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(i). The Owner hereby covenants and undertakes with The Management that the Owner shall, in respect of the use of the Parcel and the Common Property, perform, observe and comply with all the by-laws, contained in the Strata Management (Maintenance and Management) Regulations 2015 as from time to time amended, extended or consolidated and to observe the House Rules and Regulations.
业主在此承诺并向管理层保证, 业主应就上述单位和公共物业的使用权履行并遵守2015年《分层管理法令》(维修和管理)里所有附则以及修订, 扩展与整合法例, 并遵守房屋规章制度。

(ii). For the avoidance of doubt, the enforcement of these House Rules and Regulations shall rest with The Management.
为避免疑义, 本管理房屋规章制度的执行应由管理层负责。

(iii). The Owner shall submit to The Management without delay, its latest mailing address and contact number and all other relevant information which The Management shall require from time to time for record purposes.
业主应立即向管理层提交最新的邮寄地址和联系电话, 以让管理层能获得最新相关信息做为记录目的。

(A). **PERMITTED USE OF THE PARCEL 允许使用上述单位**
The said Parcel has been constructed for use solely as a serviced apartment. The Owner shall use the said Parcel as a serviced apartment and shall not permit anyone to use the same or any portion thereof for any other purpose.
该单位被建为服务式公寓, 业主须将该单位用作服务式公寓, 且不得允许或容许任何人使用该地段为其它用途。

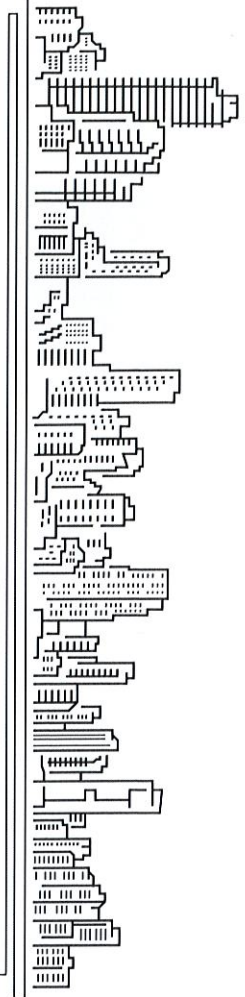
(B). **RESTRICTIVE COVENANTS 限制性契约**
The Owner shall:
业主须知:

(a). Not use the said Parcel nor permit the said Parcel to be used for any purpose whatsoever other than as a serviced apartment;
不得使用上述单位, 也不得将上述公寓用于服务式公寓以外的任何其他目的;

(b). Not use nor permit the said Parcel to be used as a mess or as a hotel;
不得使用或不允许将上述单位用作为食堂或酒店;

(c). Not use the Parcel, the Building, the Common Property or the Land or any part thereof for any illegal, unlawful or immoral purposes or bring thereon nuisance of whatever nature or give reasonable cause for complaint by The Management, the other Owners or any lawful occupiers;
不得将单位, 建筑物, 公共物业或土地及其他部分用于对管理层任何非法, 违法或不道德的目的; 或造成其他业主或任何合法占用人提出任何性质的滋扰或导致给予合理理由投诉;

- (d). Not use nor permit the said Parcel to be used in such manner which in the reasonable opinion of The Management will be prejudicial to the purpose of maintaining and preserving the status, image, character, value and exclusiveness of the Building and/or Project; 不得使用或不允许上述单位被以管理层认为会损坏维护和保存建筑物/或项目的地位、形象、特征、价值和其他性的方式使用;
- (e). Not keep any animals/pets within the Parcel, the Building, the Common Property or the Land or any part thereof which may cause annoyance or nuisance or which may be dangerous to the safety or health of the other Owners or prohibited any laws, by-laws, rules and regulations relating to the keeping of any animals/pets; 不可在上述单位、公共物业或上述土地或其任何部分饲养任何动物/宠物, 因可能造成烦恼或滋扰, 或者可能危害业主的安全或健康, 或违反任何有关饲养任何动物/宠物的法律与房屋规章制度;
- (f). Not do nor permit to be done within the Project anything which will or may infringe any of the laws, by-laws, rules and regulations in force or which may be or become a nuisance or annoyance or inconvenience to the other Owners or any lawful occupiers; 在本项目内不做或不允许任何会违反任何现行法律、章程、房屋规章制度的行为, 或对其他业主或任何合法占用人造成滋扰或烦恼或不便的事情;
- (g). Not accumulate dirt, rubbish, debris or garbage or store or bring upon the Parcel, the Building, the Common Property or the Land or any part thereof any substances or materials in excess of the quantity reasonably required for domestic purposes or contravenes any law; 不得堆积污垢、垃圾、碎片或备用品或将建筑物、公共物业或土地或其任何部分存放或带入超过户内要求的数量或违反任何法律的任何物质或材料;
- (h). Not permit any waste, rubbish, material or article or object of whatever nature to be thrown out of the windows, balconies or at the passageways of the Building; 不允许将废物、垃圾、材料或物品或任何性质的物体从窗户、阳台或上述建筑物的通道中抛出;
- (i). Not cause any obstruction in or on the approaches or passageways adjacent to or leading to the said Building, and/or any other buildings within the Project; 不得在毗邻或通往上述建筑物及/或工程项目内任何其他建筑物的通道内造成任何阻碍;



- (j). Not cause any inconvenience or obstruction to others in the use or enjoyment of any part of the Common Property or the said Land or the Building; 在使用或享用公共物业或上述土地或建筑物时, 不得对他人造成任何不便或阻碍;
- (k). Not affix, inscribe or exhibit by any means on the Common Property or the exterior of the said Parcel or the windows or balconies thereof any grilles placard, name-plate, signboard, advertisement or notice of any descriptions; 不得在公共物业或上述单位的外部或窗户或阳台上张贴、篆刻或以任何方式展示任何金属招牌、名牌、招牌、广告或任何描述的布告;
- (l). Not affix any grilles on any part of the interior of the said Parcel or the window or balconies thereof except with the express approval of The Management and such approval may be restricted for grills of a prescribed design, colour and measurement; 除非获得管理层的明确批准, 否则不得在上述单位内部的任何部分或窗户或阳台上装上金属格栅, 并且管理层的批准可能限制格栅的设计、颜色和尺寸;
- (m). Not affix any grilles or place any other form of obstruction on the stair ways, any part of the Common Property or the Building. The Management shall be entitled to remove at the cost of the Owner any such obstruction; 不得在楼梯间、公共物业或建筑物的任何部分上装上金属格栅或设置任何形式的障碍物。管理层有权移除任何此类障碍, 其费用应由业主承担;
- (n). Not paint or change the texture of the exterior of the said Parcel or any part of the Common Property or the Building; 不得油漆或改变上述单位的外部或公共物业或建筑物的结构;
- (o). Not do nor permit or suffer to be done anything whereby the policy or policies of insurance of the said Parcel and the Building against damage by fire may become void or voidable or whereby the premium may be increased and to pay The Management on demand all sums paid by way of increased premiums and all expenses incurred by The Management as a result of any non-observance of this covenant by the Owner; 不允许做任何导致大楼火灾险政策可能会变得无效或可撤销或保费可能会由此增加的行为, 业主需支付所有增加的保费以及管理公司因为业主未遵守该协议而产生的所有费用;
- (p). Not hang clothes or other apparel, articles or anything whatsoever on any part of the Parcel in such a way as to protrude outside the Parcel, except in the area designated by the Management; 除了在管理层指定的区域外, 不得在单位的任何部分悬挂衣服、其他服装、或任何其他物品;
- (q). Not, save and except as provided for by The Management or with The Management's prior written consent, affix or attach to the exterior part of the Parcel or the Building any radio or television aerials, any air-conditioner unit or spotlight or floodlights or lighting of whatsoever description; 除非经管理层事先书面同意, 除单位或建筑物的外部部位外, 否则不得安装任何无线电或电视天线, 空调机组、聚光灯或泛光灯;

