

		有上蓋遮蓋 Covered	無上蓋遮蓋 Uncovered	總面積 Total Area
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方米 sq.m.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
	平方呎 sq.ft.	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	平方米 sq.m.	不適用 Not applicable	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.	239.6	818.1	1,057.7
	平方呎 sq.ft.	2,579	8,806	11,385

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

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

22 閱覽圖則及公契

Inspection of Plans and Deed of Mutual Covenant

- 1 備有關於該發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
 - 2 凱樂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.
 - 2 A copy of the Deed of Mutual Covenant in respect of Hoi Lok 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.

1 外部裝修物料 EXTERIOR FINISHES			
a	外牆 External wall	髹上外牆漆。地下外牆局部鋪砌瓷磚。	Finished with external paint. Some finished with ceramic tiles at G/F.
b	窗 Window	<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玻璃及一層鋁質窗框配清玻璃窗組成。部分單位的減音窗加裝吸音物料配鋁質穿孔面板。</p> <p>固定窗選用鋁質窗框配清玻璃，可以用六角匙開啓。</p> <p>有關裝設減音窗及固定窗之單位及有關窗戶的位置，請參閱第140頁至第143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 glass and a layer of aluminium window frame fitted with clear float glass. Acoustic windows at some flats are filled with sound absorption material clad with perforated aluminium panel.</p> <p>Fixed windows comprise of aluminium window frame fitted with clear float glass openable with allen key.</p> <p>Please refer to the plan on page 140 to page 143 for flats installed with acoustic windows and/or fixed windows and the locations of such windows.</p>
c	窗台 Bay window	不適用	Not applicable
d	花槽 Planter	不適用	Not applicable
e	陽台或露台 Verandah or balcony	不適用	Not applicable
f	乾衣設施 Drying facilities for clothing	客/飯廳部分窗外設有鋁質晾衣架。	Aluminium drying racks are fitted outside some of the windows of the living/dining room.
2 室內裝修物料 INTERIOR FINISHES			
a	大堂 Lobby	<p>地下主入口大堂： 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>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。</p>	<p>Ground floor lobby: 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>Typical floor lobby: Walls are finished with external paint. Floor is finished with homogeneous tiles. Ceiling is finished with external paint.</p>
b	內牆及天花板 Internal wall and ceiling	客/飯廳的牆壁及天花板髹上乳膠漆。	Walls and ceiling of living/dining room are finished with emulsion paint.

2 室內裝修物料 INTERIOR FINISHES			
c	內部地板 Internal floor	客/飯廳的地板為混凝土搗平地台。所有單位並未設有牆腳線。	Floor of living/dining room is steel trowelled finish on concrete. No skirting is provided for all flats.
d	浴室 Bathroom	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	Walls are finished with ceramic tiles up to top of the window and emulsion paint up to the ceiling. Floor is finished with homogeneous tiles. Ceiling is finished with emulsion paint.
e	廚房 Kitchen	牆壁以瓷磚鋪砌至窗頂及髹上乳膠漆至天花板。地板以過底磚鋪砌。天花板髹上乳膠漆。	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>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>Flat entrance door: Entrance door is made of paint finished solid timber door fitted with ironmongeries and door viewer.</p> <p>Bathroom door: Bathroom door is made of hollow timber finished with paint on one side and plastic laminate on the other and fitted with ironmongeries.</p> <p>Kitchen door: Kitchen door is made of paint finished solid timber fitted with fire rated glazed panels and ironmongeries.</p>
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。冷熱水供水系統採用銅喉管。	Fittings and equipment include vitreous china basin, vitreous china water closet and cistern, vitreous china toilet paper holder, chromium plated brass basin mixer, wall-mounted mirror, clothing drying rod, shower area finished with homogeneous tiles and artificial granite edging tile, chromium plated brass shower mixer with shower set and curtain rail. Copper pipes are used for cold and hot water supply system.
c	廚房 Kitchen	廚房設有不銹鋼洗滌盆、鍍鉻黃銅混合式洗滌盆水龍頭，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買家自行安裝電視/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 purchasers are provided in the living/dining room.

3 室內裝置 INTERIOR FITTINGS			
g	電力裝置 Electrical installations	各單位客/飯廳內均設有用戶總掣連配電箱。全屋電線導管均為隱藏式安裝。所有電插座均由漏電斷路器保護。有關電插座及接駁器的數目，請參閱「住宅物業機電裝置數量說明表」。	Consumer unit is provided in the living/dining room of each flat. All cable conduits are concealed. All socket outlets are protected by Residual Current Device. For number of socket outlets and connection units, please refer to the Schedule of Mechanical & Electrical Provisions of Residential Properties.
h	氣體供應 Gas supply	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 Lifts	<p>六部「三菱」牌客用升降機服務A座</p> <ul style="list-style-type: none"> • 兩部客用升降機服務地下至13樓 • 兩部客用升降機服務地下及14樓至27樓 • 兩部客用升降機服務地下及28樓至40樓 <p>三部「三菱」牌客用升降機服務B座</p> <ul style="list-style-type: none"> • 一部客用升降機服務地下低層至19樓 • 一部客用升降機服務地下低層、地下及20樓至38樓 • 一部客用升降機服務地下至38樓 <p>三部「三菱」牌客用升降機服務C座</p> <ul style="list-style-type: none"> • 一部客用升降機服務地下低層至19樓 • 一部客用升降機服務地下低層、地下及20樓至37樓 • 一部客用升降機服務地下至37樓 <p>三部「三菱」牌客用升降機服務D座</p> <ul style="list-style-type: none"> • 一部客用升降機服務地下至20樓 • 一部客用升降機服務地下至39樓 • 一部客用升降機服務地下及21樓至39樓 <p>五部「三菱」牌客用升降機服務E座</p> <ul style="list-style-type: none"> • 兩部客用升降機服務地下至16樓 • 一部客用升降機服務地下及17樓至28樓 • 一部客用升降機服務地下及17樓至40樓 • 一部客用升降機服務地下及29樓至40樓 	<p>Six "Mitsubishi" passenger lifts serving Block A</p> <ul style="list-style-type: none"> • 2 passenger lifts serving G/F to 13/F • 2 passenger lifts serving G/F & 14/F to 27/F • 2 passenger lifts serving G/F & 28/F to 40/F <p>Three "Mitsubishi" passenger lifts serving Block B</p> <ul style="list-style-type: none"> • 1 passenger lift serving LG/F to 19/F • 1 passenger lift serving LG/F, G/F & 20/F to 38/F • 1 passenger lift serving G/F to 38/F <p>Three "Mitsubishi" passenger lifts serving Block C</p> <ul style="list-style-type: none"> • 1 passenger lift serving LG/F to 19/F • 1 passenger lift serving LG/F, G/F & 20/F to 37/F • 1 passenger lift serving G/F to 37/F <p>Three "Mitsubishi" passenger lifts serving Block D</p> <ul style="list-style-type: none"> • 1 passenger lift serving G/F to 20/F • 1 passenger lift serving G/F to 39/F • 1 passenger lift serving G/F & 21/F to 39/F <p>Five "Mitsubishi" passenger lifts serving Block E</p> <ul style="list-style-type: none"> • 2 passenger lifts serving G/F to 16/F • 1 passenger lift serving G/F & 17/F to 28/F • 1 passenger lift serving G/F & 17/F to 40/F • 1 passenger lift serving G/F & 29/F to 40/F

