

發展項目中的住宅物業的面積

Area of Residential Properties in the Development

物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
天利苑 Tin Lee Court	地下 G/F	4	44.8 (482) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-
		5	44.4 (478) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-
		6, 7	44.7 (481) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-
		8	45.1 (485) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-
	1-7樓 1/F-7/F	1,8	45.1 (485) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-

上述每個住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

The saleable area of each residential property listed above is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

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.

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天利苑 Tin Lee Court	1-7樓 1/F-7/F	2, 3, 6, 7	44.7 (481) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-	
		4, 5	44.4 (478) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-	-
	8-9樓 8/F-9/F	1, 7	45.1 (485) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-	-
		2, 3, 6	44.7 (481) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-	-
		4, 5	44.4 (478) 露台 Balcony:- 工作平台 Utility Platform:- 陽台 Verandah:-	-	-	-	-	-	-	-	-	-	-	-

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天利苑 Tin Lee Court	10-11樓 10/F - 11/F	2, 6	45.1 (485) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-
		3	44.7 (481) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	-	-	-	-	-	-	-	-	-
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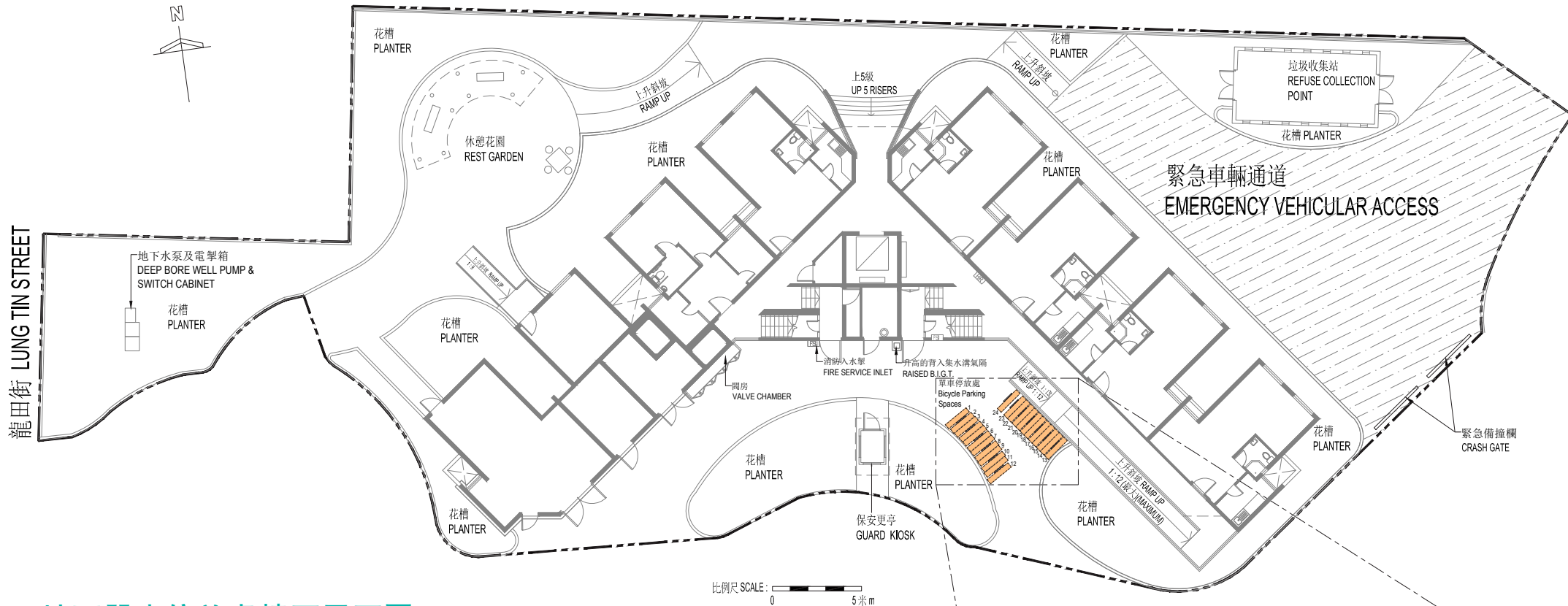
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發展項目中的停車位的樓面平面圖

