  
不適用。

thereof or any adjacent or adjoining land that are required to be protected and supported under the provisions of the said lease (if any) and in accordance with the Slope Maintenance Guidelines and Slope Maintenance Manual or other guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures.

- (v) Pursuant to Clause 26 of the Third Schedule to the DMC, the Owners shall, at their own expenses, maintain and carry out all works in respect of the Slope Structures as required by the said lease and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual. The Hong Kong Housing Authority shall deposit a full copy of the Slope Maintenance Manual in the management office of the Estate within one month after the date of the DMC for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.

**2. Undertaking by owners of the residential properties to maintain any slope in relation to the Development at the owner's own cost**

Not applicable.



不適用 Not applicable

# 30 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 <sup>2</sup> )
<b>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)</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	2,187.702
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 equipment (TBE) room, refuse storage and material recovery chamber, etc.	1,420.798
	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.	6,227.174
	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
<b>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</b>		
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
6	隔聲簷 Acoustic fin	6.630

		面積(平方米) Area (m <sup>2</sup> )
<b>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</b>		
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	2,012.668
9	工作平台 Utility platform	不適用 Not Applicable
10	隔音屏障 Noise barrier	不適用 Not Applicable
<b>適意設施 AMENITY FEATURES</b>		
11	供保安人員和管理處員工使用的櫃檯、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	255.939
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	1,068.596
14	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	494.713
15	擴大升降機井道 Larger lift shaft	741.129
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	747.708
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	2.314

		面積(平方米) Area (m <sup>2</sup> )
<b>適意設施 AMENITY FEATURES</b>		
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
<b>其他項目 OTHER EXEMPTED ITEMS</b>		
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
<b>額外總樓面面積 BONUS GFA</b>		
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.

有關建築物的環境評估

**綠色建築認證**  
 在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

**暫定評級  
 鉑金級**



暫定  
**鉑金級**  
 NB V2.0Pilot 2019  
 HKGBC  
 綠建環評

申請編號: PAP0009/20

Environmental Assessment of the Building

**Green Building Certification**  
 Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

**Provisional  
 PLATINUM**



**PROVISIONAL  
 PLATINUM**  
 NB V2.0Pilot 2019  
 HKGBC  
 BEAM Plus

Application no.: PAP0009/20

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予「獨立審查組」發展項目的公用部分的預計能量表現或消耗的最近期資料(見附表)。

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the ICU prior to the printing of the sales brochure (see tables).

第I部分 Part I		
提供中央空調 Provision of Central Air Conditioning	否 NO	
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES	
擬安裝的具能源效益的設施 Proposed Energy Efficient Features	1. 二級光度照明控制系統 2. 發光二極管照明燈具 3. 升降機電動機設置 再生動力裝置	Two-level Lighting Control System LED Bulkhead Light Fitting Regenerative Power of Lift System

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註1) Part II : The Predicted Annual Energy Use of the Proposed Building / Part of Building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m <sup>2</sup> )	基線樓宇(註2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m <sup>2</sup> /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m <sup>2</sup> /annum	電力 千瓦小時/平方米/年 Electricity kWh/m <sup>2</sup> /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m <sup>2</sup> /annum
有使用中央屋宇裝備裝置 (註3)的部分 Area Served by Central Building Services Installation (Note 3)	18,720	85.6	不適用 Not applicable	31.9	不適用 Not applicable

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 Not applicable
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach		✓	

註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：  
(a) “每年能源消耗量”與綠建環評新建建築(2.0先導版本)第5節中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基線樓宇”與綠建環評新建建築(2.0先導版本)附錄9中的“基準建築物模式”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》(2018年版)中的涵義相同。

Notes :

- In general, the lower the predicted “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the predicted “annual energy use of proposed building” is less than the predicted “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.  
The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the Development by the internal floor area served, where:  
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 5 of the BEAM Plus for New Buildings (Version 2.0 Pilot); and  
(b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model” under Appendix 9 of the BEAM Plus for New Buildings (Version 2.0 Pilot).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation (2018 edition) issued by the Electrical and Mechanical Services Department.

