

24 服務協議

Service Agreements

不適用 Not applicable

25 地稅

Government Rent

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

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

26 買方的雜項付款

Miscellaneous Payments by Purchaser

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

在交付時，買方無須向賣方支付清理廢料的費用。

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

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

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

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

27 欠妥之處的保養責任期

Defects Liability Warranty Period

買方如在該住宅物業買賣成交日期後的一年內，向賣方發出書面通知，賣方須自費並在合理切實可行的範圍內，盡快把住宅物業、裝置、裝修物料或設備的欠妥之處作出補救(買方的行為或疏忽而導致的欠妥之處，則不在此列)。

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

1. 跟據批地文件的規定，該發展項目中的住宅物業的擁有人須自費維修斜坡。

A 有關規定的條款

(i) 「該租契」(見批地文件的摘要內的定義)條款第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自費管理、修理、維護、承托、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」的樓宇或物業單位及所有其他架設物及建築物，所有「該土地」內的山坡上，擋土結構和護土牆，及所有屬於和以任何形式屬於或附屬於「該土地」或任何位於其上之樓宇、物業單位、架設物及建築物的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的所有修葺、清洗及修改工程，一切必須達致令「署長」(見批地文件的摘要內的定義)滿意為止。

(ii) 「該租契」條款第5.5(a)、(c)及(d)條訂明：

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

(c) 倘若因為任何構建、平整、開發或「承租人」進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自「該土地」任何土地或任何毗鄰或毗連政府土地或出租土地，「承租人」必須自費進行修復或彌補，使「署長」滿意，並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。

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

A Terms of the Requirement

(i) Clause No.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) 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.

(ii) Clause No. 5.5 (a), (c) and (d) of the said lease stipulates that :

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the said land or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the said land or any part thereof or any other works required to be done by the Lessee under the said lease, or for any other purpose, the Lessee shall at its own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the said land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Lessee shall at all times during the Lease Term maintain at its own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the said land or from any adjacent or adjoining Government or leased land, the Lessee shall at its own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

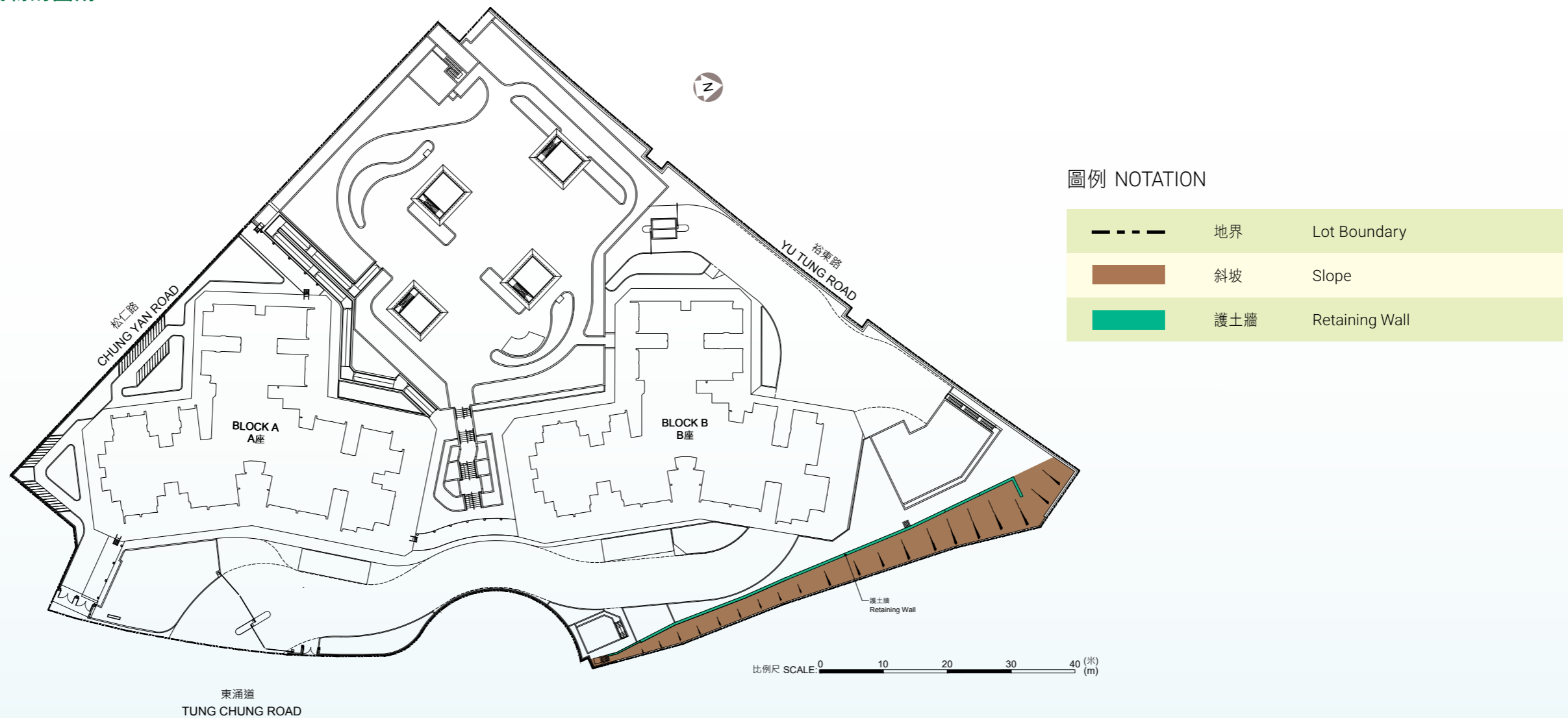
(d) In addition to any other rights or remedies provided in the said lease for breach of any of the terms and covenants contained in the said lease, the Director shall be entitled by notice in writing to call upon the Lessee to carry out, construct and maintain the said land, slope treatment works, retaining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

