

1 外部裝修物料 EXTERIOR FINISHES			
a	外牆 External wall	髹上外牆漆。	Finished with external paint.
b	窗 Windows	<p>客/飯廳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>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>部分單位設有減音窗及/或固定窗。</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配清玻璃及強化清玻璃組成。部分減音窗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87頁。</p>	<p>Aluminium window frame fitted with clear float glass for living/dining room. 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 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 and/or fixed windows are installed in some of the flats.</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 fitted with clear float glass and tempered clear float glass. Some of the acoustic windows have been fitted with sound absorptive material clad with aluminium lining panel with perforations.</p> <p>Fixed windows comprise of aluminium window frame fitted with clear float glass openable with allen key.</p> <p>Please refer to page 87 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	<p><b>(i) 露台</b> 1至3號單位，13至18號單位及21至23號單位設有露台。露台選用可以用趟窗匙開啓的固定鋁質趟窗框配強化清玻璃。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。部分牆壁及天花板設有吸音物料的鋁質疏孔面板及髹上外牆漆。地板及牆腳線以過底磚鋪砌。有關裝設露台之單位及有關露台的位置，請參閱第16頁至第19頁。 是否有蓋：所有露台均有蓋</p> <p><b>(ii) 陽台：不適用</b></p>	<p><b>(i) Balcony :</b> Balconies are provided for Flats 1 to 3, Flats 13 to 18 and Flats 21 to 23. Aluminium fixed sliding window frame fitted with tempered clear float glass openable with sliding window lock for balcony. 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. Walls and ceiling of balconies are partially fitted with sound absorptive material clad with aluminium lining panel with perforations and finished with external paint. Floor and skirting are finished with homogeneous tiles. Please refer to pages 16 to 19 for flats with balconies and the locations. <b>Whether it is covered:</b> All balconies are covered</p> <p><b>(ii) Verandah:</b> Not applicable</p>
f	乾衣設施 Drying facilities for clothing	<p>客/飯廳部分窗外設有鋁質晾衣架。 (1至3號單位，13至18號單位及21至23號單位除外)</p> <p>1至3號單位，13至18號單位及21至23號單位露台天花板設有不銹鋼晾衣桿。</p>	<p>Aluminium drying racks are fitted outside some of the windows of the living/dining room. (Except Flats 1 to 3, Flats 13 to 18 and Flats 21 to 23)</p> <p>Stainless steel clothing drying rod is fitted at the ceiling of balcony of Flats 1 to 3, Flats 13 to 18 and Flats 21 to 23.</p>

2 室內裝修物料 INTERIOR FINISHES			
a	大堂 Lobby	<p><b>地下主入口大堂：</b> 牆壁以瓷磚鋪砌及/或髹上外牆漆。地板以過底磚鋪砌。天花板局部設有鋁質天花及髹上外牆漆。</p> <p><b>標準樓層升降機大堂：</b> 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 finished with ceramic tiles and/or external paint. Floor is finished with homogeneous tiles. Ceiling is finished with aluminium suspended ceiling at some area and external paint.</p> <p><b>Typical floor lobby:</b> Walls are 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.
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。	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.
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。（4號，5號，11號，12號，19號和20號單位除外） 4號，5號，11號，12號，19號和20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>露台門：</b> 露台門選用鋁質門框配強化清玻璃及五金配件。</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 4, 5, 11, 12, 19 and 20) For bathroom door of Flats 4, 5, 11, 12, 19 and 20, 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> <p><b>Balcony door:</b> Balcony door is made of aluminium door frame fitted with tempered clear float glass 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、扶手、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, grab rail, shower area finished with homogeneous tiles and artificial granite edging tiles, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for cold and hot water supply system.

3 室內裝置 INTERIOR FITTINGS			
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，灶台面為人造樹脂。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 top 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，空間預留給電訊及廣播服務。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 outlets for local TV and FM radio programmes, reserved spaces for telecommunications and broadcasting services. For number of outlets and reserved spaces, please refer to the Schedule of Mechanical and Electrical Provisions of Residential Properties.
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	煤氣供應接駁點設於廚房。 廚房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. Reserved space for "Instantaneous Gas" water heater and relevant concealed conduit for power are provided in the kitchen. 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	四部「通力」牌客用升降機 (型號為MiniSpace MX18) • 兩部升降機服務地庫、地下及平台至19樓 • 兩部升降機服務地庫、地下及平台及20樓至36樓	Four "KONE" passenger lifts (Model No. MiniSpace MX18) • Two passenger lifts serving B/F, G/F & P/F to 19 /F • Two passenger lifts serving B/F, G/F, P/F & 20/F to 36/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.

