



活在都市 綠意舒閑



15  
City 1



CHINESE ESTATES  
HOLDINGS LIMITED

華人置業集團

查詢熱線：6221 2388 傳真號碼：2862 7779

香港灣仔告士打道三十八號美國萬通大廈廿六樓  
26/F MASSMUTUAL TOWER, 38 GLOUCESTER ROAD, WANCHAI, HONG KONG

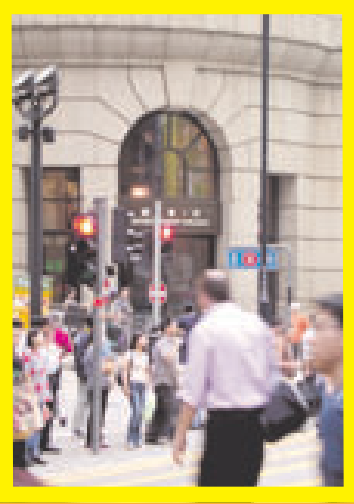
九龍市中心靠背壟道151號





跨越距離，  
時間分秒在握！

繁忙的您，眼中從無距離，到那裡，也似在咫尺；時代步伐，都市契機... 您總可以輕鬆迎上。



Close to Work...

現代都會方式  
演繹傳統優逸氣派



Close to Home...



或動或靜，  
開心片段無休止...

舒閑的您，享受放慢了的節奏...  
讓腦細胞，徹底放假；給活躍基因，盡情抒發；為藝術天份，再注新靈感。

愛家的您，一盅熱湯、一碗香飯，比甚麼都重要得多；

溫馨關懷，活潑笑靨... 天倫樂暖透心窩。







# View

## Metropolitan Location

極目，翠綠盎然；  
舉步，  
滿是玩樂新意！

都會151，雄據土瓜灣半山豪宅地段，居高臨下，大地綠茵、浩瀚碧海，就在腳下！

或遠或近，綠意芊芊，如晨曦清泉，為您洗去俗慮煩擾；藍天、鳥語，猶像初春朝陽，振奮無限生機；浮雲、霞彩，時動時靜，卻美麗依然，徐徐帶您入夢境，迷惑... 迷戀不已...

在這裡，您會忘卻甚麼叫寂寞！日與夜，晴或陰，玩樂新主意，總是沒休沒止；一場友誼對壘、一圈草坪緩跑，與所愛漫步綠蔭...



28樓現場實景







# View

## Metropolitan Location

極目，翠綠盎然；  
舉步，  
滿是玩樂新意！



28樓現場實景





# Convenience Transporation

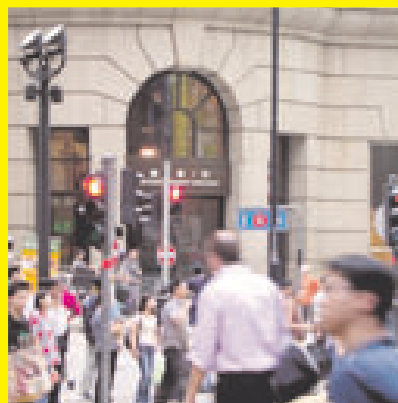
遠近無間，  
輕鬆緊貼都市節拍

每一步，都在您計算之內；每一秒，您都從未有失。

位於寧謐豪宅地段，生活恬適悠然，不過，繁忙都會卻未拋諸腦後，與您緊貼依然...

完善交通網絡，配合緊密班次，近多條巴士線、公共小巴，專線小巴，以及即將竣工的九鐵沙中線，和落實規劃的地鐵支線，帶您貫通港九新界；那裡，都瞬間可至；每輪會議、每次約會、每頓飯局，每個溫馨家庭聚，怎會少了您的份兒？

明日，將是與時間、速度和空間的更凌厲競賽，而您，掌握這龐大運輸網絡的樞紐，將會使您絲毫不差地穿梭南北西東。





遠近無間，  
輕鬆緊貼都市節拍

# Convenience Transpace Transportation



共超過60條公共巴士線、  
紅色及綠色小巴線穿梭往返港九  
新界各主要地段包括中環、灣仔、銅鑼  
灣、尖沙咀、佐敦、火車、地鐵站及機場等地。

- 9條巴士線 → 中環、銅鑼灣、灣仔等地
- 14條巴士線 → 荃灣、沙田等地
- 18條巴士線 → 尖沙咀、旺角等地

紅色小巴往各終點站：

往九龍
黃大仙 九龍城 觀塘 旺角 青山公路 美孚 荃灣
往香港
西環 銅鑼灣 筲箕灣

綠色小巴往各終點站：

往九龍
7 土瓜灣(偉恆昌新村) - 尖沙咀東(科學館道)(循環線)
26 土瓜灣(浙光街) - 九龍地鐵站
28M 土瓜灣(偉恆昌新村) - 旺角(快富街)
27M 土瓜灣(美善同道) - 旺角(快富街)

由都會151往返及途經之各巴士路線簡略：

<b>九龍區路線</b>		
2E 土瓜灣 - 石硤尾	3B 慈雲山 - 紅磡碼頭	5C 慈雲山 - 尖沙咀碼頭
5D 九龍城碼頭 - 紅磡	6C 九龍城碼頭 - 美孚	6F 深水埗 - 土瓜灣
11K 竹園 - 尖沙咀	11X 秀茂坪 - 紅磡車站	12A 深水埗 - 黃埔花園
21 彩雲 - 紅磡車站	14 油塘 - 尖沙咀	15 藍田 - 紅磡
26 順天 - 尖沙咀	28 樂華 - 尖沙咀	41 長青 - 土瓜灣
45 荔景 - 土瓜灣	297 坑口 - 紅磡碼頭	
<b>新界區路線</b>		
75X 九龍城碼頭 - 大埔富善邨	85 九龍城碼頭 - 火炭	85C 馬鞍山 - 紅磡碼頭
85B 九龍城碼頭 - 秦石	93K 旺角 - 寶林	
<b>香港區路線</b>		
101 堅尼地城 - 觀塘中心	106 黃大仙 - 小西灣	107 九龍灣 - 香港仔華富邨
108 土瓜灣 - 北角寶馬山	111 啟業(坪石) - 港澳碼頭	115 九龍城碼頭 - 港澳碼頭
116 慈雲山 - 鰂魚涌		