B 每名擁有人均須分擔維修工程的費用。

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

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

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



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」的有關係文

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條第(ad)項，「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」有關一切工程。倘「經理人」盡力後仍未能向上述所有「業主」收取工程所需之全部費用，有關責任將由各「屋苑」「業主」承擔，「經理人」毋須承擔個人責任執行「該租契」之有關規定。「經理人」如執行保養和修繕工程所合法招致或將會招致之一切費用，概由「業主」承擔並向「經理人」繳付。如已成立「業主立案法團」，「業主立案法團」具有「公契」第四節第18條第(ad)項所訂之權限和權力。
- (ii) 根據「公契」第四節第18條第(av)項，「經理人」有權力、職能和責任保養「該土地」及斜坡建築物（如有），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(iv)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」部門不時發出有關維修斜坡、護土牆及相關構築物的其他指引規定需要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27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」當日的一個月內提交「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影印。所有收取的費用將全部撥入「特別基金」。

2. 該發展項目中的住宅物業的擁有人自費就發展項目維修任何斜坡的承諾

不適用

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 suitable qualified personnel to inspect, keep and maintain in good and substantial repair and condition and carry out any necessary works in respect of the Slope Structures, in accordance with the provisions of the said lease and in accordance with the Slope Maintenance Guidelines, 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 this Clause 18(ad) of Section IV of the DMC.
- (ii) Pursuant to Clause 18(av) of Section IV of the DMC, the Manager shall have the powers, functions and obligations to maintain the said land and Slope Structures (if any) in good and substantial repair and condition to the satisfaction of the Director of Lands.
- (iii) Pursuant to Clause 51(a)(1)(iv) 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 27 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.

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

Not applicable

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	1,171.428
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.	171.731
	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.	2,322.549
	2.3 非強制性或非必要機房,例如空調機房、風櫃房等。 Non-mandatory or non-essential plant room, such as air-conditioning plant room, air handling unit (AHU) room, etc.	不適用 Not applicable
根據聯合作業備考第1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	1,737.480
5	公用空中花園 Communal sky garden	不適用 Not applicable
6	隔聲簷 Acoustic fin	377.644

		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	970.645
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	53.978
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	135.928
14	橫向屏障/有蓋人行道、花棚 Horizontal screens/covered walkways, trellis	629.277
15	擴大升降機井道 Larger lift shaft	177.554
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	273.563
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	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 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. 二級光度照明控制系統 2. 發光二極管照明燈具 3. 升降機電動機設置 再生動力裝置	Two-level Lighting Control System LED Bulkhead Light Fitting Regenerative Power of Lift System