4 雜項 MISCELLANEOUS			
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座1樓至40樓、B座1樓至38樓、C座1樓至37、D座1樓至39樓及E座1樓至40樓設有垃圾及物料回收室及垃圾槽，於A座、B座、C座、D座和E座地面設有垃圾及物料回收房中央處理垃圾，並於E座地下公用地方設有垃圾收集站中央處理垃圾。	Refuse storage and material recovery room with refuse chute is provided in the common area of 1/F to 40/F of Block A, 1/F to 38/F of Block B, 1/F to 37/F of Block C, 1/F to 39/F of Block D and 1/F to 40/F of Block E and refuse storage and material recovery chamber is provided in the common area on ground level of Block A, Block B, Block C, Block D and Block E. Refuse collection point is provided in the common area on ground level of Block E for centralised processing of refuse.
d	水錶、電錶及氣體錶 Water meter, electricity meter and gas meter	各單位的獨立水錶設於各樓層的水錶櫃內。各單位的獨立電錶設於各樓層的電錶房內。各單位廚房內均預留位置安裝煤氣錶（買方須自行申請安裝煤氣錶）。	Separate water meter for each flat is provided at the water meter cupboard on each floor. Separate electricity meter for each flat is provided at the electrical meter room on each floor. Space for town gas meter is provided in the kitchen of each flat (purchasers are required to make individual application for installation of town gas meter).
5 保安設施 SECURITY FACILITIES			
		設有閉路電視監察系統監控升降機內，各地下入口，各頂層出口及外圍範圍狀況。閉路電視監控設備設於各住宅樓宇地下護衛員櫃位內。	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 each residential building.
6 設備 APPLIANCES			
		各兩浴室的單位設有一部「TGC」牌煤氣熱水爐（型號TSTW198SFL）在其中一浴室內。 各一浴室的單位設有一部「TGC」牌煤氣熱水爐（型號TGW128）在浴室內。	One "TGC" town gas water heater (Model No.TSTW198SFL) is provided in one of the bathrooms, for each flat with two bathrooms. One "TGC" town gas water heater (Model No.TGW128) is provided in the bathroom, for each flat with one bathroom.

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

			A座 BLOCK A																						
			樓層 Floor		1樓至40樓(註8) 1/F to 40/F (Note 8)																				
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	4	4	4	4	4	4	3	3	4	4	3	4	4	4	3	3	4	4	4	4	3	3	
	雙極開關掣	Double Pole Switch	3	3	3	3	3	2	2	3	3	2	3	3	3	2	2	3	3	3	3	3	2	2	
	天花燈咀	Ceiling Lamp Holder	4	4	4	4	4	3	3	4	4	3	4	4	4	3	3	4	4	4	4	4	3	3	
	13安培雙頭插座	13A Twin Socket Outlet	11	11	11	11	11	8	8	11	11	8	11	11	11	11	8	8	11	11	11	11	8	8	
	電話插座	Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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	1	1
	接駁器(註1)	Connection Unit (Note 1)	3	3	3	3	3	2	2	3	3	2	3	3	3	3	2	2	3	3	3	3	2	2	
	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	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	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	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	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	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	1	1
浴室 Bathroom	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	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	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	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	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	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	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	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40樓(註8) 1/F to 40/F (Note 8)																				
			單位 Flat		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
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，並蓋上空白蓋板供買家自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 1樓至16樓不設21號單位。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. Flat 21 does not exist on 1/F to 16/F.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B 座 BLOCK B

			樓層 Floor		1樓至38樓 1/F to 38/F							
			單位 Flat	1	2	3	4	5	6	7	8	9
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		4	4	3	3	3	4	3	3	4
	雙極開關掣	Double Pole Switch		3	3	2	2	2	3	2	2	3
	天花燈咀	Ceiling Lamp Holder		4	4	3	3	3	4	3	3	4
	13安培雙頭插座	13A Twin Socket Outlet		11	11	8	8	8	11	8	8	11
	電話插座	Telephone Outlet		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安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		3	3	2	2	2	3	2	2	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)		2	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
	門鈴	Door Bell		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
	大門電話對講機	Doorphone Handset		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
浴室 Bathroom	燈掣	Lighting Switch		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
	雙極開關掣	Double Pole Switch		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
	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
	接駁器(註4)	Connection Unit (Note 4)		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

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

B 座 BLOCK B

			樓層 Floor		1樓至38樓 1/F to 38/F							
			單位 Flat	1	2	3	4	5	6	7	8	9
廚房 Kitchen	燈掣	Lighting Switch		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
	天花燈咀	Ceiling Lamp Holder		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
	13安培雙頭插座	13A Twin Socket Outlet		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
	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
	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
	接駁器(註7)	Connection Unit (Note 7)		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
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		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

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，並蓋上空白蓋板供買家自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.