- 地鐵觀塘線
- 地鐵將軍澳線
- 地鐵荃灣線
- 地鐵港島線
- 地鐵東涌線
- 機場快線
- 西鐵
- 東鐵
- 沙田至中環





位處核心，  
每天也是溫馨家庭日

# Family Lifestyle

長大了，不得不離開父母親的庇蔭；然而，那虛寒問暖，那溫暖牌毛衣，那暖透心窩的熱湯、白飯，還有媽媽的拿手菜，您都有說不出的不捨...

家人，是您的精神泉源；佔據市中心的**都會151**，讓您與敬愛的家人，緊緊相連；回“老”家，是那麼的方便、容易，那頓飯，仍是那般甜美溫馨。

三代同堂、四代同堂... 您與父母、摯愛和孩子們，將可以擁有無數個令人羨慕的家庭同樂日，歡欣片段，真情笑臉，將滿注您的每日每天！





# Culture Green Environment



翠綠環抱、  
文化溶爐 ...

為生活添色  
將心靈洗滌



天漸光、晨曦漸露，喚醒大地生靈... 天光之道，何等優美！

**都會151**，靠近天光道，環境清幽雅靜，綠樹婆娑，沿兩旁守護著整條街道，恭迎著您踱進公園，近距離，呼吸城市少有的青草味和清新空氣。

清新的文化、藝術氣息，從鄰近的高山劇場及牛棚書院徐徐飄至... 葉兒聞歌而舞，花兒亦似被薰陶，笑得格外燦爛動人，您的心情，亦不一樣的放懷開朗！



# School Network

名校薈萃、  
人傑地靈，  
未來才俊  
藏龍臥虎之地



小寶貝牙牙學語，爬呀爬... 終於學業有成，送上第一份人工買來的小禮物，為人父母，最欣慰的，莫過於此。

這個家，是您倆的安樂窩，也是培育小寶寶的溫床...

佔據36區優越校網，網羅喇沙、拔萃、真光、英華、五旬節，培正等名校，為您的心愛小幼苗，栽種最肥沃的土壤，灌溉最豐潤的營養，讓小小的他/她，健康快樂地，茁壯發芽！



## 位處九龍區著名名校網

小學	中學	
馬頭涌官立小學	瑪利諾修院學校 (中學部)	喇沙書院
陳瑞祺小學	拔萃男書院	九龍真光中學
協恩中學附屬小學	協恩中學	香港培道中學
合一堂上午學校	嘉諾撒聖家書院	香港培正中學
合一堂下午學校	何文田官立中學	民生書院
九龍婦女福利會李炳紀念學校	賽馬會官立中學	鄧鏡波學校
天主教領島上午學校	旅港開平商會中學	英華書院
聖羅撒學校	東華三院黃笏南中學	華英中學
	九龍塘學校 (中學部)	陳瑞祺 (喇沙) 書院







一場體能角力、  
一切壓力抒泄 ...  
悠閒真義盡在此

# Play, Relax yourself at this Dream Place

## 會所設施 CLUB Facilities



只管拼命震盪腦細胞，身體內的活躍因子，也蠢蠢欲動！

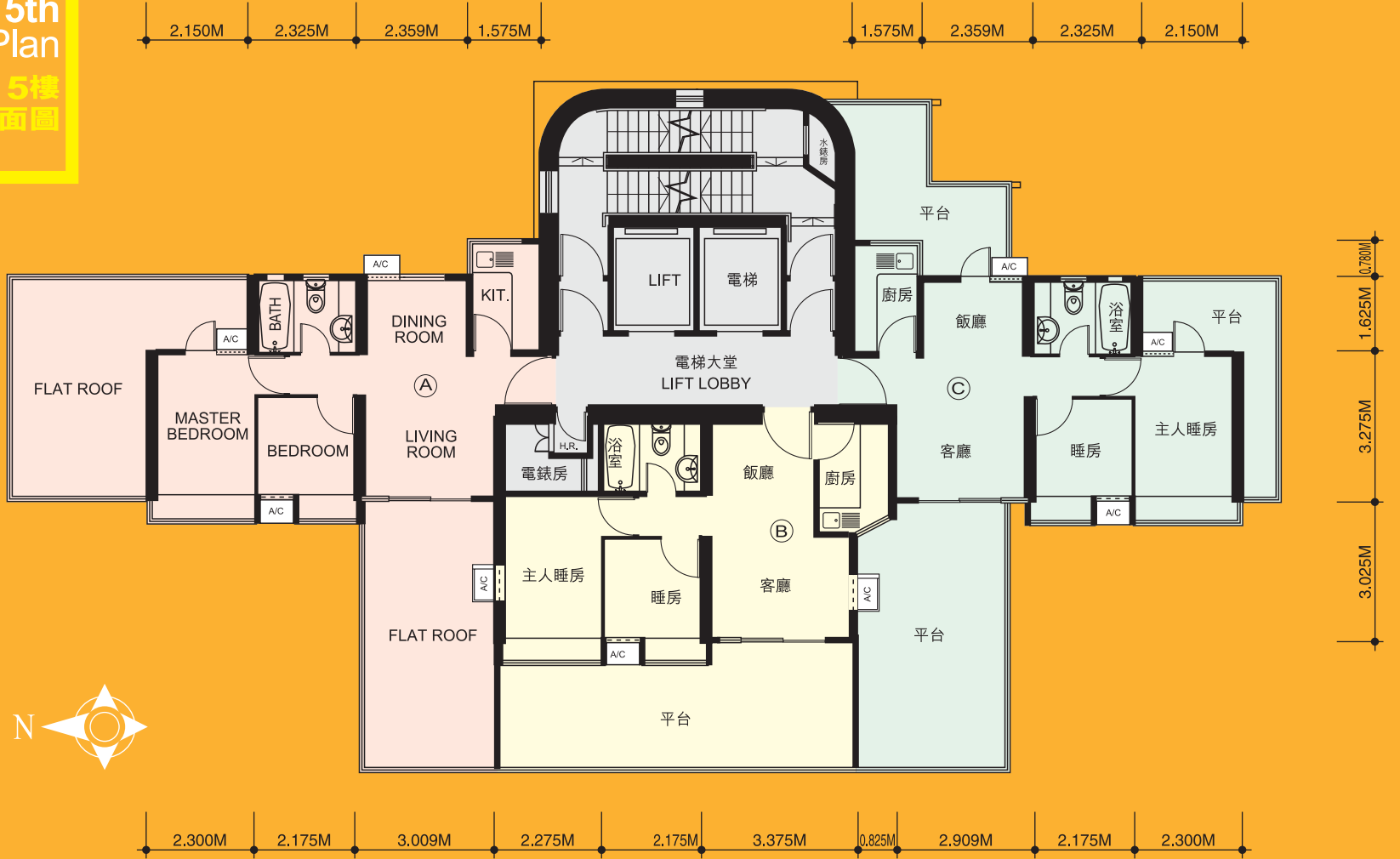
豪華住客會所，寬敞雅致，更與周遭的悠悠綠意，融合一致，讓清新感覺注滿每角落，讓您徹底鬆弛！