- (r). Not (except with the prior written consent of The Management and under the supervision of The Management's surveyor) erect upon or affix to the Parcel or any part thereof any machinery or mechanical, scientific or electrical apparatus excepting radio and television receiving sets (indoor aerials) and the usual domestic electrical apparatus properly fitted with approved suppressors against electrical interference to the other Owners or any lawful occupiers or other apparatus;
(除非经管理事先的书面同意和管理层房产鉴定员的监督下) 任何在上述单位或单位的任何部分安装的任何机器或机械、科学或除无线电和电视接收装置(室内天线)外的电气设备及一般家用电器都应安装经批准的抑制器,以防止对其他业主或任何合法占用者或其他器具的电气干扰;
- (s). Not place flower pots or any other things whatsoever on the balcony or the exterior of the said Parcel in a manner that may create any danger, risk or hazard to the safety of the other Owners or any lawful occupiers, their Guests or licensees;
不得以可能造成危险的方式将花盆或任何其他物品放置在阳台或该单位的外部,以免对其他业主或任何合法居住者、其客人或被许可人的安全造成任何危险、风险或危害;
- (t). Not place, bring upon or ride into any bicycle or any other motorized form of transport (other than wheel chairs) any part of the Common Property;
不得在公共物业的任何部分放置或携带任何自行车或任何其他机动交通工具(轮椅除外);
- (u). Not tamper with or handle any fire-fighting and security equipment that are strictly for the Management's authorized personnel to operate;
不得擅自改动或处理任何严格由管理层授权人员操作的任何灭火和安全设备;
- (v). Not hold any function/event within the Common Property of the Project without the prior written approval of The Management;
未经管理层事先书面批准,不得在项目公共物业范围内承办任何活动;
- (w). Not permit any child of whom the Owner has control to play upon the Common Property within the Project, or, unless accompanied by an adult exercising effective control, to be or to remain upon the Common Property in particular car parking area or other area of possible danger, risk or hazard to children;
不允许业主的任何小孩在项目内的公共物业上玩耍,除非在成年人的有效控制陪同下,该成年人需陪同或留在公共财产,特别是停车场或其他可能造成对小孩危险的区域;
- (x). Not create any noise likely to interfere with the peaceful and lawful enjoyment of the other Owners or any lawful occupiers or of any person lawfully using the Common Property;
不得制造任何噪音来干扰其他业主或其他合法占用者或使用公共物业的人;
- (y). Not alter or cause to be altered the Common Property or any part thereof or alter or remove any furniture, fixtures, fittings or furnishings on any Common Property from its original locations;
不得更改或改变公共物业或其任何部分,或改变或移除任何公共物业上的任何家具、固定装置、配件或家具;

(z). Not keep, store, use or play fireworks of any nature in any part of the said Land or the Project;
不得在上述土地或住宅区的任何部位收藏、储存、使用或玩任何性质的烟花爆竹;

(i). Not impose floor loads in the Parcel in excess of the floor loads appropriate to the building or structure as specified in the Fourth Schedule Uniform Building By-Laws Act, 1984.
不得在上述单位内施加楼面荷载,超过适用于如1984年《建筑统一章程》“第4附表”统一建筑物附加法令所规定的建筑物或构筑物的楼面荷载。

(ii). The Owner shall not do, cause or permit to be done anything which may alter, change or modify the design, colour and texture of the exterior of the Parcel or which would otherwise affect the same without the prior written approval of The Management which approval may be refused without assigning any reason thereto or granted with such conditions as The Management may at its absolute discretion determine.
未经管理事先书面批准,业主不得做出任何造成或改变房屋外部设计、颜色和形状结构,以及影响单位的外观的任何事情。管理部门可根据其绝对的管理权,拒绝批准该房屋装修申请,或在没有任何理由情况下全权酌情决定授予的条件。

(iii). The Purchaser shall not do or permit to be done any act, manner or thing which may in any way unreasonably interfere with the management of the Project by The Management and/or the Joint Management Body/Management Corporation as the case may be in whatsoever manner, whether in the day to day operation, short term or long term planning.
业主不得或以任何行动或方式不合理地干扰管理层和/或联合共管机构或管理公司(视情况而定)对项目的管理,无论是日常运营,短期还是长期规划方面。

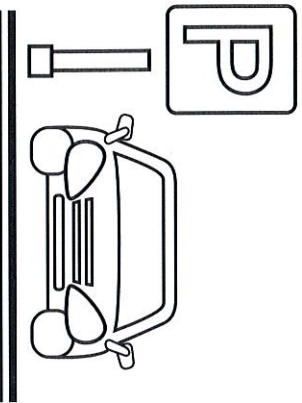
(C). AFFIRMATIVE COVENANTS 肯定性契约

The Owner shall:

业主须知:

- (a). Comply with, conform to and observe all rules and regulations made by The Management relating to the use and enjoyment of the Parcel, the Building, the Common Property and the Land or any part thereof;
遵守管理层有关单位、建筑物、公共物业和土地或其任何部分的使用和享用的所房屋规章制度;
- (b). Place all debris, waste, disposable items, garbage and rubbish securely wrapped in waterproof bags in the receptacles designated therefore;
将所有残留物、废物、一次性物品、垃圾和垃圾安全地装在指定的容器内的防水袋中;
- (c). Keep clean and hygienic the said Parcel and take all practicable measures to prevent any infestation by any pests or vermin;
保持所述单位的清洁和卫生,并采取一切可行的措施,以防止任何害虫或害虫滋扰;
- (d). Notify The Management in the event the Owner engages staff, maids or helper in the said Parcel and to furnish The Management with such details as The Management may require from time to time. The Owner shall be fully responsible for all acts or omission done by his staff, maids or helper.;
如果业主在上述单位聘请工作人员、女佣或助手,通知管理层并提供管理层提供不时要求的详细信息。业主应全权负责其员工、女佣或助手的一切行为或疏忽;

- (e). Inform The Management at least twenty four (24) hours in advance of any shifting involving a mover or large items or personal effects and shall ensure that the common areas and the Common Property are not in any manner damaged in the course of such shifting and shall ensure that any inconvenience so caused to other lawful occupiers shall be kept to the minimum possible. Any shifting shall be carried out only during [time] or such other period as may be specified by The Management from time to time;
- 在涉及搬运车或大件物品或个人物品的任何转移之前，至少提前二十四(24)小时通知管理层，并确保公共区域和公共物业在转移过程中不会受到任何损坏，并且应尽量减少对其他合法占用人造成任何不便，任何变动只能在管理层不时指定的(时间)或其他期间内进行；
- (f). Be responsible for ensuring that the Owners' Tenant, lessee, invitee or licensee will comply with and abide by the rules and regulations imposed by The Management on the use and enjoyment of the Parcel and shall be personally and fully liable for any damage caused by his tenant, lessee, invitee or licensee;
- 负责确保业主的承租人、被邀请人或被许可人遵守管理部门对单位使用和享受所施加的规则和规定，并应对承租人、被邀请人或被许可人其造成的任何损坏承担个人和全部责任；
- (g). Give the Management prompt notice of any accident, damage to or defect in the water pipes, sewers, gas pipes, electrical installations or fixtures which comes to the Owner's knowledge; 根据业主的了解，并向管理层及时通知有关水管、下水道、煤气管道、电气装置或固定装置的任何事故、损坏或缺陷；
- (h). Maintain and keep in good repair any additional air condition compressor(s) which may be installed by the Owner at designated area(s) with prior written approval from The Management;
- 业主可以在指定的区域安装任何额外的空调压缩机并对其进行维修并保持良好维护，但必须事先得到管理层的书面批准；
- (i). Immediately, upon receipt of notice from The Management, make payment of the sum stipulated in the said notice as regards the service charges, sinking fund, the apportioned quit rent and assessment, and the Owner's share of contribution to the said Parcel;
- 在收到管理层的通知后，业主应立即支付该通知书中所规定的物业管理服务费、维修基金、土地税和门牌税以及业主对该单位的贡献份额将由业主承担；