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註1) Part II : The Predicted Annual Energy Use of the Proposed Building/Part of Building (Note 1)					
位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m 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)	15,949.54	81.90	不適用 Not applicable	41.58	不適用 Not applicable

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計

Part III : The Following Installations are Designed in Accordance with the Relevant Codes of Practices Published by the Electrical & Mechanical Services Department (EMSD)

裝置類型 Type of Installations	是 YES	否 NO	不適用 Not applicable
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

- “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
- 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》(2015年版)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:

- “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
- “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 (2015 edition) issued by the Electrical and Mechanical Services Department.

Relevant Information

A 零散山墳

有零散山墳散落於裕泰苑附近(請參閱第99頁的參考圖)。部分裕泰苑單位可能望見該些零散山墳。

B 交通噪音

裕泰苑受道路交通噪音影響。為改善情況，該發展項目將設置下列設施：

隔聲簷

A座4號單位(於1樓至11樓)、10號單位(於1樓至29樓)及B座9號單位(於1樓至30樓)的外牆將裝設隔聲簷(有關隔聲簷的位置請參閱第100頁至第103頁的參考圖)。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，須由裕泰苑住宅物業的業主出資管理及維修。

減音露台、減音窗及固定窗

部分裕泰苑單位裝設有減音露台、減音窗及/或固定窗(不能開啟)。(有關裝設有減音露台、減音窗及/或固定窗之單位及有關露台或窗戶的位置請參閱第100頁至第103頁的參考圖)。裕泰苑的公契有以下關於減音露台、減音窗及固定窗的規定(註)：

- 裕泰苑裝設有減音露台、減音窗及/或固定窗之單位的業主不得干擾、改動、變更或拆除該些裝設在其單位內的減音露台、減音窗及/或固定窗(根據公契規定作保養、維修或更換除外)。
- 房委會須在管理處內提供有關安裝、保養、更換或維修減音露台及/或減音窗的圖則及方法供裕泰苑業主於日常辦公時間內免費查閱。裝設於任何單位內的減音露台及/或減音窗的保養、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。

註：

有關公契條款只供參考，並以公契的全文為準。公契的全文可於房委會客務中心內之居屋銷售小組開放時間內免費查閱。

A Scattered Graves

Scattered graves are located in the proximity of Yu Tai Court (please refer to the reference plan on page 99). The scattered graves may be seen from some of the flats in Yu Tai Court.

B Traffic Noise

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

Acoustic Fin

Acoustic fins will be installed at the external wall of Flat 4 (from 1/F to 11/F) and Flat 10 (from 1/F to 29/F) of Block A and Flat 9 (from 1/F to 30/F) of Block B. (Please refer to the reference plans on page 100 to page 103 for the location of the acoustic fins). The acoustic fins form part of the Residential Blocks 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 Yu Tai Court at their own expense.

Acoustic Balconies, Acoustic Windows and Fixed Windows

Acoustic balconies, acoustic windows and/or fixed windows (not openable) are installed in some of the flats in Yu Tai Court. (Please refer to the reference plans on page 100 to page 103 for flats installed with acoustic balconies, acoustic windows and/or fixed windows and the locations of such balconies or windows). The DMC of Yu Tai Court contains the following provisions relating to acoustic balconies, acoustic windows and fixed windows (Note):

- Subject to any maintenance, repair or replacement in accordance with the requirements set out in the DMC, no owner of those units in Yu Tai Court installed with acoustic balconies, acoustic windows and/or the fixed windows shall tamper, alter, vary or remove the acoustic balconies, 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 balconies and/or acoustic windows at the management office for inspection by the owners of Yu Tai Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic balconies and/or 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.