隨便挑一個環節，讓蹦緊的筋骨、情緒、笑臉... 豁然舒展 — 到設備先進齊全的健身室，讓汗水奔流；與親朋好友舉行BBQ派對，讓胃口大解放；帶小朋友到兒童樂園，舒發無盡精力；想靜下來，不妨到清談室躺躺，讓悠揚樂韻，伴您渡過美麗一天。





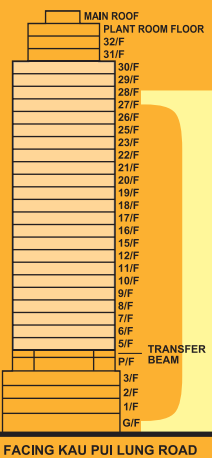
**5th Floor Plan**  
5樓平面圖



**6th - 30th Floor Plan**  
6至30樓平面圖



- 附註：
- 住宅層數25層，樓內不設13、14及24樓層。
  - 詳細訂正圖則以屋宇署及地政署最後批准之圖則為準。
  - 圖中所有長度單位只供參考用途。
  - 高層單位的室內面積通常較低層單位稍大，因其結構牆比低層單位較薄，單位面積只供參考用途。
  - 部份樓層外邊範圍及天台設有建築裝飾，部份不影響內部間隔的建築裝飾未有於圖則中顯示。