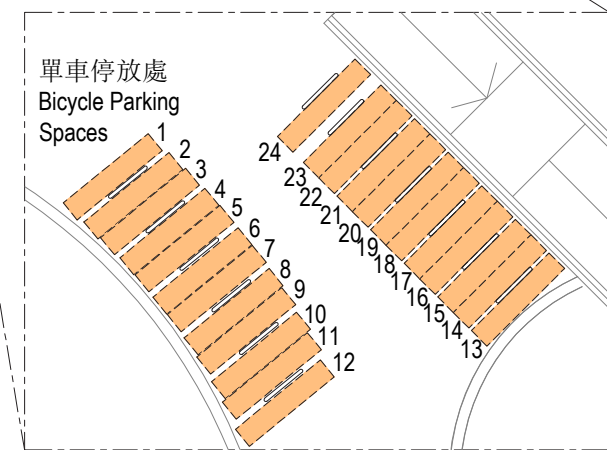
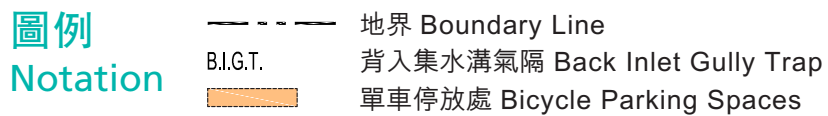
Floor Plan of Parking Spaces in the Development



地下單車停放處樓面平面圖

Floor Plan of Bicycle Parking Spaces on Ground Floor

停車位類別 Type of Parking Space	數目 Number	每個停車位的尺寸(長 x 寬)(米) Dimensions of each parking space (L x W) (m.)	每個停車位的面積(平方米) Area of each parking space (sq.metre)
單車停放處 Bicycle Parking Space	24	1.5 x 0.3	0.45



臨時買賣合約的摘要

Summary of Preliminary Agreement for Sale and Purchase

不適用

Not applicable

公契的摘要

Summary of Deed of Mutual Covenant

處理以下各項的條文的摘要：

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。

A. 發展項目的公用部分

「公用地方及設施」

「公用地方及設施」指「屋苑公用地方及設施」及根據公契之規定所有指定作為「該屋苑」的任何特定部分的公用地方及設施之其他地方及設施。

「屋苑公用地方及設施」

「屋苑公用地方及設施」指（視上下文意而定）該土地及「該屋苑」擬供「該屋苑」的整體而非僅屋苑某部分的共同使用和利益而設的所有或任何地方、系統、裝置及設施，包括「粉紅色並加紅色斜線部分」、「粉紅色並加棕色斜線部分」、平台、露天平台、「緊急車輛通道」、斜坡及護土牆（如有）、外牆、邊界牆、圍欄、邊界牆入口、通道、入口、行人路、有蓋行人路、樓梯、梯台、園景美化區、花園區、市容地帶、休憩用地、建築特色（如有）、花架、花床及花圃、信箱、殘疾人士洗手間、窗簷及門簷、消防控制室、電掣房、電力變壓房、緊急發電機房（如有）、機械/電力房、機房、風櫃房、錶房、泵房、沉澱池及泵房、發電機、燈柱、照明導管及設備、照明系統、機械通風系統、水箱、排水渠（包括通過該土地並為「該屋苑」而設的任何道路排水系統）、雨水渠、水道、渠道、污水渠、電錶、變壓器、照明裝置、喉管、管道、電線、電纜、閘門、電掣及其他通過管道或不通過管道供應淡水或鹹水、污水、氣體、電力及其他服務給「該屋苑」的設施、水泵、水箱、衛生設備、電力裝置、升降機、自動梯、垃圾收集站、垃圾收集設施和垃圾處理設備、裝備及器具、「氣體分配系統」、「單車停放處」、防火和滅火設備和器具、消防裝置和設備、消防龍頭、泵水接頭、消防水缸及缸頂、消防花灑系統、擬供「該屋苑」的整體而非僅屋苑某部分的共同使用和利益而設的保安系統和器具與天線分布網絡設施或電

Summary of Provisions that Deal with the Following Matters:

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 Deed of Mutual Covenant (“DMC”). Please refer to the DMC for reference.

A. The Common Parts of the Development

“Common Areas and Facilities”

“Common Areas and Facilities” means the Estate Common Areas and Facilities and all other areas and facilities designated as common areas and facilities of any particular part of the Estate in accordance with the provisions of the DMC.