4 雜項 MISCELLANEOUS			
c	垃圾收集 Refuse collection	1樓至36樓公用地方設有垃圾及物料回收室和垃圾槽，並於地面的公用地方設有垃圾及物料回收房及垃圾收集站中央處理垃圾。垃圾車會於垃圾及物料回收房收集垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 36/F. Refuse storage & material recovery chamber and junk collection point are provided in the common area on ground level for centralised processing of refuse. Refuse will be collected by refuse collection vehicles in refuse storage and material recovery chamber.
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，地下入口，平台出口，頂層出口及外圍範圍狀況。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 entrance, exits to podium floor, exits to roof floor 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			
		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

			樓層 Floor		1樓–36樓 1/F–36/F										
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		2	2	2	2	2	2	2	2	2	2	2	2
	雙極開關掣	Double Pole Switch		1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		2	2	2	2	2	2	2	2	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet		5	5	5	3	3	5	5	5	5	5	3	3
	電話插座	Telephone Outlet		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	1	1
	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
	接駁器(註1)	Connection Unit (Note 1)		1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)		2	2	2	1	1	2	2	2	2	2	1	1
	門鈴	Door Bell		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
	大門電話對講機	Doorphone Handset		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
浴室 Bathroom	燈掣	Lighting Switch		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
	天花燈咀	Ceiling Lamp Holder		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	1	1	1	1	1	1	1	1	1
	接駁器(註3)	Connection Unit (Note 3)		1	1	1	1	1	1	1	1	1	1	1	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–36樓 1/F–36/F											
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	
廚房 Kitchen	燈掣	Lighting Switch		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	
	天花燈咀	Ceiling Lamp Holder		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	1	1	1	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	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器連開關掣(註4)	2A Switched Fused Connection Unit (Note 4)		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5)	13A Switched Fused Connection Unit (Note 5)		1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註6)	Connection Unit (Note 6)		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
	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
	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
	空間預留給煤氣熱水爐雙極開關掣(註7)	Reserved Space for Double Pole Switch for Town Gas Water Heater (Note 7)		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8)	Reserved Space for Connection Unit for Town Gas Water Heater (Note 8)		1	1	1	1	1	1	1	1	1	1	1	1	1	
空間預留給煤氣熱水爐(註9)	Reserved Space for Town Gas Water Heater (Note 9)		1	1	1	1	1	1	1	1	1	1	1	1	1	
露台 Balcony	燈掣	Lighting Switch		1	1	1	0	0	0	0	0	0	0	0	0	
	牆壁燈具(註10)	Wall Mounted Light Fitting (Note10)		1	1	1	0	0	0	0	0	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. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 安裝於浴室之接駁器供抽氣扇接駁之用。
4. 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。
5. 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。
6. 安裝於廚房之接駁器供抽氣扇接駁之用。
7. 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。
8. 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。
9. 該空間預留給買方自行安裝煤氣熱水爐。
10. 買方須自行提供及安裝燈泡。

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 Connection Unit installed inside bathroom is for connecting exhaust fan.
4. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
5. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
6. The Connection Unit installed inside kitchen is for connecting exhaust fan.
7. 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 TOWN GAS WATER HEATER".
8. 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 TOWN GAS WATER HEATER".
9. The space is reserved for installation of town gas water heater by purchasers.
10. The Light Bulb shall be provided and installed by purchasers.

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-36樓 1/F-36/F									
			單位 Flat	13	14	15	16	17	18	19	20	21	22	23
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	2	2	2	2	2	2	2	2	2	2	2	2
	雙極開關掣	Double Pole Switch	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder	2	2	2	2	2	2	2	2	2	2	2	2
	13安培雙頭插座	13A Twin Socket Outlet	5	5	5	5	5	5	3	3	5	5	5	5
	電話插座	Telephone Outlet	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	1	1	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
	接駁器(註1)	Connection Unit (Note 1)	1	1	1	1	1	1	1	1	1	1	1	1
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)	2	2	2	2	2	2	1	1	2	2	2	2
	門鈴	Door Bell	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
	大門電話對講機	Doorphone Handset	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
浴室 Bathroom	燈掣	Lighting Switch	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
	天花燈咀	Ceiling Lamp Holder	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	1	1	1	1	1	1	1	1	1
	接駁器(註3)	Connection Unit (Note 3)	1	1	1	1	1	1	1	1	1	1	1	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–36樓 1/F–36/F									
			單位 Flat	13	14	15	16	17	18	19	20	21	22	23
廚房 Kitchen	燈掣	Lighting Switch	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
	天花燈咀	Ceiling Lamp Holder	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	1	1	1	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
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2
	2安培裝有熔斷器的接駁器連開關掣(註4)	2A Switched Fused Connection Unit (Note 4)	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5)	13A Switched Fused Connection Unit (Note 5)	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註6)	Connection Unit (Note 6)	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
	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
	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
	露台 Balcony	燈掣	Lighting Switch	1	1	1	1	1	1	1	0	0	1	1
	牆壁燈具(註10)	Wall Mounted Light Fitting (Note10)	1	1	1	1	1	1	1	0	0	1	1	1