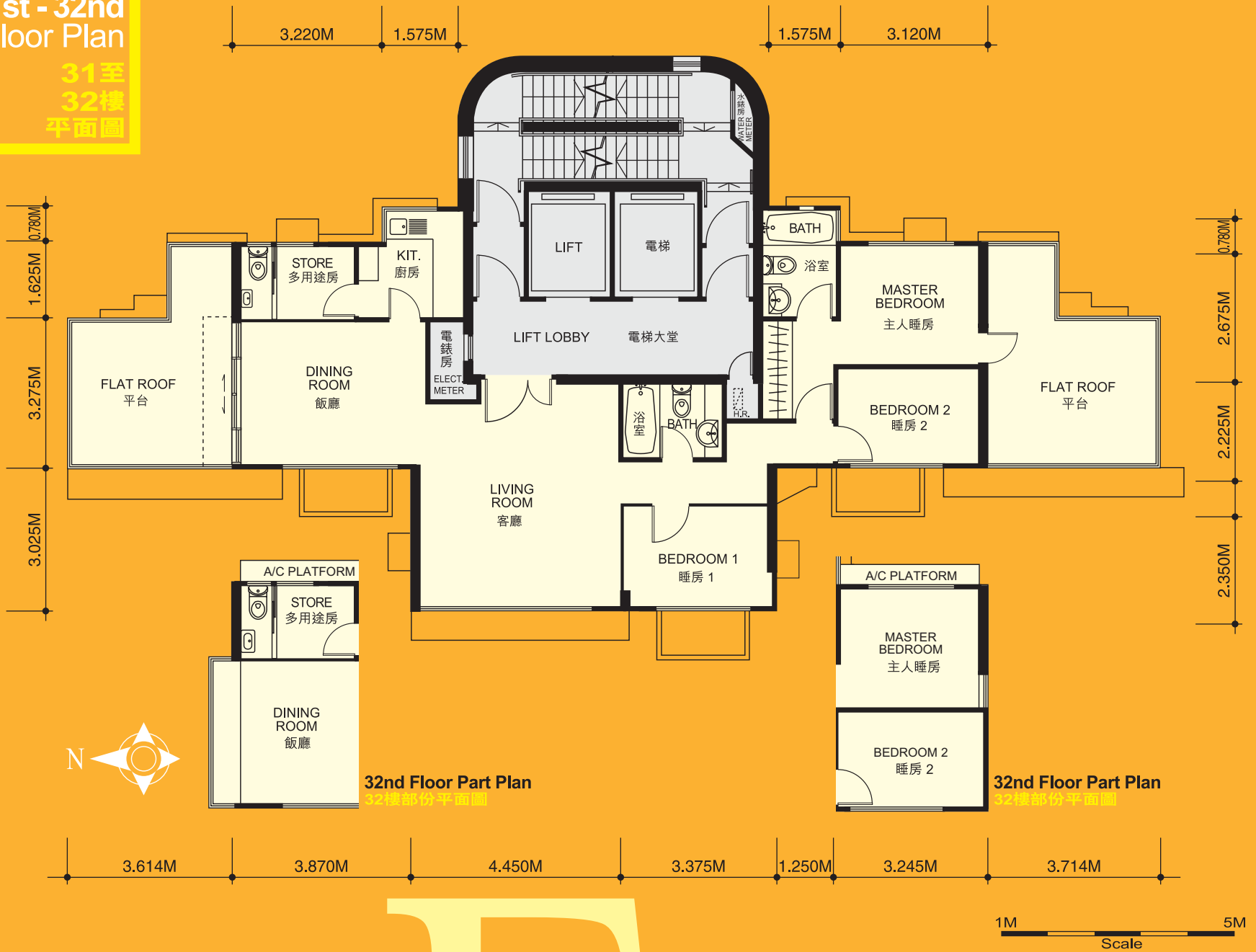


**Plan**



# 31st - 32nd Floor Plan

31至32樓平面圖

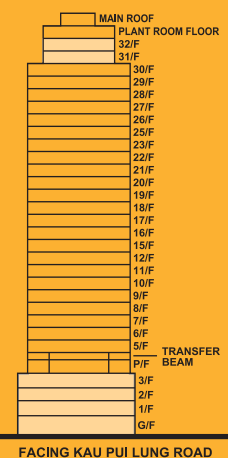
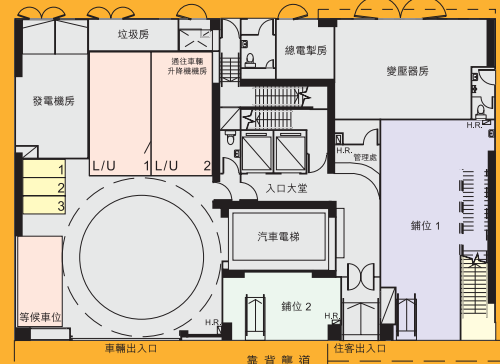
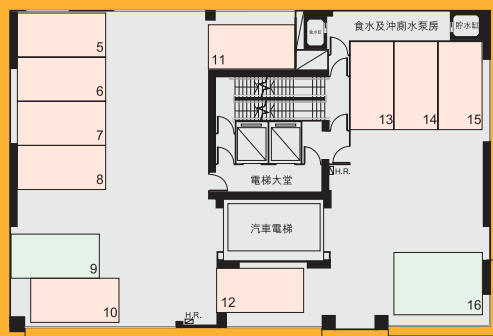
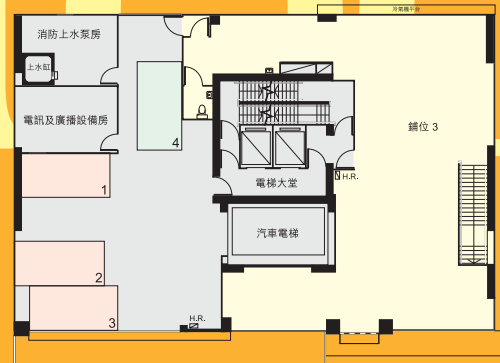
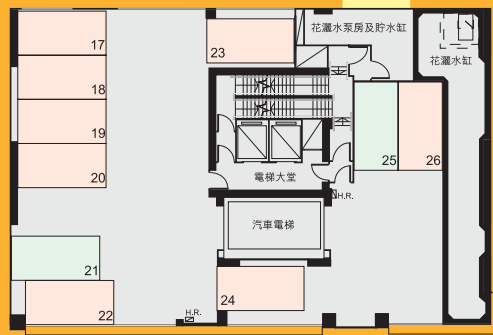


