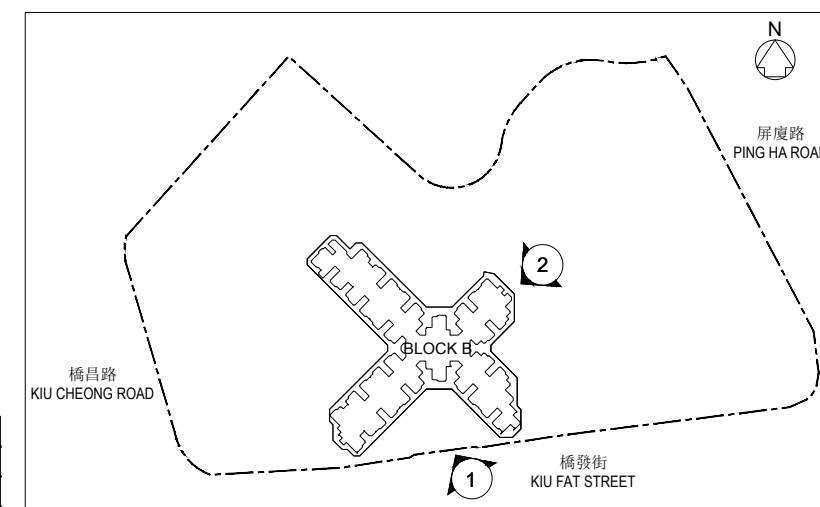


B座立面圖  
Block B Elevation Plan



東南面立面圖“1”  
South East Elevation Plan “1”

東北面立面圖“2”  
North East Elevation Plan “2”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2017年12月29日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

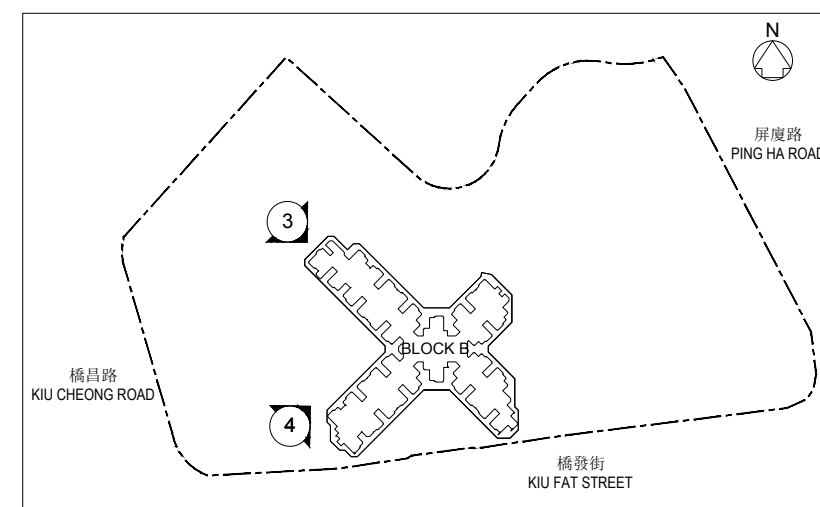
- (1) are prepared on the basis of the approved general building plans for the Development as of 29 December 2017; and
- (2) are in general accordance with the outward appearance of the Development.

B座立面圖  
Block B Elevation Plan



西北面立面圖“3”  
North West Elevation Plan “3”

西南面立面圖“4”  
South West Elevation Plan “4”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2017年12月29日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

- (1) are prepared on the basis of the approved general building plans for the Development as of 29 December 2017; and
- (2) are in general accordance with the outward appearance of the Development.

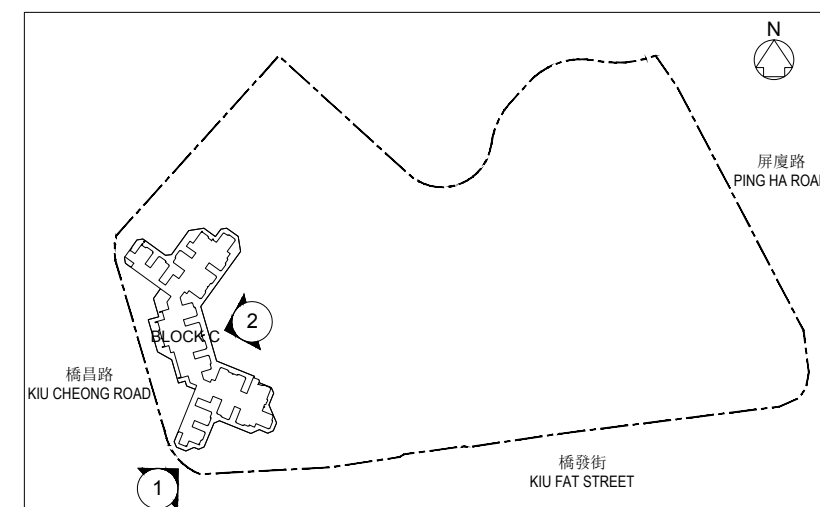


C座立面圖  
Block C Elevation Plan



西南面立面圖“1”  
South West Elevation Plan “1”

東北面立面圖“2”  
North East Elevation Plan “2”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2018年9月20日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

