

愉景灣 DbAY

discovery

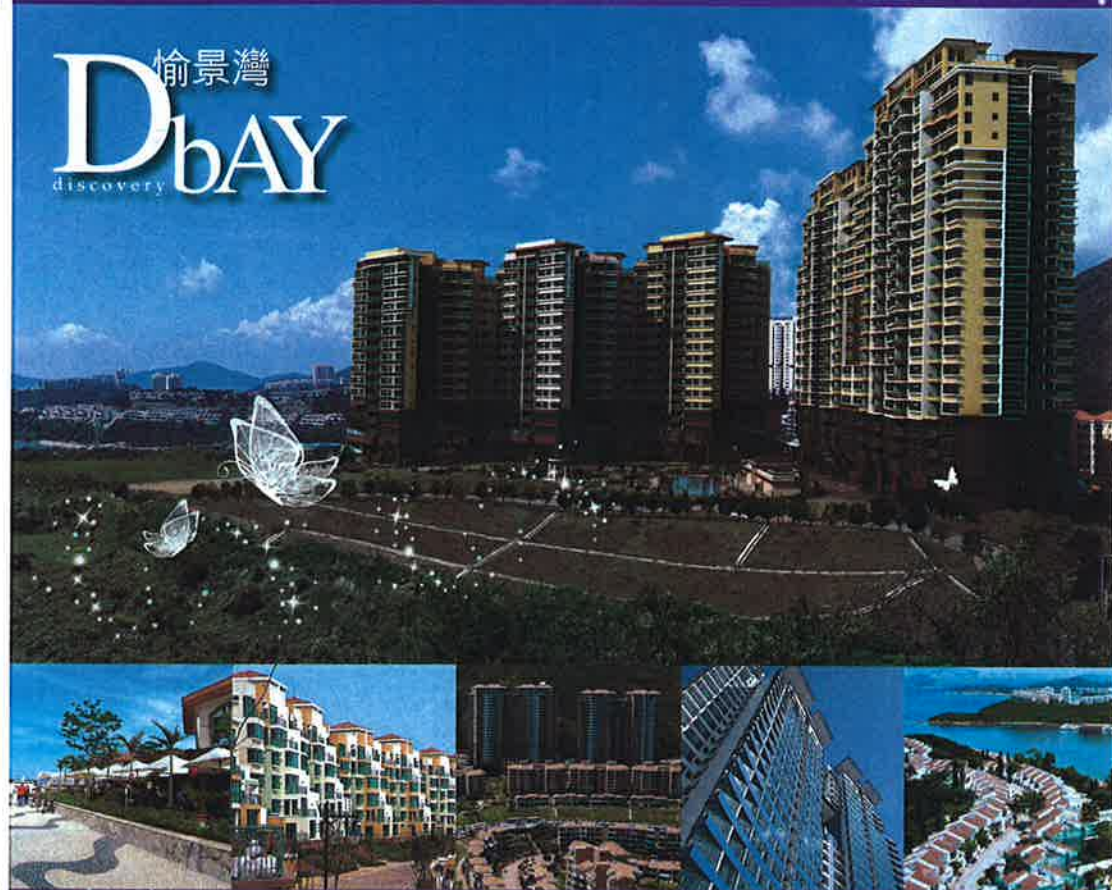
Discovery Bay Services Management Limited
A Member of HKR International Group
愉景灣服務管理有限公司
香港興業國際集團成員

City Management Office
香港大嶼山愉景灣城市管理處
電話 TEL:(852)2238 3601
傳真 FAX:(852)2987 8192

DISCOVERY BAY CITY RULES 愉景灣城市規例

愉景灣 DbAY

discovery



愉景灣 城市規例

DISCOVERY BAY CITY RULES

引言 Introduction

香港興業有限公司(“香港興業”)是愉景灣的發展商。根據愉景灣城市的大廈公契(“大廈公契”),其管理人是香港興業的全資附屬公司愉景灣服務管理有限公司(“城市管理處”)。

使用“城市管理處”這個名稱,是因為除了提供一般屋苑管理的服務,如內部保安和公眾地方的清潔及維修,管理人還須提供其他的服務。在愉景灣內,城市管理處亦須營運和維持自來水供應、排水和排污的系統,道路系統,廢物的收集,沙灘、遊樂區等的清潔和維修。

城市管理處的權力來自大廈公契。該公契的IV章(B1(33)節和B2節)賦權城市管理處不時制定、撤銷或修訂規例,以規管城市的使用和維修,以及規管佔用、使用或探視城市任何部分的人士之行為。

Hong Kong Resort Company Ltd. ("HKR"), is the developer of Discovery Bay. HKR's wholly-owned subsidiary, Discovery Bay Services Management Ltd. ("City Management") is the Manager under the Deed of Mutual Covenant ("DMC") in respect of Discovery Bay City.

The term City Management is used because the Manager is required to provide more than the usual estate management services, such as internal security and cleaning and maintenance of common areas. In Discovery Bay, City Management also has to operate and maintain the mains water supply, drainage and sewage systems, the road system, refuse collection, and cleaning and maintenance of the beach, the play areas etc.



City Management derives its authority from the DMC. Section IV (paras.B1(33) and B2) of the DMC empowers City Management to make, revoke or amend Rules regulating the use and maintenance of the City and the conduct of persons occupying, using or visiting any part thereof from time to time.

謹此於下文公告現行的城市規例。“DB”在全文中皆代表愉景灣。

The City Rules that are currently in force are published herewith for general information. "DB" stands for Discovery Bay throughout.

Index

Pages

A. City Rules relating to residential units	2
 B. City Rules relating to decoration and alteration work	8
C. City Rules relating to dogs	11
D. City Rules relating to Tai Pak beach and outdoor activities	13
E. City Rules relating to control of motor vehicles (other than golf carts)	16
F. City Rules relating to golf carts	21
G. City Rules relating to contractors	26
	
ANNEX A : List of useful telephone numbers	28
ANNEX B : Fees and charges	30

A City Rules Relating to Residential Units

1. Use of Premises

- 1.1 Housing units may only be used for residential purposes as governed by the relevant Sub-Deed of Mutual Covenant and Occupation Permit. No business activities of any kind are permitted.
- 1.2 No advertising or other sign of any description (except a small plate outside the entrance door giving the Owner's or occupier's name) shall be erected, installed, attached or displayed on or from windows, terraces, balconies, gardens or any other parts of the housing units.
- 1.3 No fowl or animals, other than a reasonable and usual number of normal household pets, shall be kept in a housing unit.

2. Shrines

- 2.1 Shrines should be placed within the confines of the premises and are not permitted on external walls, lobbies, corridors, entrances or any other common area.

3. Television

- 3.1 A communal Satellite Master Antenna Television (SMATV) system has been installed to transmit free-to-air satellite signals and local off-air television programmes. The number of satellite TV channels is governed by the Office of Telecommunications Authority. The system has also been interconnected to Hong Kong Cable Television services. PCCW also provides 'Pay TV' programmes through the telephone network. Residents can contact either Hong Kong Cable TV or PCCW directly to receive 'Pay TV' programmes.
- 3.2 The maintenance fee of the SMATV system is covered under the monthly management fee. Housing units of new development will also have the system installed.
- 3.3 No private aerials or satellite dishes are permitted to be affixed or erected on the outside of any part of the housing unit.

4. Insurance

- 4.1 City Management has arranged for Property All Risks Insurance for all owners of housing units, covering an amount reflecting the reconstruction cost of the building structure of individual units. A Management notice will be issued upon each renewal of the policy. The premium is included in the management fees.

- 4.2 Any act which causes any part of the insurance policy to become void or which may lead to an increase in the premium is not permitted.

5. Cleaning and Refuse Disposal

- 5.1 City Management is responsible for the cleaning of common areas and the collection of household refuse and unwanted articles. Residents are requested to observe the following arrangements.

All refuse must be contained in plastic bags, sealed and placed:-

- in the case of high-rise blocks, in the rubbish bins (with lids) provided by City Management in the hopper rooms on each floor
 - in the case of low-rise blocks, in the rubbish bins (with lids) provided by City Management in each block.
 - in the case of garden houses, in the rubbish bins (with lids) to be provided by individual residents and placed outside each house at or before the time for collection.
- 5.2 Household refuse is collected once daily from high-rises and twice daily from low-rises and garden houses. The cleaners will not collect household refuse that is not left at the proper locations at the appropriate times. Household refuse may not be placed in the communal litter bins located in common areas.
 - 5.3 A collection point for unwanted household articles, such as old furniture and electrical appliances, has been designated in the main refuse chamber at Nim Shue Wan and outside Parkridge Village. The collection points are open from 1:00 p.m. to 4:00 p.m. every day. Residents may ask the cleaning contractor to collect unwanted articles at a scale of charges to be approved from time to time by City Management. Dumping of unwanted articles in common areas or anywhere else in DB is prohibited and offenders are liable to pay removal and administration charges.
 - 5.4 City Management has introduced a refuse separation scheme at individual villages. Residents are requested to co-operate by separating refuse and placing it in the special bins provided for each category of refuse as specified in separate management notices.
 - 5.5 Several collection points for old clothes and toys have been designated in the Piazza and various villages. All donated items are collected weekly by a charitable organization nominated by City Management.

- 5.6 Collection points have also been set up in the Local Management Office for defective fluorescent tubes, burnt-out light bulbs, used re-chargeable batteries and printer cartridges.

6. Security

- 6.1 Residents are strongly advised to take sensible precautions to ensure the security of their homes and belongings. Entrance doors to high-rise and medium-rise blocks should be closed after entering or leaving. Security guards are stationed in Management Offices (Telephone list is attached at Annex A) in all villages and carry radios when patrolling outside their offices. The Police will also respond to emergencies (dial 999).
- 6.2 Upon the approach of a typhoon, residents are responsible for taking all necessary steps to protect their property. These include securing windows, bringing all movable objects indoors and ensuring that all drains and surface channels are clear. DB Transportation Division will issue announcements about the suspension and resumption of the ferry and bus services during typhoons.
- 6.3 A panic alarm device is part of the original equipment provided to housing units and the system is monitored around the clock by the Discovery Bay Customer Service Centre. The system is inter-related; and residents are requested to contact City Management should any relocation be required. Assistance may be offered by security guards when the alarm is activated. In the event of an emergency, please dial 999 for the quickest response.

7. Air Conditioners

- 7.1 Air conditioners may only be installed in the apertures designed for them or such other location(s) approved by City Management and must be well supported and fixed by non-rusty and structurally safe frames. Window-fitted air conditioners must have drip-trays and drainage hoses installed. Owners/users of dripping or noisy air-conditioners are liable to prosecution by relevant Government Authorities.

8. Hanging of Clothes

- 8.1 Drying racks or retractable cloth lines or other similar installations are provided in the housing units. Such items should not be moved or modified if it is installed in the service area or on the external wall.

9. Common Areas

- 9.1 No private property other than a floor mat or small articles approved by City Management may be left outside housing units in common areas, with the exception of bicycles which are subject to Section D, para.2. City Management may remove any private property which has been left improperly in common areas without warning and will not be liable for any loss or damage that may result.

10. Gardens

- 10.1 Turfing and planting of trees, shrubs and flowers in private gardens is encouraged. However, trees must not materially interfere with the access of light and air to adjacent units or adversely affect neighbouring properties or cause a nuisance in any way. Flower pots and drains must not contain stagnant water where mosquitoes can breed.
- 10.2 Plants and trees in common areas are provided and maintained by City Management. No one may cut or remove plants or trees growing in common areas or on hillsides. No one may carry out planting in common areas without specific approval from City Management.
- 10.3 Children should not be allowed to climb trees in common areas. This is dangerous and may damage the trees.
- 10.4 Residents shall at all time keep private gardens in a neat and good condition. No poultry shed in a private garden is permitted.

11. Noise

- 11.1 No loud music or noisy events/parties are permitted, particularly between 11:00 p.m. and 7:00 a.m. or at any time on a general holiday. Sections 4 and 5 of the Noise Control Ordinance make it an offence carrying a fine of up to HK\$10,000 to make or cause to make any noise which is a source of annoyance to any person, during such hours as aforesaid or at any time in any domestic premises.

12. Dangerous Goods

- 12.1 The storage of hazardous or highly inflammable materials in quantities which would constitute an unacceptable fire-risk is forbidden.

13. Fire

- 13.1 In case of fire, dial 999. If the fire is in your home and if circumstances allow, activate the panic alarm to alert the Discovery Bay Customer Service Centre and the nearest fire alarm to alert your neighbours.
- 13.2 Try to extinguish the fire yourself if it can be tackled with little risk. Do not use water to put out a fire involving electrical appliances or cooking oil.
- 13.3 If there is time, close all windows and doors and switch off the electricity supply at the mains before leaving. In high-rise buildings, use the stairs, not the lifts.

14. Gas

- 14.1 A centralized distribution system for the supply of liquefied petroleum gas to all housing units is installed in DB. ExxonMobil Hong Kong Ltd. is the appointed supplier. Residents may contact San Hing (Gas) Co. Ltd., the servicing agent, if necessary.
- 14.2 In case of gas leakage, please find a safe place and report the incident by calling 999. You may also call the ExxonMobil hotline to request a gas technician to conduct a check, if you suspect that there might be a gas leak in your home.