# Carpark Plan

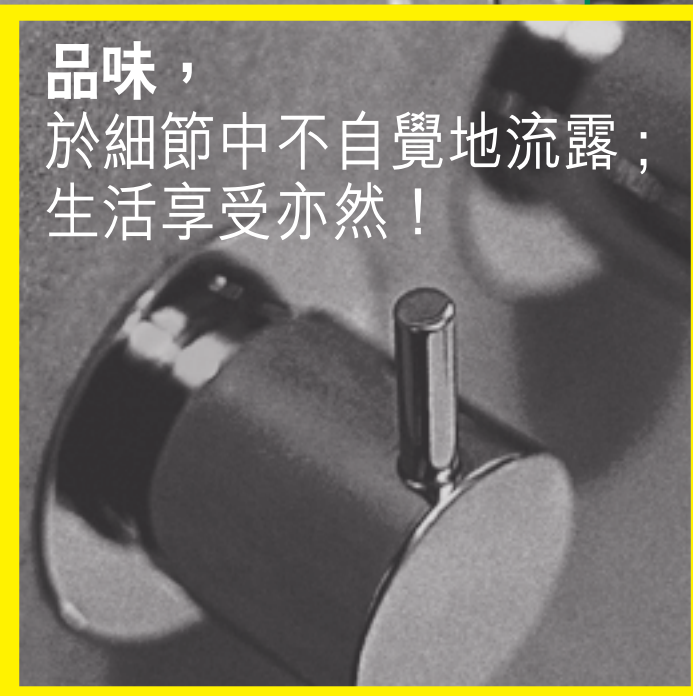
停車場平面圖

附註：

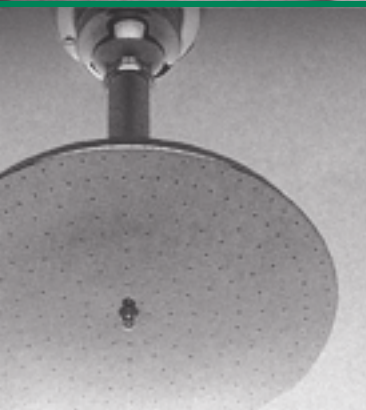
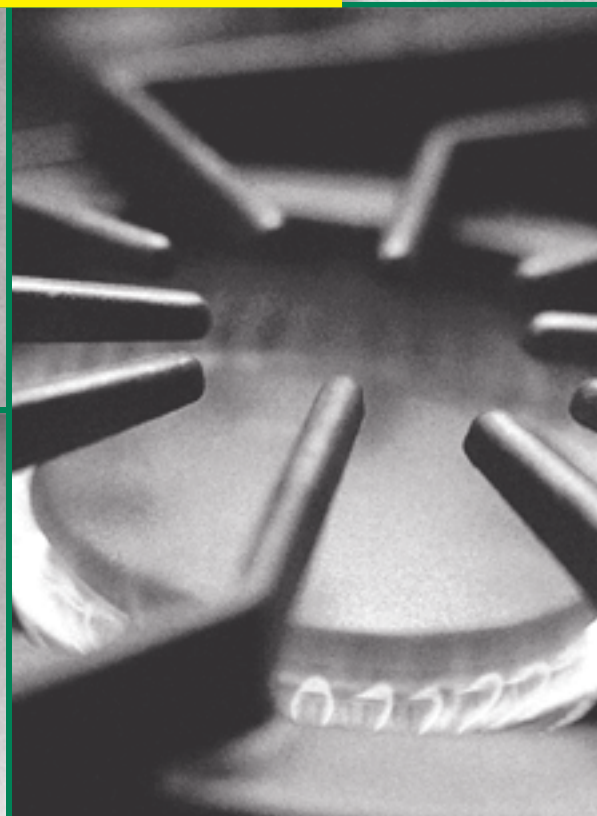
1. 住宅層數25層，樓內不設13、14及24樓層。
2. 詳細訂正圖則以屋宇署及地政署最後批准之圖則為準。
3. 圖中所有長度單位只供參考用途。
4. 高層單位的室內面積通常較低層單位稍大，因其結構牆比低層單位較薄，單位面積只供參考用途。
5. 部份樓層外牆範圍及天台設有建築裝飾，部份不影響內部間隔的建築裝飾未有於圖則中顯示。







品味，  
於細節中不自覺地流露；  
生活享受亦然！



## 建築材料及設備說明

### (A) 公用地方

1. 大廈外牆：鋪砌高級瓷磚及人造麻石。
2. 入口大堂：地台鋪砌優質進口再造雲石，牆身以優質進口再造雲石、人造麻石、玻璃及木皮配襯，裝置石膏板假天花及華麗燈飾，並設有空調系統。
3. 住宅電梯大堂：地台及牆身鋪砌優質進口再造雲石，配襯高級木皮裝飾，安裝石膏板假天花及燈飾。
4. 電梯：兩部高速電梯，電梯廂內鑲進口再造雲石、玻璃、不銹鋼板及鏡，另設一部汽車電梯連接地下至三樓停車場。
5. 信箱：大堂設有住戶專用之華麗信箱。
6. 保安系統：由專業物業管理公司負責，提供日夜24小時管理及保安服務。大廈入口裝有訪客對講機、防盜密碼鎖及智能識別系統。每住宅單位備有對講機連警鐘。另電梯內、大堂入口、停車場及會所平台均設有閉路電視。停車場及會所平台亦設有防盜警鐘。

### (B) 住宅單位

1. 門扇：各住宅大門選用橡木併櫻桃木面實心木門，裝妥氣鼓、防盜眼、防盜扣及名廠Bonco門鎖。睡房及浴室用橡木面夾板門，配名廠Bonco門鎖，部份浴室門附有百頁。廚房用橡木實心門，配氣鼓及名廠Bonco門鎖。所有門框及封口線均為橡木製造。
2. 客/飯廳及睡房：地台鋪砌已預先處理之長條柚木地板配柚木牆腳線。內牆及天花均髹上等乳膠漆。
3. 露台/平台(如適用)：地台鋪砌進口高溫磚。
4. 廚房：地台鋪砌進口高溫磚，牆身鋪砌不銹鋼板及進口瓷磚至假天花，天花安裝鋁質假天花配天花燈。高級廚櫃組合全套連Surell廚櫃枱面、不銹鋼洗滌盆及意大利La Torre水龍頭，附送TGC三頭嵌入式玻璃面煤氣煮食爐、Philco抽油煙機、雪櫃、洗衣乾衣機及National抽氣扇。另裝妥洗衣乾衣機來去水喉位。
5. 浴室：地台鋪砌進口高溫磚，牆身鋪砌進口瓷磚至假天花，天花安裝鋁質假天花配天花燈。附設名廠Kohler浴缸、坐廁及洗手面盆連雲石枱面雜物櫃，配意大利高級La Torre水龍頭及花灑龍頭，另備有浴室大鏡、廁紙架、毛巾架、毛巾環、浴簾掛桿及抽氣扇。
6. 窗戶：採用電鍍厚料鋁窗框連透明玻璃。浴室選用磨砂玻璃(如適用)。
7. 窗台：全部窗台以高級雲石鋪砌。
8. 電話及天線：客/飯廳及所有睡房均裝置電話插座，此外客/飯廳、主人睡房及其他睡房(只供相連單位)均裝置公共電視天線、收音機天線及衛星電視天線插座。
9. 機電裝置：裝置入牆暗線燈位及插座。
10. 音響設備：客廳預留環迴音響後置揚聲器喇叭線暗喉位。
11. 水喉：冷熱水喉全用銅喉。
12. 冷氣機：客/飯廳及所有睡房裝置Philco窗口式冷氣機(標準單位)/Philco分體式冷氣機(相連單位)
13. 煤氣供應：煤氣供應予廚房煮食爐及浴室/廚房熱水爐。
14. 水電錶：錶房內均裝有每戶專用獨立水、電錶。獨立煤氣錶則設於各單位廚房內。