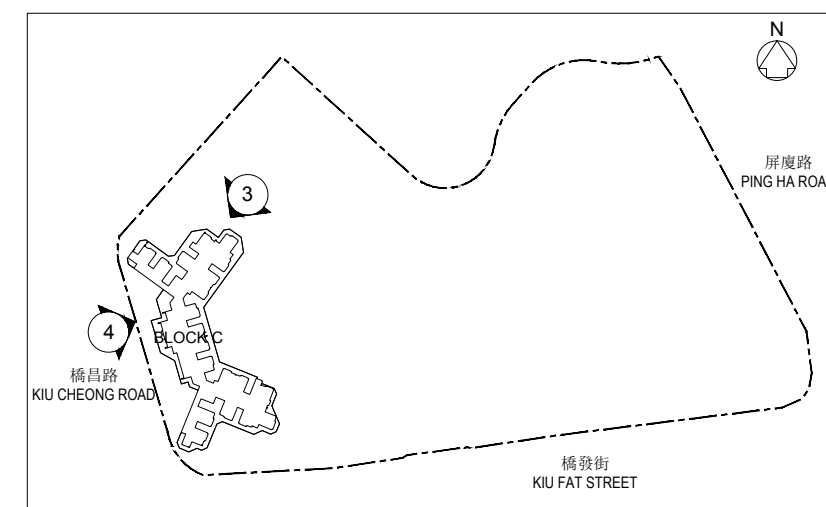
- (1) are prepared on the basis of the approved general building plans for the Development as of 20 September 2018; and
- (2) are in general accordance with the outward appearance of the Development.

C座立面圖  
Block C Elevation Plan



東北面立面圖“3”  
North East Elevation Plan “3”

西南面立面圖“4”  
South West Elevation Plan “4”



指示圖 KEY PLAN

本圖所顯示的立面：

- (1) 以2018年9月20日的該項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與該項目的外觀一致。

The elevations shown on this plan:

- (1) are prepared on the basis of the approved general building plans for the Development as of 20 September 2018; and
- (2) are in general accordance with the outward appearance of the Development.

# 21 發展項目中的公用設施的資料

## Information on Common Facilities in the Development

		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.	9.8	2,646.1	2,655.9
	平方呎 sq.ft.	105	28,483	28,588
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.	1,027.8	5,432.5	6,460.3
	平方呎 sq.ft.	11,063	58,475	69,538

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.

- 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 屏欣苑已簽立的公契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 Deed of Mutual Covenant in respect of Ping Yan Court that has been executed 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。	Finished with external paint.
b	窗 Window	客/飯廳及廚房選用鋁質窗框配清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化清玻璃。 浴室選用鋁質窗框配壓花清玻璃，若玻璃片的任何一部分距離地板低於1.1米，該玻璃片則採用強化壓花清玻璃。	Aluminium window frame fitted with clear float glass for living/dining room and kitchen. When any part of the glass panel is less than 1.1m above floor level, tempered clear float glass is used for such glass panel. Aluminium window frame fitted with clear patterned glass for bathroom. When any part of the glass panel is less than 1.1m above floor level, tempered clear patterned glass is used for such glass panel.
c	窗台 Bay window	不適用	Not applicable
d	花槽 Planter	不適用	Not applicable
e	陽台或露台 Verandah or balcony	不適用	Not applicable
f	乾衣設施 Drying facilities for clothing	客/飯廳部分窗外設有鋁質晾衣架。	Aluminium drying racks are fitted outside some of the windows of the living/dining room.
2 室內裝修物料 INTERIOR FINISHES			
a	大堂 Lobby	地下主入口大堂： 牆壁以瓷磚鋪砌及髹上外牆漆。地板以過底磚鋪砌。部分天花板設有鋁質天花。 標準樓層升降機大堂： 牆壁髹上外牆漆。地板以過底磚鋪砌。天花板髹上外牆漆。	<b>Ground floor lobby:</b> Walls are finished with ceramic tiles and external paint. Floor is finished with homogeneous tiles. Part of ceiling is fitted with aluminium suspended ceiling. <b>Typical floor lobby:</b> Walls are finished with external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint.
b	內牆及天花板 Internal wall and ceiling	客/飯廳的牆壁及天花板髹上乳膠漆。	Walls and ceiling of living/dining room are finished with emulsion paint.
c	內部地板 Internal floor	客/飯廳的地板為混凝土搪平地台。所有單位並未設有牆腳線。	Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats.
d	浴室 Bathroom	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint.
e	廚房 Kitchen	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。灶台面為人造樹脂。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint. Cooking bench top is fitted with polymer resin surface.

### 3 室內裝置 INTERIOR FITTINGS

a	門 Doors	<p>單位大門： 單位大門選用漆面實心木門配五金配件及防盜眼。</p> <p>浴室門： 選用空心木門（一面漆面，一面膠板面）配五金配件。</p> <p>廚房門： 選用漆面實心木門配防火玻璃及五金配件。</p>	<p><b>Flat entrance door:</b> Flat entrance door is made of paint finished solid timber fitted with ironmongeries and door viewer.</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.</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、晾衣棍、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棍。供水系統採用銅喉管。	Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite tiles, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for water supply system.
c	廚房 Kitchen	廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭及面為人造樹脂的灶台。供水系統採用銅喉管。	Kitchen is fitted with stainless steel sink unit, chromium plated brass sink mixer and cooking bench with polymer resin surface. Copper pipes are used for water supply system.
d	睡房 Bedroom	不適用	Not applicable
e	電話 Telephone	客/飯廳設有一個電話插座。	One telephone outlet is provided in the living/dining room.
f	天線 Aerials	客/飯廳設有兩個電視/調頻收音機插座接收本地電視及電台節目，兩個空間預留給電訊及廣播服務及一個空間預留給業主自行安裝電視/調頻收音機插座。	Two TV/FM outlets for local TV and FM radio programmes, two reserved spaces for telecommunications and broadcasting services and one reserved space for installation of TV/FM outlet by owners are provided in the living/dining room.
g	電力裝置 Electrical installations	各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的數目，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。	Town gas supply connection point is provided in the kitchen.
i	洗衣機接駁點 Washing machine connection point	各單位廚房設有洗衣機來水及去水接駁點。	Water supply and drainage connection points for washing machine are provided in the kitchen of each flat.
j	供水 Water supply	冷熱水供水系統採用銅喉管。所有水管均為外露。	Copper pipes are used for cold and hot water supply system. All water pipes are exposed.