- (j). Indemnify and keep indemnified The Management against all actions, proceedings, claims, costs, expenses and demands in respect of injury to the person or property of the employees, agents, licensees, invitees of The Management, the Owner, the Owner or Common Property, the Owner and/or other Owners, and/or other persons while in the Parcel or Common Property. 赔偿管理层因管理人员、代理商、被许可人、管理层的受邀请人、业主、其他业主和/或其他业主的受邀者的人、在单位或公共物业中的其他人身或财产损失而导致的所有诉讼赔偿、费用和开支。

(D). OCCUPANTS/TENANTS OF THE SAID PARCEL 上述单位的居住者/承租人

- (i). The Owner shall not let the Parcel to any Tenant unless with prior written approval from the Management (which approval shall not be unreasonably withheld).
- 业主应确保上述单位的所有居住者已向管理层登记注册，并得到管理层事先书面批准，否则不得将单位交给任何承租人。
- (ii). Upon seeking approval from the Management, the Owner shall furnish The Management with details of the proposed tenants and such other information as The Management may require. The Owner shall, prior to the creation of any tenancy, cause the Tenant to sign all such documents agreeing to be bound by these House Rules and Regulations. In the event of any breach by the said Tenant of any provision of the House Rules and Regulations, the Tenant and the Owner shall be held liable for such breach.
- 经管理层批准后，业主应向管理层提供建议承租人的详细信息以及管理层可能要求其他信息，业主在任何租赁之前，应让承租人签署所有同意受房屋规章制度和条例约束文件，如果上述承租人违反了房屋规章制度任何规定，承租人和业主应对此违约的承担责任。

- (iii). If the Parcel is let out to the Tenant, the Owner shall apply to The Management to register the Tenant to use and enjoy the common facilities and other privileges. Provided Always that such registration shall be subject to the approval of The Management, which approval may or may not be given at the absolute discretion of The Management Only Tenants who are duly registered by The Management shall be entitled to use and enjoy the common facilities.
- 如果单位被租给租客，业主应向管理层申请登记承租人登记使用共同的设施和其他权利，这种登记必须经过管理层批准，由管理层全权酌情决定。只有经管理部门正式注册的承租人才有权使用和享用公共设施。

(E). GUESTS 客人

- (i). Guests shall only be permitted into the Building after having registered themselves and the security guards have confirmed their identity with the Owner/Tenant concerned. All Guests will be required to provide some means of identification to the security guards before entry is permitted. For convenience of all parties, the Owner shall supply or inform the security guards of the relevant details of the Guest beforehand.
- 保安人员需向相关业主/承租人确认访客的身份，访客登记后才允许进入大楼，保安人员需向相关业主/承租人确认了他们的身份，在拜访之前，所有访客都必须向保安人员提供身份证明，为方便各方，业主应事先向保安人员提供或通知访客的相关详情。

(ii). The Owner shall be responsible for ensuring that Guests comply with The Management's rules and regulations at all times and that their behavior is not offensive or cause annoyance or nuisance to other Owners/occupants. The Owner shall be liable for any damage caused by his Guests, Tenants, servants, agents and/or invitees. 业主应确保访客随时遵守管理层规章制度,并确保他们的行为不具冒犯性或其他业主、居住者造成烦扰或滋扰。业主应全权负责其访客、承租人、仆人和/或被邀请人造成的任何损失。

(iii). The Management and its agent including its security guards shall have absolute discretion to refuse the entry of any Guests into the Building or request any Guests who is in breach of this rule to leave the Building without assigning any reason and the decision of The Management and its agent shall be final and binding on the Owner. 管理层及其代理人(包括其保安人员)有绝对的权利拒绝任何访客进入大楼,或要求任何违反此规则的访客离开大楼,而无需给与任何理由。管理层及其代理人的决定应是最最终并对业主具有约束力。

(iv). The Owner hereby gives full authority and discretion to the security guards to carry out searches on any vehicles driven by the occupant, his Guests, servants, agents and/or invitees. 业主在此给予保安人员全权和酌情权对乘客、其访客、仆人和/或受邀者驾驶的任何车辆进行搜查。

(v). Not more than two (2) vehicles are permitted to be brought into the grounds of the Building and kept thereon for a duration of more than 24 hours by Guests at any one time, save for with the prior written approval of The Management. Guest's vehicle shall only park at the visitor's car park of the Building. 除经管理层事先书面批准外,访客不允许多于两辆车在任何时间进入大楼的场地并停留超过24小时。客人的车辆只能停放在大楼的访客停车场。

(F). ACCESS CARDS 门禁卡

(i). The Owner shall at his own costs and expenses obtain from The Management the Access Cards ("the Access Card") (using any technology/system as may be determined by The Management at its absolute discretion from time to time) prescribed by The Management to access the Building, the Parcel and the common facilities. 业主需自行承担费用和开支以从管理层获得由管理层规定的门禁卡("门禁卡")(使用由管理层根据其不时决定的任何技术/系统)进入大楼、单位和公共设施。

(ii). The Management shall issue such number of Access Card to the Owner of each Parcel as The Management may at its absolute discretion deem fit and proper. 管理层可全权酌情决定向每个单位的业主签发一定数目的门禁卡。

(iii). In the event that the Owner requests the Management to issue additional Access Card (and The Management has the absolute discretion to approve or reject without assigning reason), upon issuance, the Owner shall pay to The Management a sum of Ringgit Malaysia Fifty (RM50.00) only for each additional Access Card issued. 如果业主要求管理层发行额外的门禁卡(管理层有绝对酌情权批准或拒绝并无需给予理由),在签发后,业主应为每张额外的门禁卡向管理层支付马币50令吉(RM50)。

(iv). The use of the Access Card is subject to The Management's rules and regulations as may be modified or amended at any time and from time to time by The Management. 使用门禁卡须遵守管理层的规章制度限制,但由管理层可随时修改或修订。

(v). The Management reserves the right at any time and from time to time to change the Access Card for any reasons whatsoever. 管理层保留无论出于何种原因随时更改门禁卡的权利。

(vi). The Management further reserves the right not to issue, extend, renew or replace the Access Card assigned to any Parcel whose Owner is in arrears of service charges or any other payments due under this House Rules and Regulations. 管理层进一步保留不得发放、延期、更新或更换门禁卡分配给其拖欠物业服务费或根据房屋规章制的其他费用的业主。

(vii). The Access Card shall at all times remain the property of The Management notwithstanding any payments by the Owner for the same. 尽管业主为此付款,但门禁卡仍应始终为管理层的财产。

(viii). The Access Card shall not be exposed to extreme heat, or be defaced or damaged and if the same is damaged or lost, a replacement fee of Ringgit Malaysia Fifty (RM50.00) only or such other amount may be imposed by The Management at any time and from time to time shall be charged for replacement card. 门禁卡不得暴露在极端高温下,或被涂污表面或损坏,如果门禁卡损坏或丢失,管理层有权在任何时候征收马币五十令吉(RM50.00)或其他数额的更换费用。

(ix). The Access Card is to be used for the entry of the vehicle whose registration make and model are as stated in the records of The Management as supplied by the Owner and strictly not transferable. 门禁卡将用于车辆的进入,品牌和车辆型号依据业主提供的记录,并严格禁止转让。