15. Maintenance

- 15.1 Owners are responsible for maintaining their properties in good repair and condition. Such responsibility extends to all water pipes, electrical wiring, letter box and any other fittings servicing their properties exclusively. Regular cleaning of the filters in the water taps and gas heaters is recommended, particularly following any temporary suspension of water supply.
- 15.2 City Management normally keeps a set of building services drawings, and these are open to residents for inspection at a mutually convenient time. Owing to copyright, City Management cannot provide any copy of the drawings. The drawings are for reference only and City Management shall not be held liable for any damage or loss caused by subsequent actions taken based on the drawings. Drawings are also available for purchase from the Buildings Department.

16. Tips and Special Services

- 16.1 Residents must not ask City Management staff and its appointed service providers to perform private tasks or errands on their behalf. City Management staff are employed to serve all residents, without discrimination. They are not to receive tips or rewards of any kind. Under no circumstances should residents lend money to City Management staff.

17. Management Fee and Deposits

- 17.1 Owners and tenants are required to pay their management fees on the first day of each month. A monthly management statement will be sent to the mail box of housing units unless a written request is made by the owner regarding other arrangements for delivery. Any apparent error in the statement should be reported immediately to City Management. Any outstanding fees may result in additional charges which are recoverable by civil action.
- 17.2 Owners and tenants can choose to pay management fees by cash, cheque, auto-pay, on-line banking or PPS services. Cheques may be deposited in any City Management mailbox: located outside the pier in Discovery Bay, at the entrance of Discovery Bay Office Centre, inside the Management Office and at the main entrances of high-rise buildings. For cash payment, residents are required to come to the Accounts Department situated at the Ground Floor of Discovery Bay Office Centre during office hours.
- 17.3 Each owner shall deposit with City Management a sum equivalent to three months' management fees as security for the due payment of management fees. Subject to Clause 17.4, Section A the deposit is transferable but not refundable.
- 17.4 If any outstanding management fees are noted, then at the time of change of ownership, City Management has the right to deduct the deposit to cover the outstanding payment and demand the new owner to pay a new deposit equivalent to three months management fees. Potential purchasers are encouraged to ask their solicitors to check the account status before the transaction.
- 17.5 City Management has the right to demand owners to pay the difference to maintain the management deposit equivalent to three months current management fees.

18. Change of Ownership

- 18.1 City Management must be notified of any change in ownership within one month from the date of assignment of housing units. Owners are also required to promptly transfer his membership of the Discovery Bay Residents Club to his purchaser upon sale of his residential unit and shall be obliged to transfer his membership to his tenant upon signing of a lease in respect of his residential unit. Management fees will continue to be billed to the previous owner until full details of the new owner and date of change of ownership are provided.

B City Rules Relating to Decoration and Alteration Work

(The Community Centre is exempted. Please also refer to Section G: Contractors.)

1. Before Starting Work

- 1.1 Details and plans of all proposed decoration or alteration work must be submitted to City Management for approval before work starts. Owners are responsible to ensure that any necessary government approval is obtained but City Management can give general advice, without commitment whatsoever, on the type of work that requires the Building Department's approval. City Management will not approve alterations, even if they have already been approved by government authorities, where such alterations would adversely affect the external appearance or the structure of the premises.
- 1.2 A 'decoration deposit' is payable to City Management before work starts. Such decoration deposit will be refunded upon completion of work, subject to full compliance with the following three conditions:
 - a) The work has been completed in accordance with the details specified and approved on the application form for approval of work.
 - b) All building debris or waste materials arising from such work has been disposed of in collection point(s) designated by City Management or cleared off from Discovery Bay within a reasonable time frame.
 - c) No damage or loss has been caused to common areas or facilities.
- 1.3 For security reasons, owners are responsible to ensure that all workers employed on decoration or alteration work must hold work permits issued by City Management.
- 1.4 City Management reserves the right, at its own discretion, to use the decoration deposit to remove unattended building debris or waste materials and subsequent cleansing of any affected common areas and/or to repair any damage to common areas or facilities. Such action shall not preclude City Management from taking any further action as may be required to effect restitution or claim damages.
- 1.5 Owners are required to sign the application form for permission to decorate with detailed guidelines and procedures to be followed before submitting to City Management. The approval from City Management does not automatically imply the approval of other authorities concerned. When the approval is granted, a copy of the approval letter will be posted near the entrance for identification purposes.
- 1.6 Owners must ensure that their contractors have secured all necessary insurance including but not limited to workman's compensation and third party liability.
- 1.7 In accordance with the current statutory requirement, all construction waste producer(s), such as contractors, or premises owner(s), who undertake or carry out decoration / fitting-out work prior to using government waste disposal facilities, need to open a billing account with the Environment Protection Department (EPD) and pay for such construction waste disposal charge as levied by the EPD. You may also engage a contractor with valid billing account to make arrangement for disposal of the construction waste.

2. Conduct of Work

- 2.1 Work may only be carried out between 9:00 a.m. and 5:00 p.m. on Mondays to Fridays. No work, the noise of which is a source of annoyance to any person, is permitted on Saturdays.
- 2.2 For safety reasons, owners are strongly advised to employ only licensed electricians and plumbers. For work involving the liquefied petroleum gas supply system, please contact ExxonMobil's servicing agent for safety guidelines and relevant requirements before starting work. No additions or alterations to wiring or plumbing in common facilities or the communal supply of water, electricity or gas are permitted.
- 2.3 The owner/occupier of the property is fully responsible for the conduct and behaviour of workers and contractors employed by them. During decoration, the contractor is required to close the main door at all times and not to create dust and dirt in lift lobby corridors or common areas, including but not limited to footpaths, roads and gardens/slopes. City Management will arrange extra cleaning without further warning when the contractor ignores a request from City Management to clean up the affected common area. The additional cost incurred will be deducted from the decoration deposit.
- 2.4 All security grilles fitted to windows and metal gates fitted to entrance doors must be chosen from designs approved by City Management and must comply with the requirements of the Fire Services Department.
- 2.5 No modification to any communal drain or pipe is allowed.
- 2.6 No unsightly hoardings shall be erected. City Management reserves the right to improve any unsightly hoarding when the contractor fails to obey City Management's demand for improvement. The cost of improvement will be deducted from the decoration deposit.
- 2.7 No materials, machinery, structure or works of any kind may be left in common areas, including but not limited to footpaths, roads, and gardens/slopes. No scaffolding shall be erected beyond the boundary of the property without the approval of City Management.
- 2.8 City Management may order the removal of unauthorized structures and fittings or, failing such removal, may carry out the work itself and recover the cost from the owner.
- 2.9 City Management reserves the right to take immediate action to stop the contractor from proceeding or intending to proceed with any unauthorized building work. City Management is not responsible for any damage or loss that may be incurred. City Management may also lodge a complaint to the Government Authorities for action against any unauthorized building work.

C City Rules Relating to Dogs

3. Building Defects in New Housing Units

- 3.1 When new residential units are handed over, their owners are requested to check and report any building defects within a specified period. In normal circumstances, City Management will co-ordinate between the owner and the building contractor. If the contractor disputes liability, the architect will be asked to adjudicate. If redecoration and alterations have already taken place, the building contractor is unlikely to accept any responsibility for such defects.
- 3.2 In no case has City Management power to force a contractor to rectify alleged building defects. However City Management will endeavour to assist, in cases where complaints are justified.

1. Licensing

- 1.1 All dogs over the age of five months must be licensed and vaccinated against rabies and micro-chipped at authorized veterinary clinics, Government kennels or inoculation centres. A fee will be charged for the license, which is valid for 3 years. Before the current licence expires, the dog must be revaccinated and licensed again.
- 1.2 Dog owners must advise the Agriculture, Fisheries and Conservation Department regarding any cessation of dog ownership or change of the keeper's address as soon as reasonably practicable and in any case not later than 5 days after that cessation or that change. Any person who contravenes the above commits an offence and is liable to a fine by of HK\$5,000 under the Rabies Regulations.

2. Control

- 2.1 Under the Sub-Deed of Mutual Covenant, only a reasonable and usual number of household pets may be kept in a residential unit. City Management is authorized to remove any animal causing nuisance and may institute legal proceedings against owners.
- 2.2 The keeper of any dog that bites or causes injuries to a person or other dogs/animals is required to promptly report the incident to the police and securely isolate the dog from contact with other people or animals.
- 2.3 Dogs must be kept under strict control at all times in public and residential areas. They must not be left unaccompanied in public areas. No dogs are permitted at any time anywhere within school sites, children's play areas, on Tai Pak beach or along the beach promenade.
- 2.4 Dog owners are responsible for cleaning public walkways and common areas fouled by their dogs and other pets. There are dog drop bins throughout Discovery Bay. Please make sure your dog keeper picks up dog droppings and fully understands his responsibilities. Any person who allows his dog to foul any street or public place by faeces will be liable to a fine of \$1,500 under the Fixed Penalty (Public Cleanliness Offences) Ordinance.
- 2.5 Dogs should not be left unaccompanied in housing units for long periods, particularly at night, because they often bark incessantly, thereby creating nuisance to the public in such circumstances. City Management may institute legal proceedings against dog owners, if necessary, to abate such nuisance.

D City Rules Relating to Tai Pak Beach and Outdoor Activities

3. Abandonment/Stray Dogs

- 3.1 It is an offence for dog owners to abandon a dog without reasonable excuse. Where the owner fails to claim a stray dog detained at a place specified by the Director of Agriculture, Fisheries and Conservation Department within 4 days, the owner will be deemed to have abandoned the dog.
- 3.2 City Management co-ordinates with Agriculture, Fisheries and Conservation Department to conduct dog-catching operations regularly in Discovery Bay. The Dog Control team may seize and detain any dog not properly controlled by its owner.
- 3.3 Owners/Residents are advised to stay away from and not to approach stray dogs. Please call Discovery Bay Customer Service Centre specifying when and where you have spotted any stray dogs.
- 3.4 Owners leaving DB permanently must take their dog(s) with them or find a new home for their dog(s).

1. Tai Pak Beach

- 1.1 The beach is not patrolled by lifeguards. The roped-off area only serves the purpose of keeping boats away from bathers and is not an indication that it is safe to swim within it.
- 1.2 Swimming can be dangerous, particularly at low tide. The depth of water changes rapidly in places and there are patches of thick silt. Non-swimmers are advised to keep within their depth. Children must be accompanied by an adult. Shower facilities are provided in the open space outside the beach toilet and southern end of the beach during summer seasons.
- 1.3 Active games such as football and volleyball will only be permitted if such activities do not interfere with the quiet enjoyment of the beach by others. No fires, barbecues, camping, flying of kites or cycling are permitted at any time. No dogs are permitted on the beach or beach promenade.
- 1.4 Sailing dinghies, windsurfing boards, canoes etc. may be launched from the beach but must remain outside the roped-off area. The only boats permitted to remain on the beach are :
 - Boats belonging to HKR and its subsidiaries
 - Boats belonging to members of the Lantau Boat Club which have been allocated a designated area at the northern end of the beach.
- 1.5 Boats may not be moored permanently off the beach.
- 1.6 Neither HKR nor City Management shall be responsible for any loss, damage or injury arising out of any activity on the beach.
- 1.7 City Management reserves the right to close all or part of the beach for maintenance or other purposes at any time without prior notice.

2. Bicycles

- 2.1 Bicycles must be properly parked at designated locations where bicycle racks are provided or kept inside the unit. The number of bicycle racks is limited and their provision is not intended for bicycles to be kept permanently or for long periods. City Management will remove any bicycles which in City Management's reasonable opinion appear to be abandoned or unserviceable. Such bicycles will then be disposed of without further warning and the owner will not be entitled to any compensation. Improperly parked bicycles will be impounded/removed by City Management without any prior notice.

2.2 Bicycles shall not be ridden anywhere in DB Plaza (including the Piazza, bus terminus and commercial areas), along the beach promenade or in other areas where signs forbidding cycling are displayed. However, cycling by small children accompanied by their parents may be permitted in the Piazza if they do not create disturbance to other residents.

2.3 Proper lighting should be installed on the front and rear of the bicycle and the lighting should be turned on when the street lights are on.

2.4 Cyclists must obey road markings and traffic signs when riding on DB roads.

3. Skating and Skateboarding

3.1 Skating and skateboarding is strictly prohibited at all times anywhere in DB Plaza (including the Piazza, bus terminus and commercial areas), along the beach promenade, the open area in front of the pier, along the seawall promenade and in the vicinity of the Residents Club. No mechanically-propelled skates or skateboards are allowed in DB.

3.2 City Management may, at its discretion, prohibit skating or skateboarding in other areas of DB.

4. Children's Playgrounds

4.1 Playground equipment is for the use of children up to the age of 12 who should always be accompanied and supervised by an adult.

4.2 No pets (including birds) are permitted at any times.

4.3 City Management reserves the right to close all or part of the children's playground for maintenance or other purposes at any time without prior notice.

4.4 City Management is not responsible for any injury arising from using the playgrounds.

5. Barbecues and Lighting of Fires

5.1 Barbecues are only permitted in private gardens and terraces provided that no smoke pollution and annoyance to those living nearby is allowed.

5.2 Apart from barbecues conducted in accordance with para.5.1 above, no fires are permitted within DB unless written approval is obtained from City Management in consultation with respective Village Owners' Committees (if any).

6. Camping

6.1 Camping is not permitted on the beach or in any part of the common areas unless organized or approved by City Management.