註:

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 安裝於浴室之接駁器供抽氣扇接駁之用。
4. 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。
5. 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。
6. 安裝於廚房之接駁器供抽氣扇接駁之用。
7. 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。
8. 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。
9. 該空間預留給買方自行安裝煤氣熱水爐。
10. 買方須自行提供及安裝燈泡。

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 Connection Unit installed inside bathroom is for connecting exhaust fan.
4. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
5. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
6. The Connection Unit installed inside kitchen is for connecting exhaust fan.
7. 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 TOWN GAS WATER HEATER".
8. 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 TOWN GAS WATER HEATER".
9. The space is reserved for installation of town gas water heater by purchasers.
10. The Light Bulb shall be provided and installed 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.

# 28 斜坡維修

## Maintenance of Slopes

不適用 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	1,307.495
2	機房及相類設施 Plant rooms and similar services	748.709
	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.	1,599.045
	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.	Not applicable
	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.	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	Not applicable
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	Not applicable
5	公用空中花園 Communal sky garden	Not applicable
6	隔聲簷 Acoustic fin	Not applicable



		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	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
<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	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	125.158
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

		面積 (平方米) Area (m <sup>2</sup> )
<b>適意設施 AMENITY FEATURES</b>		
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	332.484
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.

## Relevant Information

### A 墳場

歌連臣角華人永遠墳場位於蝶翠苑的南方，部分蝶翠苑單位可能望見該墳場。

### B 交通噪音

蝶翠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：

#### 減音露台、減音窗和固定窗

部分蝶翠苑單位裝設有減音露台、減音窗及/或固定窗（不能開啟）。（有關裝設有減音露台、減音窗及/或固定窗之單位及有關露台或窗戶的位置請參閱第87頁的參考圖）。蝶翠苑的公契有以下關於減音露台、減音窗及/或固定窗的規定(註)：

- 蝶翠苑裝設有減音露台、減音窗及/或固定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露台、減音窗及/或固定窗（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、更換或維修減音露台、減音窗及/或固定窗的圖則及方法供蝶翠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露台、減音窗及/或固定窗的保養、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、維修或更換工作外，固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何單位內的固定窗的保養、更換或維修工作須由有關單位的業主自費進行。

註：

有關公契條款只供參考，並以公契的全文為準。公契的最新擬稿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。

### A Cemetery

Cape Collinson Chinese Permanent Cemetery is situated to the south of Dip Tsui Court. It may be seen from some of the flats in Dip Tsui Court.

### B Traffic Noise

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

#### Acoustic Balconies, Acoustic Windows and Fixed Windows

Acoustic balconies, acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Dip Tsui Court. (Please refer to the reference plan on page 87 for flats installed with acoustic balconies, acoustic windows and/or fixed windows and the locations of such balconies or windows). The DMC of Dip Tsui Court contains the following provisions relating to acoustic balconies, 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 Dip Tsui Court installed with acoustic balconies, acoustic windows and/or fixed windows shall tamper, alter, vary or remove the acoustic balconies, acoustic windows and/or fixed windows installed in his unit.
- The HA shall provide the drawings and methodology for the installation, maintenance, replacement or repair of the acoustic balconies, acoustic windows, and/or fixed windows at the management office for inspection by the owners of Dip Tsui Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic balconies, acoustic windows, and/or fixed windows installed in any unit shall be made by the owner of relevant unit at his own cost 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 unit shall be carried out by the owner of the relevant unit at his own cost.

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 latest draft 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.

### 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

房委會會給予蝶翠苑為期十年的樓宇結構安全保證。

蝶翠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。

#### 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。

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。

### 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 Dip Tsui Court is valid for a period of 10 years.

The 10-year period of the SSG for Dip Tsui 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.

#### 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.

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 裝修須知**

在進行有關裝修工程時，須遵守《建築物修例》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，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，可參閱蝶翠苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

**E 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償的情況下，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償的情況下，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償的情況下，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。
  - 業主亦可在繳付補償後於公開市場出售單位。

**D 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, 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, please refer to the Guide for Decoration Works for Dip Tsui Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

**E 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.



- 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))。
- (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。
- 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 to the HA/HD website ([www.housingauthority.gov.hk](http://www.housingauthority.gov.hk)) for details of the premium payment procedures.
- (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).