4 雜項 MISCELLANEOUS			
a	升降機 Lift	兩部「三菱」牌客用升降機(型號:NexWay-S)服務A座地下至17樓。 兩部「三菱」牌客用升降機(型號:NexWay)服務A座地下及18樓至33樓。 四部「三菱」牌客用升降機(型號:NexWay-S)服務B座地下至17樓。 四部「三菱」牌客用升降機(型號:NexWay-S)服務B座地下及18樓至33樓。 兩部「三菱」牌客用升降機(型號:NexWay-S)服務C座地下至17樓。 兩部「三菱」牌客用升降機(型號:NexWay)服務C座地下及18樓至33樓。	Two “Mitsubishi” passenger lifts (Model No. NexWay-S) serving G/F to 17/F of Block A. Two “Mitsubishi” passenger lifts (Model No. NexWay) serving G/F & 18/F to 33/F of Block A. Four “Mitsubishi” passenger lifts (Model No. NexWay-S) serving G/F to 17/F of Block B. Four “Mitsubishi” passenger lifts (Model No. NexWay-S) serving G/F & 18/F to 33/F of Block B. Two “Mitsubishi” passenger lifts (Model No. NexWay-S) serving G/F to 17/F of Block C. Two “Mitsubishi” passenger lifts (Model No. NexWay) serving G/F & 18/F to 33/F of Block C.
b	信箱 Letter box	地下主入口大堂設有每戶專用的不銹鋼信箱。	Stainless steel letter box is provided for each flat at ground floor lobby.
c	垃圾收集 Refuse collection	A、B及C座的1樓至33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。垃圾收集站設有中央壓縮系統。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 33/F of Blocks A, B and C. Refuse storage and material recovery chambers and refuse collection point are provided in the common area on ground level for centralised processing of refuse. Refuse collection point is equipped with central compactor system.
d	水錶、電錶及氣體錶 Water meter, electricity meter and gas meter	各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝煤氣錶(買方須自行申請安裝煤氣錶)。	Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for town gas meter is provided in the kitchen of each flat (purchasers are required to make individual application for installation of town gas meter).
5 保安設施 SECURITY FACILITIES			
		設有閉路電視監察系統監控升降機內，各地下入口，各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 entrances, 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			
		除A座1樓至33樓的7號、8號及11號單位、B座1樓至33樓的6號單位及C座1樓至33樓的15號單位外，每個單位設有一個浴室。浴室設有一部「TGC」牌煤氣熱水爐(型號TGW128)。  A座1樓至33樓的7號、8號及11號單位、B座1樓至33樓的6號單位及C座1樓至33樓的15號單位設有兩個浴室，其中一個浴室設有一部「TGC」牌煤氣熱水爐(型號TSTW198SFL)。	All Flats except Flats 7, 8 and 11 on 1/F to 33/F of Block A, Flat 6 on 1/F to 33/F of Block B and Flat 15 on 1/F to 33/F of Block C have one bathroom in each flat. One “TGC” town gas water heater (Model No. TGW128) is provided in the bathroom.  For Flats 7, 8 and 11 on 1/F to 33/F of Block A, Flat 6 on 1/F to 33/F of Block B and Flat 15 on 1/F to 33/F of Block C, there are two bathrooms in each flat. One “TGC” town gas water heater (Model No. TSTW198SFL) is provided in one of the bathrooms.

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樓至33樓 1/F to 33/F																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	4	3	3	4	4	4	5	5	3	3	5	4	3	4	4	4	3	3	4	
	雙極開關掣	Double Pole Switch	3	2	2	3	3	3	4	4	2	2	4	3	2	3	3	3	2	2	3	
	天花燈咀	Ceiling Lamp Holder	4	3	3	4	4	4	5	5	3	3	5	4	3	4	4	4	3	3	4	
	13安培雙頭插座	13A Twin Socket Outlet	11	8	8	11	11	11	14	14	8	8	14	11	8	11	11	11	8	8	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	1	
	電視/調頻收音機插座	TV/FM Outlet	2	2	2	2	2	2	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	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)	3	2	2	3	3	3	4	4	2	2	4	3	2	3	3	3	2	2	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	2	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)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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/浴室(一) Bathroom / Bathroom (1)	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣	Double Pole 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	
	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	2	2	2	2	2	
	接駁器(註4)	Connection Unit (Note 4)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	煤氣熱水爐	Town Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室(二) Bathroom (2)	燈掣	Lighting Switch	-	-	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	-	-	
	抽氣扇開關掣	Switch for Exhaust Fan	-	-	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	-	-	
	天花燈咀	Ceiling Lamp Holder	-	-	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	-	-	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	-	-	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	-	-	
	接駁器(註4)	Connection Unit (Note 4)	-	-	-	-	-	-	1	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樓至33樓 1/F to 33/F																		
		單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	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	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	1	1	1	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	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

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室/浴室(一)之接駁器供抽氣扇及煤氣熱水爐接駁之用。  
安裝於浴室(二)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。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside Bathroom / Bathroom (1) are for connecting exhaust fan and town gas water heater.  
The Connection Unit installed inside Bathroom (2) 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.