### A 交通噪音

青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：

#### 隔聲簷

A座1樓至17樓的26號及27號單位的外牆將裝設隔聲簷(有關隔聲簷的位置請參閱第20頁及24頁的樓面平面圖)。隔聲簷屬公契內定義的「住宅大廈公用地方與設施」的一部分，須由青富苑住宅物業的業主出資管理及維修。

#### 減音窗及固定窗

部分青富苑單位裝設有減音窗及/或固定窗(不能開啓)。(有關裝設有減音窗及/或固定窗之單位及窗戶的位置請參閱第136及137頁的參考圖)。青富苑的公契有以下關於減音窗及/或固定窗的規定(註)：

- 青富苑裝設有減音窗之單位的業主不得干擾、改動、變更或拆除該些裝設在其單位內的減音窗(根據公契規定作保養、維修或更換除外)。
- 房委會須在管理處內提供有關安裝、保養、更換或維修減音窗的圖則及方法供青富苑業主於日常辦公時間內免費查閱。裝設於任何單位內的減音窗的保養、更換或維修工作須由有關單位的業主自費根據房委會提供的圖則及方法內所列明的標準及規格進行。有關單位的業主須以適當的物料及委任合資格的承辦商以進行有關的保養、更換或維修工作。
- 除進行保養、更換或維修工作外，固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何住宅單位內的固定窗的保養、更換或維修工作須由有關住宅單位的業主自費進行。

### A Traffic Noise

Ching Fu Court is subject to road traffic noise. In order to improve the condition, the following facilities will be provided in the Development:

#### Acoustic Fins

Acoustic fins will be installed at the external wall of Flat 26 and Flat 27 of Block A from 1/F to 17/F. (Please refer to the floor plans on page 20 and page 24 for the location of the acoustic fins). The acoustic fins 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 Ching Fu Court at their own expense.

#### Acoustic Windows and Fixed Windows

Acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Ching Fu Court. (Please refer to the reference plans on pages 136 and 137 for flats installed with acoustic windows and/or fixed windows and the locations of such windows). The DMC of Ching Fu Court contains the following provisions relating to acoustic windows and/or fixed windows (Note):

- Subject to any maintenance, repair or replacement in accordance with the requirements set out in the DMC, no owner of those units in Ching Fu Court installed with acoustic windows and/or the fixed windows shall tamper, alter, vary or remove the acoustic windows and/or the fixed windows installed in his unit.
- The HA shall provide the drawings and methodology for the installation, maintenance, replacement or repair of the acoustic windows and/or fixed windows at the management office for inspection by the owners of Ching Fu Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic windows and/or fixed windows installed in any unit shall be made by the owner of relevant unit at his own costs in accordance with the standards and specifications set out in such drawings and methodology. The owners of such units shall use appropriate materials and appoint qualified contractors for carrying out such maintenance, replacement or repair.
- The fixed windows shall be kept closed and locked at all times for noise mitigation purpose except for maintenance, replacement or repair. The maintenance, replacement or repair of any of the fixed windows installed in any residential unit shall be made by the owner of relevant residential unit at his own costs.

註：有關公契條款只供參考，並以公契的全文為準。公契的全文可於房委會綠置居銷售小組辦事處開放時間內免費查閱。

Note: The concerned provisions in the DMC are for reference only and are subject to the full script of the DMC. Full script of the DMC is available for inspection free of charge during opening hours at the office of the Green Form Subsidised Home Ownership Scheme (GSH) Sales Unit of the HA.

**B 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/改建牆間隔（除非加建或改建的牆間隔是按照青富苑樓宇設計所預定的核准間隔牆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青富苑樓宇設計所預定的核准間隔牆示意圖，可參閱青富苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

**C 樓宇結構安全保證**

香港房屋委員會（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**

房委會會給予青富苑為期十年的樓宇結構安全保證。

青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）。

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。

**B 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 wall partitions (unless these additions or alterations are in full compliance with all the requirements on the indicative approved floor plan with partition wall layout for wall partitions in Ching 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 indicative approved floor plan with partition wall layout for wall partitions in Ching Fu Court, please refer to the Guide for Decoration Works for Ching Fu Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

**C Structural Safety Guarantee**

The Hong Kong Housing Authority (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 Ching Fu Court is valid for a period of 10 years.

The 10-year period of the SSG for Ching 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) deemed necessary to uphold the overall structural stability and integrity (Note 4) of the building (Note 5).

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.



### 業主責任

為確保房委會能落實並履行此保證的義務，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。

### Owners' Responsibility

To ensure that the HA can implement and perform its obligations under 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 SSG, they must inform the HA in the first instance. Otherwise, the HA may not be able to fulfil its obligations under SSG.