註：發展商保留一切權利，按實際情況需要以同等質素之建築材料及設備代替上述所列各項。

上述所有中文譯本僅供作參考，一切內容以英文版為準，書內一切資料，均以政府最後批准之圖則及法律文件為依據。

本售樓書內之相片及插圖僅作參考或示範之用。部份圖片經由電腦模擬處理。所有資料根據正式買賣合約為準。

發展商保留修改物業設計，規格訂明、特色、平面圖、用料及範圍以內所有設施用途之權利而毋須事先通知。部份康樂設施於入伙時未必能即時啟用。

## Fittings & Finishes Schedule

### (A) Common Areas

1. External Walls : Finished with high quality ceramic tiles and artificial granite tiles.
2. Main Entrance Lobby : Floor finished with reconstituted marble. Walls finished with reconstituted marble, artificial granite tile, glass panel and wood panel. Ceiling finished with gypsum board suspended ceiling with lighting installed. Lobby is air-conditioned.
3. Typical Lift Lobbies : Floor finished with reconstituted marble. Walls finished with reconstituted marble and wood panel. Ceiling finished with gypsum board suspended ceiling with lighting installed.
4. Lifts : 2 passenger lifts serving the tower with interior finished with reconstituted marble, glass panel, stainless steel panel and mirror. 1 car lift serving carpark levels at G/F to 3/F.

5. Letter Box : Exclusive splendid letter box for each unit.
6. Security System & Management : Managed by vigilant professionals, provide 24 hours management and security services. Secret code intercom / visitor panel with smart card access control installed at main entrance. Each residential unit has a door phone system with panic alarm connecting to the main entrance. CCTV cameras installed in lifts, main entrance, carpark area and P/F, and connected to caretaker counter. Panic alarm points are provided in carpark areas P/F.

### (B) Residential Units

1. Doors : Entrance door is solid core, veneered with oak and cherry wood with stainless steel inlay, fitted with concealed door closer, magic eye viewer, door guard and Bonco lockset. Bedrooms and bathroom doors are hollow core, veneered with oak wood and fitted with Bonco lockset. (Bathroom door with louver as necessary). Kitchen door is solid core, veneered with oak wood and fitted with over-head door closer and Bonco lockset. All door frames are made of oak wood with architrave.
2. Living / Dining Room & Bedrooms : Floor finished with pre-finished long strip teak wood flooring and teak wood skirting. Plastered walls and ceiling (with plaster board bulkhead as necessary) finished with emulsion paint.
3. Balcony / Flat Roof (if applicable) : Floor finished with imported homogeneous tiles.
4. Kitchen : Floor finished with imported homogeneous tiles. Walls finished with stainless steel panel and imported ceramic tiles up to aluminum suspended ceiling with lighting installed. High quality kitchen cabinet completed with Surell counter top, stainless steel sink and Italian La Torre sink mixer, TGC 3 burner glass surface built-in gas hob, Philco exhaust hood, refrigerator, washer/dryer and National exhaust fan. Water supply and drainage point for washer/dryer are provided.
5. Bathroom : Floor finished with imported homogeneous tiles. Walls finished with imported ceramic tiles up to aluminum suspended ceiling with lighting installed. Bathroom is equipped with high quality Kohler bathtub, water closet and wash basin with marble counter top storage cabinet. Other fittings include Italian La Torre basin mixer and bath mixer with shower set, mirror, paper holder, towel bar, towel ring and curtain rod. Exhaust fan is also provided.
6. Windows : Natural anodized aluminum window frame with clear glass, obscured glass for bathroom, if applicable.
7. Bay Windows : All bay window sills are finished with high quality marble.
8. Telephone & Aerials : Telephone points are provided in living / dining rooms and all bedrooms. Communal TV/FM and Satellite TV points are provided in living / dining rooms, master bedroom and bedrooms (simplex units only).
9. Electrical Installation : Concealed conduit wiring with adequate lighting and power points.
10. Hi Fi Surround Sound Provision : Concealed conduit for rear speakers connection is provided in living room.
11. Pipes : Copper pipes for hot and cold water.
12. Air Conditioner : Philco window type air-conditioners are provided in living / dining room and all bedroom at typical units and Philco split type air-conditioners at simplex units.
13. Town Gas Supply : Gas supply pipes are connected to built-in hob in kitchen and water heater in bathroom or kitchen.
14. Meters : Separate meters for potable water and electricity are provided in separate meter rooms, with separate meter for town gas in kitchen of each unit.

Note : The Developer reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fittings and Finishes Schedule.

In case of discrepancy between the English version & Chinese version of the contents in this sales brochure, the English version shall prevail. All information given in this brochure is subject to final Government approved plans and documentation.

Photos and perspectives in this brochure are for reference or identification purpose only. Some of the photos have been enhanced by computer graphics. All information shall be subject to the terms and conditions of the formal Agreement for Sales and Purchase.

The Developer reserves the right to make modifications and changes to the building design, specifications, features, floor plans, materials and the intended use of all facilities without prior notice. Some recreational facilities may not be available immediately upon occupation.



## 參考資料

物業名稱	: 都會151
地址	: 九龍靠背壟道151號
地段	: 九龍內地段8152號
地盤面積	: 約501.7平方米
政府租契用途限制	: 非工業用途 (不包括倉庫、酒店及加油站)
年期	: 由1963年3月13日計75年
發展商	: 嘉丹廠有限公司
律師樓	: 薛馮鄺岑律師行
認可人士	: 林中偉先生
建築師	: 創智建築師有限公司
結構工程師	: 安建顧問有限公司
機電工程師	: 湯瑪士(香港)有限公司
總承建商	: 永森建築工程有限公司
控股公司	: 華人置業集團
按揭銀行	: 中國銀行(香港)有限公司
物業預計完成日期	: 2004年1月31日