(x). The Management reserves the right to cancel or forfeit any Access Card not used in accordance with The Management's rules and regulations. 管理层保留取消或没收任何未按照管理层规章制度使用门禁卡的权利。

(xi). The use of the Access Card is at the sole risk of the card holder and The Management shall not be responsible for any personal injury or damage to the card holder or property of the card holder arising from the usage or defect in the Access Card. 使用门禁卡的风险由持卡人自行承担,管理层对因使用门禁卡或门禁卡中的缺陷而导致的持卡人或持卡人财产的任何伤害或损坏概不负责。

(xiii). The Management, its office bearers, committee, servants, agents or workmen shall not be liable for any losses, damages or liabilities arising from the denial of entry into the Building. 管理层、其办公室负责人、委员会、雇工、雇员、代理人或工人, 不承担因被拒绝进入大楼而引起的任何损坏、损害或责任。

(G). VEHICLES AND SECURITY 车辆和安全

(i). Vehicles will only be permitted entry onto the grounds of the Building with the use of the Access Card. 车辆只能使用门禁卡进入大楼的场地。

(ii). No vehicles may be left unattended at any driveway or passage within the area of the Common Property except with the prior approval of The Management. 除非获得经管理层事先批准, 否则任何车辆不得在无人看管的情况下停放在公共物业范围内的任何车道或通道。

(iii). The Owner shall accept and submit to the decision and authority of The Management in matters concerning the flow of traffic within the Building and the egress and ingress points and the manner of parking the vehicle within the Building. 业主应接受管理层的决定和管辖, 特别是有关车辆在建筑物内的流动、出入口以及在建筑物内停放车辆的方式。

(iv). No vehicle shall be parked at the road side which interferes with the right of ingress and egress to adjacent roadway(s) or driveways of other Parcels. 任何车辆不得停放在干扰进出邻近道路或单位的车道旁。

(v). The Owner hereby declares and agrees that The Management shall not be responsible or liable or deemed or held to be responsible or liable (and The Management hereby expressly excludes all such responsibilities and liabilities) in any way whatsoever for any death, injury damage or loss suffered or sustained by the Owner or his Tenant or the Owner's or his Tenant's families, employees, agents, contractors, licensees, Guests, invitees, however arising as a result of or in any way relating to his/their use of his/their car on the common roads or roadways or walk ways or car park area within the Building and/or the Land. 业主特此声明并同意, 管理层不应以任何方式视为或应承担由业主或其承租人的家人、雇员、代理人、承包商、持证人、客人、被邀请人由于他/他们在任何建筑物和/或土地内的共同道路或车路或人行道或停车场区域用他/他们的汽车而产生的结果而引起任何死亡、伤害或损失承担的任何责任或法律责任(管理层明确排除所有此类责任和义务)。

(H). CAR PARKS 停车场

(i). The Owner shall abide by and comply with all by-laws, rules and regulations stipulated by The Management or the appropriate authority (as the case may be) relating to the use and enjoyment of the accessory parcel comprising the car park areas within the Project and shall pay charges for the maintenance of the said car park areas. 业主须遵守管理层或有关当局(视属何情况而定)有关使用或享用项目内停车场区域的附属单位的所有附列、规则及规定且须支付维修上述停车场的费用。

(ii). The Owner shall not affix any grilles or place or build any form of obstruction whatsoever at the entrance, exit or driveway to or in the car park areas or any other area in the car park areas not designated for parking of vehicles and The Management is entitled to remove at the cost of the Owner any such obstruction so caused by the Owner. 业主不得在入口、出口或车道上, 停车场区域或停车场区域内任何其他该停车场的区域安装任何金属栅或放置或构筑任何形式的障碍物, 管理层有权去除由业主造成的障碍, 相关费用将由业主承担。

(iii). The Visitor's car parks are only for Guests and shall not be used by the Owner at any time whatsoever. 访客的停车场仅供访客使用, 任何时候都不得由业主使用。

(iv). Neither the Management nor the Management's agent shall be liable or responsible for any damage occasioned to the Owner's vehicle or any losses sustained by the Owner be it by way of damage, theft or otherwise whatsoever within the premises of the Project. 管理层或管理层的代理人均不对业主车辆遭受的任何损害或业主在项目范围内损坏、盗窃或其他方式造成的任何损失承担责任。

(v). Notwithstanding anything to the contrary herein contained, the Owner shall not do, cause or permit to be done any thing whatsoever on or to any parking lots, whether or not such parking lots constitute accessory parcels unless with the prior written approval of The Management which approval may be refused without as signing any reason thereto or granted with such conditions as The Management may at its absolute discretion determine. 尽管本文中任何相反的规定, 无论该停车场是否构成附属单位, 除非经管理层事先书面批准, 否则业主不得在任何停车场上或向任何停车场做任何事情。管理层可以在绝对酌情决定条件的情况下不提供任何理由予以拒绝任何申请。

(vi). The Owner hereby acknowledge that any car park bays which are not allotted by the Management now or hereafter, if any shall not form part of the Common Property, but shall be the absolute property of The Management and The Management shall be entitled to deal with them in any manner as The Management shall deem fit. The Owner shall have no rights, interest and whatsoever claims against the same. 业主在此确认, 现在或以后来由管理层分配的任何停车场停车位, 如有不构成公共物业的一部分, 但应是管理层的绝对财产, 管理层有权以任何管理层认为合适的方式处理, 业主不应享有任何权利, 利益和任何索赔。

02 COVENANTS ON THE USE OF COMMON FACILITIES 共同设施的契约

(a). The Owner shall be entitled to use the common facilities only in accordance with the House Rules and Regulations as may be imposed from time to time by The Management governing and regarding the use and enjoyment of the facilities within the Project. 业主有权仅根据管理层不时施行的有关项目内设施的使用和享受的规定, 按照房屋规章制度使用公共设施。

(b). The Owner may invite Guests to use only certain facilities as permitted by The Management or its agent. The Owner must however ensure that his Guests will comply with the by-laws, rules and regulations which govern and regulate the use of each facility.
在管理层或其代理人允许的情况下, 业主可以邀请访客使用某些设施, 然而, 业主必须确保他的访客遵守规范和每个设施使用的附则, 规则 and 规定。

(c). The employees of the Owner, if any, are not permitted to use the common facilities unless they are signed in as Guests by the Owner on each occasion of such use.
业主的员工 (如有) 不允许使用公共设施, 除非他们在每次使用此类设施时以客人的身份登录。

(d). If the Owner lets out the Parcel to a Tenant, the Owner may use the common facilities when invited to do so by his Tenant or the other Owners. The Owner under such circumstances shall not sign in any Guests to use such facilities.
如果业主将单位交给承租人, 业主可在承租人或其他业主邀请时使用公共设施, 在这种情况下, 业主不得登记任何访客使用设施。

(e). The Management may at any time and from time to time by written notice to the Owner amend, change or add any rules as it deems fit.
管理层可随时向业主发出书面通知, 随时修改、更改或增加其认为适合的规则。

(f). The Owner hereby acknowledge that while The Management shall take all reasonable precautions to ensure that the common facilities are properly maintained, The Management shall not be held responsible for any accidents to users or of any loss and/or damage to any personal belongings.
业主特此确认, 管理层应采取一切合理的预防措施, 以确保共用设施得到妥善维护, 管理层概不负责用户的任何事故或任何个人的财物损失和/或损害。

**(A). RULES AND REGULATIONS ON THE USE OF THE SWIMMING POOL/WADING POOL/
CHANGING ROOM:
游泳池/戏水池/更衣室的使用规则和规定:**

(a). The swimming/wading pool is open from 9.00am to 9.00pm daily or such other time as determined by the Management from time to time. All persons must be shower first before entering the swimming pool. Spitting, sporting, nose-blowing, urinating and the like are strictly prohibited.
游泳池/戏水池的开放时间为每天上午9时至晚上9时或管理层不时可决定其他时间。所有人在进入游泳池之前都必须先淋浴。严禁吐痰、运动、擤鼻涕、小便等。