7. Fishing

7.1 For your safety, fishing is not allowed from the ferry pier, from the beach, from any seawall or within the reservoir.

8. Kites and Remote-Controlled Model Aeroplanes

8.1 Kites and remote-controlled model aeroplanes may not be flown on the beach or in other public areas unless approved by City Management.

9. Seawall Next to Tai Pak

9.1 Unauthorized use of the seawall and its steps is prohibited without the prior approval of City Management.

Persons using the seawall and its steps do so at their own risk.

10. Hiking

10.1 The major footpaths leading into the surrounding countryside are sign-posted for the convenience of hikers. Hikers are advised for their own safety to keep clear of areas where construction work is in progress. They should take particular care not to pollute water catchment areas and to keep clear of stream courses that are liable to flood in heavy rain.

11. Waterworks Installations

11.1 All waterworks installations, including the dam, reservoir and service reservoir plant are restricted areas to which the public has no right of admittance.

12. Birds & Poultry

12.1 To minimize the chance of getting an infection from birds, you are strongly advised to avoid personal contact with wild birds and live poultry. You are also requested not to feed them and should clean your hands thoroughly after contacting poultry or birds. Please call Discovery Bay Customer Service Centre if a dead bird is found.

E City Rules Relating to Control of Motor Vehicles (other than golf carts)

In this section, parking shall be defined according to the definition in the Road Traffic (Parking) Regulations (Cap 374C) to mean the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in loading or unloading or picking up or setting down passengers.

1. Approval

1.1 Prior approval must be obtained from City Management for the operation of a motor vehicle within DB. City Management limits the number of vehicles permitted to operate in DB. The following arrangements are provided for different categories of vehicles.

- A) Delivery/service vehicles entering and leaving DB through the tunnel on the same day
- i) Such vehicles are permitted within DB between the hours of 9:00 a.m. and 6:00 p.m. daily.
 - ii) A pre-booking procedure has been prepared and the pre-booking form is available at City Management Office or can be obtained via fax/e-mail upon request. Specified vehicles may also be allowed entry to DB without booking when parking spaces are available. All pre-booked vehicles will be given priority over non-booked vehicles.
 - iii) To discourage prolonged stay in DB, a progressive staying charge will be imposed after the duration of stay specified in the pre-booking form. When approval is granted, a permit can be collected at the designated location after one has emerged from the tunnel, on which the time of entry and location(s) required to be visited will be imprinted. The permit is required to be displayed on the windscreen of the vehicle for inspection. Vehicles are only allowed to depart from DB when the permit is returned and the staying charge (if any) has been settled at the Control Point near the tunnel entrance in DB.
 - iv) DB is zoned into several sectors and, subject to availability of parking spaces, only a limited number of vehicles are permitted in each sector in any two-hour time slot.
 - v) Without prior approval from City Management, no vehicle is allowed to remain overnight in DB, except those vehicles with a valid road usage licence.

vi) The speed of vehicles on roads within Discovery Bay may be monitored by speed monitoring devices. If, on two occasions within any period of three months or three occasions within any period of twelve months, any external vehicle is found to be travelling at a speed of 70 km/hr or more on Discovery Bay Road, Discovery Valley Road or any other road with a posted speed limit of 50 km/hr, or at a speed of 45 km/hr or more on roads with a posted speed limit of 30 km/hr, or at a speed of 30 km/hr or more on roads with a posted speed limited of 20 km/hr or any combination thereof, the subject vehicle and all other vehicles belonging to the same company will be prohibited from entering Discovery Bay for a period of twelve months.

vii) Notwithstanding para. vi, a penalty points system is in effect for driving and parking offences within Discovery Bay. Please refer to the table at para. B)(vi)(b) to (e) below. For avoidance of doubt, penalty points for speeding in (b) are not applicable to external vehicles. Once 20 points have been accumulated (excluding any points cancelled after 12 months), the vehicle will be prohibited from entering Discovery Bay immediately for a period of 12 months.

B) Licensed vehicles operated in DB

Application must be made to City Management in writing supported by :

- i) - registration document issued by Transport Department
- valid licence issued by Transport Department
- valid certificate of Third Party Insurance
- full description i.e. make, type etc. of the vehicle
- purpose(s) for operating vehicle in DB

Prescribed registration fees are payable to City Management for all vehicles operating in DB except for vehicles operating solely within construction sites, Nim Shue Wan Service Area, the Golf Club, the Marina Club and the tunnel area, vehicles owned by HKR and its subsidiaries and vehicles entering and leaving DB the same day via the tunnel and/or sea transportation.

- ii) All vehicles which are required to pay the registration fees are also required to obtain a road usage licence from City Management and pay the prescribed fees. The road usage licence shall not be transferred without the written permission of City Management and payment of the prescribed fee.
- iii) In addition to the licence plate required under the Road Traffic legislation, all vehicles operating in DB (apart from Hong Kong government vehicles and vehicles entering and leaving DB the same day via the tunnel and/or sea transportation) must carry a proper licence plate bearing a number allocated by City Management. For easy identification, vehicles must also be clearly marked with the company's name and/or logo.

- iv) Road usage licences issued to contractors working in DB or commercial tenants will be revoked upon completion of a contract or termination of a commercial lease. A road usage licence may also be revoked under para. vi below or in the event of persistent or serious breach of these Rules.
- v) Vehicles must be removed from DB immediately following the revocation of the road usage licence, the completion of a contract or the termination of a commercial lease, as the case may be.
- vi) Penalty points will be allocated against vehicles committing the following offences in DB according to the following scale :
 - a) Offences committed in DB by driver of vehicle :-

- Careless driving convicted in Court	10
- Driving offences leading to suspension of driving licence	20
 - b) Offences against City Rules

- Speeding	10
- Failure to follow traffic signs and road markings (other than speed limit sign)	10
- Use of vehicle for unapproved dumping anywhere in DB	6
- Construction vehicles operating outside construction sites, without permission from City Management	6
- Contractors' vehicles parking outside construction sites, without permission from City Management	5
- Parking on any footpath, road, or passageway in an area not designated as a vehicle parking area by City Management, or parking in any location so as to cause an obstruction to pedestrians or other road users	5
- Mounting on any footpath, or other common areas without prior consent of City Management	5
- Not following instructions of duly-authorized City Management staff	5
- Emitting excessive exhaust smoke	4
- Spreading mud or dirt on road	4
- Spilling or dumping load on road	4

- c) In respect of (a) above, City Management will allocate points following detection of the offence. In respect of (b) above, City Management will summarily allocate points but will be prepared to review allocations if there are special circumstances. Subject vehicle owners will be notified in writing of each allocation of points in a) and b) and of the total accumulated in respect of the vehicle concerned. Points will be cancelled 12 months after allocation.
 - d) Once 20 points have been accumulated (excluding any points cancelled after 12 months) in respect of any vehicle, its road usage licence will be revoked under para. (iv) and the vehicle must be removed immediately from DB under para. (v). The road usage licence fee will not be refunded.
 - e) Following revocation, no fresh application in respect of the vehicle (or in respect of a replacement vehicle) will be entertained for a period of 12 months from the date of revocation. If a vehicle the road usage licence of which has been revoked is thereafter used at all in DB (except for being driven out of DB) no fresh application will be entertained for two years from the date of revocation following the unauthorized use.
- C) Vehicles entering DB via sea transportation
- i) Except with the prior approval from City Management, vehicles entering DB via sea transportation must depart on the same day.
 - ii) Application for berthing space should be made to HKR at 2238 3388 at least three working days in advance, specifying the description of vehicles to be transported, the type of vessel and estimated times of arrival and departure. HKR will confirm the booking (or otherwise) within 24 hours of receipt of the application and advise the berthing charge. Payment should be made to "Hong Kong Resort Co. Ltd."
 - iii) HKR will normally accept the berthing from 9:00 a.m. to 5:00 p.m. daily

2. Maintenance

- 2.1 Vehicles must be maintained in safe and roadworthy condition at all times and must not emit excessive exhaust smoke. In addition to any inspections required by Transport Department, City Management may at its discretion require an inspection to be carried out in Discovery Bay at the prescribed fee.

3. Parking

- 3.1 Licensed construction vehicles must park inside construction sites unless delivering goods or unless permission to park elsewhere is given by City Management. Other vehicles must be kept in parking spaces allocated by City Management in consultation with respective Village Owners' Committees (if any).

3.2 Under the Road Traffic (Parking on Private Roads) Regulations, City Management has the power to impound, remove and detain vehicles that are improperly parked and to charge fees for impounding, removing and storing such vehicles. These powers are additional to those conferred upon City Management under the DMC.

3.3 City Management reserves the right to close the parking space(s) for maintenance or other purposes at any time without prior notice.

3.4 No repair, cleaning or washing of vehicles is permitted in the parking area.

4. Driving Conduct

4.1 All vehicles are subject to the Road Traffic legislation and must be covered by Third Party Insurance. Drivers must carry a valid Hong Kong driving licence for the type of vehicle being driven and obey all road signs and markings. Drivers must follow the instructions of duly-authorized City Management staff. Any offending act may result in revocation of the road usage licence in accordance with para.1B or prohibition from operating in DB.

5. Charges

5.1 Charges may be imposed at the discretion of City Management for vehicles with dirty wheels, or which spill loads or spread mud or dirt on roads, vehicles driven or parked outside areas permitted by City Management and for vehicles failing to follow the instructions of duly-authorized City Management staff.

6. Restrictions

6.1 No tracked vehicle may operate on any DB road.

6.2 Any vehicle, except buses, exceeding a length of 10 metres or with a capacity for bearing a load exceeding 24 tonnes, will only be permitted to drive on Discovery Bay Road following the escort service provided by City Management and for a charge, and the only parking area available for such a vehicle is confined to Nim Shue Wan service area. Entry into any other area is strictly prohibited.

6.3 No vehicle with a weight exceeding 20 tonnes will be permitted to drive on Discovery Valley Road and village roads.

6.4 Construction vehicles are normally restricted to Discovery Bay Road and Discovery Valley Road between 9:00 a.m. and 6:00 p.m. on Mondays to Saturdays, Public Holidays excluded. If there is a need to operate such vehicles outside these hours or on other roads at DB, prior permission must be obtained from City Management.

F City Rules Relating to Golf Carts

In this section, parking shall be defined according to the definition in the Road Traffic (Parking) Regulations (CAP 374C) to mean the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in loading or unloading or picking up or setting down passengers.

1. Overall Control

1.1 The number of golf carts permitted at DB is subject to control:

a) By the Transport Department under the Road Traffic (Village Vehicles) Regulations which limit the number of permits for golf carts that may operate at DB.

b) By City Management under the DMC.

2. Restrictions on Ownership

2.1 Private ownership of golf carts in DB is restricted to owners of DB housing units. Only one golf cart may be registered against each housing unit. No golf cart may be registered against units in any Villages where no parking spaces are available within the Village.

2.2 Approval of City Management for the use of a golf cart will depend upon:

a) The golf cart being within the quota permitted.

b) Garage/internal parking area/external parking space being available in the Village concerned.

2.3 All golf carts intended for use within DB are purchased by HKR and sold to individual owners together with any warranties provided by the manufacturer or supplier.

3. Application to Purchase Golf Carts

3.1 Application to be made in writing to HKR.

3.2 The name of an applicant who satisfies the requirements in paras.2.1 and 2.2 above will be placed on the waiting list and register against the housing unit concerned. Applications for a new golf cart to replace one that is worn out will be given priority if the applicant signs an undertaking to dispose of his/her old golf cart outside DB before taking delivery of the new one.

- 3.3 If an applicant on the waiting list sells the housing unit against which his/her application is registered but purchases another DB housing unit, his/her name on the waiting list can be transferred to the new unit provided that no golf cart is already owned under this new unit and adequate parking must be available, under 2.2 above. Should the applicant on the waiting list purchase a golf cart from another DB owner or sell his/her unit, his/her name will be automatically removed from the list.
- 3.4 City Management may refuse to accept an application to purchase a new golf cart from any owner within 12 months of that owner having transferred a golf cart road usage licence.

4. Licences and Permits

- 4.1 All golf carts operating in DB, other than those in the golf course, must have both:
- a) a Road Usage Licence issued by City Management; and
 - b) a Village Vehicle Permit issued by the Commissioner of Transport under the Road Traffic (Village Vehicle) Regulations. The Commissioner requires a referral letter from City Management before issuing or renewing a Village Vehicle Permit. A copy of the renewed Village Vehicle Permit should be sent to City Management for record.

Fees are payable to City Management for (a) and to Transport Department for (b).

- 4.2 All golf carts must carry a licence plate bearing a number allocated by City Management.
- 4.3 For safety, all drivers and passengers are strongly advised to fasten seat belts (if any) when the golf cart is operating on DB roads.
- 4.4 All golf carts must have front and rear lights and indicators in good working order and an adequate braking system. The general body of the golf cart should be free from damage or missing pieces.
- 4.5 Drivers must carry Class 1 or 2 Hong Kong driving licences and obey all road signs and markings and the golf cart must be covered by Third Party Insurance.
- 4.6 Owners are responsible for keeping golf carts in safe and roadworthy condition. Prior to annual renewal of road usage licences, owners must obtain a certificate of roadworthiness from the golf cart maintenance contractor(s) approved by City Management and submit the certificate to City Management.