Note:

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

C 沖廁水供應

裕泰苑座落的區域現時並沒有供應鹹水作沖廁用途，故此，裕泰苑的住宅單位將使用淡水作沖廁用途，直至由政府提供沖廁鹹水以供使用。

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裕泰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裕泰苑樓宇設計所預定的核准間隔牆示意圖，可參閱裕泰苑裝修指引。有關裝修指引會於物業交吉時提供予買方。

E 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

房委會會給予裕泰苑為期十年的樓宇結構安全保證。

裕泰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；

C Flushing Water Supply

Yu Tai Court is located within a district currently without the supply of salt water for the purpose of toilet flushing. Hence, fresh water will be used for flushing in the residential units of Yu Tai Court until salt water for flushing is provided by the Government.

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 Yu Tai 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 Yu Tai Court, please refer to the Guide for Decoration Works for Yu Tai Court, which will be made available to the purchaser on the delivery of vacant possession of the property.

E 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 Yu Tai Court is valid for a period of 10 years.

The 10-year period of the SSG for Yu Tai 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. 在結構上把單位改建、加建或改變原有用途；或因不適當使用而對樓宇所造成的損壞；以及
- iii. 下列任何一項特別風險對樓宇造成的損壞：
 - 任何氣體燃料爆炸所造成的損壞；
 - 戰爭、火災、地震或山泥傾瀉造成的損壞；
 - 房委會負責範圍以外的人士作出的行為或疏忽。

業主責任

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

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

- 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.

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.

F 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。
 - 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。
- (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。

F 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) **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.

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)。

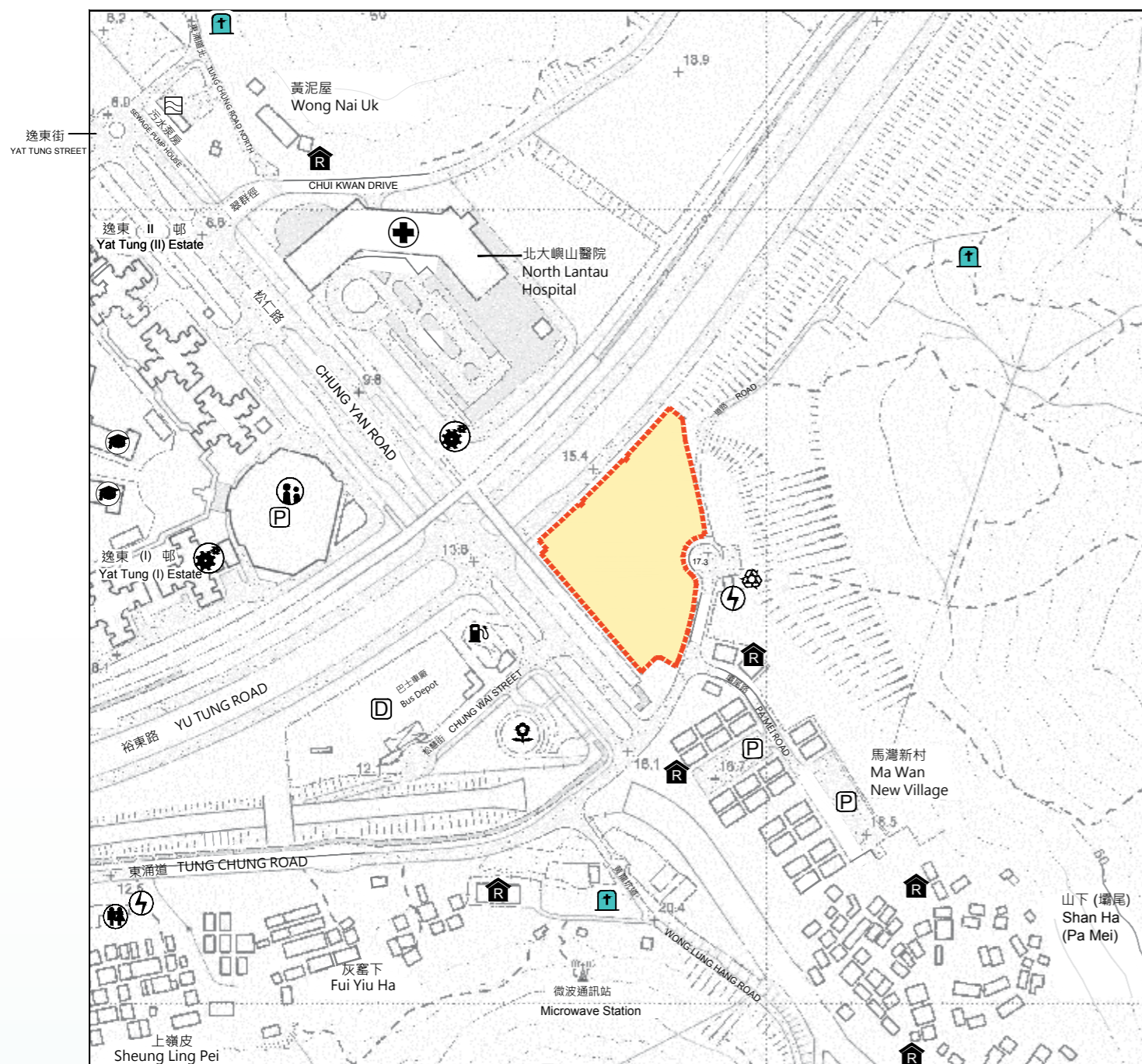
Upon receipt of an application for offer to sell to the HA, the HA reserves the right to accept the assignment of the flat to the HA (instead of to a nominee of the HA) or to decline the offer, in accordance with its prevailing policy.