(b). The Guests may only use the swimming pool when signed in and accompanied by the Owner who shall ensure that his Guests will abide by and comply with the by-laws, rules and regulations contained herein.
访客仅可在注册时使用游泳池, 并由业主陪同, 并确保其访客遵守所附的附例, 规则和条例。

(c). No person shall wear hair pins, rollers, safety pins and other like objects while in the swimming pool.
游泳池内, 任何人不得佩戴发夹、卷发筒、安全别针等物品。

(d). Surfboards, scuba gears, bulky inflatable toys and similar objects shall not be permitted in the swimming pool.
游泳池内不允许/禁止使用冲浪板、潜水器、笨重的充气玩具及类似物品。

(e). Children aged twelve (12) years and below shall not be allowed in the swimming pool or its immediate vicinity unless they are accompanied and supervised by an adult at all time who shall be responsible for the children's conduct or safety.
十二 (12) 岁及以下的儿童不得进入游泳池或其附近, 除非他们随时由成人陪同和监督, 并应负责儿童的行为或安全。

(f). No food or beverage shall be permitted in the immediate vicinity of the swimming pool.
游泳池附近不允许/禁止有食物或饮料。

(g). Ball sports, Frisbee playing, roller skating and other similar activities shall not be permitted in the swimming pool or its immediate vicinity.
游泳池或其附近不得/禁止进行球类运动、飞盘游戏、轮滑和其他类似活动。

(h). No animals, birds or domestic pets shall be allowed in the swimming pool or its immediate vicinity.
游泳池或其附近不得有动物, 鸟类或家养宠物。

(i). Boys over four (4) years of age shall not be allowed in the Ladies Changing Room and girls of any age shall not be permitted in the Men Changing Room.
超过四 (4) 岁的男孩不得进入女更衣室, 任何年龄的女孩不准进入男更衣室。

(j). The Management has the authority to expel from the pool area any person(s) found disobeying the rules or engage in any activity which is endangering the safety of users of the pool.
管理层有权将任何违反规定或从事任何危害游泳池用户安全的活动的人员, 从游泳池区域驱逐出去。

**(B). RULES AND REGULATIONS ON THE USE OF GYMNASIUM:
健身房的规则和规定**

(a). The gymnasium is open from 9.00am to 9.00pm daily or such other time as determined by the Management from time to time. The Owner may bring in not more than two (2) Guests at any one time.
健身房的开放时间为每日上午9时至晚上9时或管理层不时可决定的其他时间, 业主可以同时带入不超过两 (2) 位访客。

- (b) The users must be familiar with the use of gymnasium equipment and inexperienced users must be accompanied by competent users.
用户必须熟悉健身器材的使用方法,无经验的用户必须由有经验的用户陪同。
- (c) The Guests may only use the gymnasium when signed in and accompanied by the Owner who shall ensure that his Guests will abide by and comply with the by-laws, rules and regulations contained herein.
访客仅可在注册时由业主陪同使用健身房,并确保其访客遵守附例,规则和条例。
- (d) Children under sixteen (16) years old of age are not permitted to use the gymnasium without proper supervision by adults.
十六(16)岁以下的儿童未经成年人的适当监督,不得使用健身房。
- (e) The Owners will be responsible for any loss or damage of the gymnasium facilities caused by their Guests and themselves.
业主将负责由其访客和他们自己造成的健身房设施的任何损失或损坏。
- (f) Only coaches accredited/sanctioned by The Management or The Management's agent are permitted to conduct coaching lessons.
只有经管理层或管理层代理人认可/批准的教练才可以进行课程。
- (g) Neither The Management nor The Management's agent shall be held responsible for any injuries, damages or loss sustained by Guests and themselves, however caused, during the use of the gymnasium facilities.
在使用体育馆设施时,管理层和管理层的代理人均不对访客和他们自己造成的任何伤害, 损害或损失承担责任,无论这种伤害, 损害或损失是如何造成的。

**(C). RULES AND REGULATIONS ON THE USE OF PLAYGROUND:
游乐场的使用规则和规定**

- (a) There is no restriction in the opening hours of the playground. Children who aged twelve (12) years old and below shall be allowed in the playground and adult supervision is recommended.
游乐场的开放时间没有限制,介于12岁或以下的儿童允许进入游乐场,并建议成人进行监督。
- (b) Smoking at the playground area is strictly prohibited.
严禁在游乐场范围内吸烟。
- (c) While the Management endeavors to ensure the safety of persons using the indoor playground, the Management shall not be held liable for any personal belongings lost or damaged to any person's property, injury or both.
虽管理层努力确保使用室内游乐场的人员的安全,但管理层对任何个人财物的遗失或损坏、个人的受伤或两者者皆不承担任何责任。

- (d) The Management reserves the right to impose further rules and regulations in its absolute discretion as it deems fit from time to time.
管理层保留进一步的实施规章制度的权利。

**(D). RULES AND REGULATIONS ON THE USE OF RECREATION ROOM, FOOTBALL FIELD,
BASKET-BALL COURT AND BADMINTON COURT
娱乐室、足球场、篮球场和羽毛球场的使用规则和规定**

- (a) Recreation Room, Football Field, Basketball Court and Badminton Court are open from 9.00am to 9.00pm daily or such other time as may be determined by The Management from time to time.
娱乐室、足球场、篮球场及羽毛球场的开放时间为每日上午9时至晚上9时或管理层可能不时决定的其他时间。

**03 UPKEEP MAINTENANCE AND REPAIR OF THE PARCEL
维修保养和修复上述单位**

- (i) The Owner shall at all times keep the Parcel including all fixtures and additions thereto in good and substantial repair and condition. In the event the Owner fails or neglects to keep the said Parcel in good and substantial repair and condition in a manner which in the opinion of The Management will be or liable to be a nuisance or cause damage to the other parcels, the Owner shall, at his expenses, forthwith repair and make good all defects on the said Parcel and all the parcels adjoining, adjacent, below and above that may be affected by the failure of the Owner to keep the said Parcel in good and substantial repair and condition of which notice in writing shall have been given to the Owner by The Management. If the Owner shall default in carrying out the repairs as specified in the notice, the Management is authorized (but shall not be obligated) to enter upon the said Parcel with the necessary workmen to carry out the repairs at the sole cost and expense of the Owner.
业主应始终保持单位包括所有固定装置和附加装置处于良好的状态。如果业主疏于维护和保养上述单位,且管理层认为可能对其他单位造成滋扰或损坏,业主应在他的费用下,立即修复并妥善保管上述单位以及毗邻、相邻、下方和上方的所有因为业主未能保持上述单位的良好状况而受到影响的单位。管理层将会向业主发出书面通知,如果 业主违约不能按照通知的规定进行维修,管理层有权(但没有义务)与必要的工人一起进入上述单位进行维修,费用将由业主承担。

(ii). The Owner shall repair and maintain at the joint expense of the Owner and the other owners or occupiers of the parcels and lots adjoining, adjacent, below and above the party structures which shall include the entrances, walls, floors and ceilings separating one parcel from the others.
业主以共同费用须修复及维护业主和其它业主或居住者单位毗邻,相邻、上下部位的结构,其中包括与其它单位相隔的入口,墙壁、地板和天花板。