- 4.7 Upon detection of the following offence, City Management will notify the owner in writing of the offence. Once 3 written warnings have been accumulated within 12 months against any golf cart, its road usage licence will be automatically suspended for 3 months. The subject golf cart will not be permitted to run on DB roads until the expiry of the suspension. If the warnings are accumulated to 5 times within 12 months, the road usage licence will be suspended for 6 months. The road usage licence fee during the suspension will not be refunded.

a) Offences committed in DB by driver of vehicle:-

- Careless driving convicted in Court.
- Driving offences leading to suspension of driving licence

b) Offences against City Rules

- Failure to follow traffic signs and road markings
- Parking anywhere in DB so as to cause an obstruction to other road users and pedestrian
- Failure to follow instructions of duly-authorized City Management staff
- Carrying load larger than the permitted size under the Road Traffic (Village Vehicles) Regulations
- Exceeding the maximum capacity of number of passengers

- 4.8 Notwithstanding Para.4.7, City Management reserves the right to revoke or decline to renew a road usage licence or refuse to issue a referral letter to the Transport Department if the golf cart is found to have been involved in repeated commissions of the above offence.
- 4.9 Owners are responsible for ensuring that all necessary licences and permits are obtained. No reminders will be issued prior to expiry.
- 4.10 The colour of golf carts may not be changed without the approval of City Management.

5. Parking

- 5.1 Within villages, golf carts must be parked in spaces designated by City Management in consultation with the respective Village Owners' Committees (if any).

5.2 Parking arrangements for golf carts in the vicinity of DB Plaza are as follows :

- a) Space is limited and long-term parking is not available. Commuters are requested to use bus services rather than leave their golf carts all day in DB Plaza.
- b) To facilitate shopping activities, a golf cart parking area in front of Block D, DB Plaza is provided for stays of not more than one hour.
- c) A pay golf cart parking area is also provided on the south side of Plaza Lane near the bus terminus. A parking fee will be imposed on parking for more than three hours. The maximum parking period is 24 hours.
- d) The golf cart parking spaces delineated and marked "SHORT STAY" along the section of Seahorse Lane leading to the Residents Club are for stays of not more than three hours. No parking is permitted from 11:00 p.m. to 7:00 a.m. daily.
- e) A licensed golf cart parking area opposite to No. 2 Seahorse Lane, Beach Village is provided for stays of not more than 24 hours. The licence may be terminated upon one month advance notice.

5.3 Parking conduct

- a) Golf carts parked in common areas, including delineated parking spaces, are parked at their owners' risk. Neither HKR nor City Management is responsible for any loss, damage or injury arising out of such parking.
- b) Any golf cart not properly parked within a delineated space or parked for a period exceeding the maximum permitted in the location concerned is liable to be either wheel-clamped or removed by City Management without warning.
- c) The owner/operator of a golf cart that has been wheel-clamped may call the security office at tel. no. 29879816 at any time, either in person or through a properly authorized representative, to obtain its release upon payment of the prescribed fees. The security personnel are not empowered to release any golf cart after impoundment unless payment of the relevant prescribed fees have been settled. In case of any dispute outside of office hours, the owner/operator will be required to sign an undertaking for payment before its release. City Management staff will follow up the case with the relevant owner/operator on the next working day.
- d) An owner/operator who finds that his/her golf cart has been removed may contact the security office to check whether it has been removed by City Management. If so, the owner or his properly authorized representative must call at the City Management Office during normal office hours and pay the prescribed fees in order to reclaim the golf cart.

- e) The Road Traffic (Parking on Private Roads) Regulations and para. B6 (h) of Section IV of the DMC empower City Management to charge fees for impounding, removing or storing vehicles as the case may be.
- f) No repair, cleaning or washing of golf carts is permitted in the parking area.
- g) To prevent the golf cart from being driven by unauthorized persons, owners are suggested to fit a steering wheel lock on the golf carts.

6. Road Discipline

6.1 As regards road discipline :

- a) Owners/drivers of golf carts must comply with the conditions of their road usage licence and Village Vehicle Permit at all times and must observe all applicable road traffic regulations, road markings and signs.
- b) No golf cart may be parked along Discovery Bay Road or Discovery Valley Road. In the event of breakdown, the golf cart must be removed as soon as practicable. The owner/driver shall inform the Security Office at 2987 9816 of the breakdown.
- c) Owners/drivers of golf carts must keep to their left-hand side of the road when operating the golf carts on Discovery Bay roads.

7. Transfer of Road Usage Licences

7.1 Road usage licences for golf carts shall not be transferred without the written approval of City Management and payment of the prescribed fee. The transferee must be a property owner in DB who does not already own a golf cart and adequate parking must be available in the transferee's Village. At the time of transfer, a copy of the current Village Vehicle Permit must be submitted.

G City Rules Relating to Contractors

1. General

- 1.1 Contractors are subject to all City Rules currently applicable and prevailing at the time.
- 1.2 Contractors are responsible for ensuring their own staff and all their sub-contractors comply with City Rules.
- 1.3 All workmen carrying out decoration and alteration works of housing units must carry a decoration pass within DB, which must be produced for verification by security or City Management staff.
- 1.4 Dumping of debris, earth and rubbish is not permitted anywhere in DB, except in designated collection point(s) provided by City Management or with the written approval of HKR. In the event of unauthorized dumping, the contractor concerned will be liable for a charge in respect of each offence. In addition, if the offending contractor fails to clear the dumped waste after warning, City Management may carry out the removal and recover the cost plus an administrative fee from the contractor.
- 1.5 City Management may decline applications for permission to carry out decoration and alteration work on/at housing units in the event of failure by the contractor, his subcontractors or the workers under his control to observe the City Rules, repeated complaints against a contractor, a contractor being a habitual offender of the City Rules or causing damage to common areas recklessly on many occasions. Owners are encouraged to check with City Management before engaging a decorator.
- 1.6 Site areas must be kept clean, tidy and hygienic at all times and free from vermin and pests. Contractors are responsible for arranging collection of garbage and other refuse from site areas. There must be no discharge or spillage into other areas, including storm-water drains or sewers, or into the sea. No burning of rubbish or debris is permitted without permission from City Management.
- 1.7 No dogs or other animals are allowed to be kept by contractors without written permission from City Management.
- 1.8 No contractors are allowed to inspect the common facilities, or carry out any work in common areas without the approval by City Management.
- 1.9 Contractors are fully responsible for controlling access to site areas and for the security of all their properties therein.

- 1.10 City Management staff shall have the right to enter contractors' site areas to ensure due observance of paras.1.6 and 1.7 above, or in the event of any damage caused by contractors to utilities or services.
- 1.11 In the event of any damage caused by contractors to utilities or services, City Management has the right to carry out any emergency repairs or temporary reinstatement and to recover the cost from the contractor. City Management may also recover from the contractor any consequential losses suffered by City Management and/or other affected parties.
- 1.12 Contractors should comply with all relevant Hong Kong legislation, in particular sections 6-9 of the Noise Control Ordinance 1988 relating to noise emanated from construction sites.

2. Liability

- 2.1 Neither HKR nor City Management shall accept any liability for any damage, injury or loss suffered by any contractor or any of his agents or employees in the site areas or any other part of DB.
- 2.2 Contractors must insure against all risks as required by relevant Hong Kong legislation and/or their contracts and must indemnify HKR and City Management against any claim that may arise therefrom.

Annex A:

List of Useful Telephone Numbers

1.City Management

City Management Office	2238-3601
Customer Service Centre	3651-2345
Accounts Department	2987-0636
Local Management Office :	
Parkridge	2987-6328
Headland Drive & Parkland Drive	2987-6782
Seabee Lane, Headland Village	2987-8306
Beach	2987-6836
Midvale	2987-5559
Parkvale	2987-5711
Hillgrove	2987-5363
Peninsula – Jovial, Haven & Verdant Court	2987-6002
Cherish & Blossom Court	2987-0669
Twilight Court, No. 1-11 (Odd)	
Caperidge Drive	2987-0465
No 4-30 (Even) and No. 13-39 (Odd) Caperidge Drive	2987-6137
Crestmont Villa	2987-0546
Coastline Villa	2987-0546
Greenvale – Block 1 – 3	2987-9263
– Block 4 – 9	2987-4571
D B Plaza	2987-6431
La Vista	2987-9631
La Costa	2987-0833
Bijou Hamlet	2987-4553
La Serene	2987-2833
Neo Horizon	2987-7050
Siena One	2259-3055
Siena Two	2259-3170
Chianti	2987-9801

2.HKR & Subsidiaries

HKR – Central Office	2238-1188
HKR – Discovery Bay Office	2238-3388
Discovery Bay Transportation Division	2987-7351
DBTPL – Central Pier	2523-1860
DBTPL – DB Pier	2987-6128
Discovery Bay Transit Services Limited (DBTSL)	2914-0186
DBTSL – Passengers Hotline	2987-0208
Discovery Bay Residents Club	2987-7381
Discovery Bay Marina Club	2987-9591
Discovery Bay Golf Club	2987-7273
Discovery Bay International School	2987-7331
Discovery Bay Road Tunnel Company	2980-6800

3.Utilities Companies and Schools

China Light & Power – Information Line	2678-2678
– Emergency	2728-8333
San Hing Gas Co. Ltd. (Service Agent of ExxonMobil)	2987-6738
Water Supplies Department	2824-5000
DB Golf Cart Services Ltd.	2914-2727
Wiselink Ltd.	2987-9368
Yan Shun Bright Oil Co. Ltd.	2987-8669
Cable TV Hotline	1832-888
PCCW	1000
Discovery College	3969-1000
Sunshine Kindergarten	2987-8143
Discovery Mind Kindergarten	2987-8088
Discovery Bay International School	2987-7331
Community Hall	2852-4324

4.Emergency

Police	999
DB Police Station	2987-4052
DB Fire Station & Ambulance	2987-7502
Gas Leakage 24 Hours Hotline (ExxonMobil)	2435-4511

Annex B: Fees and Charges

Section B, para.1.2	Decoration deposit (refundable): \$2,000 to \$6,000
Section E, para.1.2 Aiii)	First two hours - Free Third hour or part thereof - \$100 After the third hour or part thereof - \$200/hour.
Section E, para.1.2Bii)	Registration fees:- - Vehicles exceeding 5.5 ton - \$5,000 - Vehicles not exceeding 5.5 ton - \$3,000
Section E, para.1.2Biii)	Road usage licence fees:- - Vehicles exceeding 5.5 ton - \$7,000 p.a. - Construction vehicles not exceeding 5.5 ton - \$4,000 p.a. - Other vehicles not exceeding 5.5 ton - \$3,000 p.a
Section E, para.1.2Biii)	Fee for transfer of road usage licence - \$1,000
Section E, para.2.1	Vehicle inspection fee - \$700 per inspection
Section E, para.3.2	Impounding, removal and storage charges under Schedule 2 of Road Traffic (Parking on Private Roads) Regulations 1989:- - For impounding a vehicle - \$320 - For removing a vehicle - \$350 - For storing a vehicle - \$320 for each subsequent day after the first day on which the vehicle is detained.
Section E, para.5.1	Charges for: - Vehicles with dirty wheels or spillage of loads - up to \$3,000 - Vehicles improperly parked - up to \$1,000 - Vehicles failing to follow instructions - \$1,000
Section E, para.6.2	Escort service charge - \$700
Section F, para.4.1a)	Golf cart road usage licence fee - \$950 p.a.
b)	Village Vehicle Permit fee payable to the Commissioner of Transport under Road Traffic (Village Vehicle) Regulations - \$98 p.a.
Section F, para.5.3e)	Impounding removal and storage charges See under Section E, para.3.2
Section F, para.7.1	Fee for transfer of ownership of road usage licence for golf cart - \$500

索引	頁
A. 有關住宅單位的城市規例	32
B. 有關裝修及改建工程的都市規例	37
C. 有關犬隻的城市規例	39
D. 有關大白沙灘及戶外活動的都市規例	40
E. 有關機動車輪（哥爾夫球車除外）管制的都市規例	43
F. 有關哥爾夫球車的都市規例	47
G. 有關承建商的都市規例	51
附錄 A：有用的電話號碼	53
附錄 B：收費和罰款	55

A

有關住宅單位的城市規例

1. 樓宇單位的使用

- 1.1 有關的大廈分公契和佔用許可證（俗稱入伙紙）均已作出規限，居住單位只可作住宅用途，不得用以進行任何種類的商業活動。
- 1.2 不得於居住單位的窗戶、平台、露台、花園或任何其他部分豎立、安裝、附加或展示任何帶有宣傳性描述或其他描述的招牌、廣告（於入口大門外標明業主或佔用人姓名的小牌除外）。
- 1.3 除合理和普通數量的一般家居寵物外，居住單位不得飼養禽畜。

2. 神位

- 2.1 神位只可設置於樓宇單位的範圍內，而不得設置於外牆、大堂、走廊、入口處或任何公眾地方。

3. 電視

- 3.1 愉景灣已裝設了公共衛星電視天線（SMATV）系統，輸送免費的衛星訊號和本地廣播的電視節目。電訊管理局規定了衛星電視頻道的數目。該系統亦和香港有線電視服務互聯。電訊盈科也通過電話網絡提供“收費電視”。住戶可直接聯絡香港有線或電訊盈科接收“收費電視”節目。
- 3.2 SMATV系統的維修費由每月的管理費中支付。新落成居住單位亦會裝設該系統。
- 3.3 不得於居住單位任何部分的外面附加或豎立私人天線或碟形衛星天線。