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

B座 1號至20號單位 BLOCK B FLATS 1 TO 20

樓層 Floor			1樓至33樓 1/F to 33/F																			
單位 Flat			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	3	3	3	3	4	5	4	3	3	3	4	4	4	3	3	4	4	4	4	4
	雙極開關掣	Double Pole Switch	2	2	2	2	3	4	3	2	2	2	3	3	3	2	2	3	3	3	3	3
	天花燈咀	Ceiling Lamp Holder	3	3	3	3	4	5	4	3	3	3	4	4	4	3	3	4	4	4	4	4
	13安培雙頭插座	13A Twin Socket Outlet	8	8	8	8	11	14	11	8	8	8	11	11	11	8	8	11	11	11	11	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	1	1
	電視/調頻收音機插座	TV/FM Outlet	2	2	2	2	2	2	2	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	2A Fused Connection Unit	1	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)	2	2	2	2	3	4	3	2	2	2	3	3	3	2	2	3	3	3	3	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	2	2	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)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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	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	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	1
浴室/浴室(一) Bathroom / Bathroom (1)	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙極開關掣	Double Pole Switch	1	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	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	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	2	2	2	2	2	2
	接駁器 (註4)	Connection Unit (Note 4)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	煤氣熱水爐	Town Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
浴室(二) Bathroom (2)	燈掣	Lighting Switch	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	抽氣扇開關掣	Switch for Exhaust Fan	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	天花燈咀	Ceiling Lamp Holder	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	接駁器 (註4)	Connection Unit (Note 4)	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B座 1號至20號單位 BLOCK B FLATS 1 TO 20

			樓層 Floor		1樓至33樓 1/F to 33/F																		
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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	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	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	1
	13安培單頭插座	13A Single Socket Outlet		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	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	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	1	1	1	1	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	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

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室/浴室(一)之接駁器供抽氣扇及煤氣熱水爐接駁之用。  
安裝於浴室(二)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。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside Bathroom / Bathroom (1) are for connecting exhaust fan and town gas water heater.  
The Connection Unit installed inside Bathroom (2) 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.

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

B座 21號至34號單位 BLOCK B FLATS 21 TO 34

			樓層 Floor		1樓至33樓 1/F to 33/F													
			單位 Flat	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		3	3	4	4	4	3	3	3	4	4	3	3	3	3	
	雙極開關掣	Double Pole Switch		2	2	3	3	3	2	2	2	3	3	2	2	2	2	
	天花燈咀	Ceiling Lamp Holder		3	3	4	4	4	3	3	3	4	4	3	3	3	3	
	13安培雙頭插座	13A Twin Socket Outlet		8	8	11	11	11	8	8	8	11	11	8	8	8	8	
	電話插座	Telephone Outlet		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	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	
	接駁器(註1)	Connection Unit (Note 1)		2	2	3	3	3	2	2	2	3	3	2	2	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	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)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	門鈴	Door Bell		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	
	大門電話對講機	Doorphone Handset		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	
浴室/浴室(一) Bathroom / Bathroom (1)	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣	Double Pole 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		2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	接駁器(註4)	Connection Unit (Note 4)		2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	煤氣熱水爐	Town Gas Water Heater		1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室(二) Bathroom (2)	燈掣	Lighting Switch		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	抽氣扇開關掣	Switch for Exhaust Fan		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	天花燈咀	Ceiling Lamp Holder		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	接駁器(註4)	Connection Unit (Note 4)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	



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

B座 21號至34號單位 BLOCK B FLATS 21 TO 34

			樓層 Floor		1樓至33樓 1/F to 33/F													
			單位 Flat	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
廚房 Kitchen	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	
	13安培單頭插座	13A Single Socket Outlet		2	2	2	2	2	2	2	2	2	2	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	
	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	
	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	
	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	
	接駁器(註7)	Connection Unit (Note 7)		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	
	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	
	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	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室/浴室(一)之接駁器供抽氣扇及煤氣熱水爐接駁之用。  
安裝於浴室(二)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。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside Bathroom / Bathroom (1) are for connecting exhaust fan and town gas water heater.  
The Connection Unit installed inside Bathroom (2) 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.

住宅物業機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions of Residential Properties			C 座 BLOCK C																					
			樓層 Floor		1樓至33樓 1/F to 33/F																			
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	5	3	3	3	3	4	
	雙極開關掣	Double Pole Switch	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	4	2	2	2	2	3	
	天花燈咀	Ceiling Lamp Holder	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	5	3	3	3	3	4	
	13安培雙頭插座	13A Twin Socket Outlet	8	8	8	8	8	8	8	8	11	8	8	8	8	8	8	14	8	8	8	8	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	1	1	1	
	電視/調頻收音機插座	TV/FM Outlet	2	2	2	2	2	2	2	2	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	2A Fused Connection Unit	1	1	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)	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	4	2	2	2	2	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	2	2	2	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)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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	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	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	1	1	
浴室/浴室(一) Bathroom / Bathroom (1)	燈掣	Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙極開關掣	Double Pole Switch	1	1	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	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	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	2	2	2	2	2	2	2	
	接駁器(註4)	Connection Unit (Note 4)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	煤氣熱水爐	Town Gas Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
浴室(二) Bathroom (2)	燈掣	Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	抽氣扇開關掣	Switch for Exhaust Fan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	天花燈咀	Ceiling Lamp Holder	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
	接駁器(註4)	Connection Unit (Note 4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	

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

C 座 BLOCK C

			樓層 Floor		1樓至33樓 1/F to 33/F																			
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
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	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	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	1	1	
	13安培單頭插座	13A Single Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	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	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	1	1	1	1	1	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	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	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	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	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	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	1	

註：

1. 安裝於客/飯廳之接駁器供冷氣機接駁之用。
2. 該空間預留給電訊及廣播服務，並蓋上空白蓋板。
3. 該空間預留給電視/調頻收音機插座，並蓋上空白蓋板供業主自行安裝有關插座。
4. 安裝於浴室/浴室(一)之接駁器供抽氣扇及煤氣熱水爐接駁之用。  
安裝於浴室(二)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。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunications and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by owners and is covered with blank cover plate.
4. The Connection Units installed inside Bathroom / Bathroom (1) are for connecting exhaust fan and town gas water heater.  
The Connection Unit installed inside Bathroom (2) 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.