(iii). The walls separating the Parcel from the adjoining parcel or parcels shall be deemed to be a party wall or walls as the case may be and the same (together the fittings, pipes, cables and wires therein) shall be maintained and kept in good and substantial repair and condition from time to time at the joint cost and expense of the Owner and the owners of such adjoining parcel or parcels.
单位与毗邻单位相隔的墙壁,应被视为并承认为界墙或公共墙,视情况而定,业主与毗邻单位的业主应维护界墙使其处于(连同其中的配件,管道,电缆和电线)良好的状态,并共同承担有关的成本和费用。

(iv). The Owner shall permit The Management, its agents and servant at all reasonable times and upon receipt of a [24 hours'] notice (except in the case of emergency when no notice is required) to enter his Parcel for the purposes of:
业主应在所有合理时间及合理通知的情况下,允许管理层、其代理人和服务人员在收到[24小时]通知(除非是在紧急情况下,不需要通知时)进入其单位,以便:

(a). Inspecting the said Parcel;
检查上述单位;

(b). Maintaining, repairing or replacing pipes, wires, cables and ducts used or capable of being used in connection with the enjoyment of any other parcel or the Common Property;
维护、维修或更换水管、电线、电缆和管道,让任何其它物业或公共物业能够使用或享用;

(c). Maintaining, repairing or replacing the Common Property (if necessary);
维护、维修或更换公共物业;

(d). Executing any work or doing any act reasonably necessary for or in connection with the performance of its duties or the enforcement of the House Rules and Regulations herein or other by-laws affecting the said Building.
执行任何工作或采取任何合理必要的行为来履行其职责,或执行房屋规章制度或其他影响该建筑物的附则。

(v). The Owner shall undertake any maintenance or make any repair required which maintenance or repair is necessary to protect any of the Common Property and/or any other Parcels and in the event the Owner fails to make such maintenance and/or repair within any time period specified by The Management, The Management may undertake such maintenance and/or repair and the costs thereof shall be paid for by the Owner to The Management on demand. If the Owner fails to make such prompt payment on demand, The Management shall be at liberty to take all steps to recover the same from the Owner and the Owner shall be liable for all legal fees and costs incurred together with interest at the rate of ten per centum (10%) per annum on the outstanding sum due to The Management from the date of demand.

业主应进行任何维护或进行任何需要维护或修理的维修,以保护任何公共物业和/或任何其他物业,且如果业主未能在指定的时间内进行维护和/或维修,管理层可以进行这种维护和/或修理,并由业主向管理层按费用。如果业主未能按要求和时付款,管理层可自由采取一切措施从业主那里收回相应费用,业主应承担自需求之日起,管理层应付的所有法律费用和费用连同利息以每年百分之十(10%)的比例承担。

04 ALTERATION AND RENOVATION 改建及装修

(i). The Owner shall not carry out any renovation, alteration or extension work to the Parcel which may involve the removal, modification, pulling down and/or alteration of any wall or pillar or structure within the Parcel without first having obtained the written approval of The Management which approval may be refused without assigning any reason thereto or granted with such conditions which The Management may at its absolute discretion determine. The Owner shall ensure that such renovation works shall be carried out and completed in accordance with the requirements of The Management and all appropriate authority and in accordance with the approved plans, specifications and design and all relevant statutes, regulations, rules, order-in-council, ordinances and by-laws in connection therewith.
业主不得擅自进行任何翻新,更改或扩展工程,包括可能涉及拆除、修改、拆卸和/或更改该单位内的任何墙壁、柱子或结构,若未经管理层的书面许可。管理层可在全权的情况下无需提供任何理由拒绝申请或增加一定的条件。业主应确保按照管理层和所有相关部门的要求,并按照批准的计划,规格和设计以及所有相关法规,规定、规则、装修审批单的要求执行和完成此类装修工程。

(ii). At all times, The Management reserves the right to charge a reasonable fee for the supervision and monitoring of the renovation and/or the contractors attending to such renovation.
在任何时候,管理层保留收取合理费用的权利,以监督和监督装修工程/或参与装修的承包商。

(iii). In the event that the Owner fails to comply with the provisions of sub clause (i) hereof, The Management reserves the right to enter the said Parcel to restore into the original state such wall(s) or pillar(s) or structure(s) as shall have been so removed, modified, pulled down and/or altered by the Owner and such costs of restoration shall be borne and paid by the Owner.
如果业主未能遵守本条款第(i)项的规定,管理层保留进入该单位的权利,以恢复到原先的状态,如墙壁或支柱或结构应由业主拆除、修改、拆卸和/或更换,并且这种修复费用应由业主承担和支付。

(iv). The Owner shall ensure that his contractor or any person or company so engaged or entrusted as regards such renovation, alteration or extension work will not in any manner:
业主应确保其承包商或任何从事或受委托进行翻新,改建或扩建工程的个人或公司不得以以下方式进行:

(a). Damage or cause any damage to the road, drainage, sewerage, piping, cable or any other structures or items put up by The Management or otherwise within the Building;
损坏或造成道路、排水、污水处理、管道、电缆或任何其他结构或物品, 管理层建造的项目或建筑物内的其它项目损坏;

(b). Store or keep any building materials and/or construction equipment within the Building save and except within the said Parcel or any area specifically agreed to by The Management;
除了在上述单位内或管理层特别同意的任何区域以外, 在建筑物内储存或保存任何建筑材料和/或建筑设备;

(c). Erect any workers' quarters or store on the said Land;
在上述土地上竖立任何工人宿舍或储存;

(d). Block any road, driveway, back lane, passage way or path within the Building;
阻碍建筑物内的任何道路、车道、回车道、出入口或路径;

(e). Dump any waste or redundant materials within the Building; and
在建筑物内倾倒任何废弃物或多余的材料;

(f). Cause any inconvenience to any of the other Owners or any lawful occupiers.
对任何其他业主或任何合法占用人造成不便。

Provided always that prior to the commencement of such renovation, alteration or extension work, the Owner shall pay to The Management a renovation deposit as may be decided by The Management from time to time ("the Renovation Deposit") and The Management shall have the absolute liberty to utilize the whole or such part thereof towards remedying any breach of the aforesaid undertakings by the Owner or his contractor if the Renovation Deposit is insufficient to meet such remedial cost and expense, the Owner shall immediately on demand pay the difference thereof to The Management. Subject to performance of all obligations of the Owner regarding renovation works, the Renovation Deposit or any balance thereof shall be refunded free of interest to the Owner within three (3) months after such works have been completed to the reasonable satisfaction of The Management less such sums which may be lawfully due to The Management.

一般情况下, 业主在进行装修、改建或扩建工程之前, 应向管理公司支付一笔装修保证金, 或由管理层不时决定的其它数额("装修保证金"); 管理层可以绝对自由地使用整个装修保证金或其中的一部分来纠正业主或其承包商违反上述承诺的行为, 如果装修保证金不足以满足此类补救成本和费用, 业主应立即按要求向管理层支付差额, 除业主履行对装修工程的所有义务外, 装修保证金或其余款项应在工程完工后三(3)个月内向业主免费利息退还, 并合理扣除应付给管理层的此类费用。

Provided further the owner or his appointed contractor or agent shall have first had and obtained the necessary approval from the appropriate authority prior to the commencement of such works.

业主或其指定的承包商或代理人在此类工程开始前, 事先获得有关当局的批准。

05 MAINTENANCE OF COMMON PROPERTY 维护公共物业

(a). Until the Joint Management Body or Management Corporation is established under the Strata Management Act 2013, The Management shall repair, maintain, replace, manage and upkeep the Common Property and all cost and expense thereof shall be paid by using the monies collected and kept in the maintenance account EXCEPT to the extent that if the same are necessitated by the act, negligence, misuse or neglect of the Owner or the Tenant or a group of Owners or their Tenant, contractors, licensees, independent contractors, invitees, guests or visitors such cost and expense shall be paid by the Owner or such group of Owners.