4. 保險

- 4.1 城市管理處已為各居住單位的業主購買保額相當於重建各單位的物業全保保險。有關的管理通告將於每次續保時發出。保費由管理費中支付。
- 4.2 不得作出任何行為從而使保險的任何部分無效或導致保費增加。

5. 清潔及垃圾處理

- 5.1 城市管理處負責清潔公眾地方，並收集家居垃圾和被棄置物品。請住戶遵守下列安排。

所有垃圾必須用膠袋封妥，並放置在指定之位置：-

高座單位- 每層垃圾房內由城市管理處提供的有蓋垃圾箱內。

低座單位- 每幢樓宇內由城市管理處提供的有蓋垃圾箱內。

花園屋 - 個別住戶自置的有蓋垃圾箱內，並於收集時間將箱放於屋外。

- 5.2 高座的家居垃圾每日收集一次，低座和花園屋的則每日收集二次。清潔工人不會收集並非於適當時間內放置在指定地點的家居垃圾。家居垃圾不可放置於公眾地方的公用垃圾箱內。

- 5.3 設於稔樹灣和明翠臺外面的主要垃圾站，是家居廢物如舊傢俬和電器的指定收集點。該等收集點的開放時間是每日下午一時至下午四時。住戶可按城市管理處不時批核的收費表繳費，安排清潔承辦商到住戶收集家居廢物。住戶嚴禁在公眾地方或愉景灣範圍內棄置廢物，違者須繳交清理費和行政費。

- 5.4 城市管理處已在各村推行垃圾分類計劃。請住戶合作，按各個管理通告上的指示將垃圾分類，置放於專為每類垃圾而設的垃圾箱內。

- 5.5 在廣場和各村內設置了數個舊衣服和玩具的收集點。每星期會有由城市管理處建議的慈善機構收集所有捐贈的物品。

- 5.6 分區管理處內亦設有收集點，收集失效的日光燈管、燒壞的燈泡、使用過的可充電電池，以及打印機的墨盒。

6. 保安

- 6.1 敬請各住戶須採取有效的預防措施，確保家居和財物的安全。高座和中座住戶出入後應隨手將地下入口大門關上。各村管理處均由保安人員駐守（電話號碼列於附錄A），保安人員離開辦事處外出巡邏時會攜帶對講機。警方亦會回應緊急召喚（請致電999）。

- 6.2 當有颱風逼近時，住戶應採取所有必需的措施保護其財物，包括關閉窗戶，將一切可移動物件搬回室內，以及確保所有溝渠和明渠暢通。在受颱風影響期間，愉景灣航運服務有限公司會就渡輪和巴士服務的改動，如暫停服務和恢復服務時間作出宣佈。

- 6.3 各居住單位設有一個屬原裝設備的緊急警鐘，其系統由愉景灣顧客服務中心24小時監控。由於有關系統是相互聯系統，住戶如需改動位置，請與城市管理處聯絡，作出安排。警鐘一旦被動，保安人員可提供協助。如遇緊急情況，請致電999，以獲得最快速的回應。

7. 冷氣機

- 7.1 冷氣機只可安裝在指定的冷氣機位內或經城市管理處批准的位置，並須以不銹材料製成而且結構安全的支架承托。窗口式冷氣機必需裝設有水盆和排水喉，以防止滴水。冷氣機滴水或發出噪音，物主/使用者可被有關政府部門檢控。

8. 曬晾衣物

- 8.1 居住單位均設有晾衣架或可伸縮的晾衣繩或其他類似裝置。假如該等設備裝置於服務區或外牆上，住戶不應擅自搬移或改動。

9. 公眾地方

- 9.1 除了一塊地墊或經城市管理處批准的細小物件外，住戶不得在居住單位外的公眾地方擺放任何私人物品，單車則除外（有關規定，請參閱D部第2段）。城市管理處可移走不當地擺放於公眾地方的任何私人物件，而不預先作出警告；管理處亦不會對由此可能引致的任何損失或損毀負責。

10. 花園

- 10.1 城市管理處鼓勵住戶於其私家花園內鋪種草皮，並種植樹木、灌木和花卉。但所種植樹木不得對毗鄰單位在陽光的攝取和空氣流通方面構成實質妨礙，或對鄰近物業產生負面影響或造成任何形式的妨礙。花盆和渠道均不可積水，以免滋生蚊蟲。
- 10.2 在公眾地方的植物和樹木均由城市管理處負責種植和保養。任何人都不可砍伐或移走種植在公眾地方或山邊的植物或樹木，也不可在未得城市管理處的明確同意下，在公眾地方栽種植物。
- 10.3 不可容許兒童攀爬種植於公眾地方的樹木。攀爬樹木不單危險，亦可能導致樹木受損。
- 10.4 住戶於任何時間均須保持其私家花園整潔和狀況良好。私家花園內不得放置家禽籠屋。

11. 噪音

- 11.1 不得發放喧鬧的音樂或舉行喧嘩的活動/聚會，特別是在下午11時至翌日上午7時的時段內或於公眾假日的任何時間。根據特區政府所頒佈的《噪音管制條例》第4條和第5條，任何人在住用處所於上述時段或於任何時間發出或促使發出噪音，而該噪音對任何人而言是其煩擾的根源，即屬犯罪，可被罰款高達港幣10,000元。

12. 危險物品

- 12.1 嚴禁儲存過量的危險或高度易燃物品，以免提升發生火災的機會。

13. 火警

- 13.1 一旦發生火警，請致電999。如火警發生在閣下家中，在情況許可下，啟動緊急警鐘，通知愉景灣顧客服務中心；並請啟動最近的火警鐘，警報鄰舍。
- 13.2 在風險輕微的情況下可嘗試自行救火。任何涉及電器用品或煮食油的火警，請勿用水撲救。
- 13.3 如時間容許，在離開火場前請先關上所有門窗，並關掉總制以切斷電源。高座住客應使用樓梯而非升降機逃生。

14. 氣體

- 14.1 愉景灣內設有一中央輸送系統，向所有居住單位供應石油氣。埃索石油香港有限公司是指定供應商。住戶如有需要，可與服務代理新興氣體工程有限公司聯絡。
- 14.2 一旦發生氣體洩漏事故，請疏散到安全地方並致電999 報案。假如閣下懷疑家中發生氣體洩漏事故，閣下亦可致電埃索熱線， 要求氣體技術員進行檢查。

15. 維修

- 15.1 各業主有責任保持其物業維修妥善和狀況良好，這包括一切水喉管、電線裝置、信箱和任何其他專供其單位使用的設備的維修和保養。應定期清理水龍頭和熱水爐內的過濾裝置，特別是在暫停供水後再恢復供水時。
- 15.2 城市管理處通常備有一套屋宇設備圖則，讓住戶於雙方都方便時查閱。由於版權所限，城市管理處未能提供圖則的任何副本。該等圖則只供參考，城市管理處對事後基於圖則所採取的行動而引致的任何損害或損失，概不負責。該等圖則亦可於屋宇署購得。

16. 小費和特別服務

- 16.1 住戶不可請求城市管理處職員及由其指定的服務供應商代他們處理私人事務或差事。城市管理處職員的職責，是為所有住戶服務，毫不偏私；各職員不得收取小費或任何形式的打賞。在任何情況下，住戶均不應借錢給城市管理處職員。

17. 管理費和按金

- 17.1 業主及租戶須於每月的首日繳交管理費。除非業主提出書面要求，就送交作出其他安排，管理費結單將按月送到各居住單位的郵箱。如發現結單上有任何明顯錯誤，應立即通知城市管理處。任何逾期費用可被追繳附加費，並且通過民事訴訟予以追討。
- 17.2 業主及租戶可選擇以現金、支票、自動繳費、網上銀行服務或繳費靈繳交管理費。支票可放進任何城市管理處的郵箱；愉景灣碼頭的外面、愉景灣商務中心的入口、管理處內，以及高座的大廈入口。以現金繳費的住戶須於辦公時間到位於愉景灣商務中心地下的會計部辦理。
- 17.3 每位業主須向城市管理處支付一筆總額相當於三個月管理費的按金，作為應繳管理費的擔保。根據A部第17.4條的規定，該按金可以轉撥，但不會退還。
- 17.4 於業權轉讓時如發現有管理費仍未繳清，城市管理處有權從按金作出扣除，以彌補仍欠的款項，並要求新業主支付一筆相當於三個月管理費的新按金。請有意的買家於交易前指示其律師查明有關賬目狀況。
- 17.5 城市管理處有權要求業主支付差額，以維持管理費按金在相當於三個月現行管理費的水平。

18. 更改業權

- 18.1 居住單位的業權如有任何更改，必須在由轉讓日期起計一個月內通知城市管理處。住宅單位一經售出，業主也必須盡快將其愉景灣康樂會會籍轉移給其買家，而一經簽妥關於其住宅單位的租約時，業主亦必須將其會籍轉移給其租客。直至收到新業主資料詳情及業權更改日期，管理費仍會計算在前業主賬戶內。

B 有關裝修及 改建工程的城市規例

(社區中心獲豁免. 請亦參閱G部：承建商)

1. 工程開始前

- 1.1 在工程開始前，所有建議中的裝修或改建工程的詳情和圖則，必須先提交城市管理處批准。各業主有責任確保取得任何所需的政府批准。城市管理處可就必須屋宇署批准的工程種類，提供一般性意見，但不會承擔任何責任。任何對樓宇外觀或結構有不良影響的改建工程，即使已取得政府部門的批准，城市管理處亦不會批准。
- 1.2 在工程開始之前，住戶得向城市管理處繳交“裝修按金”。該項裝修按金在工程完成，並符合下列三項條件後可獲發還：-
- 工程已按申請表中列明和經批准的詳情完成。
 - 一切由於工程而產生的建築瓦礫或廢物，均已在合理的時間內棄置於城市管理處指定的（各）收集點，或已清理到愉景灣以外地方。
 - 沒有對公眾地方或設施造成任何損毀或損失。
- 1.3 基於保安理由，業主有責任確保裝修或改建工程的所有受僱工人，必須持有城市管理處發出的工作證。
- 1.4 城市管理處保留權利，酌情使用裝修按金移走無人處理的建築瓦礫或廢物，以及隨後清洗受影響的公眾地方及/或修理對公眾地方或設施所造成的任何損毀。該行動不得防礙城市管理處採取任何必需的進一步行動以取得補償或申索賠償。
- 1.5 在向城市管理處提交准許進行裝修的申請前，業主要在詳列必須遵守的指引及程序的申請表上簽署。即使城市管理處批准工程進行，並不自動代表其他有關當局批准有關工程。當申請批出後，一份批准函件的副本會張貼於入口處附近，以資識別。
- 1.6 業主應確保其建築商已購買所有必需的保險，包括但不限於工人賠償和第三者責任。
- 1.7 根據現行法規的規定，所有建築廢料的製造者如承建商，或樓宇業主（們），當他們在使用政府處置廢料設施前，必須在環境保護署（環保署）開設一個繳費帳戶，並繳交環保署所徵收的有關建築廢料處置收費。閣下也可聘用開設了有效繳費帳戶的承建商安排處置建築廢料。

2. 工程守則

- 2.1 工程只可在星期一至五早上九時至下午五時間進行，禁止在星期六進行發出噪音（而該噪音對任何人而言是其煩擾的根源）的工程。

- 2.2 基於安全理由，敬請業主只僱用領有牌照的水電技工。有關涉及石油氣供應系統的工程，請於動工前與埃索的服務代理聯繫，徵詢安全指引及有關的要求。工程不得增加或改動任何公共設施或公共供水、供電或供氣體系統之電線或水管。
- 2.3 物業的業主/佔用人須對所僱用工程人員和承建商的操守及行為負全責。於裝修期內，承建商須常常將大門關上，並應避免製造塵土，污染升降機大堂走廊或公眾地方，包括但不限於行人道、馬路和花園/斜坡。假如承建商不理會城市管理處勸諭，未將受影響公眾地方清理，城市管理處將安排進行額外清理，而不再發出警告；由此而引致的額外費用，會從裝修按金中扣除。
- 2.4 挑選所有固定於窗戶的保安窗花和固定於入口大門的鐵閘時，必須選擇城市管理處批准並符合消防處規定的設計。
- 2.5 不得改裝任何公用排水管或輸送管。
- 2.6 不得豎立有礙觀瞻的圍板。當承建商未能遵從城市管理處的要求改善有礙觀瞻的圍板時，城市管理處保留權利，改善任何有礙觀瞻的圍板。改善工程的費用會從裝修按金中扣除。
- 2.7 不得於公眾地方，包括但不限於行人道、馬路和花園/斜坡，遺下任何種類的材料、機械、構築物或活動機件。未得城市管理處批准前，不得在超越物業界線的地方豎立棚架。
- 2.8 城市管理處可要求業主拆除未經授權而建構的構築物和裝置。如業主不遵照要求拆除該等構築物和裝置，城市管理處可自行動工，並向業主追討有關費用。
- 2.9 城市管理處保留權利，可採取即時行動，迫令承建商停止進行或有意進行的任何未經授權工程。城市管理處對此可能引致的任何損害或損失，概不負責。城市管理處亦可就任何未經授權的建築工程向政府當局投訴，要求當局採取行動。