不適用 Not applicable

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.

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：買方須自費及自行安排清理所有裝修廢料，並將其搬離屋苑。

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 : The purchaser shall at his own costs dispose and remove his decoration debris out of the estate.



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

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

# 28 斜坡維修

## Maintenance of Slopes

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

「該租契」（見批地文件的摘要內的定義）條款第4.3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管理自費修理、維護、支持、維持、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，擋土結構和擋土牆，及所有與屬於「該土地」或任何上述樓宇、單位、架設物及建築物及以任何形式從屬於或關連該處的牆、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修葺、清洗及修改工程，以達致令地政總署署長滿意為止。

### B 每名擁有人均須分擔維修工程的費用。

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

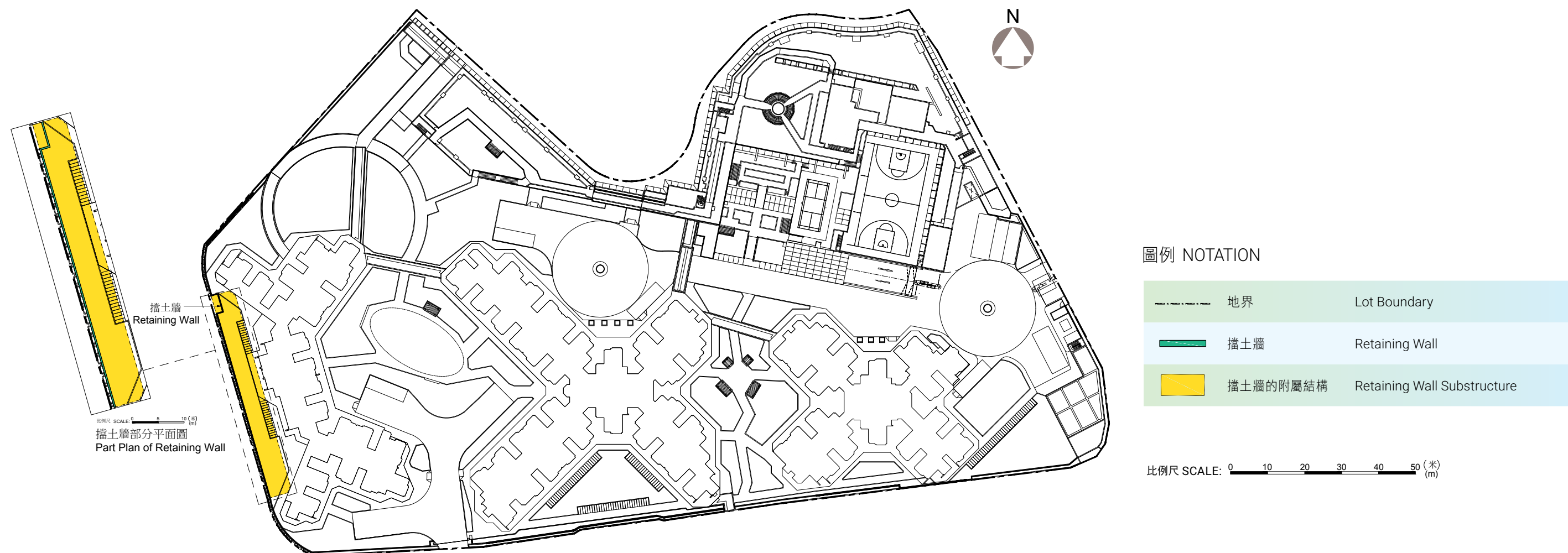
Clause No. 4.3 of the said lease (as defined in the Summary of Land Grant) stipulates that:

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 of Lands.

### 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.



- 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18(ad)條，「經理人」有權力、職能和責任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，檢查、保養及維修「斜坡結構」，令其維持在良好和修繕妥當的

- 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 18(ad) of Section IV of the DMC, the Manager shall have the powers, functions and obligations 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

狀況，並就有關「斜坡結構」進行一切必要的工程。為免存疑，「屋苑」各「業主」有責任自費按照「該租契」、「斜坡維修指南」、「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」有關之一切工程。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」無須承擔個人責任執行「該租契」之有關規定。「經理人」如上執行任何維修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18(ad)條所訂之權限和權力。

- (ii) 根據「公契」第四節第18(aw)條，「經理人」有權力、職能和責任保養「該租契」第5.5(a)條內所指的「該土地」、斜坡處理工程、護土牆或其他承托結構、保護結構、排水渠或附屬工程或其他工程，令其維持在良好和修繕妥當的狀況，以令地政總署署長滿意。
- (iii) 根據「公契」第七節第51(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」的相關檢查、保養和維修費用與開支，以及根據「該租契」的條款(如有者)和按照「斜坡維修指南」及「斜坡維修手冊」或有關「政府」部門不時發出關於維修斜坡、護土牆及相關構築物的其他指引，為着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處理工程及其他支撐或保護工程的費用與開支。
- (iv) 根據「公契」附表三第28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。香港房屋委員會須向「屋苑」的管理處於「公契」日期後的一個月內提交「斜坡維修手冊」的完整副本，以供所有「業主」免費檢閱及於支付合理費用後索取影印副本。所有收取的費用將全部撥入「特別基金」。

the Slope Maintenance Guidelines, 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, 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, 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 18(ad) of Section IV of the DMC.