## 發展設計用途

用途限制	: 私人住宅/商業
單位總數	: 71個住宅單位及3個商舖單位
座數	: 1座
住宅層數	: 25層 5至32字樓 (不設13、14及24字樓)
樓層高度 (兩地台間距離)	: 2.975米(5至29字樓) 3.150米(30至32字樓)
停車場層數	: 4層
車位總數	: 26個私家車車位(包括5個訪客車位及3個商舖專用車位)、3個電單車車位及2個上落貨車位。
康樂設施	: 室外設施包括太極場、兒童遊樂場及平台公園。室內設施包括健身室、兒童遊戲室及遊戲室。

## Reference

Name of Development	: City 151
Address	: No. 151 Kau Pui Lung Road, Kowloon.
Lot No.	: Kowloon Inland Lot No.8152
Site Area	: 501.7 square meters(about)
Government Lease Restriction	: Non- Industrial (excluding godown, hotel and petrol filling station)
Lease Term	: 75 years commencing from 13th March 1963
Developer	: Cardin Factory Limited
Solicitor	: Sit Fung Kwong & Shum, Solicitors
Authorised Person	: Mr. Lam Chung Wai
Architect	: AGC Design Ltd.
Structural Engineer	: Atkins China Ltd.
Building Services Engineer	: Thomas Anderson & Partners (H.K.) Ltd.
Main Contractor	: Wing Sum Construction & Engineering Co. Ltd.
Parent Company	: Chinese Estates Holdings Limited
Mortgagee bank	: Bank of China (Hong Kong) Limited
Anticipated Date of Completion	: 31 <sup>st</sup> January 2004

## Design of Development

User Restriction	: Private Residential / Commercial
No. of Units	: 71 residential units & 3 retail units
No. of Towers	: 1
No. of Residential Storeys	: 25 storeys 5/F -32/F (excluding 13/F, 14/F& 24/F)
Ceiling Height (floor to floor)	: approx. 2.975m (5/F-29/F) Approx. 3.150m (30/F-32/F)
No. of Carpark Level	: 4
No. of Carparks	: 26 carparks (5 visitor carparks and 3 carparks for retail shops included), 3 motorcycle parkings and 2 loading / unloading bays
Recreational Facilities	: Outdoor facilities include tai-chi court, children play area, activity area and landscaped area. Indoor facilities include gymnasium, childrenplay room and games room.

## 公共契約及管理合約之部份重要條款

- 有關地段將有一份公共契約及管理合約。
- 住宅公共地方及設施包括一個住客會所、花園、行人路、休憩設施、升降機大堂、樓梯及供住宅部分業主共用及裨益的地方及設施，有關住宅公共地方及設施之詳細定義載於公共契約及管理合約內。

- 商業公共地方及設施包括供商業部分業主共用及裨益的地方及設施，有關商業公共地方及設施之詳細定義載於公共契約及管理合約內。
- 停車場公共地方及設施包括行車路、斜路及供擁有停車位業主共用及裨益的地方及設施，有關停車場公共地方及設施之詳細定義載於公共契約及管理合約內。
- 下列條款包括在公共契約及管理合約內：
  - 業主不得更改其單位之樓宇結構或物業之樓宇結構或外觀。
  - 業主嚴禁容許或將其單位作非法或不道德之用途。
  - 住宅單位只可被用作私人住宅用途，商業單位則只可被用作商業用途。
  - 業主不能作出任何違反政府租契或公共契約及管理合約之行為。
  - 業主不得允許或容許任何違反消防條例或其他有關主管機構規例的金屬柵欄、百葉窗或鐵閘門豎立、固定、安裝或附於任何單位的窗戶或一個或多個門戶或入口處。
  - 除獲管理公司的事先書面同意外，業主不得於窗戶外或物業外牆安裝冷氣機或其他裝置，除了於冷氣機平台或指定位置外，但必須採取一切措施防止產生噪音、冷凝或滴水到物業的任何地方。每位業主須自付費用保養和保持只用於他單位的冷氣機或其他裝置或機械(如有)處於正常工作狀態。
  - 每位業主當不再作為該地段物業的業主時須通知管理公司及提供新業主的姓名、地址予管理公司。
- 業主必須根據政府租契之要求及土力工程處出版及經不時修訂的《斜坡維修指南(岩土指南第五冊)》及維修手冊的指引，為該地段或物業範圍內外的斜坡、擋土牆及其他結構建築進行維修保養工程。
- 忠信物業管理有限公司將獲委任為整個物業的首任物業管理公司(簡稱“管理公司”)。管理公司之任期由公共契約及管理合約簽署之日起計至兩年止。任期屆滿後，聘用條款將繼續直至業主委員會終止管理公司之委任或管理公司請辭為止。管理公司每年之管理費用不可多於全年管理總支出的百分之十五。
- 應繳付之管理費按照預算而訂定，有關預算之詳細定義載於公共契約及管理合約內。每名業主須每月預先支付按照公共契約及管理合約所載其單位之管理份數訂定之管理費。
- 每名業主在收樓前，須向管理公司支付下列費用：
  - 管理費按金：相當於兩個月的預算管理費。此按金將可予轉讓，但不予退還。
  - 管理費上期預繳：相當於兩個月的預算管理費。
  - 公共/公用設施按金：相當於不超過一個月的預算管理費。此按金將可予轉讓，但不予退還。
  - 設備基金：每個單位相當於兩個月的預算管理費。此基金將不得轉讓，並不予退還。
  - 裝修泥頭清理費：每個單位相當於不超過一個月的預算管理費。此費將不得轉讓，並不予退還。
  - 償付發展商已墊支的水表和電表按金。

上述資料及位置圖僅供參考，詳細條款請參閱公共契約及管理合約。如有需要，業主可索取公共契約及管理合約全文副本，影印費須由業主支付。以上資料的中、英文版本如有不符之處，應以英文版本為準。

## Salient Points On Deed Of Mutual Covenant And Management Agreement

- A Deed of Mutual Covenant and Management Agreement will be entered into in respect of the Lot.
- Residential Common Areas and Facilities shall include a residents club house, gardens, walkways, Recreational Facilities, lift lobbies, staircases and those areas and facilities intended for the common use and benefit of the owners of the Residential Portion, as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
- Commercial Common Areas and Facilities shall include those areas and facilities intended for the common use and benefit of the owners of the Commercial Portion, as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
- Car Park Common Areas and Facilities shall include driveways, ramps and those areas and facilities intended for the common use and benefit of the owners of the Car Parking Spaces, as more particularly defined in the Deed of Mutual Covenant and Management Agreement.
- The following covenants and restrictions, among others, are to be included :
  - No Owner shall make any structural alteration to his unit or alter the structure or the external appearance of the Development.
  - No Owner shall use or permit or suffer his unit to be used for any illegal or immoral purpose.