在联合管理机构或管理公司根据2013年《分层管理法令》成立之前, 管理层应修复、维护、替换、管理和维护公共物业及其所有成本和费用应通过 维护账户中所收集的金额来支付, 除非这是业主或租户或一组业主或其承租人、承包商或代理人、被许可人、独立承包商、被邀请人、客人或访客的行为, 疏忽、误用或忽视造成的, 该成本和费用应由业主或该类业主支付。

(b). Notwithstanding the duty of The Management to repair, maintain, replace, manage and upkeep the Common Property, The Management or its servants or agents or contractors or independent contractors shall not be liable (to the extent permitted under law) to the Owner or the Tenant for any injury, death, loss, action, proceedings, claims, costs, expenses, demands or damage caused by the acts neglect or omission on the part of The Management in the discharge of its duties and obligations herein contained.

承包商不承担(在法律允许范围)的所有者或承租人行为了疏忽造成的任何损伤、死亡、损失、行为、诉讼、索赔、花费、要求以及遗漏的管理条款履行其职责和义务。

6.1. The following easements are hereby created in addition to any easements under the Strata Titles Act 1985/National Land Code 1965: -
除了1985年《分层地契法令》/1965年《国家土地法典》下的任何地役权,特此设立以下地役权;

(A). SUPPORT 支持

The said Parcel shall have an easement of support and necessity and shall be subject to an easement of support and necessity in favor of all other parcels and the Common Property. 上述说明单位必须有地役权的支持,并接受地役权必要性约束,以支持所有其他地块和公共财产。

**(B). UTILITY SERVICE AND DRAINAGE
公用事业服务及排水**

Easements are reserved under, through and over said Land as may be required for utility service and drainage in order to serve the Project provided such easements running through a parcel shall be in accordance with the approved building plans and specifications. The Owner shall not do anything within or outside the Parcel that will interfere with or impair the utility service using these easements. The Management or its agents shall have a right of access to each parcel to inspect the same, to maintain, repair or replace the pipes, wires, ducts, vent, cables, conduits and other utility service facilities contained in the Project and to remove any improvements interfering with or impairing the utility service or easements herein reserved provided such right of access shall not unreasonably interfere with the Owner's permitted use of the Parcel save and except in the case of an emergency.

在上述地段可能需要保留及通过的地役权,以便为住宅区提供公用事业服务及排水,贯穿于物业的地役权应当按照批准的设计和规格,业主不得在地块内或地块外使用这些地役权进行任何干扰或妨害公用事业服务的行为。管理层或其代理人应有权访问每个物业,检查、维护、修理或更换住宅区内的水管、电线、通风、电缆、管道及其它公用事业服务设施,移除任何干扰或损害本协议中保留的公用事业服务或地役权的改善,但该使用权不得无理干扰业主的“使用权”,除非在紧急状况下。

**(C). ENCROACHMENTS IN THE EVENT THAT:
在以下情况下侵占:**

- (i). Any portion of the Common Property encroaches upon the said Parcel; or
占用上述单位的公共物业的任何部位;
- (ii). Any encroachment shall hereafter occur as a result of:
任何占用是由以下结果所产生:

- (a). Construction of any improvement;
建造任何改善项目;
- (b). Settling or shifting of the improvement;
解决或转移改善项目;



- (c). Any alteration or repair to the Common Property; and
改建或维修公共物业;

- (d). any repair or restoration of the improvement (or any portion thereof) of any parcel after damage by fire or other casualty of all or any portion of any parcel or the Common Property, then in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same.
在任何单位或公共物业的全部或任何部位的火灾损害或其它事故后,修理或修复任何单位的改善项目(或其任何部位),则在任何此类事件中,应存在有效的地役权并用于维护。

**(D). INGRESS AND EGRESS
入口和出口**

An easement in favor of the Owner, Tenants, Guests and invitees shall exist for the pedestrian use and traffic over, through and across walks, paths, sidewalks and other portions of the Common Property as from time to time intended and designated for such purpose and for vehicular and pedestrian traffic over, through and across such portions of the Common Property as from the time intended for such purposes.
行人使用和走过、通过或越过过道、道路、人行道和公共物业的其它部位,不时为上述目的而指定的地役权,车辆和行人上述目的经过、通过或越过公共物业的这些部位,管理层、居住者、客人和被邀请人应持有地役权。

**(E). CONSTRUCTION AND MAINTENANCE
建设和维修**

The Management shall have the right to enter the Building for the purpose of completing the construction thereof and for the purposes of carrying out repair, replacement and maintenance provided the same does not unreasonably interfere with or prevent the reasonable use and enjoyment by the Owner of the said Parcel and the Common Property.
管理层有权进入大楼,以完成其建设目的,并进行维修,更换和维护,但前提是不得无理干扰或妨碍业主的合理使用和享受该单位和公共物业。

**(F). OTHER CONSTRUCTION/FUTURE DEVELOPMENT
其它建筑/未来发展**

The Management, its agents and contractors, shall further have an easement in, on, over and across the Common Property in connection with the future development of the Project and other construction works on the Project and any other projects which may be developed by The Management on lands in the vicinity of the said Land for:-
管理层,其代理人 and 承包商应进一步具有公共物业的地役权,用于未来发展住宅区和其它建设工程,及管理层在上述地段附近可开发的土地上的其它住宅区:

- (i). Construction, installations, maintenance, ingress and egress from and the right to use, including the right to use (in connection with all the Owners of the Parcels comprised in the Project) any open spaces PROVIDED the user of such easement shall not prevent or unreasonably interfere with the peaceful use and enjoyment of the said Parcel for dwelling purposes, save and except in the event of an emergency; and
- 建筑、安装、维护、入口和出口和使用任何开放空间的权利,包括使用权(在住宅区内的所有单位的管理层),地役权的用户不得防止或无理干涉上述单位以住宅用途的享用,除非在紧急情况下;和
- (ii). Ingress to and egress from all open space of the Common Property (in common with all the purchasers of the parcels comprised in the Project) for any purposes in relation to the future developments and other construction works in respect of the Project which may be carried out by The Management.
- 进出公共物业的所有开放空间,包括在住宅区内共同购买的所有(单位)管理层为任何目的对住宅区进行未来的发展和其它建设工程。

(G). SALE ACTIVITY

销售活动

So long as there are any unsold parcels within the Project, The Management shall have the right to use any such parcels or such part of the Common Property for sales promotion purpose and to erect signs and other promotional materials upon the Land provided the same does not unreasonably interfere with or prevent the reasonable use and enjoyment by the Owner of the Parcel and the Common Property.

只要住宅区内有任何未售出的单位,管理层有权使用任何此类物业或公共物业的此类部位,进行销售目的,并在上述地段竖立标志和其它宣传材料。但是,不得无理干涉或阻止业主合理使用和享用上述单位和公共物业。