- (ii) Pursuant to Clause 18(aw) 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 5.5(a) of the said lease in good and substantial repair and condition to the satisfaction of the Director of Lands.
- (iii) Pursuant to Clause 51(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 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 the 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.
- (iv) Pursuant to Clause 28 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 from 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.



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 (sq.m.)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)		
1	停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	4,581.127
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 Authorized 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.	447.789
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, areas 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.	6,425.753
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.	238.830
根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2		
3	露台 Balcony	不適用 Not applicable
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	4,675.011
5	公用空中花園 Communal sky garden	不適用 Not applicable
6	隔聲簷 Acoustic fin	101.310
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable

		面積 (平方米) Area (sq.m.)
<b>根據聯合作業備考第1號及第2號提供的環保設施 GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2</b>		
8	非結構預製外牆 Non-structural prefabricated external wall	2,519.055
9	工作平台 Utility platform	不適用 Not Applicable
10	隔音屏障 (包括位於地下戶外的隔音屏障) Noise barrier (Noise barrier at the external areas)	37.501
<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	240.485
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	516.960
14	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	954.457
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	645.780
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

申請建築物總樓面面積寬免的資料  
Information in Application for Concession on Gross Floor Area of Building

		面積 (平方米) Area (sq.m.)
適意設施 AMENITY FEATURES		
21	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not applicable
其他項目 OTHER EXEMPTED ITEMS		
23	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
24	其他伸出物 Other projections	不適用 Not applicable
25	公共交通總站 Public transport terminus	不適用 Not applicable
26	共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
27	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	不適用 Not applicable
28	公眾通道 Public passage	不適用 Not applicable
29	因建築物後移導致的覆蓋面積 Covered set back area	不適用 Not applicable
額外總樓面面積 BONUS GFA		
30	額外總樓面面積 Bonus GFA	不適用 Not applicable

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

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized 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



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)。

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 Energy Efficient Features Proposed	1. 兩級光度照明系統 2. 高效能冷氣機 3. 高效能升降機	Two-level Lighting Control System High Efficient Air-conditioner High Efficient Lift

Environmental Assessment of the Building



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 (m²)	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/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/annum	電力 千瓦小時/平方米/年 Electricity kWh/m²/annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m²/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)	34,865	87.7	不適用 Not applicable	45.7	不適用 Not applicable

申請建築物總樓面面積寬免的資料  
Information in Application for Concession on Gross Floor Area of Building

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”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8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”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模式（零分標準）”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》中的涵義相同。

- Notes :
- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “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/m2/annum) and town gas/LPG consumption (unit/m2/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 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); 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 (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
  - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

### A 山墳

屏欣苑部分單位可能望見散落於山坡上的山墳。

### B 冷卻水塔

屏欣苑部分單位可能望見裝設於商場天台層的淡水冷卻水塔(有關冷卻水塔的位置請參閱第24頁的布局圖)。

### C 「該土地」之下可能有含溶洞大理石

關於「該土地」的有限地質資料以地圖和報告形式提供。有關地圖和報告的副本可於地政總署各地圖銷售處以及政府刊物銷售處購買。「承租人」應聘請具備經驗的岩土工程師闡明就「該土地」所得的地質資料，不論是限於上述地圖或報告，或是從政府以外來源所得的相關資料。「承租人」須注意「該租契」的條款及契諾。

### D 發展項目中設有外露食水喉管的住宅物業

屏欣苑C座的4號單位、5號單位及16號單位有外露食水喉管經過該單位的客/飯廳(有關外露食水喉管的位置請參閱第114頁的參考圖)。

### E 交通噪音

屏欣苑受道路交通噪音影響。為改善情況，該發展項目設置下列設施：  
該發展項目橋發街及橋昌路的部分邊界裝設隔音屏障(有關隔音屏障的位置請參閱第24頁的布局圖)。

上述隔音屏障屬「公契」內定義的「屋苑公用地方與設施」的一部分，須由屏欣苑的業主出資管理及維修。

發展項目的下列單位外牆裝設隔聲鰭(有關隔聲鰭的位置請參閱第26頁、28頁、32頁、36頁、38頁及第40頁的樓面平面圖)。

- A座1樓至33樓的11、12及16號單位；
- B座1樓至33樓的20及29號單位；及
- C座1樓至33樓的5、8及20號單位

上述隔聲鰭屬「公契」內定義的「住宅大廈公用地方與設施」的一部分，須由屏欣苑住宅物業的業主出資管理及維修。

### A Graves

Scattered graves on hillsides may be seen from some of the flats in Ping Yan Court.

### B Cooling Towers

Fresh water cooling towers installed on the roof floor of the Commercial Centre may be seen from some of the flats in Ping Yan Court (please refer to the layout plan on page 24 for the location of the cooling towers).

### C The said land may be Underlain by Cavernous Marble

Limited geological information in the form of maps and memoirs is available for the said land. Copies of such maps and memoirs may be purchased respectively from the Map Sales Outlets, Lands Department, and from Government Publications Centres. The Lessee is strongly advised to engage experienced geotechnical engineers to interpret the available geotechnical information, whether limited to the said maps or memoirs or relating to information from sources other than Government. The attention of the Lessee is drawn to the terms and covenants in the said lease.

### D Residential Properties with Exposed Fresh Water Pipes in the Development

There are exposed fresh water pipes passing through Living/Dining Rooms of Flats 4, 5 & 16 of Block C in Ping Yan Court (please refer to the reference plan on page 114 for the location of the exposed fresh water pipes).