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37樓(註8) 1/F to 37/F (Note 8)						
			單位 Flat	1	2	3	4	5	6	7	8
客/飯廳 Living/Dining Room	燈掣	Lighting Switch	4	3	3	3	3	3	4	3	4
	雙極開關掣	Double Pole Switch	3	2	2	2	2	2	3	2	3
	天花燈咀	Ceiling Lamp Holder	4	3	3	3	3	3	4	3	4
	13安培雙頭插座	13A Twin Socket Outlet	11	8	8	8	8	8	11	8	11
	電話插座	Telephone Outlet	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安培裝有熔斷器的接駁器	2A Fused Connection Unit	1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)	3	2	2	2	2	2	3	2	3
	空間預留給電訊及廣播服務(註2)	Reserved Space for Telecommunication and Broadcasting Services (Note 2)	2	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
	門鈴	Door Bell	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
	大門電話對講機	Doorphone Handset	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
浴室 Bathroom	燈掣	Lighting Switch	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
	雙極開關掣	Double Pole Switch	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
	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
	接駁器(註4)	Connection Unit (Note 4)	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

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37樓(註8) 1/F to 37/F (Note 8)						
			單位 Flat	1	2	3	4	5	6	7	8
廚房 Kitchen	燈掣	Lighting Switch		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
	天花燈咀	Ceiling Lamp Holder		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
	13安培雙頭插座	13A Twin Socket Outlet		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
	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
	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
	接駁器(註7)	Connection Unit (Note 7)		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
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		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

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，並蓋上空白蓋板供買家自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 1樓不設6號、7號及8號單位。

Notes:

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

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

D座 BLOCK D

			樓層 Floor		1樓至39樓 1/F to 39/F							
			單位 Flat	1	2	3	4	5	6	7	8	9
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		5	3	3	5	3	3	3	3	3
	雙極開關掣	Double Pole Switch		4	2	2	4	2	2	2	2	2
	天花燈咀	Ceiling Lamp Holder		5	3	3	5	3	3	3	3	3
	13安培雙頭插座	13A Twin Socket Outlet		14	8	8	14	8	8	8	8	8
	電話插座	Telephone Outlet		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安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	1	1	1	1	1	1	1	1
	接駁器(註1)	Connection Unit (Note 1)		4	2	2	4	2	2	2	2	2
	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	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
	門鈴	Door Bell		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
	大門電話對講機	Doorphone Handset		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
浴室(1) Bathroom (1)	燈掣	Lighting Switch		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
	雙極開關掣	Double Pole Switch		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
	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
	接駁器(註4)	Connection Unit (Note 4)		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
浴室(2) Bathroom (2)	燈掣	Lighting Switch		1	-	-	1	-	-	-	-	-
	抽氣扇開關掣	Switch for Exhaust Fan		1	-	-	1	-	-	-	-	-
	天花燈咀	Ceiling Lamp Holder		1	-	-	1	-	-	-	-	-
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		1	-	-	1	-	-	-	-	-
	接駁器(註4)	Connection Unit (Note 4)		1	-	-	1	-	-	-	-	-

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

			D 座 BLOCK D									
			樓層 Floor	1樓至39樓 1/F to 39/F								
			單位 Flat	1	2	3	4	5	6	7	8	9
廚房 Kitchen	燈掣	Lighting Switch		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
	天花燈咀	Ceiling Lamp Holder		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
	13安培雙頭插座	13A Twin Socket Outlet		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
	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
	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
	接駁器(註7)	Connection Unit (Note 7)		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
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		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

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，並蓋上空白蓋板供買家自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.

住宅物業機電裝置數量說明表

Schedule of Mechanical & Electrical Provisions of Residential Properties

E 座 BLOCK E

			樓層 Floor		1樓至40樓(註8) 1/F to 40/F (Note 8)																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
客/飯廳 Living/Dining Room	燈掣	Lighting Switch		4	3	4	5	3	3	3	3	3	4	4	3	3	3	3	4	5	3	
	雙極開關掣	Double Pole Switch		3	2	3	4	2	2	2	2	2	3	3	2	2	2	2	3	4	2	
	天花燈咀	Ceiling Lamp Holder		4	3	4	5	3	3	3	3	3	4	4	3	3	3	3	4	5	3	
	13安培雙頭插座	13A Twin Socket Outlet		11	8	11	14	8	8	8	8	8	11	11	8	8	8	8	11	14	8	
	電話插座	Telephone Outlet		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/調頻收音機插座	TV/FM Outlet		2	2	2	2	2	2	2	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	3	4	2	2	2	2	2	2	3	3	2	2	2	2	3	4	2
	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	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(1) Bathroom (1)	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	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	
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		2	2	2	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	
	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	
浴室(2) Bathroom (2)	燈掣	Lighting Switch		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	抽氣扇開關掣	Switch for Exhaust Fan		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	天花燈咀	Ceiling Lamp Holder		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	2安培裝有熔斷器的接駁器	2A Fused Connection Unit		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	接駁器(註4)	Connection Unit (Note 4)		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	

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

			E 座 BLOCK E																		
			樓層 Floor	1樓至40樓 (註8) 1/F to 40/F (Note 8)																	
			單位 Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
廚房 Kitchen	燈掣	Lighting Switch		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣	Switch for Exhaust Fan		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈咀	Ceiling Lamp Holder		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培單頭插座	13A Single Socket Outlet		2	2	2	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
	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
	2安培裝有熔斷器的接駁器 連開關掣(註5)	2A Switched Fused Connection Unit (Note 5)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培裝有熔斷器的接駁器 連開關掣(註6)	13A Switched Fused Connection Unit (Note 6)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	接駁器(註7)	Connection Unit (Note 7)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣供應接駁點	Town Gas Supply Connection Point		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水接駁點	Water Supply Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水接駁點	Drainage Connection Point for Washing Machine		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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，並蓋上空白蓋板供買家自行安裝有關插座。
4. 安裝於浴室之接駁器供抽氣扇及煤氣熱水爐接駁之用。
5. 安裝於廚房之2安培裝有熔斷器的接駁器連開關掣供抽油煙機接駁之用。
6. 安裝於廚房之13安培裝有熔斷器的接駁器連開關掣供洗衣機接駁之用。
7. 安裝於廚房之接駁器供抽氣扇接駁之用。
8. 1樓不設9號至12號單位及15號至18號單位。

Notes:

1. The Connection Units installed inside living/dining room are for connecting air-conditioners.
2. The spaces are reserved for telecommunication and broadcasting services and are covered with blank cover plates.
3. The space is reserved for installation of TV/FM outlet by purchasers and is covered with blank cover plate.
4. The Connection Units installed inside bathroom are for connecting exhaust fan and town gas water heater.
5. The 2A Switched Fused Connection Unit installed inside kitchen is for connecting range hood.
6. The 13A Switched Fused Connection Unit installed inside kitchen is for connecting washing machine.
7. The Connection Unit installed inside kitchen is for connecting exhaust fan.
8. Flats 9-12 & 15-18 do not exist on 1/F.