3. 新廈的損毀項目

- 3.1 當新住宅單位交收後，業主必須在指定時間內，檢查和報告任何損毀項目。在一般情況下，城市管理處會負責業主與承建商之間的聯絡工作。如承建商對其責任有所爭議時，將會要求建築師裁決。但如果單位已重新裝修或經過改動時，承建商不大可能會承擔維修損毀項目的責任。
- 3.2 在任何情況下，城市管理處是無權強迫承建商修補一些沒有實證的損毀項目。然而對投訴合理的個案，城市管理處將會盡力協助。

C 有關犬隻的城市規例

1. 領取牌照

- 1.1 所有超過五個月大的犬隻均須領取牌照，並須到經授權的獸醫診所、政府狗房或防疫注射中心接種狂犬病防疫疫苗及植上晶片。領取牌照須支付定額費用，有效期為三年。於現有牌照到期前，犬隻須重新接種疫苗和領取牌照。
- 1.2 如狗主停止擁有犬隻或飼養人更改其地址，狗主須在合理可行的範圍內盡快將該停止事項或該更改事項通知漁農自然護理署，而無論如何須在停止或更改後的5天內通知該署。根據《狂犬病規例》任何人違反上述規定，即屬犯罪，可被特區政府罰款港幣5,000元。

2. 管束

- 2.1 根據大廈公契的規定，每個住宅單位只可飼養合理和普通數量的家居寵物。城市管理處已經獲得授權，將任何造成滋擾的動物遷離，以及可向有關戶主提出法律訴訟。
- 2.2 任何犬隻如咬人或致使任何人士或其他犬隻/動物受傷，其畜養人須快速將事件報知警方，並安全地將有關犬隻與其他人、畜隔離。
- 2.3 犬隻在公共地方和住宅區均須受到嚴格管束。狗主不得將犬隻在無人看管下留在公共地方。在任何時候，犬隻不得進入學校範圍、兒童遊樂場、大白沙灣或沙灘長堤。
- 2.4 狗主有責任清理其犬隻和其他寵物弄污的公眾地方通道和公眾地方。愉景灣內廣設有狗糞收集箱，請確保閣下的犬隻畜養人負責清理狗糞，以及清楚明瞭其責任。任何人容許其犬隻的糞便弄污任何街道或公眾地方可根據《定額罰款（公眾地方潔淨罪行）條例》罰款1,500元。
- 2.5 犬隻不應長期在無人看管下留在居住單位內，特別是在夜間時份，因犬隻通常會在此種情況下不停吠叫，對公眾安寧造成騷亂。如有需要，城市管理處可就此向狗主提出法律程序。

3. 被遺棄/流浪犬隻

- 3.1 狗主如無合理解釋，將犬隻遺棄，即屬違法。狗主未能於四天內到漁農自然護理署署長指定流浪犬隻被扣留的地方認領取回犬隻，即被視為將犬隻遺棄。
- 3.2 城市管理處在漁農自然護理署的協助下，會定期於愉景灣進行捕犬行動。犬隻管制隊屆時可圍捕任何未得狗主適當管束的犬隻。
- 3.3 各業主/住戶敬請遠離流浪犬隻，切勿走近。如發現任何流浪犬隻，請致電愉景灣顧客服務中心，指明發現該等犬隻的時間和地點。
- 3.4 長期遷離愉景灣的業主，必須帶同其犬隻一同離開，或替牠們物色新居所。

D

有關大白沙灘及 戶外活動的城市規例

1. 大白沙灘

- 1.1 沙灘上並無救生員巡邏。用浮標圍繞的海域，主要作用是令船隻離開泳客，並非表示在該範圍內游泳屬安全。
- 1.2 在大白沙灘游泳可能有危險，特別是在退潮時，因沙灘海床深度非常參差，而且水底積聚了厚淤泥。不擅泳術人士，請留意身體應站立在頭部可保持在水面之上的地方。兒童必須有成人陪同。沙灘洗手間外的空地和沙灘的南端設有沖身設備，於夏季提供服務。
- 1.3 劇烈遊戲如足球、排球活動，須在不影響其他人士享受寧靜沙灘環境的情況下，方可進行。無論任何時候，沙灘上不准生火、燒烤、露營、放風箏或踏單車。犬隻不得進入沙灘或沙灘長堤。
- 1.4 橡皮艇、滑浪風帆、獨木舟等可從沙灘駛出，但必須逗留在浮標範圍以外海域。只有下列船艇，可放置在沙灘上：
 - 屬於香港興業及其附屬公司的船艇
 - 屬於大嶼山帆船會會員而放置在沙灘北端指定位置的船艇。
- 1.5 船艇不得長期停泊在沙灘對開海面。
- 1.6 對任何在沙灘進行的活動所引致的任何損失、損毀或傷害，香港興業或城市管理處概不負責。
- 1.7 城市管理處保留權利，隨時因修整或其他原因關閉整個或部分沙灘，而無需預早作出通知。

2. 單車

- 2.1 單車必須正確停泊在有單車架的指定位置或存放在單位內。但單車架的設置並非為提供單車永久或長期停泊之用。如城市管理處有理由認為任何單車已被棄置或不能使用，城市管理處可將單車移走，並予以處置而無須向車主發出警告，車主亦將不會獲得任何賠償。城市管理處會將停泊不當的單車鎖上/移走，而無須事先作出通知。
- 2.2 在愉景廣場內（包括廣場、巴士總站和商場）、沙灘長堤或設有告示表明不准踏單車的其他地方，均禁止單車活動。然而，有家長陪同下的小孩踏單車活動，如果並未對其他住戶造成騷擾，則可於廣場內進行。

- 2.3 單車的車頭及車尾部分應安裝適當的照明設備。當街燈開着時，該等照明設備亦應開着。
- 2.4 單車使用人士在愉景灣內道路上行駛時，必須遵守道路標記和交通標誌的指示。

3. 滾軸溜冰和滑板的活動

- 3.1 無論任何時候，愉景廣場（包括廣場、巴士總站和商場）、沙灘長堤、碼頭前面空地、防波堤上小徑和康樂會附近等地方，均嚴禁滾軸溜冰和滑板的活動。機械推動的溜冰鞋或滑板，均不可在愉景灣內使用。
- 3.2 城市管理處並可酌情決定，在愉景灣內其他地方禁止滾軸溜冰及滑板的活動。

4. 兒童遊樂場

- 4.1 遊樂場設備是專為十二歲以下小童而設。小童必須由成人陪同及監督下方可使用設備。
- 4.2 無論任何時候，寵物（包括雀鳥）均不得進入兒童遊樂場。
- 4.3 城市管理處保留權利，於任何時候而無須事先發出通知，全面或部分關閉遊樂場，以進行維修或其他用途。
- 4.4 對由於使用遊樂場而發生的任何傷害，城市管理處概不負責。

5. 燒烤和生火

- 5.1 燒烤活動只可在私家花園和平台進行，惟不得引致濃煙污染或對附近居民造成滋擾。
- 5.2 除以上5.1段所認可的燒烤活動外，愉景灣內不准生火，除非已取得城市管理處於諮詢各村業主委員會（如有的話）後發給的書面批准。

6. 露營

- 6.1 除經城市管理處批准或組織的露營外，不得在沙灘或公眾地方的任何部分露營。

7. 釣魚

- 7.1 為閣下安全著想，不得在渡輪碼頭、沙灘、任何防波堤或水塘內釣魚。

8. 風箏和遙控模型飛機

- 8.1 不可在沙灘或其他公眾地方放風箏或遙控模型飛機，除非取得城市管理處的批准。

9. 大白碼頭側的防波堤

- 9.1 未經城市管理處事先批准，不得擅自使用防波堤及其梯級。
使用防波堤及其梯級的人士，須對其自身安全負責。

10. 遠足

- 10.1 為方便遠足人士，所有通往附近郊野的主要路徑，均設有路標指示。為個人安全起見，遠足人士應避免行經正在進行建築工程的地方，並格外小心不要污染集水區，以及避免行經在大雨時會發生山洪的溪澗。

11. 濾水廠裝置

- 11.1 所有濾水廠裝置，包括堤壩、水塘及食水處理廠均為管制地區，公眾人士無權進入。

12. 雀鳥和家禽

- 12.1 為了將從雀鳥感染到病毒的機會減到最低，敬請閣下避免與野鳥和活家禽有身體的接觸。亦請閣下不要餵飼牠們，並應於接觸家禽或雀鳥後徹底地清潔雙手。若發現已死的雀鳥，請通知愉景灣顧客服務中心。

E 有關機動車輪（哥爾夫球車除外）管制的城市規例

在本部中，根據《道路交通(泊車)規例》(第374C章)的定義，泊車、停泊指車輛的停定，不論車內是否有人，但為了及正在實際上裝卸貨物或上落乘客而暫時停定，則不在此限。

1. 批准

- 1.1 在愉景灣內駕駛機動車輛必須先取得城市管理處的批准。城市管理處限制准許在愉景灣內行駛的車輛數目。不同類型的車輛在愉景灣內行駛的安排如下：

A) 經由隧道即日進出愉景灣的送貨/服務車輛

- i) 上述車輛准許在每天上午九時至下午六時在愉景灣內行駛。
- ii) 城市管理處已制定預先登記手續，有關表格可於城市管理處取得或經傳真/電郵索取。當有空置泊車位時，指定車輛可無須預先登記獲准進入愉景灣；相對沒有預先登記的車輛而言，所有已辦理預先登記的車輛可獲優先權進入愉景灣。
- iii) 為免車輛在愉景灣內長時間停留，在預先登記表格所載的停留時間過後，將會徵收漸進式停留費用。當申請獲批准後，便可在駛出隧道後到指定地點領取一張許可證，許可證上會印有進入時間和須到達的地點，許可證須置於車輛擋風玻璃以備查閱。車輛須向接近愉景灣隧道入口的控制站交回許可證，以及繳清停留費用（如有的話），方可駛離愉景灣。
- iv) 愉景灣內劃分為若干區，根據泊車位的空置情況而定，在任何兩小時的時段內，只准許有限數目的車輛在每區停留。
- v) 車輛未經城市管理處事先批准，不得在愉景灣內停泊過夜，有道路使用証的車輛除外。
- vi) 車輛在愉景灣內的道路上行駛時，其車速可被車速監察器監察。如果在任何三個月的時段內有兩次，或任何十二個月的時段內有三次，任何外來車輛行駛於愉景灣道、愉景山道或任何其他標明車速限制為每小時50公里的道路上，被發現其行車速度為每小時70公里或更高，或於標明車速限制為每小時30公里的道路上，被發現其行車速度為每小時45公里或更高，或於標明車速限制為每小時20公里的道路上，被發現其行車速度為每小時30公里或更高，或以上任何組合情況，有關車輛以及所有其他屬於同一公司的車輛將不准進入愉景灣，為期十二個月。
- vii) 儘管vi段已有規定，在愉景灣內觸犯駕駛和停泊規例，須根據現行的罰則記分制度受罰。請參閱下列B) (vi) (b) - (e) 段的圖表。為免生疑問，在(b)項中的超速罰則記分不適用於外來車輛。當累積至20分時（不包括12個月後取消的記分），有關車輛便即時禁止進入愉景灣，為期十二個月。

B) 持牌車輛在愉景灣內行駛

i) 需連同下列支持文件以書面形式，遞交城市管理處申請：

- 運輸署簽發的登記文件
- 運輸署簽發的有效行車証
- 有效的第三者保險證明書
- 車輛的詳盡資料如車輛的牌子、類型等
- 需在愉景灣內行車的理由

除只限於建築地盤內、稔樹灣服務區、哥爾夫球會、遊艇會和隧道區行駛的車輛，並由香港興業及其附屬公司所擁有的車輛，以及經由隧道及/或海路即日進出愉景灣的車輛外，所有在愉景灣內行駛的車輛均須向城市管理處繳交指定的登記費。