### E Traffic Noise

Ping Yan Court is subject to road traffic noise. In order to improve the condition, the following facilities are provided in the Development:

Noise barriers are installed along parts of the boundaries of the Development facing Kiu Fat Street and Kiu Cheong Road (please refer to the layout plan on page 24 for the location of the noise barriers).

The noise barriers mentioned above form part of the Estate Common Areas and Facilities as defined under the Deed of Mutual Covenant (DMC) and shall be managed and maintained by owners of Ping Yan Court at their own expense.

Acoustic fins are installed at the external wall of the following flats of the Development (please refer to the floor plans on pages 26, 28, 32, 36, 38 and 40 for the location of the acoustic fins).

- Flats 11, 12 and 16 from 1/F to 33/F of Block A;
- Flats 20 and 29 from 1/F to 33/F of Block B; and
- Flats 5, 8 and 20 from 1/F to 33/F of Block C

The acoustic fins mentioned above form part of the Residential Block Common Areas and Facilities as defined under the Deed of Mutual Covenant (DMC) and shall be managed and maintained by owners of residential properties in Ping Yan Court at their own expense.



**F 裝修須知**

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

**G 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**

房委會會給予屏欣苑為期十年的樓宇結構安全保證。

屏欣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。

**F Points to Note for Fitting Out**

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

**G 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 Ping Yan Court is valid for a period of 10 years.

The 10-year period of the SSG for Ping Yan 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.

## H 轉讓限制

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

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

有關補價的計算方法，舉例如下：

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

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

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

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

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))。

註：

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

## H Alienation Restrictions

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

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

Calculations of the premium are illustrated in the example below:

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

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

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

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

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

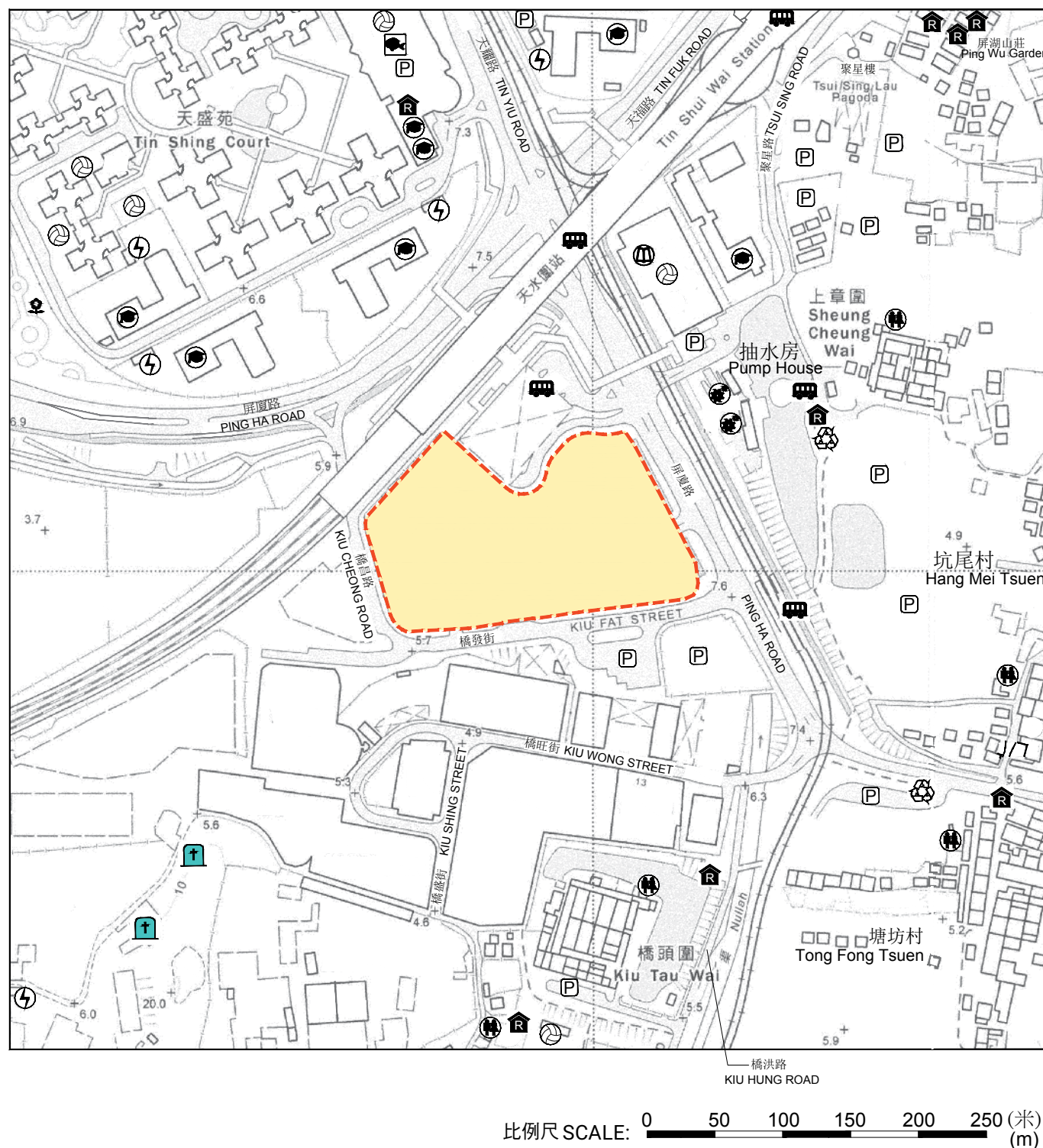
Notes :