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：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

29 批地文件修訂

Modification of Land Grant

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 ²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)		
1	停車場及上落客貨地方(公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	1,173.850
2	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房,例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等。 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting equipment (TBE) room, refuse storage and material recovery chamber, etc.	3,560.582
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、食水及沖廁水水缸等。 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.	5,185.044
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.	57.795
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	1,462.087
5	公用空中花園 Communal sky garden	不適用 Not applicable
6	隔聲簷 Acoustic fin	不適用 Not applicable

		面積 (平方米) Area (m ²)
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		
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	3,345.173
9	工作平台 Utility platform	不適用 Not Applicable
10	隔音屏障 Noise barrier	不適用 Not Applicable
適意設施 AMENITY FEATURES		
11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	109.676
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	211.467
14	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	575.837
15	擴大升降機槽 Larger lift shaft	不適用 Not applicable
16	煙窗管道 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	822.646
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

		面積 (平方米) Area (m ²)
適意設施 AMENITY FEATURES		
20	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	不適用 Not applicable
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台 Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	不適用 Not applicable
其他項目 OTHER EXEMPTED ITEMS		
23	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
24	其他伸出物 Other projections	不適用 Not applicable
25	公共交通總站 Public transport terminus	不適用 Not applicable
26	共用構築物及樓梯 Party structure and common staircase	不適用 Not applicable
27	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	1,332.892
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 Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

有關建築物的環境評估



Environmental Assessment of the Building



發展項目的公用部分的預計能量表現或消耗

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

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

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

第I部分 Part I		
提供中央空調 Provision of Central Air Conditioning	否 NO	
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES	
擬安裝的具能源效益的設施 Energy Efficient Features Proposed	1. 兩級光度照明系統 Two-level Lighting Control System 2. 高效能升降機 High Efficient Lift	

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註1) Part II : The Predicted Annual Energy Use of the Proposed Building/Part of Building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m ²)	基線樓宇(註2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh/m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m ² /annum	電力 千瓦小時/平方米/年 Electricity kWh/m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas/LPG unit/m ² /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)	42,250	151.34	不適用 Not applicable	86.13	不適用 Not applicable

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 Not applicable
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機的裝置 Lift 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(1.2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(1.2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。當中住宅範圍的裝置跟據2012年版，而停車場範圍的裝置則跟據2015年版。

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 (Version 1.2); 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 (Version 1.2).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation (2012 edition) and (2015 edition) issued by the Electrical and Mechanical Services Department for domestic area and carpark area respectively.

Relevant Information

A 交通噪音

凱樂苑受道路交通噪音影響。為改善情況，該發展項目將設置下列設施：

隔聲簷

下列單位外牆將裝設隔聲簷：

- A座：1樓至40樓的1、3、4、5及6號單位；1樓至6樓的14、17及18號單位；
- D座：1樓至39樓的9號單位；
- E座：1樓至6樓的2及3號單位；1樓至40樓的13及14號單位；
2樓至40樓的9及12號單位；2樓至6樓的17號單位

(有關隔聲簷的位置請參閱第22頁至第53頁的樓面平面圖)。

隔聲簷屬公契內定義的「住宅大廈公用地方與設施」的一部分，須由凱樂苑住宅物業的業主出資管理及維修。

減音窗及固定窗

部分凱樂苑單位裝設有減音窗及/或固定窗(不能開啓)。(有關裝設有減音窗及/或固定窗之單位及有關窗戶的位置請參閱第140頁至第143頁的平面圖)。凱樂苑的公契有以下關於減音窗及/或固定窗的規定*—

- 凱樂苑裝設有減音窗及/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、更換或維修減音窗的圖則及方法供凱樂苑業主於日常辦公時間內免費查閱。裝設於任何單位內的減音窗的保養、更換或維修工作須由有關單位的業主自費根據房委會提供的圖則及方法內所列明的標準及規格進行。有關單位的業主須以適當的物料及委任合資格的承辦商以進行有關的保養、更換或維修工作。
- 除進行保養、更換或維修工作外，固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何住宅單位內的固定窗的保養、更換或維修工作須由有關住宅單位的業主自費進行。

* 有關公契條款只供參考，並以公契的全文為準。公契的全文可於房委會客戶中心開放時間內免費查閱。

A Traffic Noise

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

Acoustic Fins

Acoustic fins will be installed at the external wall of:

- Block A : Flats 1, 3, 4, 5 and 6 from 1/F to 40/F; Flats 14, 17 and 18 from 1/F to 6/F;
- Block D : Flat 9 from 1/F to 39/F;
- Block E : Flats 2 and 3 from 1/F to 6/F; Flats 13 and 14 from 1/F to 40/F;
Flats 9 and 12 from 2/F to 40/F; Flat 17 from 2/F to 6/F

(Please refer to the floor plans on page 22 to page 53 for the location of the acoustic fins).

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

Acoustic Windows and Fixed Windows

Acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Hoi Lok Court. (Please refer to the plan on page 140 to page 143 for flats installed with acoustic windows and/or fixed windows and the locations of such windows). The DMC of Hoi Lok Court contains the following provisions relating to acoustic windows and/or fixed windows* —

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

* The concerned provisions in the DMC are for reference only and are subject to the full script of the DMC. Full script of the DMC is available for inspection free of charge during opening hours at the HA Customer Service Centre.

B 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

房委會會給予凱樂苑為期十年的樓宇結構安全保證。

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

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

註：

1. 「業主」指合乎本保證所保障之住宅樓宇的法定業主。
2. 在進行結構修葺工程時，房委會只負責使單位受影響部分回復到樓宇落成時的原有標準。
3. 「結構構件」指建築結構圖上清楚列明的構件（如支柱、橫樑、受力牆壁及地台），而沒有列明的混凝土架或牆（如冷氣機罩/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。

B 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 Hoi Lok Court is valid for a period of 10 years.

The 10-year period of the SSG for Hoi Lok 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.