- ii) 所有須繳交登記費的車輛同時須向城市管理處取得道路使用証和繳交有關的指定費用。未經城市管理處書面許可和繳交指定的費用，不得轉讓道路使用証。
- iii) 除道路交通條例規定的車牌外，所有在愉景灣內行駛的車輛（香港政府車輛和經由隧道及/或海路即日進出愉景灣的車輛除外）須掛上印有城市管理處編配的正式車牌。為方便識別，車輛車身必須清楚印上其公司名字及/或標誌。
- iv) 簽發予在愉景灣工作的承建商或商戶的道路使用証，將於承包工程竣工或商戶租約終止後撤銷。道路使用証亦會根據下述vi段的規定或因車輛多次或嚴重違反本規例而被撤銷。
- v) 道路使用証被撤銷、承包工程竣工或商戶租約終止後（視所屬情況而定），車輛必須立刻離開愉景灣。
- vi) 車輛在愉景灣內觸犯以下法例，將根據下列標準罰則記分受罰：
- a) 車輛司機在愉景灣內觸犯法例：
- | | |
|---------------|----|
| - 不小心駕駛 被法庭定罪 | 10 |
| - 違例駕駛引致停牌 | 20 |
- b) 觸犯城市規例：
- | | |
|--|----|
| - 超速 | 10 |
| - 不遵守交通標誌及道路標記（除卻超速標誌） | 10 |
| - 未經批准利用車輛棄置雜物於愉景灣內任何地方 | 6 |
| - 地盤車輛未經城市管理處許可可在建築地盤外行駛 | 6 |
| - 承建商車輛未經城市管理處批准停泊在建築地盤範圍以外 | 5 |
| - 停泊在城市管理處沒有指定為車輛停泊區的任何行人路、馬路或通道上，或停泊在任何地方以致阻塞行人和其他道路使用者 | 5 |
| - 未取得城市管理處的任何事先許可，停放在任何行人路，或其他公眾地方 | 5 |
| - 不遵從城市管理處獲授權職員的指示 | 4 |
| - 排放過量廢煙 | 4 |
| - 在路上散佈泥污 | 4 |
| - 負載物散落或棄置路面 | 4 |

c) 就上述(a)項而言，城市管理處於發現違例事件後將予以記分。就上述(b)項而言，城市管理處亦會循簡易程序記分，但如有特殊情況，將就記分事宜再作考慮。不論就(a)及(b)而言，每次記分後，有關車主將獲書面通知，所涉車輛每次所記分數及累積總分。分數在十二個月後取消。

d) 任何車輛一旦被記滿20分（任何十二個月後已取消的分數不計算在內），其道路使用証將根據(iv)段的規定被撤銷，而該車輛必須根據(v)段的規定立刻移離愉景灣。道路使用証費用將不獲退還。

e) 道路使用証被撤銷後，由撤銷當日起十二個月內，就該車輛而言（或就替代車輛而言），其道路使用証的新申請不會獲得考慮。如車輛在道路使用証撤銷後還用於愉景灣內（駛離愉景灣除外），在該非法使用後兩年內，其道路使用証的新申請不會獲得考慮。

c) 經海路進入愉景灣的車輛

i) 經海路進入愉景灣的車輛，除非已事前取得城市管理處的批准，否則必須即日離開。

ii) 要求泊船的申請須至少提前三個工作天致電2238 3388向香港興業提出，並列載車輛的資料、停泊船隻的種類，以及預定抵達和回程起航的時間。香港興業在收到泊船申請24小時內會確定批准（或拒絕）申請並知會泊船費用。有關款項應繳交給香港興業有限公司。

iii) 城市管理處一般都會接納泊船時間為每天上午九時至下午五時的申請。

2. 維修

2.1 車輛應有良好的保養，確保其在任何時候均安全和宜於道路上行駛，並且不可排放過量廢氣。除運輸署規定的檢驗外，城市管理處有權酌情規定車輛於愉景灣接受檢驗，車主須繳交有關的指定檢查費用。

3. 停泊

3.1 持牌地盤車輛除送貨時或取得城市管理處批准在其他地方停泊外，必須停泊在建築地盤內。其他車輛必須停泊在城市管理處於諮詢各村業主委員會（如有的話）後劃定的泊車位內。

3.2 根據《道路交通（私家路上泊車）規例》，城市管理處有權鎖上、移走及扣留停泊不當的車輛，並收取有關鎖車、移走及存放該等車輛的費用。除大廈公契賦予城市管理處的權力外，城市管理處亦享有該等權力。

3.3 城市管理處保留權利，可隨時因維修或其他原因關閉泊車位，而事前無須給予通知。

3.4 泊車區內不得修理、清潔或清洗車輛。

4. 駕駛行為

- 4.1 所有車輛均須遵從道路交通條例，以及必須購有第三者保險。司機在駕車時須攜帶所屬駕駛車輛種類的有效香港駕駛執照，以及遵守所有道路標誌和標記。司機須依照城市管理處獲授權職員所發出的指示。如司機觸犯任何規例，有關的道路使用證可能會根據1B段的規定被撤銷，或其車輛可能會被禁止在愉景灣內行駛。

5. 罰款

- 5.1 城市管理處有權向下列車輛徵收野罰款：車輛骯髒、散落負載貨物或散佈泥污在路上、行駛或停泊在城市管理處准許範圍以外的車輛及不依照城市管理處授權職員指示的車輛。

6. 限制

- 6.1 金屬曳帶帶動的車輛不得在愉景灣任何道路上行駛。
- 6.2 除巴士外，任何長度超過10米或可載重超過24噸的車輛須經城市管理處派員護行方可在愉景灣道行駛，並須繳交護行費。上述車輛只許停泊在棧樹灣服務區，並且嚴禁進入任何其他地區。
- 6.3 重量超過20噸的車輛不准在愉景山道及屋村路上行駛。
- 6.4 地盤車輛一般只可在星期一至六上午九時至下午六時使用愉景灣道及愉景山道，公眾假期除外。如需在指定時間外或需在愉景灣其他道路駕駛該等車輛，必須預先向城市管理處取得批准。

F

有關哥爾夫球車的城市規例

在本部中，根據《道路交通(泊車)規例》(第374C章)的定義，泊車、停泊指車輛的停定，不論車內是否有人，但為了及正在實際上裝卸貨物或上落乘客而暫時停定，則不在此限。

1. 整體控制

- 1.1 愉景灣內可容許的哥爾夫球車數量受制於：
- 運輸署根據《道路交通(鄉村車輛)條例》限制可在愉景灣內行駛的哥爾夫球車許可證的數目。
 - 城市管理處根據大廈公契的規定

2. 擁有權的限制

- 2.1 愉景灣內的哥爾夫球車只限愉景灣居住單位的業主私人擁有。每一居住單位只限登記一部哥爾夫球車。任何屋村內如沒有泊車位，該屋村的單位均不能登記擁有哥爾夫球車。
- 2.2 城市管理處將根據以下條件批准哥爾夫球車的使用申請：
- 該哥爾夫球車在許可配額之內。
 - 所屬屋村設有車房/屋內泊車位/公眾泊車位。
- 2.3 所有在愉景灣內使用的哥爾夫球車均需由香港興業購入再售予個別車主。所售出的哥爾夫球車會包括製造商或供應商所提供給該車的保證。

3. 申請購買哥爾夫球車

- 3.1 所有申請須以書面形式遞交香港興業。
- 3.2 申請人如符合上述2.1和2.2段所列條件，其姓名和有關的居住單位會登記於輪候表上。因哥爾夫球車殘舊而需更換新車的申請將獲優先考慮，但申請人需簽署一份承諾書，同意在接收新車前將要取替之舊車運離愉景灣。
- 3.3 輪候表上的申請人如在輪候期間售出其登記申請的居住單位，但購買了另一個愉景灣居住單位，則只要該新購單位並未登記擁有哥爾夫球車，以及符合以上2.2段要有充足泊車位的規定，其在輪候表上的姓名可轉以新購單位登記。如輪候表上的申請人向其他愉景灣業主購買哥爾夫球車或出售其單位，則其姓名將自動從輪候表上刪除。
- 3.4 城市管理處有權拒絕任何車主，在轉讓其哥爾夫球車道路使用證後的十二個月內，再次訂購新哥爾夫球車的申請。

4. 牌照與許可證

4.1 除在哥爾夫球場上使用的哥爾夫球車外，所有在愉景灣行駛的哥爾夫球車均須擁有以下兩者：

- a) 城市管理處簽發的道路使用證；及
- b) 運輸署署長根據《道路交通（鄉村車輛）規例》簽發的鄉村車輛許可證。運輸署在簽發或續發鄉村車輛許可證時，申請人須持有由城市管理處發出的推薦信，方會辦理手續。鄉村車輛許可證續期後須送交一份副本給城市管理處備案。

上述（a）項的費用須向城市管理處繳交，而（b）項的費用則須向運輸署繳交。

4.2 所有哥爾夫球車必須掛上車牌顯示城市管理處編配的號碼。

4.3 為安全起見，當哥爾夫球車在愉景灣道路行駛時，敬請所有司機和乘客必須佩戴安全帶（如有的話）。

4.4 所有哥爾夫球車的前後燈和指揮燈均須操作正常，以及設有完備的煞車系統。哥爾夫球車的車身應完整無缺。

4.5 司機必須持有第1或2類香港駕駛執照，並且遵守所有道路標誌和標記，哥爾夫球車必須購有第三者保險。

4.6 車主有責任保持其哥爾夫球車安全和宜於道路上使用。在每年道路使用證續牌前，車主須從城市管理處認可的哥爾夫球車維修商取得車輛宜於道路上使用證明書，並且呈交該證明書予城市管理處。

4.7 城市管理處於發現以下的違例事項後，會以書面通知車主有關事項。任何哥爾夫球車在12個月內累積了3次書面警告，其道路使用證便自動吊銷3個月。該哥爾夫球車不准在愉景灣的道路上行駛，直至該吊銷期期滿。若該等警告在12個月內累積達5次時，有關的道路使用證會被吊銷6個月。在吊銷期內，道路使用證的費用不會發還。

a) 車輛的司機在愉景灣內所犯的違例事項：

- 不小心駕駛被法定定罪。
- 駕駛違例事項導致駕駛執照被吊銷。

b) 觸犯城市規例的違例事項

- 未能遵守交通標誌和道路標記
- 停泊在愉景灣內任何地方對其他道路使用者和行人造成阻礙
- 未能遵守獲授權的城市管理處職員的指示
- 所載物件體積超過《道路交通（鄉村車輛）規例》所准許的大小
- 所載乘客人數超出最高載客量

4.8 儘管有4.7段的規定，倘若發現有關哥爾夫球車重複觸犯以上違例事項，城市管理處保留權利，可撤銷或拒絕續發其道路使用證，或拒絕發出推薦信予運輸署。

4.9 車主有責任確定已取得所需的牌照和許可證，在牌照和許可證到期前將不會有備忘信件提醒車主。

4.10 未經城市管理處批准，不得改變哥爾夫球車車身的顏色。

5. 停泊安排

5.1 在屋村內，哥爾夫球車必須停泊在城市管理處於諮詢各村業主委員會（如有的話）後劃定的車位內。

5.2 在愉景廣場附近停泊哥爾夫球車的安排如下：

- a) 由於地方有限，廣場不會設有供長時間停泊的停車位。經常出入的居民，請盡量利用巴士服務，避免整日將其哥爾夫球車停放於愉景廣場。
- b) 為方便購物，愉景廣場D座前設有哥爾夫球車停泊處，但泊車時間不得超過一小時。
- c) 廣場徑南面近巴士總站亦設有收費哥爾夫球車停泊處。停車超過三小時需繳交停泊費。泊車時間最多為二十四小時。
- d) 沿海馬徑往康樂會的劃定和寫有「短暫停泊」的哥爾夫球車車位，泊車時間不得超過三小時。每天晚上十一時至早上七時不准泊車。
- e) 碧濤村海馬徑二號對開的特許哥爾夫球車停泊處，泊車時間不得超過二十四小時。可預先一個月發出通知終止泊車特許證。

5.3 停泊行為

- a) 哥爾夫球車停泊在公眾地方，包括在劃定的車位，責任自負。任何因泊車引致的損失、損毀或傷害，香港興業或城市管理處概不負責。
- b) 任何哥爾夫球車如未能妥當地停泊於劃定車位內，或停泊時間超過有關地點所准許的最長時段，城市管理處可無須警告而將車輪鎖定或將車輛移走。
- c) 車輪被鎖定的哥爾夫球車車主或司機，可親自或經獲正式授權的代表於任何時間聯絡警衛室，電話號碼為29879816，以便繳交指定費用，辦理放手續。除非清繳了有關的指定費用，否則警衛室職員無權放行任何被鎖上的哥爾夫球車。若在辦公時間外有任何爭議，有關的車主或司機須簽署一份繳費承諾書，車輛才可放行。城市管理處的職員將於下個工作天與有關的車主或司機跟進個案。

- d) 如車主或司機發現哥爾夫球車被移走，可聯絡警衛室查詢其哥爾夫球車是否被城市管理處移走。如哥爾夫球車確實被城市管理處移走，車主或其獲正式授權的代表必須於辦公時間內，前往城市管理處繳交指定費用以領回其哥爾夫球車。
- e) 《道路交通（私家路上泊車）規例》和大廈公契第四章第B6（h）節賦予城市管理處權力徵收鎖上、移走及存放車輛（按所涉情況而定）的費用。
- f) 不得在泊車區內修理、清潔或清洗哥爾夫球車。
- g) 為免未經授權人士駕駛哥爾夫球車，車主應為哥爾夫球車安裝軚盤鎖。

6. 道路紀律

6.1 有關道路紀律：

- a) 哥爾夫球車車主/司機在任何時間均須遵從有關其道路使用證及鄉村車輛許可證的規定，以及遵守所有適用的道路交通條例、道路標記和標誌。
- b) 哥爾夫球車不得在愉景灣道和愉景山道停泊。如車輛在路上拋錨，必須在切實可行範圍內盡快移走。就該拋錨事故，車主/司機須致電29879816通知警衛室。
- c) 哥爾夫球車車主/司機在愉景灣的道路上駕駛哥爾夫球車時必須靠左行駛。

7. 轉讓道路使用證

- 7.1 未經城市管理處書面批准及繳交指定費用，不得轉讓哥爾夫球車的道路使用證。承讓人必須為愉景灣物業業主，以及本身未擁有哥爾夫球車，而其所在屋村必須設有足夠的泊車位。辦理轉讓手續時必須同時呈交有效的鄉村車輛許可證副本。

