

## **Indoor Fixtures**

### 1. Housing Society's Fixtures

- 1.1 Upon keys handover, the Estate Office will give an inventory list to tenant in order to check against the Housing Society (HS)'s fixtures. Tenant has to return the inventory list with signature to acknowledge that the fixtures handed over are in good condition. If there is any defect, the Estate Office will follow up.
- 1.2 Tenant has to be responsible to maintain HS's fixtures and fittings inside the flat including the drainage system in good, sanitary, clean and tenable condition within the tenancy period. When damages occur, tenant has to be responsible for repairs at his / her own expense except for damages owing to fair, wear and tear.

### 2. Addition / Alteration of Indoor Fixtures

- 2.1 Tenant is required to obtain written approval from the Estate Office before commencement of decoration works. The Estate Office has application form for tenant to fill in.
- 2.2 HS does not specify any decoration contractor. Tenant can hire his/her own contractors who should possess relevant licence. Renovation works must not affect the building structure, appearance and electrical loading and should be in compliance with the laws of the Government of the Hong Kong Special Administrative Region and related ordinances. If unauthorized alteration of fittings is found by HS, tenant has to remove those unauthorized fixtures / fittings at his / her own expense before the due date as required in the notification and rectify any damages to the satisfaction of HS.
- 2.3 During the course of works, Tenant should take appropriate actions to avoid creation of nuisance especially noise. Tenants are also required to properly clear away the decoration debris from estate to the specific government location.
- 2.4 Tenant will be responsible for restoring the fixture to the original in good condition upon termination of tenancy.
- 2.5 When a tenant terminates his/her tenancy and the new tenant is willing to take over the replaced / removed fittings, the latter has to sign undertaking to indicate his / her responsibility for future maintenance of the fittings and fixtures.

## **Enquiries**

The above information is for reference only. For details, please contact the Estate Office so that we can render assistance.