

NOTES TO PROSPECTIVE TENANTS OF THE TANNER HILL

雋悦準租戶須知

You are advised to take the following steps before leasing any residential unit in The Tanner Hill.

1. Important information

- Study the information on the website designated by the landlord for the development, including the lease brochure, entry contribution lists/list of rental, documents containing the lease arrangements, and the register of lease transactions of the development.
- Lease brochure for the development, entry contribution list/list of rental and documents containing the lease arrangements will be made available to the general public on the first day.
- Information on transactions can be found on the register of lease transactions on the website designated by the landlord for the development.

2. Fees and entry contribution/rent

- Calculate the total expenses of the lease, such as solicitors' fees, loan charges (if any), insurance fees (if any), other fees (if any) and stamp duties.
- Check with the landlord the estimated management fee, service fee, deposit of management fee and service fee, the amount of management fee and service fee payable in advance, the amount of reimbursement of the deposits for water, electricity and gas (if any), the amount of government rates and any other fees you have to pay to the landlord.
- Check with the landlord any management fee deposit and advance payments you have to pay to the landlord or the manager of the development.

3. Entry contribution list/list of rental, payment terms and other financial incentives

- The landlord may not offer to lease all the residential units in the development that are covered in an entry contribution list/list of rental. To know which residential units the landlord may offer to lease, pay attention to the website designated by the land lord for the development.
- Pay attention to the terms of payment as set out in the entry contribution list/rent. If there are discounts on the entry contribution/rent, gift, or any financial advantage or benefit to be made available in connection with the lease of the residential units, such information will also be set out in the entry contribution list/list of rental.

4. Property area and its surroundings

- Pay attention to the area information in the lease brochure and entry contribution list/list of rental, and entry contribution per square feet/metre in the entry contribution list for long lease. The landlord will present the area and entry contribution per square feet and per square metre of a residential unit using saleable area. Saleable area, in relation to a residential unit, means the floor area of the residential unit, and includes the floor area of every one of the following to the extent that it forms part of the residential unit - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential unit - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the lease brochure.

5. Lease brochure

- Read through the lease brochure and in particular, check the following information in the lease brochure -
 - Whether there is a section on "relevant information" in the lease brochure, under which information on any matter that is known to the landlord but is not known to the general public, and is likely to materially affect the enjoyment of a residential unit will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - The cross section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether there are obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether there is any responsibility to maintain slopes.

6. Government land grant, estate management contribution deed ("EMCD") and lease agreement ("LA") and service agreement

- Read the Government land grant, the EMCD, the LA and the service agreement. The landlord will provide copies of the Government land grant, the EMCD, the LA and the service agreement at the leasing office for free inspection by prospective tenants.
- Check the LA on whether individual tenants are liable to pay Government rent.

7. Lease agreement

- Pay attention to the non-refundable administration fee of HK\$2,000 payable upon the successful selection and confirmation of a residential unit.
- Pay attention that fittings, finishes and appliances to be included in the lease of the residential unit are inserted in the LA.
- Pay attention to the area plan annexed to the LA which shows the total area which the landlord is leasing to you. The total area which the landlord is leasing to you is normally greater than the saleable area of the residential unit.

8. Expression of intent of leasing a residential unit

- Note that landlord (including its authorized representative(s)) will not seek or accept any specific or general expression of intent of leasing any residential unit of the development before the relevant entry contribution lists/list of rental for such residential units are made available to the public. You therefore should not make such an offer to the landlord or its authorized representative(s).
- Note that landlord (including its authorized representative(s)) will not seek or accept any specific expression of intent of leasing a particular residential unit before the Application Date. You therefore should not make such an offer to the landlord or its authorized representative(s).

9. Appointment of solicitor

- For long lease, the prospective tenant is required to instruct a separate firm of solicitors (other than that acting for the landlord) to act for the prospective tenant in relation to the transaction, such firm will be able to give independent advice to the prospective tenant.
- For short lease, the prospective tenant is required to instruct a separate firm of solicitors or the solicitor acting for the landlord to act for the prospective tenant in relation to the transaction. If the solicitor also acts for the landlord, he/she may not be able to protect the best interests of the prospective tenant in the event of a conflict of interest.

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10. Viewing of residential unit

- Ensure that, before you lease a residential unit, you have arranged to view the residential unit that you would like to lease or, if it is not reasonably practicable to view the residential unit in question, a comparable residential unit in the development, unless you agree in writing that the landlord is not required to arrange such a comparable residential unit for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the residential unit, unless the residential unit is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the residential unit.