“Estate Common Areas and Facilities”

“Estate Common Areas and Facilities” means (as the context may require) all or any of the areas, systems, devices and facilities of the said land and the Estate intended for the common use and benefit of the Estate as a whole and not just any particular part thereof, and shall include the Pink Hatched Red Area, Pink Hatched Brown Area, flat roofs, open flat roofs, the Emergency Vehicular Access, slopes and retaining walls (if any), external walls, boundary walls, fences, boundary wall entrances, passages, entrances, walkways, covered walkways, staircases, landings, landscaped areas and garden areas and amenities areas and open space, architectural features (if any), planter boxes, flower beds and boxes, letter boxes, disabled lavatory, window eaves and door eaves, fire services control rooms, switch rooms, transformer rooms, emergency generator rooms (if any), mechanical/electrical rooms, plant rooms, fan rooms, meter rooms, pump rooms, sump tanks and pump rooms, generators, lamp posts, lighting conduits and fittings, lighting system, mechanical ventilation system, water tanks, drains (including any road drainage system passing through the said land and serving the Estate), gutters, watercourses, channels, sewers, meters, transformers, lighting fixtures, pipes, ducts, wires, cables, valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied

訊網絡設施、屋苑管理處和控制室、儲物室、業主委員會辦事處、業主立案法團辦事處、警衛室/更亭及承辦商辦事處（如有）、在「該屋苑」提供或裝設並擬供「該屋苑」的整體而非僅屋苑某部分使用的任何其他地方和任何其他系統、裝置及設施及《建築物管理條例》（第344章）附表1所指明的公用部分（如有），其在公契的附圖上以橙色、橙色並加黑色斜線、橙色並加棕色斜線界定（僅限於能在該些附圖上面顯示的地方、系統、裝置及設施），僅供識別；但不包括「該屋苑」內由某一「業主」擁有獨有和專有權持有、使用、佔用及享用的地方，以及設於「該屋苑」內專為某一「業主」提供服務的設施。

to the Estate, pumps, tanks, sanitary fittings, electrical installations, lifts, escalators, refuse collection points, refuse collection facilities and refuse disposal equipment, fittings and apparatus, Gas Distribution Systems, Bicycle Parking Areas, fire prevention and fighting equipment and apparatus, fire services installations and equipment, fire hydrants, water pumping connections, fire services tanks, and roofs of fire services tanks, sprinkler system, security systems and apparatus and aerial broadcast distribution network facilities or telecommunications network facilities intended for the common use and benefit of the Estate as a whole and not just any particular part thereof, estate management offices and control room, store rooms, owners' committee offices, owners' corporation offices, guard rooms/kiosk and contractors' office (if any), such other areas and any other systems, devices and facilities provided or installed in the Estate and intended to serve the Estate as a whole and not just any particular part thereof and those common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) which, for the purpose of identification only, are collectively shown coloured orange, orange hatched black and orange hatched brown on the plans (insofar as such areas, systems, devices and facilities are identifiable on such plans) annexed to the DMC; and shall exclude such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Estate serving only any particular Owner.

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

B. The Number of Undivided Shares Assigned to Each Residential Property in the Development

樓層 Floor	單位 Flat	1	2	3	4	5	6	7	8
G					69/5,852	68/5,852	69/5,852	69/5,852	69/5,852
1		69/5,852	69/5,852	69/5,852	68/5,852	68/5,852	69/5,852	69/5,852	69/5,852
2, 4, 6		69/5,852	69/5,852	69/5,852	68/5,852	68/5,852	69/5,852	69/5,852	69/5,852
3, 5, 7		69/5,852	69/5,852	69/5,852	68/5,852	68/5,852	69/5,852	69/5,852	69/5,852
8		69/5,852	69/5,852	69/5,852	68/5,852	68/5,852	69/5,852	69/5,852	
9		69/5,852	69/5,852	69/5,852	68/5,852	68/5,852	69/5,852	69/5,852	
10			69/5,852	69/5,852	68/5,852	68/5,852	69/5,852		
11			69/5,852	69/5,852	68/5,852	68/5,852	69/5,852		

C. 發展項目的管理人的委任年期

除《建築物管理條例》的條文及公契內有關終止委任的條文另有規定外，香港房屋委員會（下稱「房委會」）將獲委任為「該屋苑」的「管理人」，而該段委任期為於2013年12月20日（即批地文件的日期）起計24個曆月或直至「業主立案法團」成立為止（以較早者為準）；但若在批地文件簽立後的兩年內，「業主立案法團」仍未成立，房委會可選擇在其後繼續擔任「管理人」，直至「業主立案法團」成立為止。

C. The Term of Years for which the Manager of the Development is Appointed

Subject to the provisions of the Building Management Ordinance and the provision of termination contained in the DMC, the Hong Kong Housing Authority (HA) shall be appointed as the Manager of the Estate for a term of 24 calendar months commencing from the 20th day of December 2013 (i.e. the date of the said lease) or until the incorporation of the Owners' Corporation (whichever is the earlier) PROVIDED THAT if the Owners' Corporation is not formed within 2 years after the execution of the date of the said lease, the HA may, if it so elects, continue to be the Manager for such further period until formation of the Owners' Corporation.