C 轉讓限制

轉讓或出租

- (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樓價百分之五的款額，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) 若買方在簽署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《房屋條例》(第283章)的條文及其日後修訂的規定辦理。此外，下列轉讓限制和程序將適用於凱樂苑/裕泰苑單位的業主：
- (i) 由房委會首次將單位售予業主的轉讓契據簽署日期(下稱「首次轉讓日期」)起計兩年內：
- 業主須申請將單位售予房委會。按現行政策，房委會不會回購單位，但會行使《房屋條例》(第283章)賦予的權力提名買家。單位將根據房委會不時訂立的程序和規定，以原來買價轉讓予房委會的提名人。業主須就申請出售單位繳付所需的行政費。
- (ii) 由首次轉讓日期起計第三至第五年內：
- 業主可申請將單位售予房委會，或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人。
 - 如業主申請將單位售予房委會，按現行政策，房委會不會回購單位，但會行使《房屋條例》(第283章)賦予的權力提名買家。單位將根據房委會不時訂立的程序和規定，按房屋署署長評定的售價(即由房屋署署長評估單位在回售申請提出時的市值，扣除從房委會購買單位時享有的原來折扣)轉讓予房委會的提名人。業主須就申請出售單位和評估單位售價繳付行政費用。

C Alienation Restrictions

Assignment or letting

- (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 would like to cancel the Agreement for Sale and Purchase (ASP) and if 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 provisions in the Housing Ordinance (Cap. 283) and its subsequent amendments. Besides, the following alienation restrictions and procedures will apply to the owners of the flats at Hoi Lok Court/Yu Tai Court:
- (i) **Within the first two years from the date of the first deed of assignment of the flat from the HA to a flat owner (date of first assignment):**
- The owner has to offer to sell the flat to the HA. Under existing policy, the HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a nominee of the HA at the original purchase price in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner is required to pay the required administrative fee for the application for offer to sell.
- (ii) **Between the third to the fifth year from the date of first assignment:**
- The owner may either offer to sell the flat to the HA or sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.
 - If the owner offers to sell the flat to the HA, under existing policy, the HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a nominee of the HA at the price assessed by the Director of Housing (which is the market value as assessed by the Director of Housing at the time when the offer to sell the flat to the HA was made, less the original discount when the flat was purchased from the HA) in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner will need to pay for the administrative fee for the application for offer to sell and for assessment of the price of the flat.

(iii) 由首次轉讓日期起計五年後：

- 業主可在無須繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的人。
- 業主亦可在繳付補價後於公開市場出售單位。

接獲將單位售予房委會的申請後，房委會會根據屆時適行的政策，保留權利由房委會(而非房委會的提名人)接受轉讓；或拒絕接受轉讓。

房委會不會接受凱樂苑 / 裕泰苑單位業主由首次轉讓日期起計五年後的回售申請。

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。

買方須注意，在計算購樓時的折扣率所沿用的市值，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定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。

有關補價程序，請瀏覽房委會 / 房屋署網站 (www.housingauthority.gov.hk)。

(iii) After five years from the date of first assignment:

- The owner may sell the flat in the HOS Secondary Market to a person 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.

Upon receipt of an application for offer to sell to the HA, the HA reserves the right to accept the assignment of the flat to the HA (instead of to a nominee of the HA) or to decline the offer, in accordance with its prevailing policy.

The HA will not accept any offer to sell from an owner of Hoi Lok Court/Yu Tai Court after five years from the date of first assignment.

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.

Purchasers should take note that the 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 price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.