Useful contact -

	Telephone	Fax
Consumer Council	2929 2222	2590 6271

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您在準備租住雋悦的住宅單位前，應留意下列事項：

1. 重要資訊

- 閱覽業主就該發展項目所指定的互聯網網站內的有關資訊，包括租賃說明書、租住權費表 / 租金表、載有租賃安排的文件，及租賃成交記錄冊。
- 該發展項目的租賃說明書、租住權費表 / 租金表及載有租賃安排的文件，會在該項目推出接受申請當天向公眾發布。
- 在業主就有關發展項目所指定的互聯網網站均載有有關單位租賃成交資料的租賃成交記錄冊，以供查閱。

2. 費用及租住權費 / 租金

- 計算租賃總開支，包括律師費、貸款費用（如適用）、保險費（如適用），其他收費（如適用）以及印花稅。
- 向業主瞭解，您須付予業主的管理費、服務費、管理費及服務費按金及上期金額、補還的水、電力及氣體按金（如有）、差餉以及其他須付予業主的收費。
- 向業主瞭解，您須付予業主或該發展項目的管理人的管理費按金及上期款項。

3. 租住權費表 / 租金表、支付條款，以及其他財務優惠

- 業主未必會把租住權費表 / 租金表所涵蓋的所有在該發展項目內的住宅單位悉數租出，因此應留意業主就有關發展項目的互聯網網站，以了解業主會租出的住宅單位為何。
- 留意租住權費表 / 租金表所載列的支付條款。倘租戶可就租賃有關住宅單位而連帶獲得租住權費 / 租金折扣、贈品，或任何財務優惠或利益，上述資訊亦會在租住權費表 / 租金表內列明。

4. 物業的面積及四周環境

- 留意載於租賃說明書和租住權費表 / 租金表內的物業面積資料，以及載於長期租約的租住權費表內的每平方呎 / 每平方米租住權費。業主將以實用面積表達住宅單位的面積和租住權費。就住宅單位而言，實用面積指該住宅單位的樓面面積，包括在構成該單位的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該單位的一部分的範圍。
- 親臨該發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於租賃說明書內的物業位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 租賃說明書

- 閱覽租賃說明書，並須特別留意以下資訊－
 - 租賃說明書內有否關於「有關資料」的部分，列出業主知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅單位造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 是否須要就管理、營運或維修有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置分擔或承擔責任；以及
 - 是否須要就維修斜坡承擔責任。

6. 政府批地文件、屋苑管理及責任承擔契約、租約及服務合約

- 閱覽政府批地文件、屋苑管理及責任承擔契約、租約和服務合約。業主會在租務辦事處提供政府批地文件、屋苑管理及責任承擔契約、租約和服務合約的複本，供準租戶免費閱覽。
- 留意租約內所訂明租戶是否須要負責支付地租。

7. 租約

- 留意準租戶須於成功揀選及確認住宅單位時繳付港幣2,000元作不得退回的行政費。
- 留意有關住宅單位租賃交易所包括的裝置、裝修物料和設備，須在租約上列明。
- 留意夾附於租約的圖則。該圖則會顯示所有租予您的單位面積，而該面積通常較該住宅單位的實用面積為大。

8. 表達租賃住宅單位的意向

- 留意在業主（包括其獲授權代表）就有關住宅單位向公眾提供租住權費表 / 租金表前，業主不會尋求或接納任何對該發展項目的有關住宅單位的租賃意向（不論是否屬明確租賃意向）。因此您不應向業主或其授權代表提出有關意向。
- 留意在該發展項目的有關住宅單位推出接受租賃申請前，業主（包括其獲授權代表）不會尋求或接納任何對該單位的明確租賃意向。因此您亦不應向業主或其授權代表提出有關意向。

9. 委聘律師

- 長期租約的準租戶必須自行委聘律師（該律師不得同時代表業主行事）代表準租戶就相關租賃行事，該律師事務所將能向準租戶提供獨立的意見。
- 短期租約的準租戶可選擇自行委聘律師或委聘同時代表業主的律師代表準租戶就相關租賃行事。該律師若同時代表業主行事，倘發生利益衝突，未必能夠保障準租戶的最大利益。

10. 參觀住宅單位

- 租賃住宅單位前，確保已獲安排參觀您打算租賃的住宅單位。倘參觀有關住宅單位並非合理地切實可行，則應參觀與有關住宅單位相若的住宅單位，除非您以書面同意業主無須開放與有關住宅單位相若的住宅單位供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關住宅單位根據租約持有，或為確保住宅單位參觀者的人身安全而須設定合理限制，您可以對該住宅單位進行量度、拍照或拍攝影片。

相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271