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



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



 裕泰苑
Yu Tai Court

圖例 NOTATION

 垃圾收集站 A Refuse Collection Point	 巴士車廠 A Bus Depot
 公眾停車場(包括貨車停泊處) A Public Carpark (including a Lorry Park)	 污水處理廠及設施 Sewage Treatment Works and Facilities
 公廁 A Public Convenience	 公園 A Public Park
 油站及石油氣加氣站 A Petrol Filling Station and LPG Filling Station	 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)
 醫院 A Hospital	 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
 發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)	 公用事業設施裝置 A Public Utility Installation
 零散山墳 Scattered Graves	 學校(包括幼稚園) A School (including a Kindergarten)

此參考圖參考日期為2021年3月4日之測繪圖(編號為9-SE-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24/2018。

The Reference Plan is prepared with reference to Survey Sheet No. 9-SE-B dated 4 March 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。

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.

A座單位的減音露台、減音窗及固定窗的參考圖
Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block A



裝設有減音露台之單位 Flats Installed with Acoustic Balconies

座數 Block	樓層 Floor	單位室號 Flat number
A	1樓至40樓 1/F-40/F	5, 6, 8, 9
	1樓至18樓 1/F-18/F 20樓至40樓 20/F-40/F	7

裝設有減音窗之單位 Flats Installed with Acoustic Windows

座數 Block	樓層 Floor	單位室號 Flat number
A	1樓至40樓 1/F-40/F	8, 9, 14