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（如冷氣機罩/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。

Notes:

1. "Owners" refers to the legitimate owners of the 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" refers 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-conditioner hoods/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.

## D 轉讓限制

- (a) 在簽署轉讓契據前，買方不得把單位轉讓予其他人士或機構。若買方在簽署轉讓契據前要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於售價百分之五的款額，作為同意撤銷買賣協議買方應付的代價。此外，買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用（如有印花稅，此項亦包括在內）。
- (b) 若買方在簽立轉讓契據成為業主後轉讓或出租其單位，須按照轉讓契據的條款和政府租契所載的條款、契諾及條件處理。房委會不會回購或提名買家（居屋第二市場除外）購買蝶翠苑/青富苑單位，而下列轉讓限制將適用於有關單位的業主：
- (i) 由房委會首次將單位售予業主的轉讓契據（下稱「首次轉讓契據」）日期起計兩年內：
- 業主須在無須繳付補價的情況下，在居屋第二市場以不高於列於首次轉讓契據的原來買價（註）出售單位予房委會提名的綠表買家。
- (ii) 由首次轉讓契據日期起計第三至第十年內：
- 業主須在無須繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
- (iii) 由首次轉讓契據日期起計十年後：
- 業主可在無須繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
  - 業主亦可在繳付補價後於公開市場出售單位。
  - 業主須繳付的補價，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中所訂明的最初市值與原來買價（註）的差額計算。換句話說，補價相等於原來買價（註）的折扣，化為現值計算。
  - 有關補價程序，請瀏覽房委會/房屋署網站 ([www.housingauthority.gov.hk](http://www.housingauthority.gov.hk))。

## D Alienation Restrictions

- (a) The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser requests for cancelling the Agreement for Sale and Purchase (ASP) before executing the Deed of Assignment and the HA agrees to the same, a sum equivalent to 5% of the purchase price will be retained by the HA as consideration for cancellation of the ASP. Besides, the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.
- (b) A purchaser who wishes to assign or let the flat after becoming an owner under the Deed of Assignment will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. For Dip Tsui Court/Ching Fu Court, the HA will not buy back or nominate a buyer (except HOS Secondary Market) to buy the flats, and the following alienation restrictions will apply to the owners for the sale of the flats:
- (i) **Within the first two years from the date of the first Deed of Assignment of the flat from the HA to an owner (the first assignment):**
- The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at a price not more than the original purchase price (Note) under the first assignment.
- (ii) **Between the third to the tenth year from the date of the first assignment:**
- The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
- (iii) **After ten years from the date of the first assignment:**
- The owner may sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
  - The owner may also sell the flat in the open market after payment of 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 original purchase price (Note) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note) to the prevailing market value.
  - Please refer the HA/HD website ([www.housingauthority.gov.hk](http://www.housingauthority.gov.hk)) for details of the premium payment procedures.

- (c) 買方須注意，在計算購樓時的折扣率所沿用的最初市值，是根據買方簽訂買賣協議時的市值。本銷售計劃單位的售價一經訂定，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個月的差距。在這期間，單位的市值可能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訂定售價時的折扣率有所不同。補價款項將以簽訂買賣協議時確實的折扣率計算。
- (d) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議（下稱「非法讓與」），根據《房屋條例》（第283章）第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》（第283章）第27A條下之刑罰。