07 PAYMENT OF SERVICE CHARGES, SINKING FUND, UTILITIES CHARGES AND OTHER OUTGOINGS

支付物业管理服务费、维修基金、水电费及其它支出

- (i). The Service Charges, insurance premium, sinking fund and outgoings as stipulated in the Sale and Purchase Agreement and any sum or sums payable under the Sale and Purchase Agreement and such other service or maintenance fee lawfully required to be paid by the Owner must be paid in full by the Owner and in the event that the Owner shall fail or neglect to pay the Service Charges or the insurance premium or sinking fund or outgoings or any sum or sums payable under the Sale and Purchase Agreement (including any interest payable thereon) or such other service or maintenance fee as aforesaid in any one (1) month or should there be deficiency in the payment and the Owner fails or neglects to make good such deficiency, then and in any such event The Management shall:-
- 各方明确同意,买卖合同中规定的物业管理服务费和保险费及维修基金和支出,以及买卖合同中应付的任何 款项及其它合法要求业主支付的服务或维修费,业主必须支付全额。倘业主未能在(1)个月内支付物业管理服务费或保险费或维修基金或开支,或买卖合同中应付的任何款项(包括任何应付利息),或上述其它服务或维修费,在这种情况下,管理层将:
- (a). Be entitled to stop, suspend or withhold any service or the use of the common facilities for which the Service Charge is payable for the said Parcel; and/or
- 有权停止或暂停任何服务或使用共用设施,因上述单位应付有关的物业管理服务费;
- (b). Be entitled to bar and restrict the access of the Owner and/or the Owner's Guests, invitees and licensees to the common facilities; and/or
- 有权禁止并限制业主和/或业主的客人、被邀请人和许可证进入公共设施;和/或
- (c). Be entitled to all rights granted to it for recovery of any sum remains unpaid under the Strata Management Act 2013 and the Strata Titles Act 1985 and all amendments thereto.
- 根据2013年《分层管理法》和1985年《分层地契法令》及其所有修正案,有权利获得授予它的一切权利,以收回任何高未支付的款项。
- (ii). Without prejudice to other rights and remedies of The Management, the unpaid amount together with interests accrued thereon (if any) due and payable to The Management shall be recoverable by way of due process of law and/or by way of an attachment of the movable properties of the Owner found on the said Parcel in accordance with the relevant provisions of the Strata Management Act 2013. All costs and expenses (including any legal fees on solicitor-client basis) incurred by The Management in relation to the collection of the said debt shall be borne and paid by the Owner.
- 在不损害管理层的其他权利和补救措施的情况下,未付金额连同利息(如有)应可通过法律正当程序或通过根据2013年《分层地契法令》对有关业主在上述单位的财物进行拍卖的规定缴付。管理层就收集上述债务而产生的所有成本和费用(包括律师、客户基础上的任何法律费用)应由业主承担和支付。

08 RESTRAINT UPON SEPARATION AND PARTITION OF COMMON PROPERTY 分割公共物业的限制

No rights in the Common Property shall be disposed of by an Owner/proprietor except as rights appurtenant to a parcel and any disposition of a parcel by an Owner/proprietor shall without express reference include a like disposition of the rights in the Common Property which are appurtenant to the said Parcel.

公共物业的任何权利均不得由业主/所有人处置,除非权利都附属于同一个单位,并通过所有单位的任何处置/所有人不可没有明确使用该单位,包括附属于上述单位的公共物业类似处置权利。

09 MANAGEMENT'S RIGHT TO IMPOSE ADDITIONAL RULES AND REGULATIONS 管理层有权强制实行附加规则和规定

The Management reserves the right to make further rules and regulations whether in addition to the provisions herein or as regards the use and enjoyment of such facilities, whether specifically mentioned herein or not, or to amend, vary or repeal such rules and regulations as contained herein as The Management may deem necessary or expedient for the safety, security, hygiene and/or comfort of the Owners and for preserving the image, character and value of the Building and/or Project Provided Always such rules and regulations shall not be inconsistent with the provisions of the Strata Titles Act 1985, Strata Management Act 2013 and Strata Management (Maintenance & Management) Regulations 2015.

管理层能拥有制定规则和规定的权利,包括修改与废除有关于管理层的认为与安全、保安、卫生和舒适,建筑物和/或项目的形象,特征和价值的规则和规定,这些规则和规定不得违反1985年《分层地契法令》和2013年《分层管理法令》,2015年《分层管理条例》(维持和管理)法规。

10 Payment of service charges 支付物业管理服务费

(a) The Owner shall be liable for and shall pay the service charges for the maintenance and management of the Common Property and for the services provided by the Management in respect of the Common Property.

业主应负责并支付公共物业的维修费和物业管理服务费。

(b) All service charges and any payment received by the Management under this clause is to be paid into a maintenance account established under the Strata Management Act 2013.

管理层根据本条款收取的所有物业管理服务费和任何款项将支付到根据2013年《分层管理法令》设立的维修账户。

(c) The Management may appoint a duly qualified person or agent to provide the services referred to in sub clause (A) and the Management shall give written notice of such appointment to the Owner and all payments for the service charges to be paid by the Owner to such person or agent shall be deemed to be payment of the same to the Developer.

开发商管理可以指定合格的人员或代理人提供本条款(A)所述服务,而管理层须向业主发出有关委任的书面通知,以及业主须支付的物业管理服务费用款项给该人或代理人,应被视为向管理层支付相同金额。

11 SINKING FUND 维修基金

(a) The Management shall, upon the date the Owner takes vacant possession of the Parcel, open and maintain a separate sinking fund account in accordance to the Strata Management Act 2013.

根据2013年《分层管理法令》,管理层应在业主取得该空置单位日期之后,建立单独的维修资金账户。

(b) The Owner shall, upon the date he takes vacant possession of the said Parcel, contribute to the sinking fund an amount equivalent to ten per centum (10%) of the service charges and thereafter such contribution shall be payable monthly in advance.

从业主取得该单位空置占有权之日起,向管理层缴纳维修基金提供相当于物业管理服务费百分之十(10%)的维修基金,此后每月应提前支付该维修资金。

12 INSURANCE 保险

(a) A. The Management and the Owners shall, upon the completion of the Building and until the Joint Management Body/ Management Corporation is established under the Strata Management Act 2013, insure and keep insured the said Building against loss or damage by fire and against all such other risks as The Management may think fit.

管理层和业主应在大楼完工后,直至联合管理机构根据2013年《分层管理法令》建立联合管理机构,管理层、业主和其他买家应为该建筑物投保火灾和其他管理层认为应投保的风险。

(b). From the date the Owner takes vacant possession of the Parcel, the Owner shall pay a fair and justifiable proportion of the insurance premium. Such amount payable shall be determined according to the allocated share units assigned to the said Parcel by the Developer's licensed land surveyor.
自业主取得该单位空置占有权日起, 业主应以公平和合理的比例分担保险费, 有关所分担的金额将以管理层持牌土地测量师所分配给该单位的股份单元来定夺。

(c). The insurance premium payable shall be paid within fourteen (14) days of the receipt by the Owner of the Management's written notice requesting the same. A late payment interest calculated on a daily rate of ten per centum (10%) per annum shall be imposed for payments received after the lapse of fourteen (14) days from the date of notice.
业主须在收到管理层书面要求付款通知的十四 (14) 天内支付保险费, 对于自通知十四 (14) 天后期限届满时仍未支付的保险费, 业主须支付以百分之十 (10%) 的年利率按日计算的利息。

13 PAYMENT OF OUTGOINGS 其他费用

The Owner shall be liable for all outgoing's including and other charges in respect of the Parcel from the date he takes vacant possession of the said Parcel and the Owner shall indemnify The Management or the Joint Management Body, as the case may be, for such outgoing's in respect of the said Parcel. The Owner shall continue to pay such outgoing's from the date he takes vacant possession of the said Parcel until a separate strata title to the said Parcel is issued and transferred to the new purchaser. A late payment interest calculated on a daily rate of ten per centum (10%) per annum shall be imposed for payments received after the lapse of fourteen (14) days from the date of notice.
业主应自交楼其空置管理该单位之日起对单位及其他费用负责, 业主应赔偿管理层或联合管理机构 (视情况而定) 就该单位而言的支出, 业主应继续支付从收到该单位的日期起支付相关费用, 直至该单位的所有权被签发并转让给新买家。自通知之日起十四 (14) 天届满仍未支付的, 将按每日10%的日利率计算滞纳金利息。

14 FINES 罚款

The Management may impose a fine of RM200 or such other amount as may be determined by the Management against any Owner who is in breach of any of these House Rules.
管理层可以对任何违反房屋规章的业主处罚RM200或管理层确定的其他数额。