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

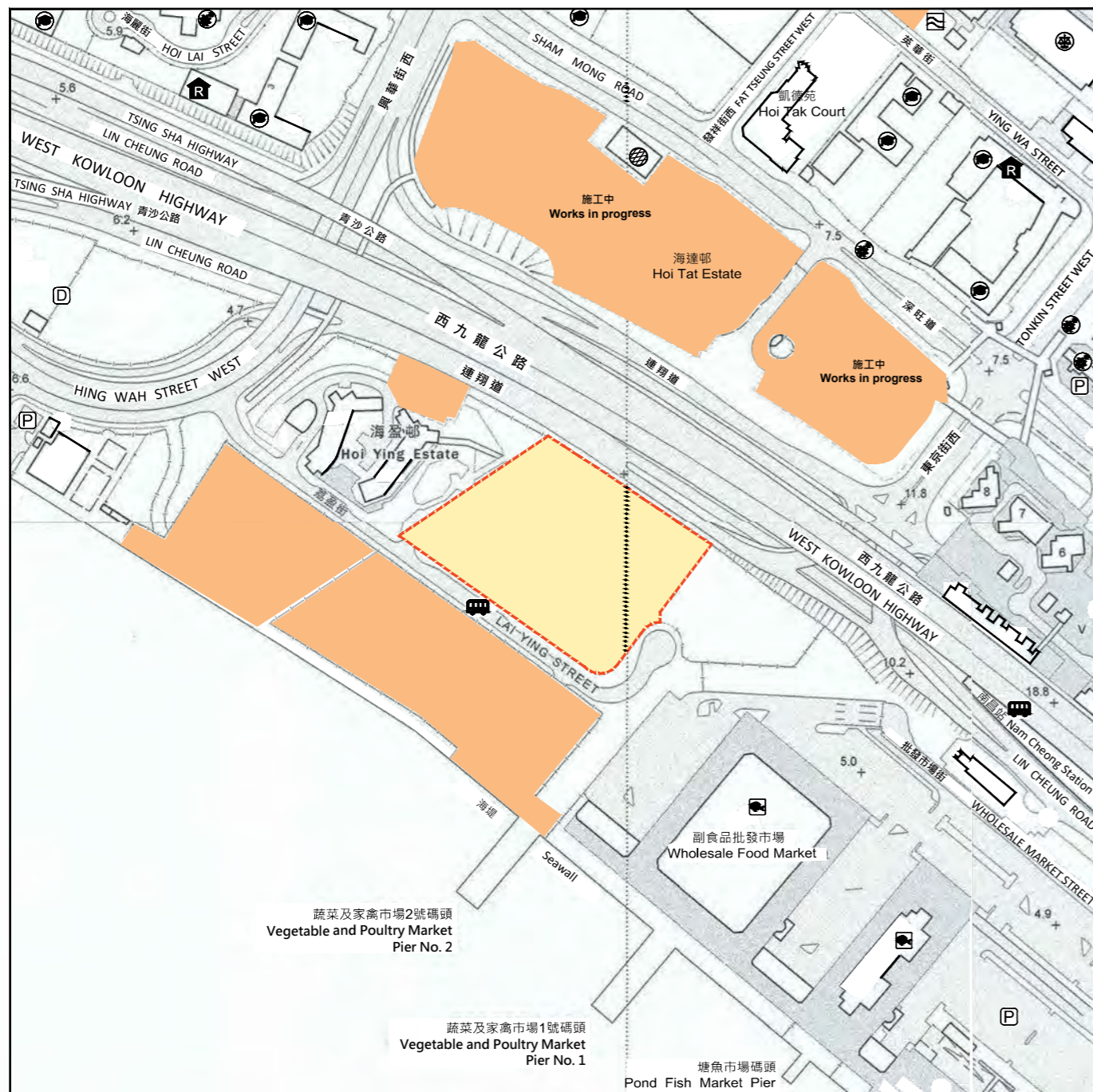
D 裝修須知

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

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 (unless these additions or alterations are in full compliance with all the requirements on the indicative approved floor plan with partition wall layout for wall partitions in Hoi Lok Court), the prevailing control procedures under the Building (Minor Works) Regulation must be complied with. For details of the Minor Works Control System, please visit the relevant webpages of the Buildings Department or consult a professional. For matters regarding the carrying out of decoration works and for the indicative approved floor plan with partition wall layout for wall partitions in Hoi Lok Court, please refer to the Guide for Decoration Works for Hoi Lok Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

發展項目的所在參考圖 Reference Plan of the Development



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



凱樂苑
Hoi Lok Court

圖例 NOTATION

	污水處理廠及設施 Sewage Treatment Works and Facilities		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)
	市場(包括濕貨市場及批發市場) A Market (including a Wet Market and a Wholesale Market)		香港鐵路的通風井 A Ventilation Shaft for the Mass Transit Railway
	公眾停車場(包括貨車停泊處) A Public Carpark (including a Lorry Park)		體育設施(包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
	公共交通總站(包括鐵路車站) A Public Transport Terminal (including a Rail Station)		巴士車廠 A Bus Depot
	公用事業設施裝置 A Public Utility Installation		司法設施(包括法院及裁判法院) Judicial Facilities (including a Court and a Magistracy)
	學校(包括幼稚園) A School (including a Kindergarten)		施工中 Works in Progress

此參考圖參考日期為2021年3月30日之測繪圖(編號為11-NW-A、11-NW-C及11-NW-D)及2021年1月18日之測繪圖(編號為11-NW-B)製作,有需要處經修正處理。

地圖版權屬香港特區政府,經地政總署准許複印,版權特許編號23/2018。

The Reference Plan is prepared with reference to Survey Sheet No.11-NW-A, 11-NW-C and 11-NW-D all dated 30 March 2021 and Survey Sheet No.11-NW-B dated 18 January 2021, 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的了解。
- 由於該發展項目的邊界不規則的技術原因,此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

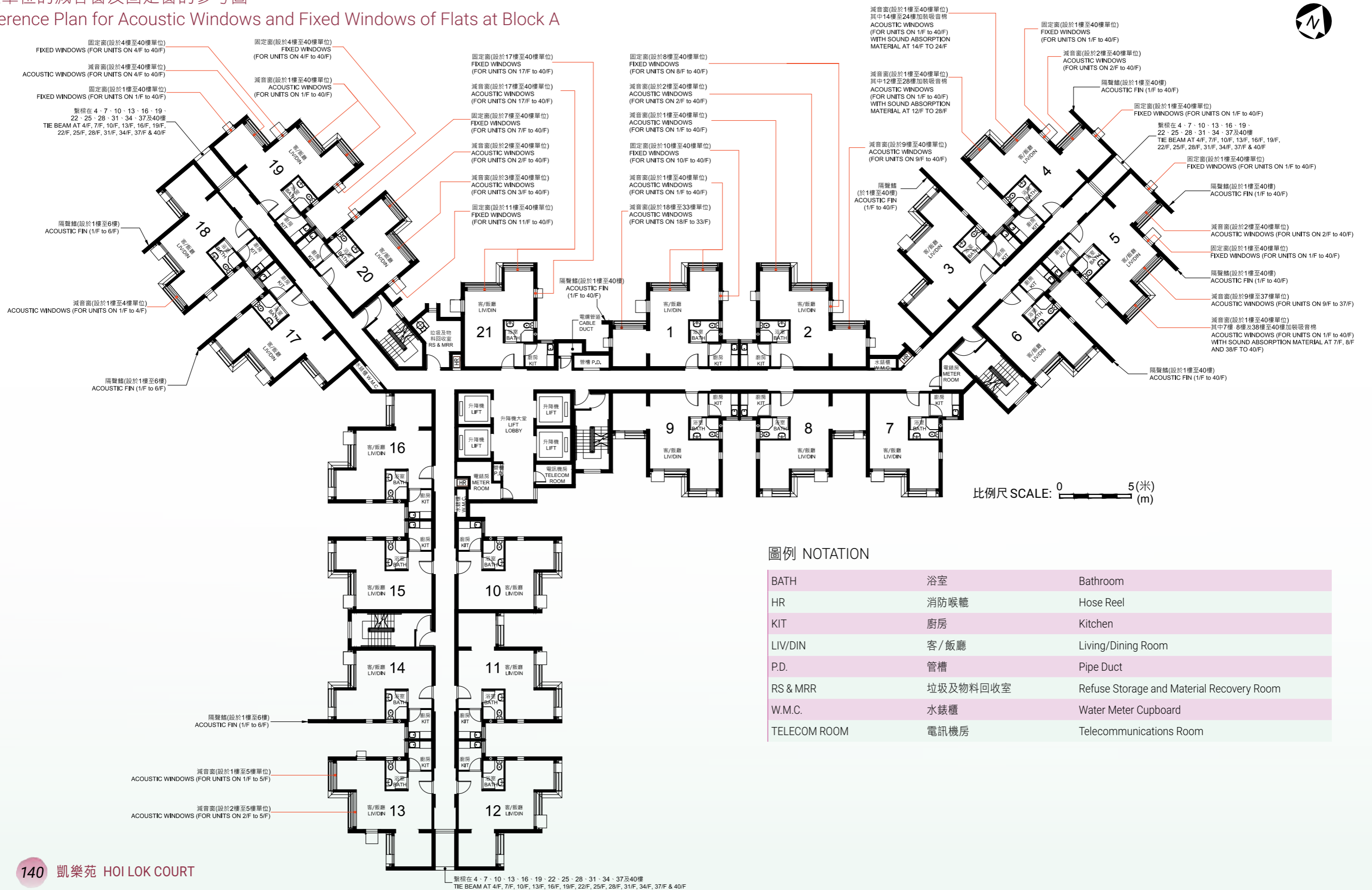
Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