註：

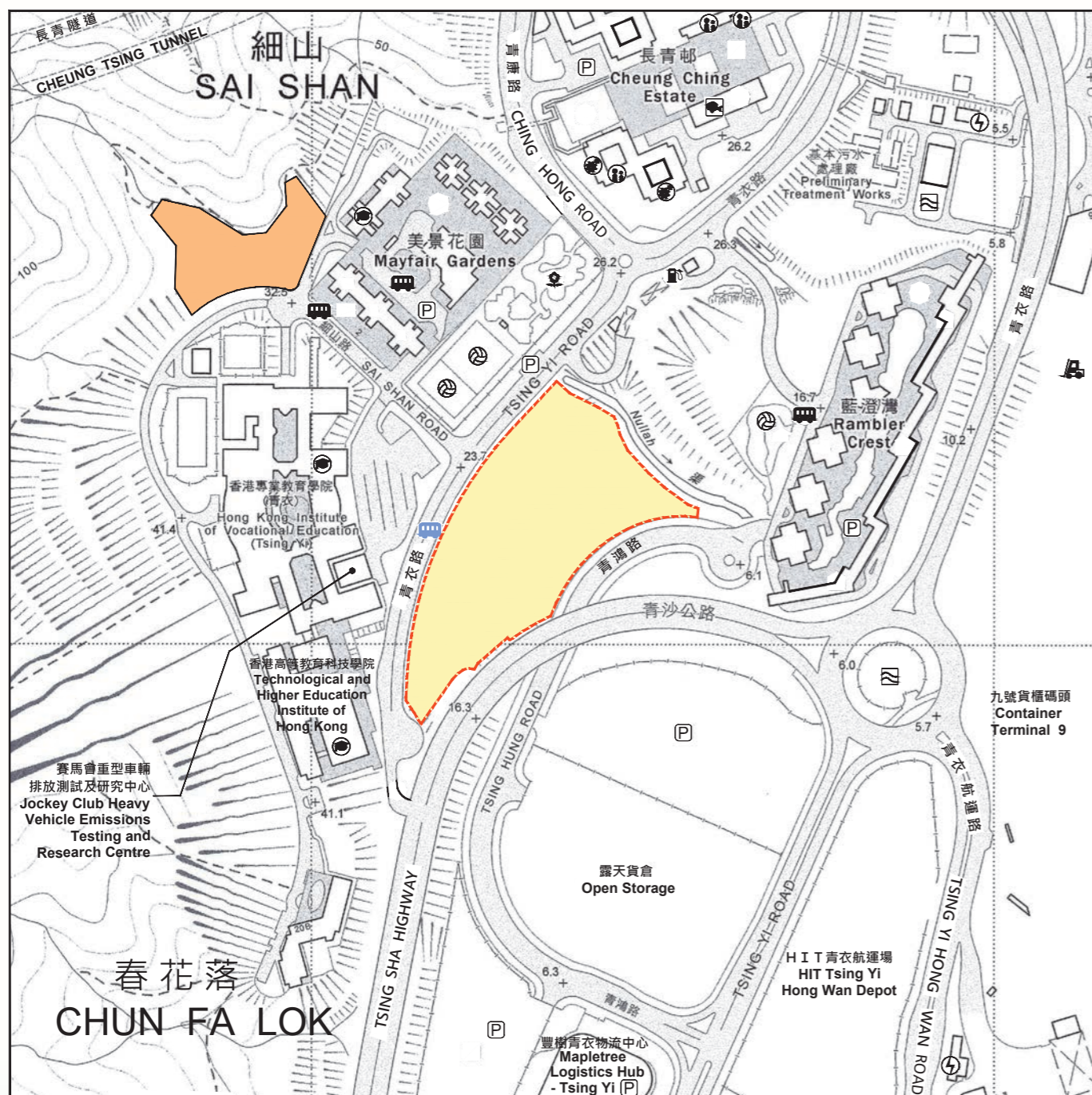
原來買價相等於售價，是指首次轉讓契據中所列明的單位購買價。

- (c) Purchasers should take note that the initial market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the ASP. The sale price of flats in the current sale exercise, 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 sale price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.
- (d) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat ("unlawful alienation") shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

Note :

Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

### 施工中的參考圖 Reference Plan for Works in Progress



比例尺 SCALE: 0 50 100 150 200 250 (米) (m)



 青富苑  
Ching Fu Court

#### 圖例 NOTATION

 污水處理廠及設施 Sewage Treatment Works and Facilities	 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)
 市場 (包括濕貨市場及批發市場) A Market (including a Wet Market and a Wholesale Market)	 體育設施 (包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
 發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)	 公園 A Public Park
 公眾停車場 (包括貨車停泊處) A Public Carpark (including a Lorry Park)	 公共交通總站 (包括鐵路車站) A Public Transport Terminal (including a Rail Station)
 學校 (包括幼稚園) A School (including a Kindergarten)	 公用事業設施裝置 A Public Utility Installation
 油站 A Petrol Filling Station	 貨物裝卸區 A Cargo Working Area
	 施工中 Works in Progress
	 擬建巴士/專線小型巴士停車處 Proposed Bus/Green Minibus Lay-by

此參考圖參考日期為2019年7月31日之測繪圖(編號為10-NE-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135/2019。

The Reference Plan is prepared with reference to Survey Sheet No.10-NE-B dated 31 July 2019, with adjustments where necessary.