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

(1) 每名「業主」均須於每個曆月的第一天，預付由「管理人」訂定的月費，作為管理「該屋苑」的整體和業主「單位」所屬之「該屋苑」特定部分時，必須和合理地招致的費用、收費及開支中所應分擔的部分；款額則根據每名業主的「單位」所獲分配的「管理份數」，按比例計算，並由「管理人」根據按照公契條文制訂的周年財政預算訂定（見註1）。

(2) 分配予發展項目中的每個住宅物業的「管理份數」的數目：

D. The Basis on which the Management Expenses are Shared Among the Owners of the Residential Properties in the Development

(1) Each Owner shall pay in advance on the first day of each calendar month a monthly sum as determined by the Manager being the due proportion of the costs, charges and expenses necessarily and reasonably incurred in the management of the Estate as a whole and the particular part of the Estate to which his Unit belongs in proportion to the number of Management Shares allocated to his Unit. The amount of such monthly sum shall be determined by the Manager based on the annual budget made in accordance with the provisions of the DMC (See Note 1).

(2) The number of Management Shares allocated to each residential property in the Development is as follows:

樓層 Floor	單位 Flat	1	2	3	4	5	6	7	8
G					69/5,842	68/5,842	69/5,842	69/5,842	69/5,842
1		69/5,842	69/5,842	69/5,842	68/5,842	68/5,842	69/5,842	69/5,842	69/5,842
2, 4, 6		69/5,842	69/5,842	69/5,842	68/5,842	68/5,842	69/5,842	69/5,842	69/5,842
3, 5, 7		69/5,842	69/5,842	69/5,842	68/5,842	68/5,842	69/5,842	69/5,842	69/5,842
8		69/5,842	69/5,842	69/5,842	68/5,842	68/5,842	69/5,842	69/5,842	
9		69/5,842	69/5,842	69/5,842	68/5,842	68/5,842	69/5,842	69/5,842	
10			69/5,842	69/5,842	68/5,842	68/5,842	69/5,842		
11			69/5,842	69/5,842	68/5,842	68/5,842	69/5,842		

E. 計算管理費按金的基準

管理費按金的款額為不多於「管理人」就每一「單位」根據按照公契條文制訂的周年財政預算訂定的「業主」應繳的管理月費的三倍。

F. 賣方在發展項目中保留作自用的範圍

不適用

註：

1. 承租人（見批地文件的摘要內的定義）及房委會以其作為龍田邨的經理人的身份，已於2014年3月21日簽訂費用分攤契據，該費用分攤契據已於土地註冊處註冊。該費用分攤契據是有關「該屋苑」「業主」及龍田邨經理人須就共同使用之地底設施，分別分擔30.8%及69.2%的費用的規定及與此相關的權利和責任。該費用分攤契據的全文，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，並可於房委會就出售天利苑所指定的互聯網網站閱覽。建議買方應閱覽公契及費用分攤契據內的有關詳情，並按需要諮詢其專業顧問或律師。
2. 請查閱公契全文以了解上述條款及公契中其他條款的全部詳情。公契的最新擬稿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，並可於房委會就出售天利苑所指定的互聯網網站內閱覽。

E. The Basis on which the Management Fee Deposit is Fixed

The amount of management fee deposit is a sum not exceeding 3 times the monthly management fee payable by the Owner in respect of each Unit as may be determined by the Manager based on the annual budget made in accordance with the provisions of the DMC.

F. The Area in the Development Retained by the Vendor for the Vendor's Own Use

Not applicable

Notes :

1. A Deed of Cost Sharing dated 21 March 2014 and registered at the Land Registry has been entered into between the Lessee (as hereinafter defined under the Summary of Land Grant) and the HA as manager of Lung Tin Estate in relation to the apportionment of cost to be contributed by the Owners of the Estate at 30.8% and the manager of Lung Tin Estate at 69.2% for the shared and common use of underground facilities together with the rights and obligations relating thereto. Full script of the said Deed of Cost Sharing is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre and is also available on the website designated by the HA for the sale of Tin Lee Court. Purchasers are advised to study the full details of the DMC and Deed of Cost Sharing and consult their own professional advisers or solicitors for necessary advice.
2. For full details of the above provisions and other provisions in the DMC, please refer to the DMC. Full script of the latest draft DMC is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre and is also available on the website designated by the HA for the sale of Tin Lee Court.