Reference Plan

A座單位的減音窗及固定窗的參考圖

Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block A

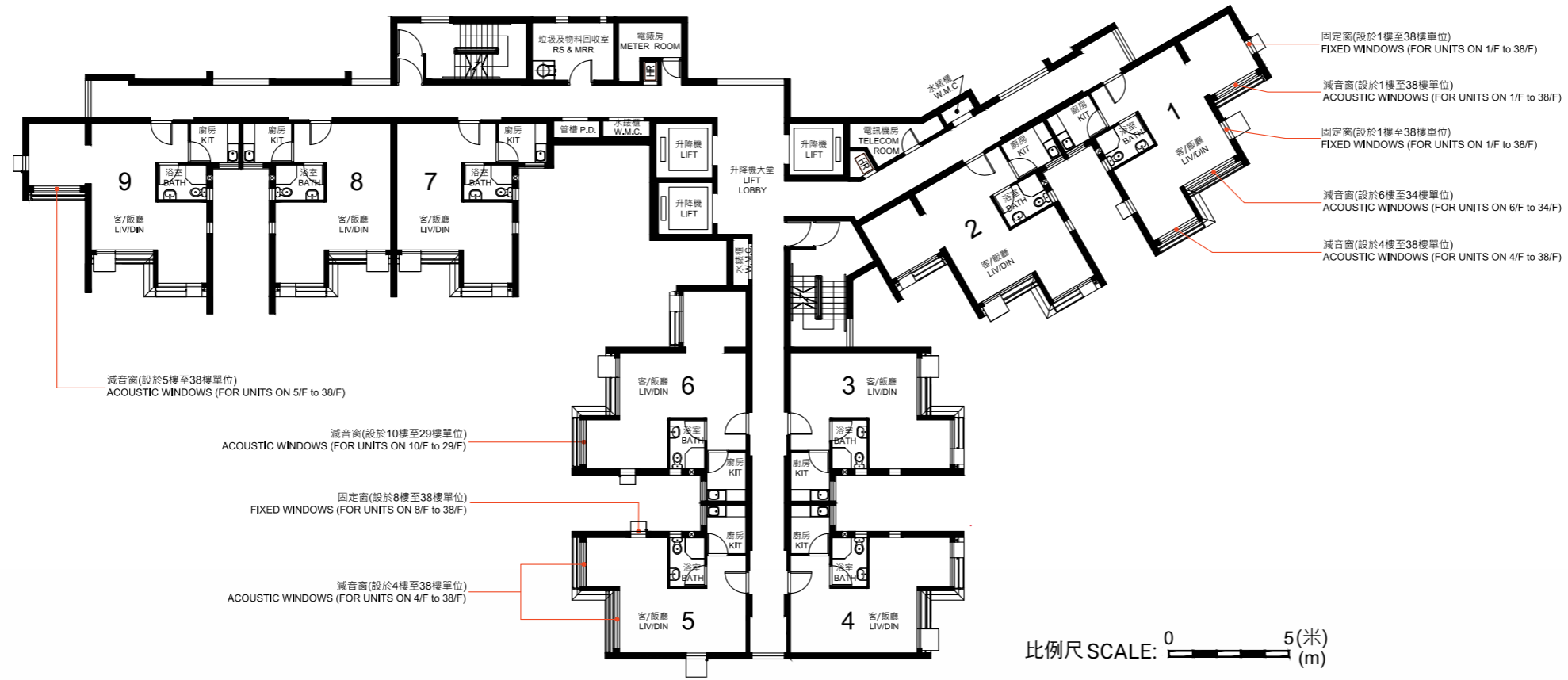


圖例 NOTATION

BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管槽	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 ROOM	電訊機房	Telecommunications Room