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。

Note :




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

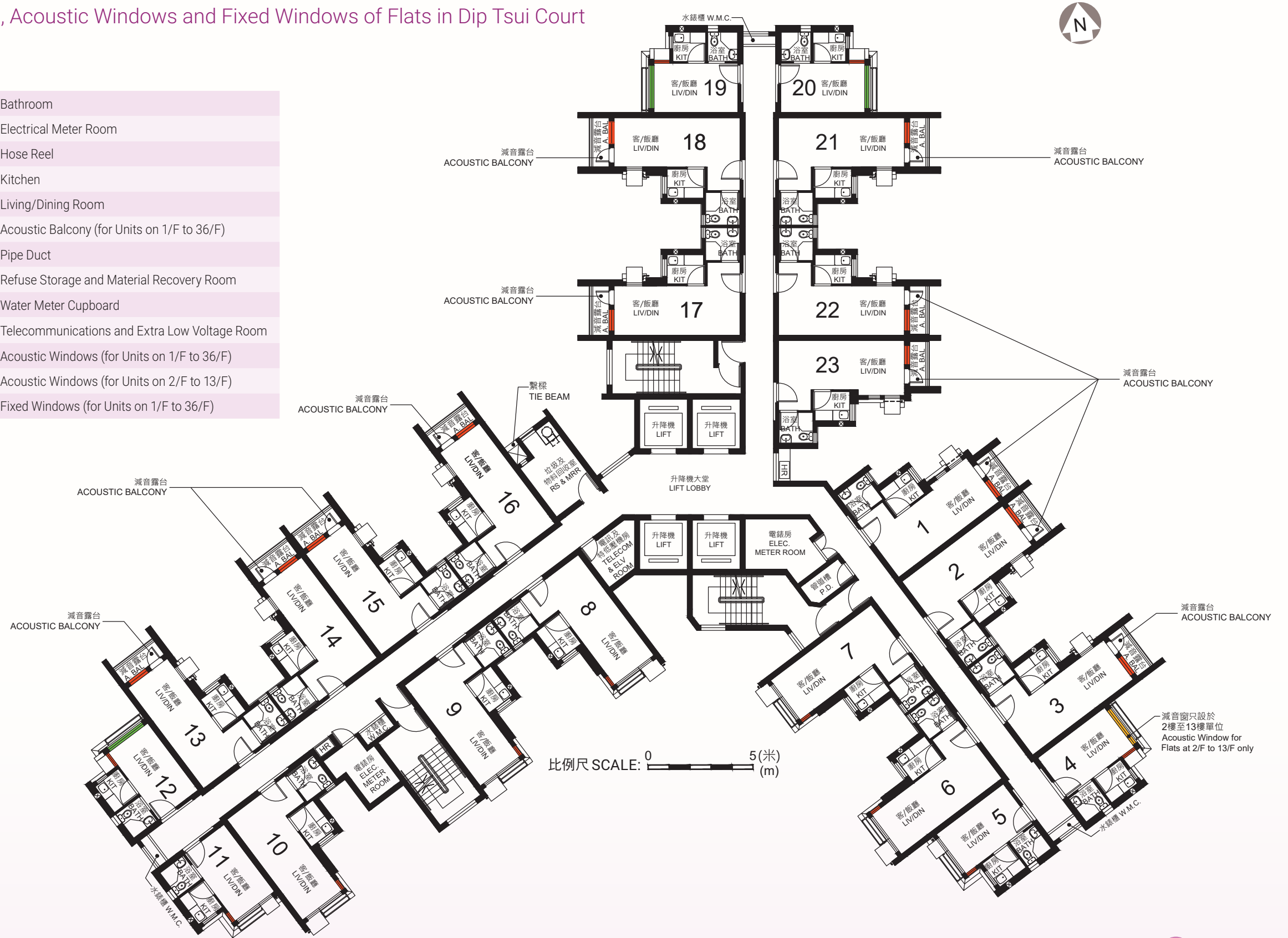
## Reference Plan

蝶翠苑單位的減音露台、減音窗及固定窗參考圖

Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats in Dip Tsui 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
A. BAL	減音露台(設於1樓至36樓單位)	Acoustic Balcony (for Units on 1/F to 36/F)
P.D.	管道槽	Pipe Duct
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(設於1樓至36樓單位)	Acoustic Windows (for Units on 1/F to 36/F)
	減音窗(設於2樓至13樓單位)	Acoustic Windows (for Units on 2/F to 13/F)
	固定窗(設於1樓至36樓單位)	Fixed Windows (for Units on 1/F to 36/F)



網址 WEBSITE

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

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.

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