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 135/2019.

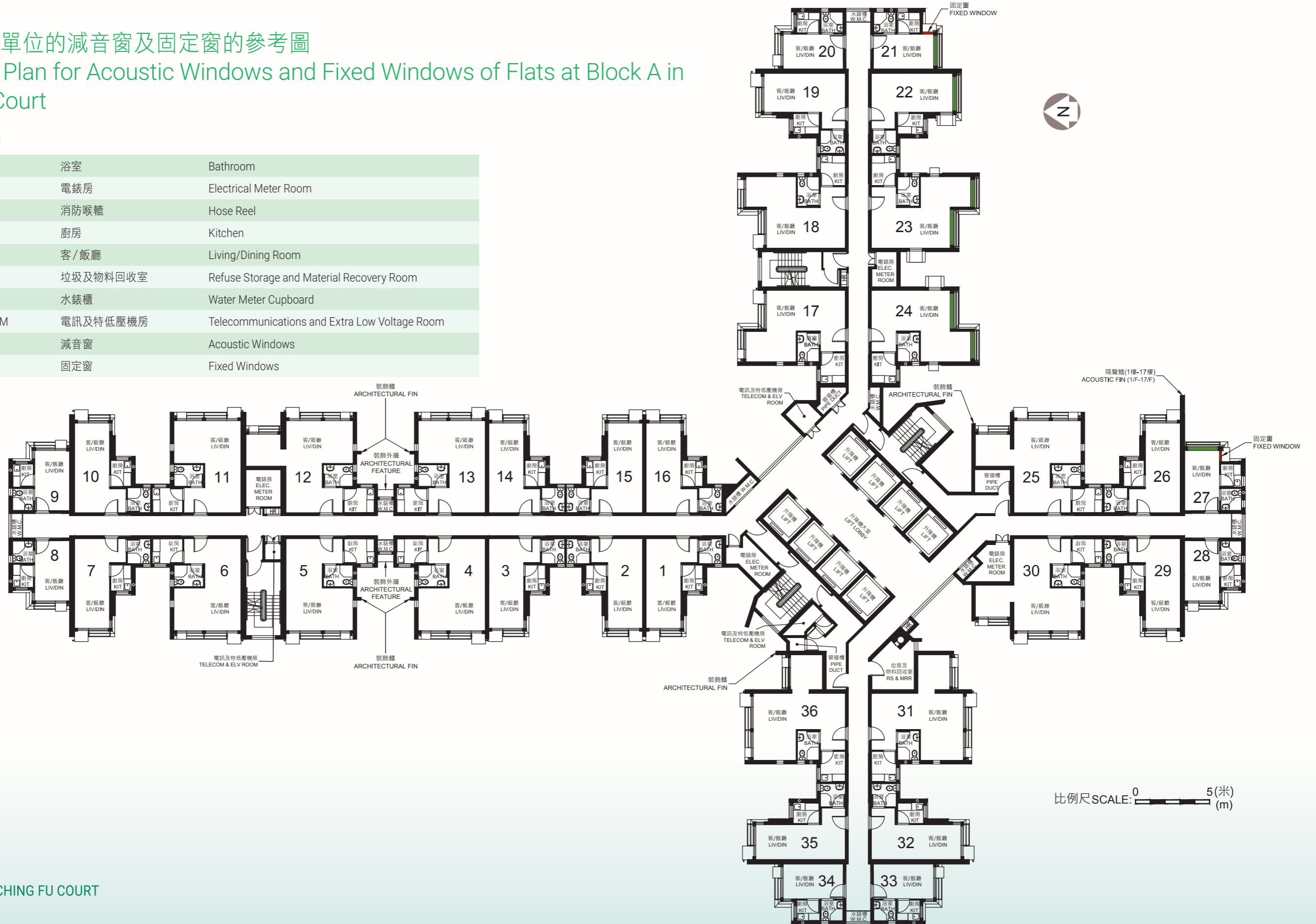
註:  
賣方建議買方到該發展項目作實地考察,以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

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.