B座單位的減音窗及固定窗的參考圖

Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block B



圖例 NOTATION

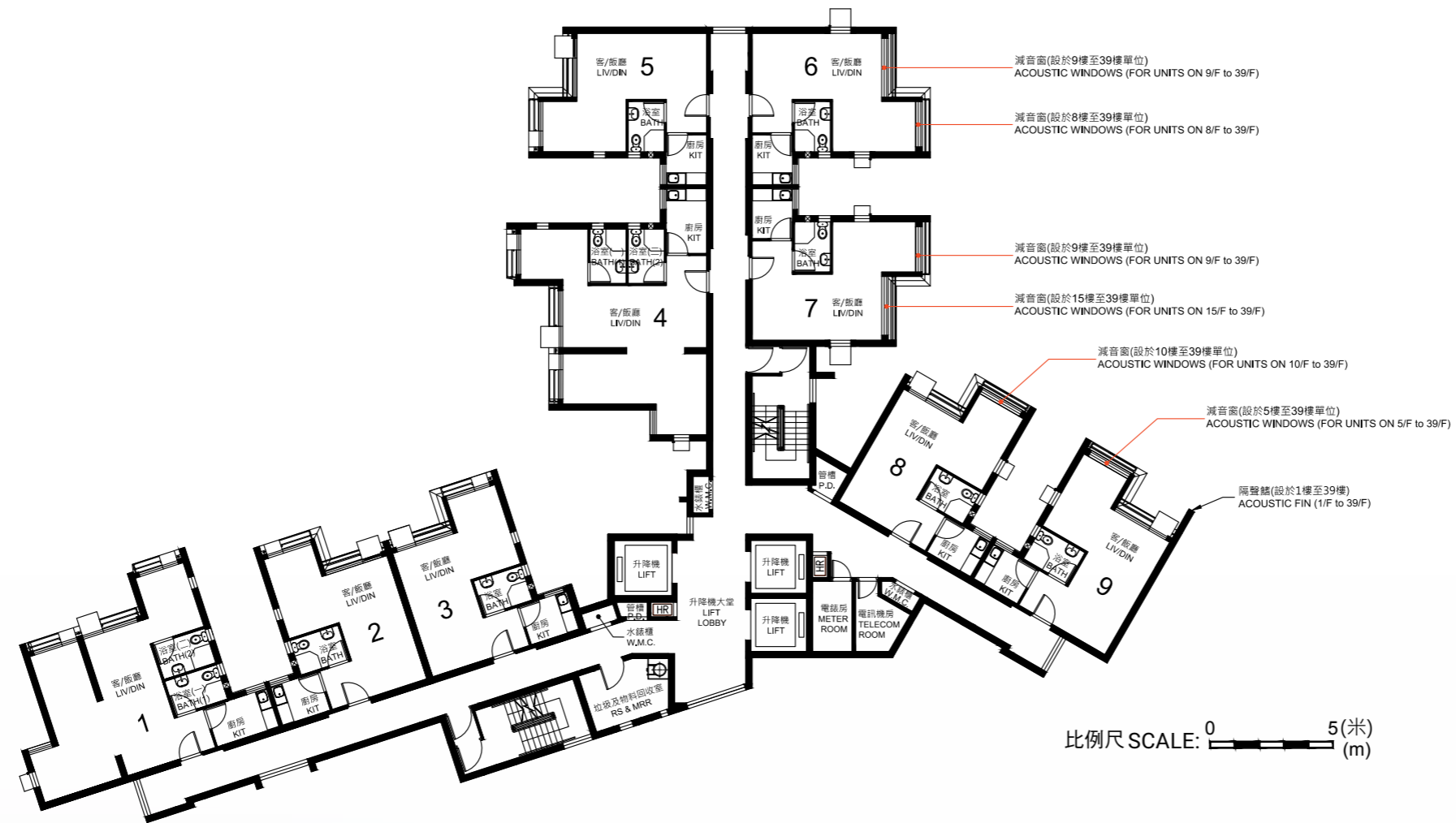
BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管槽	Pipe Duct
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room

參考圖

Reference Plan

D座單位的減音窗及固定窗的參考圖

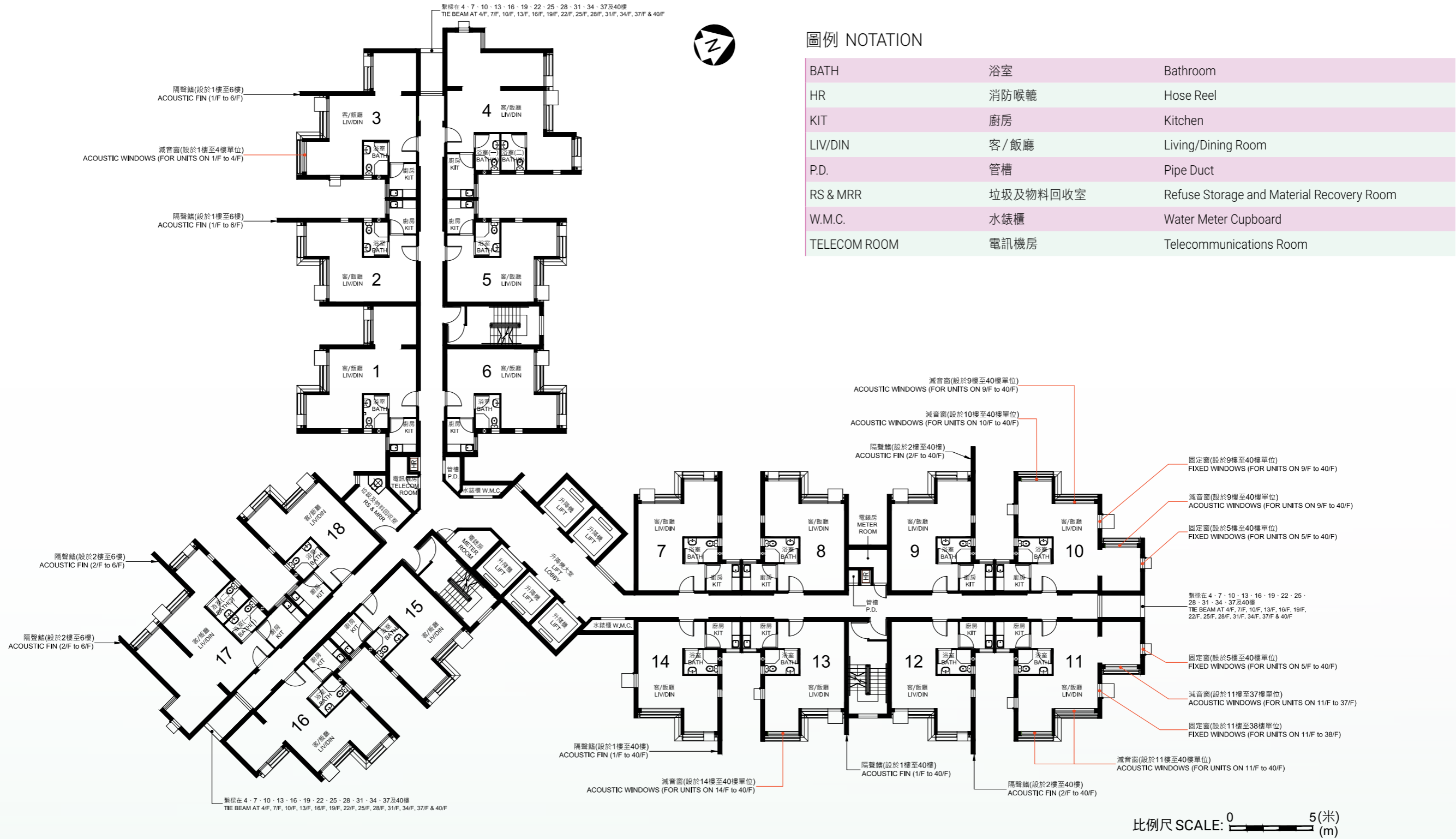
Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block D



圖例 NOTATION

BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管槽	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 ROOM	電訊機房	Telecommunications Room

E座單位的減音窗及固定窗的參考圖
Reference Plan for Acoustic Windows and Fixed Windows of Flats at Block E



網址 WEBSITE

www.housingauthority.gov.hk/hos/2020/HoiLok

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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