G 有關承建商的城市規例

1. 一般規例

- 1.1 承建商受制於所有現行適用的城市規例。
- 1.2 承建商有責任確保其員工和所有分包商遵守城市規例。
- 1.3 所有進行居住單位裝修和改建工程的工人在愉景灣內須攜帶裝修許可證，當保安人員或城市管理處職員要求查核時必須出示該許可證。
- 1.4 除在城市管理處指定的收集點或經香港興業書面批准外，不得在愉景灣內任何地方棄置瓦礫、泥頭和垃圾。若發現未經授權的傾倒，要負責的承建商須為每項違例繳交罰款。此外，如違例承建商在接到警告後仍未能清理所傾倒的廢料，城市管理處可採取行動，移走廢料，並且向承建商追討清理費及附加的行政費。
- 1.5 城市管理處在以下情況下，可拒絕為/在居住單位進行裝修和改建的申請。承建商、其分包商或在其管制下的工人不遵守城市規例，承建商重複地遭到投訴，承建商積習難返、屢次違反城市規例，或多次罔顧後果地對公眾地方造成損毀。業主應先向城市管理處查核才聘用裝修商。
- 1.6 建築地盤應時常保持整潔衛生以免滋生害獸、害鳥和害蟲。承建商須負責安排從地盤收集垃圾和其他廢物，並且不得在其他地方卸下或溢出，包括雨水管或下水道，或卸下或溢出入海裏。未經城市管理處許可，不得焚燒垃圾或瓦礫。
- 1.7 未經城市管理處書面許可，承建商不得畜養犬隻或其他動物。
- 1.8 未經城市管理處批准，承建商不得檢查公眾設施，或在公眾地方進行任何工程。
- 1.9 承建商須自行負責管制地盤出入通道，以及地盤內其所有財物的保安。
- 1.10 為確保承建商遵守上述1.6段和1.7段的規定，或如承建商損害了某些設施或某些服務，城市管理處職員有權為此進入承建商的建築地盤。
- 1.11 如承建商損害了任何設施或服務，城市管理處有權進行任何緊急修理或臨時的修復，並向承建商追討有關的費用。城市管理處亦可向承建商追討城市管理處及/或受影響者因此而蒙受損失的賠償。
- 1.12 承建商須遵從所有有關的香港法例，尤其是1988年制定的《噪音管制條例》第6條至第9條關於建築地盤發出的噪音的規定。

2. 責任

- 2.1 任何承建商或任何其他代理人或僱員在建築地盤內或在愉景灣任何地方蒙受任何損害、傷害或損失，香港興業或城市管理處均不承擔任何責任。
- 2.2 承建商必須按有關的香港法例及/或其合約購買所有保險，任何因承建商引致向香港興業和城市管理處提出的索償必須由承建商承擔。

附錄 A：有用的電話號碼

1. 城市管理處

城市管理處辦公室	2238-3601
顧客服務中心	3651-2345
會計部	2987-0636
分區管理處：	
明翠台	2987-6328
朝暉徑及明蔚徑	2987-6782
海峰徑、蔚陽村	2987-8306
碧濤村	2987-6836
畔峰村	2987-5559
寶峰村	2987-5711
康慧台	2987-5363
蘅峰村-旭輝閣、霞暉閣及彩暉閣	2987-6002
庭安閣及寶安閣	2987-0669
曦欣閣、蘅欣徑1-11號（單數）	2987-0465
蘅欣徑4-30號（雙數）及13-39號（單數）	2987-6137
倚濤軒	2987-0546
碧濤軒	2987-0546
頤峰村- 第1-3座	2987-9263
第4-9 座	2987-4571
愉景廣場	2987-6431
海寧居	2987-9631
海堤居	2987-0833
璧如臺	2987-4553
海藍居	2987-2833
時峰村	2987-7050
海澄湖畔一段	2259-3055
海澄湖畔二段	2259-3170
尚堤	2987-9801

2. 香港興業及其附屬公司

香港興業-中環辦事處	2238-1188
香港興業-愉景灣辦事處	2238-3388
愉景灣航運服務有限公司 (愉景灣航運)	2987-7351
愉景灣航運-中環碼頭	2523-1860
愉景灣航運-愉景灣碼頭	2987-6128
愉景灣交通服務有限公司 (愉景灣交通)	2914-0186
愉景灣交通-乘客熱線	2987-0208
愉景灣康樂會	2987-7381
愉景灣遊艇會	2987-9591
愉景灣哥爾夫球會	2987-7273
愉景灣國際學校	2987-7331
愉景灣隧道有限公司	2980-6800

3. 公用設施公司和學校

中華電力有限公司- 查詢電話	2678-2678
緊急事故	2728-8333
新興氣體工程有限公司 (埃索服務代理)	2987-6738
水務署	2824-5000
愉景灣哥爾夫球車服務有限公司	2914-2727
慧林有限公司	2987-9368
仁信光明石油有限公司	2987-8669
有線電線熱線	1832-888
電訊盈科	1000
智新書院	3969-1000
Sunshine Kindergarten	2987-8143
弘志幼稚園	2987-8088
愉景灣國際學校	2987-7331
社區會堂	2852-4324

4. 緊急救助電話

警察	999
愉景灣警署	2987-4052
愉景灣消防局及救傷車服務	2987-7502
氣體洩漏24小時熱線 (埃索)	2435-4511

附錄 B : 收費和罰款

B部1.2段	裝修按金 (可退還) - \$2,000至 \$6,000
E部1.2Aiii) 段	首兩小時 - 免費 第三個小時或不足一小時 - \$100.00 第三個小時後或不足一小時- 每小時\$200.00
E部1.2Bii) 段	登記費： - 超過5.5噸之車輛\$5,000 - 不超過5.5噸之車輛\$3,000
E部1.2Biii) 段	道路使用證費用： - 超過5.5噸之車輛每年\$7,000 - 不超過5.5噸之地盤車輛每年\$4,000 - 其他不超過5.5噸之車輛每年\$3,000
E 部1.2Biii) 段	轉讓道路使用證費用 - \$1,000
E部2.1段	車輛檢驗費每次\$700
E部3.2段	根據1989年制定的《道路交通 (私家路上泊車) 規例》 附表2所列鎖上、移走及存放車輛的罰款：- - 鎖上一部車輛 \$320 - 移走一部車輛 \$350 - 存放一部車輛 該車輛被扣留第1日後每日\$320
E部5.1段	罰款： - 車輛骯髒或負載物散落路面的車輛最高罰款\$3,000 - 停泊不當的車輛最高罰款\$1,000 - 未能遵從指示的車輛罰款\$1,000
E部6.2段	護行服務費用 - \$700
F部4.1段	a) 哥爾夫球車道路使用證費用每年\$950 b) 根據《道路交通 (鄉村車輛) 規例》需繳交予運輸署署長的鄉村車輛許可證費用每年\$98
F部5.3e) 段	鎖上、移走及存放車輛費用 - 請參照E部3.2段
F部7.1段	轉讓哥爾夫球車的道路使用證費用 - \$500

Amended Items in City Rules

Refers to Section B, para. 1.2	Decoration and Alteration Work
Refers to Section B, para. 2.1	Conduct of Work
Refers to Section E, para. B iii	Updated Road Usage License Fees
Refers to Section F, para. 4.1a)	Golf Cart Road Usage License Fee - \$1100p.a.
Refers to Section D	New Section Title: City Rules Relating to Outdoor Activities
Refers to Section D, para. 1	Not applicable
Refers to Section D, para. 9	Not applicable
Refers to Annex B, Section E, para,1.2Aiii)	Road Usage Fee - \$10

<<城市規例>> 修訂項目

有關 B 部 1.2 段	裝修及改建工程
有關 B 部 2.1 段	工程守則
有關 E 部 B iii 段	更新道路使用證費用
有關 F 部 4.1 段 a)	哥爾夫球車道路使用證費用每年\$ 1100
有關 D 部	部名更新：有關戶外活動的城市規例
有關 D 部 1 段	不適用
有關 D 部 9 段	不適用
有關 附錄 B, E 部 1.2A iii)段	道路使用費 – \$10

Ref: CM/RTLT/1249/2010

Date: 8th September 2010

To: All Residents of Discovery Bay

Introduction of Road Usage Fee & Increment of RUL Fee

To build up an appropriate reserve for future road resurfacing work of the DB main roads and in consultation with your City Owners' Committee, City Management will implement the followings:

1. Except Residents' buses, the Road Usage Licence Fee (RUL) for all DB licenced vehicles will be increased by around 15% when it is due for renewal later this year. The new rate of all various type of vehicles is tabulated as follows:

Type of Vehicle	Current Rate in HK\$ /p. a	New Rate in HK\$/p. a
1) Golf Cart	950	1,100
2) Vehicles not exceeding 5.5 ton	3,000	3,450
3) Construction Vehicles not exceeding 5.5 ton	4,000	4,600
4) Vehicles exceeding 5.5 ton	7,000	8,050

2. Introduction of Road Usage Fee of HK\$10 per trip on all external vehicles (except government vehicles), effective from 1st October, 2010. Drivers are required to pay the fees and the staying charge (if any) at Permit Return Office (PRO) before leaving Discovery Bay.

Should you have any queries, please feel free to contact our Community Relations Section at 2238-3617-20 during office hours.

親愛的住戶：

新增道路使用費及提高道路使用證收費

為建立足夠的儲備作愉景灣主要道路將來重鋪路面之用，經與城市業主會討論後，城市管理處將實施以下規例：

1. 除居民巴士外，所有在愉景灣內行駛之持牌車輛的道路使用證費，在本年續證時將增加約15%。各類車輛的道路使用證新收費如下：

車輛類型	現行收費 港幣/每年	新收費 港幣/每年
1) 哥爾夫球車	950	1,100
2) 不超過5.5噸之車輛	3,000	3,450
3) 不超過5.5噸之地盤車輛	4,000	4,600
4) 超過5.5噸之車輛	7,000	8,050

2. 新增的道路使用費將於2010年10月1日生效，每輛外來車輛(政府車輛除外)每程會收取港幣十元。離開愉景灣前，司機需要在許可證交還處交付此費用和停留費用(如有)。

如有任何疑問，可在辦公時間致電 2238-3617-20 與社區關係組聯絡。

二零一零年九月八日



City Management 城市管理處

Ref: CM/MGTOTR/1309/2010

Date: 28th September 2010

To: All Residents of Discovery Bay

Time Limitation for Refunding Decoration Deposit

After consultation with your City Owners' Committee, City Management wish to impose a time limitation for decoration deposit refund set out in City Rules, Section B – City Rules relating to decoration and alternative work. The new Clause 4 will be effective from 1st October 2010, and details are as follows:

Clause 4. Time Limitation for Refunding Decoration Deposit

“Notwithstanding any reasons whatsoever, any decoration deposit which remains unclaimed for a period of **three years** from the date of decoration work approval will be transferred to Income and Expenditure Account and no refund will be made to original payers should a claim for refund be made after the limitation period. Such transfer shall not be regarded as a payment to off-set the fee incurred for removal of building debris or waste materials and subsequent cleaning of any affected common areas and/or to repair any damage to common areas or facilities. Under all circumstances, the payer is required to prove to the satisfaction of City Management that the renovation work has been completed in accordance with the details as specified and approved on the application form for approval of work, whether or not the decoration deposit is transferred.”

Should you have any queries, please feel free to contact our Community Relations Office at 22383617-20 during office hours.

致: 愉景灣 各住戶

退還裝修按金之最高時限

城市管理處與城市業主委員會就退還裝修按金之最高時限達成共識，並於二零一零年十月一日起執行新增之規例。有關新規例將附屬於城市規例 B 項—有關裝修及改建工程的城市規例，條款 4，詳情如下：

條款 4, 退還裝修按金之最高時限

“不論基於任何原因，由獲批准進行工程當天計起三年內，所有未申請退還之裝修按金將會被轉用至收支賬戶而不可再獲申請退還。有關已被轉用之裝修按金並不能夠用作抵銷清理建築瓦礫或廢物費，或是用作賠償對公眾地方或設施造成之損毀或損失。任何情況下，不論裝修按金已獲退還與否，業主應確保工程是根據裝修申請表上已列明之條款下完成。

如有任何疑問，可於辦公時間內致電 22383617-20 與社區關係組聯絡

2010年9月28日



城市管理處 City Management Office

Ref: CM/MGTOTR/1160/2011

Date: 2 August 2011

To: All Residents of Discovery Bay

Renovation Work on Saturdays

After consultation with your City Owners' Committee, the particular clause regarding renovation work on Saturdays in the City Rules and Renovation Permission forms has been revised as follows:

“Work may only be carried out between 9:00 a.m. and 5:00 p.m. on Mondays to Saturdays. No work is permitted on Sundays or public holidays. On Saturdays it is prohibited to use power tools or percussion tools, or to carry out any work whatsoever that may create noise that would cause disturbance or annoyance to other persons.”

Should you have any queries, please feel free to contact our Community Relations Office at 22383617-20 during office hours.

致: 愉景灣 各住戶

星期六之裝修工程

與閣下的城市業主委員會討論後，需要修正城市規例及裝修許可證中有關在星期六進行非噪音工作的部分。

現修正為 –

「工程只可在星期一至六早上九時至下午五時進行，不可在星期日或公眾假期進行，唯在星期六禁止使用機械、敲擊類之工具或進行任何發出對人造成滋擾的噪音的工程。」

如有任何疑問，可於辦公時間內致電 2238 3617-20 與社區關係組聯絡。

2011年8月2日



城市管理處 City Management Office