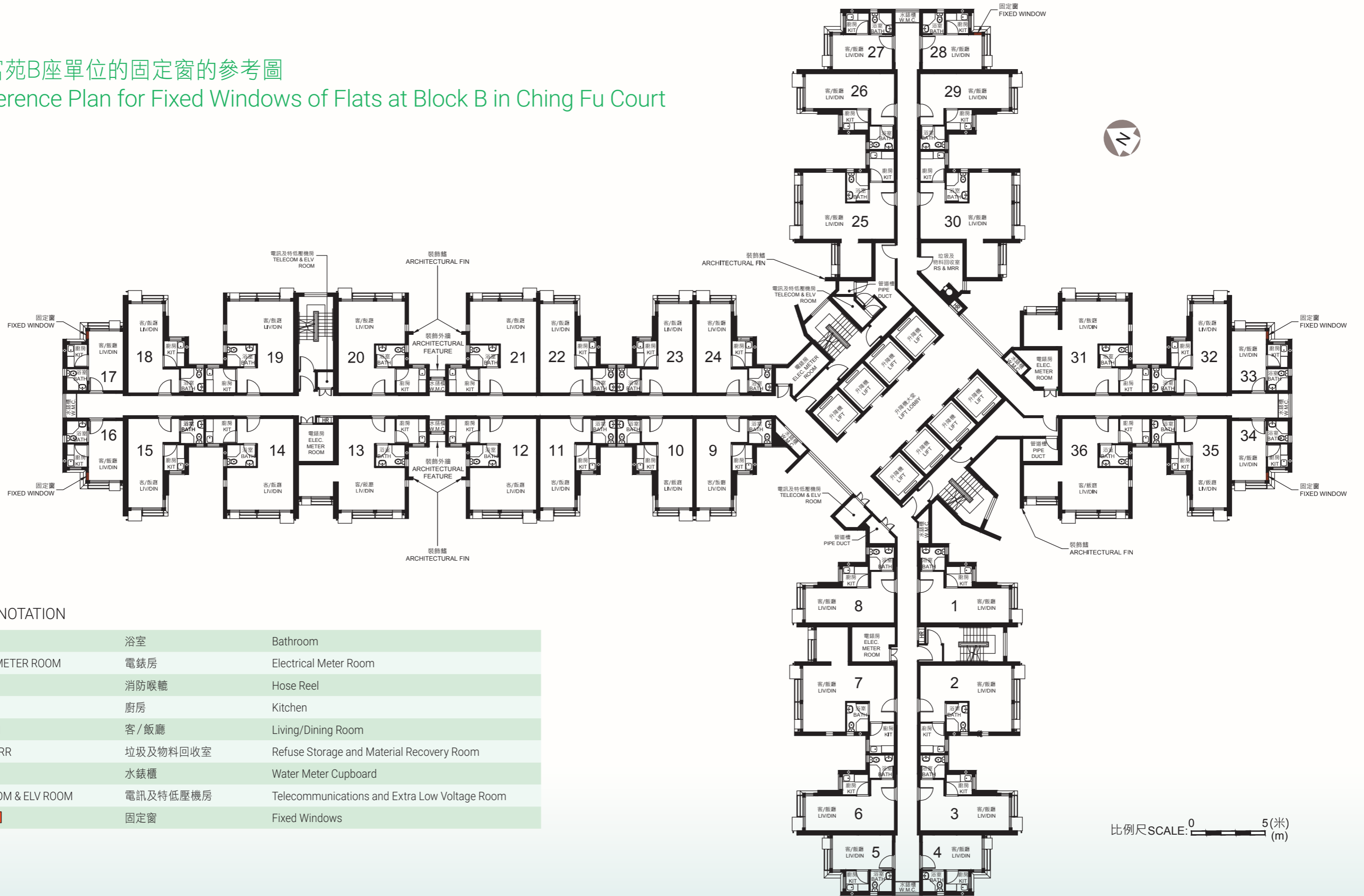
青富苑A座單位的減音窗及固定窗的參考圖  
Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block A in Ching Fu Court

圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM & ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
	減音窗	Acoustic Windows
	固定窗	Fixed Windows



# 青富苑B座單位的固定窗的參考圖 Reference Plan for Fixed Windows of Flats at Block B in Ching Fu Court



### 圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM & ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	固定窗	Fixed Windows

比例尺 SCALE: 0 5(米) (m)

網址 WEBSITE

[www.housingauthority.gov.hk/gsh/2019/ChingFu](http://www.housingauthority.gov.hk/gsh/2019/ChingFu)

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：2020年4月20日

Printing Date: 20 April 2020