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



# 32 發展項目的當地環境參考圖

## Reference Plan for Local Environment of the Development



屏欣苑  
Ping Yan Court

### 圖例 NOTATION

圖書館 A Library	公共交通總站 (包括鐵路車站) A Public Transport Terminal (including a Rail Station)
垃圾收集站 A Refuse Collection Point	公用事業設施裝置 A Public Utility Installation
市場 (包括濕貨市場及批發市場) A Market (including a Wet Market and a Wholesale Market)	學校 (包括幼稚園) A School (including a Kindergarten)
發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)	體育設施 (包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
公眾停車場 (包括貨車停泊處) A Public Carpark (including a Lorry Park)	公園 A Public Park
公廁 A Public Convenience	宗教場所 (包括教堂、廟宇及祠堂) A Religious Institution (including a Church, a Temple and a Tsz Tong)
零散山墳所在斜坡 Slope with Scattered Graves	

此參考圖參考日期為2019年8月7日及2019年9月25日之測繪圖(編號分別為6-NW-B及6-NW-A)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103/2019。

The Reference Plan is prepared with reference to Survey Sheet No. 6-NW-B and 6-NW-A dated 7 August 2019 and 25 September 2019 respectively, with adjustments where necessary.

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註：

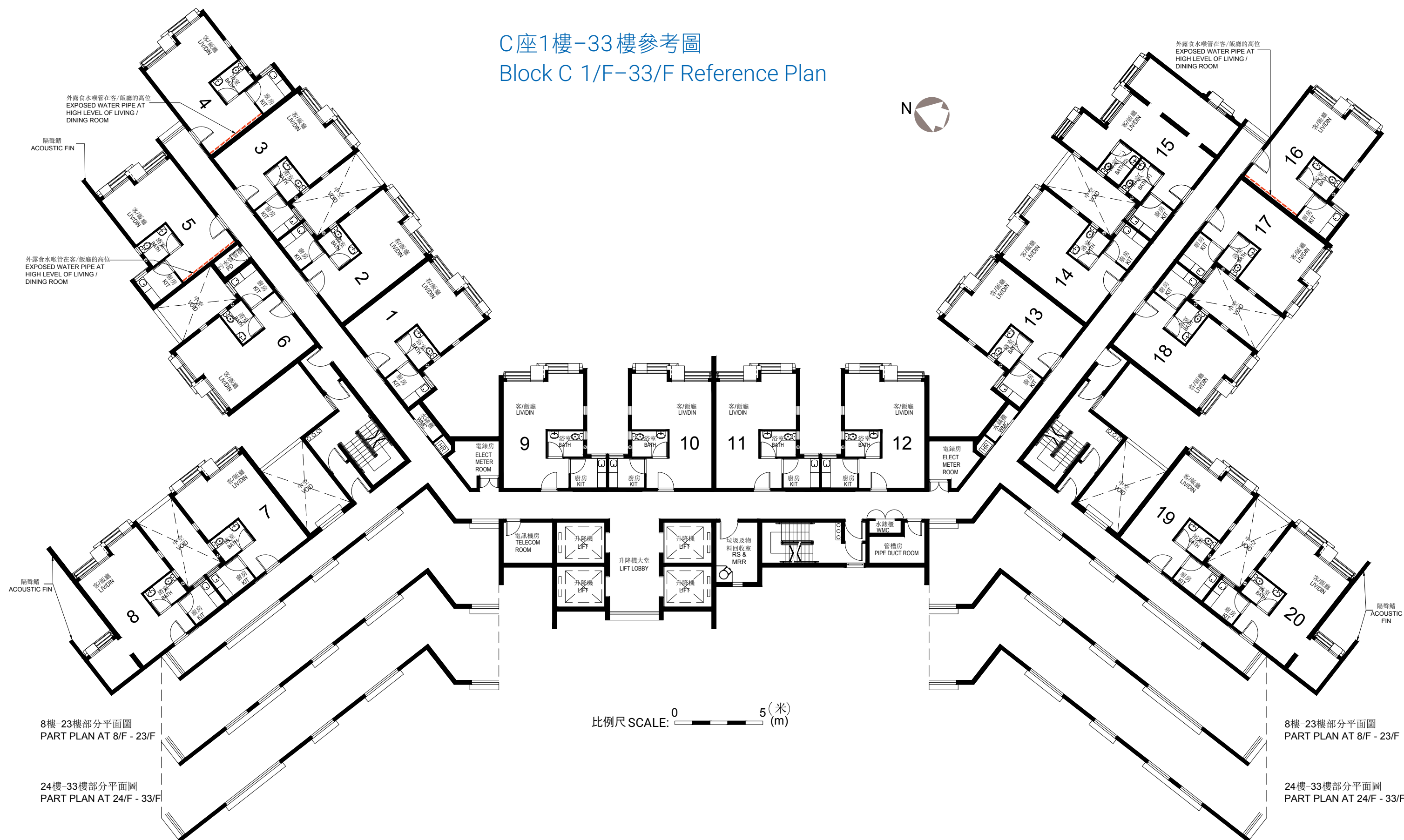
賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

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.

C座1樓-33樓參考圖

Block C 1/F-33/F Reference Plan





圖例 NOTATION

BATH	浴室	Bathroom
ELECT 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
PD	污水管管槽	Drainage Pipe Duct
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
	位於客/飯廳內之外露食水喉管	Exposed Fresh Water Pipes inside Living / Dining Room

註：

4、5及16號單位有外露食水喉管經過該單位的客/飯廳。

Note:

There are exposed fresh water pipes passing through Living/Dining Rooms of Flats 4, 5 & 16.

網址 WEBSITE

[www.housingauthority.gov.hk/hos/2019/PingYan](http://www.housingauthority.gov.hk/hos/2019/PingYan)

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：2019年9月26日

Printing Date: 26 September 2019