(c) Residential Units shall only be used for private residential purposes and Commercial Units shall only be used for commercial purposes.

(d) No Owner shall do anything which will amount to a breach of the Government Lease or the Deed of Mutual Covenant and Management Agreement.

(e) No Owner shall permit or suffer to be erected affixed installed or attached in on or at the window of any unit or the door or doors or entrance or entrances of any unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Ordinance or other competent authority.

(f) No air-conditioning units or plants or any other fixture shall be installed through the windows or external walls of the Development without the prior written consent of the Manager other than at the air-conditioning platform or such places designated for such proposes and all possible measures shall be taken to prevent excessive noise, condensation or dripping onto any part of the Development. Every Owner shall at his own costs and expenses keep and maintain the air-conditioning or other units or plants (if any) serving exclusively his Unit in good repair and condition.

(g) Each Owner shall on ceasing to be the Owner of any undivided share and the unit held therewith notify the Manager of such cessation and of the name and the address of the new Owner to the Manager.

6. The Owners shall at their own expense maintain repair and carry out all works in respect of any slopes, slope treatment works, retaining walls or other structures within or outside the Lot or the Development as required by the Government Lease and in accordance with the "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual(s) for the slope structures.

7. Perfect World Company Limited will be appointed as the first manager ("the Manager") of the Development. The initial term of appointment of the Manager will be two years from the date of the Deed of Mutual Covenant and Management Agreement of the Development which shall continue

until terminated by Owners' Committee or resignation of the Manager. The annual remuneration of the Manager shall not be more than 15% of the total annual expenditure necessarily and reasonably incurred.

8. The amount of management fee payable is fixed in accordance with the Budget as more particularly defined in the Deed of Mutual Covenant and Management Agreement. Each Owner shall contribute towards the management expenses monthly in advance according to the number of management shares allocated to his unit as set out in the Deed of Mutual Covenant and Management Agreement.

9. Each Owner shall before he is given possession of his unit deposit with the Manager :

(a) Management Fee Deposit : a sum equivalent to 2 months' Budgeted Management Fees which is transferable but non-refundable.

(b) Advance Payment of Management Fee : a sum equivalent to 2 months' Budgeted Management Fees.

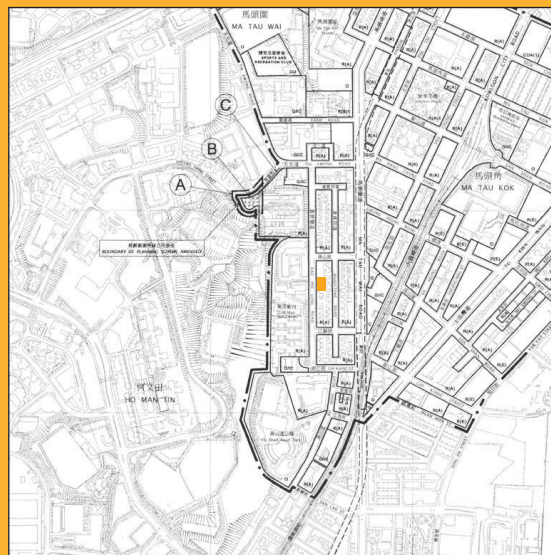
(c) Public/Common Utility Deposit : a sum equivalent to not more than 1 month's Budgeted Management Fee which is transferable but non refundable.

(d) Capital Equipment Fund : a sum equivalent to 2 months' Budgeted Management Fees per unit which sum is non-transferable and non-refundable.

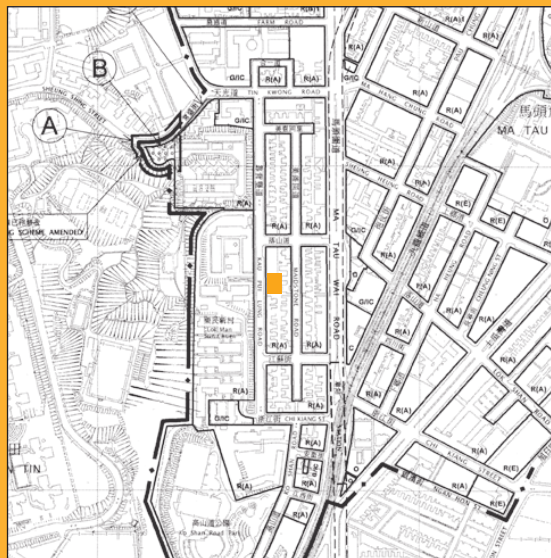
(e) Debris Removal Fee : a sum equivalent to not more than 1 month's Budgeted Management Fee per unit which is non-transferable and non-refundable.

(f) Reimbursement to the Developer for water, electricity meter deposits paid.

The above information and plan are for reference only. For full details please refer to the Deed of Mutual Covenant and Management Agreement. A full script of the Deed of Mutual Covenant and Management Agreement is available upon request and on paying necessary photocopying charges. In case of inconsistency between the English and the Chinese versions of the above information, the English version thereof shall prevail.



摘錄自2003年7月4日，印刷之馬頭角分區計劃大綱圖，編號 S/ K10/ 17。Extract from Part of the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/17 dated 4th July 2003.



Location Map