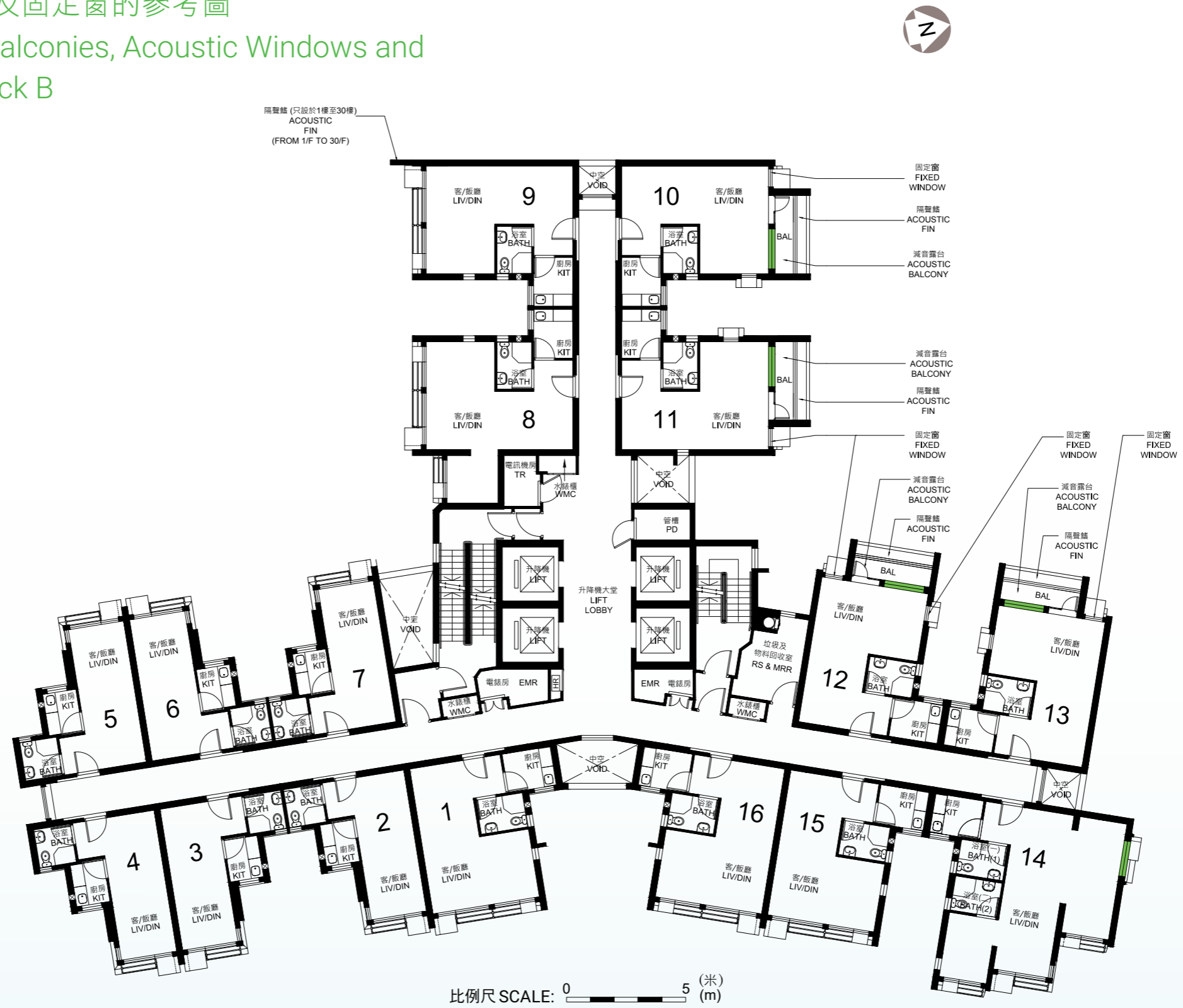
裝設有固定窗之單位 Flats Installed with Fixed Windows

座數 Block	樓層 Floor	單位室號 Flat number
A	1樓至40樓 1/F-40/F	4, 5, 6, 8, 9
	1樓至18樓 1/F-18/F 20樓至40樓 20/F-40/F	7

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
EMR	電錶房	Electrical Meter Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TR	電訊機房	Telecommunications Room
WMC	水錶櫃	Water Meter Cupboard
BAL	露台	Balcony
PD	管槽	Pipe Duct
	減音窗	Acoustic Window

B座單位的減音露台、減音窗及固定窗的參考圖
Reference Plan for Acoustic Balconies, Acoustic Windows and Fixed Windows of Flats at Block B



裝設有減音露台之單位 Flats Installed with Acoustic Balconies

座數 Block	樓層 Floor	單位室號 Flat number
B	1樓至38樓 1/F-38/F	10, 11, 12
	1樓至28樓 1/F-28/F	13


裝設有減音窗之單位 Flats Installed with Acoustic Windows

座數 Block	樓層 Floor	單位室號 Flat number
B	1樓至38樓 1/F-38/F	10, 11, 12
	樓至28樓 1/F-28/F	13, 14

裝設有固定窗之單位 Flats Installed with Fixed Windows

座數 Block	樓層 Floor	單位室號 Flat number
B	1樓至38樓 1/F-38/F	10, 11, 12
	1樓至28樓 1/F-28/F	13

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
EMR	電錶房	Electrical Meter Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TR	電訊機房	Telecommunications Room
WMC	水錶櫃	Water Meter Cupboard
BAL	露台	Balcony
PD	管槽	Pipe Duct
	減音窗	Acoustic Window

網址 WEBSITE

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

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：2021年4月7日

Printing Date: 7 April 2021

