

雪兰莪暨吉隆坡福建会馆
Selangor and Kuala Lumpur Hokkien Association
《聚福阁》 The Good Fortune Pavilion
章程条规 Rules and Regulations

(仅适用于 2012 年 2 月 19 日推展礼上之订购)
(Applicable Only for the Launching Sale on 19 February, 2012)

1. 释义

本章程条例中，除非有关主题或上下文有某种不一致的阐释，否则以下词或语句的意思得按如下说明：

“本会”指雪兰莪暨吉隆坡福建会馆。

“福位”指供存放双人骨灰瓮的“双人福位”，或存放单人骨灰瓮的“单人福位”，视具体行文而定。

“单位”指“双人福位”或“单人福位”，视具体行文而定

1. Definitions and Interpretations

In this Rules and Regulations unless there is something in the subject or context inconsistent therewith the following words or expressions shall have the meanings set out below:

“Association” means Selangor and Kuala Lumpur Hokkien Association.

“Lot” means either the Twin Lot for the purpose of placing double ash urns or Single Lot for the purpose of placing a single ash urn, as the case may be.

“Unit” means either the Twin Lot or the Single Lot, as the case may be.

2. 申请表格

《聚福阁》骨灰塔福位，开放予非穆斯林公众人士申请订购，以存放先人骨灰。申请时得填具规定申请表格，提供所有供本会存案的相关资料。

2. Application Form

Application for the purchase of niches to install cremated human ashes is open to the non-Muslim public. The purchaser shall complete the Application Form as prescribed and provide all relevant information as required for the Association's record.

3. 购买证书

《聚福阁》建竣后，本会将发批准证书予购买者。证书若遗失或损坏，可申请补发新证书，唯申请时须附法定宣誓书为证。补发证书费为 RM20.00 (马币二十令吉正)。

3. Certificate of Purchase

A certificate of approbation will be issued to the Purchaser upon completion of the building of Good Fortune Pavilion. An application for replacement of a new certificate for a lost/damaged certificate may be issued provided such application is supported with a statutory declaration. The fee for replacement is RM20.00 (Ringgit Malaysia Twenty Only).

4. 预订《聚福阁》骨灰塔福位

任何人购置《聚福阁》的骨灰塔壁龛，不论一次购买或积累购买，所购置属单人或双人福位，或混合单、双福位，最多可购置总额为十个单位。

购买申请须缴交 RM200.00 (马币两百令吉正) 订金，购买价的余额须在申请日期后的五 (5) 天内 (2012 年 2 月 24 日下午 4 时以前) 缴清，否则交易失效，有关订金不退回。

4. Advanced Booking for Longevity or “Shou” Urn Seating (Preparation in Advance of One's Demise)

A purchaser is strictly limited to purchase only a maximum of ten (10) units of columbarium niches, whether such purchase is in a single transaction or in cumulative transactions and whether the purchase is for a single lot or a twin lot or any combination of them.

The application for purchase shall be accompanied by tendering RM200 (Ringgit Malaysia Two Hundred Only) as deposit and the balance of the purchase price shall be paid within five (5) days (before 4:00 PM on 24 February, 2012) from the application date failing which such deposit shall be forfeited by the Association.

5. 选择骨灰瓮样式及福位用途

购买骨灰塔福位的价格，包含本会提供的骨灰瓮一座。但在本会书面批准下，购买者允许选择其他骨灰瓮样式，唯其大小不得超过 10" x 10" x 10" (10 英寸 x 10 英寸 x 10 英寸)。

壁龛只能用作存放先人骨灰，不得作其他任何用途。

5. Selection of Urn Design and Purpose of Use

The purchase price shall include the provision of an ash urn by the Association. However, subject to the consent in writing by the Association, the purchaser is allowed to select an urn design of his choice provided the dimensions of the urn do not exceed 10" x 10" x 10" (10 inch. x 10 inch. x 10 inch.).

The purchaser shall not use the niche for any other purpose other than for the placement of cremated human ashes.

6. 骨灰瓮灵位清理费

所有购买骨灰塔福位者必须缴交骨灰瓮福位清洁费。

清洁费收取如下：

说明	清理费
单人福位	RM600.00
双人福位	RM1,200.00

清理费须在缴清购买价时缴付；有关收费有效期为三十(30)年，从骨灰塔的竣工日算起。

若骨灰瓮迁移出塔外，清理费一概不退还。

6. Cleaning Fee for Ash Urn Lots

All purchasers of columbarium niches shall pay a cleaning fee for ash urn lots.

The chargeable cleaning fees are as follows:

Descriptions	Cleaning Fees
Single Lot	RM600.00
Twin Lot	RM1,200.00

The cleaning fees shall be paid when settling the full purchase price of the columbarium niches and such payment shall be valid for a period of 30 (Thirty) years only from the date of completion of Good Fortune Pavilion.

The payments of cleaning fees are not refundable in the event of transferring ash urns out of the Good Fortune Pavilion.

7. 置放骨灰瓮所需文件

福位使用前，必须向本会呈交以下文件：

- (甲) 死者死亡证书及身份证复印本；
- (乙) 埋葬死者准证复印本。

7. Documents Required for Installation of Ash Urn

Before the Lot is utilised, the following documents must be submitted to the Association:

- (a) photocopies of the death certificate and the identity card of the deceased;
- (b) a photocopy of the permit for burial of the deceased.

8. 由他处移入的骨灰瓮

欲从其他寺庙或骨灰楼转移来骨灰瓮，必须由相关寺庙或骨灰楼发出核实/批准信，方能获《聚福阁》批准接纳。

8. Transferring In and Relocation from Other Places

For transfer / relocation of urns or ashes from other temples or columbaria, a letter of confirmation/ approval must be issued by the temples or columbaria before acceptance into the Good Fortune Pavilion.

9. 移出

欲从《聚福阁》骨灰塔移出骨灰瓮，购买者须先填具规定的表格，以及由本会规定的保证函件。

福位空置后，自动无条件归还本会。

9. Transferring Out

For transfer of urn out of the Good Fortune Pavilion, the Purchaser shall first complete a prescribed form together with letter of indemnity as may be required by the Association.

The Lot vacated as a result of transferring out shall be automatically and unconditionally reverted to the Association.

10. 申请升级

- (甲) 若尚有未售福位，购买者可将购买单位升级，唯须在付清购买价前提出申请及根据以下(丙)项条文规定缴付款项。
- (乙) 只有以下等级福位允许升级：
 - (i) 双人福位升级至双人福位；
 - (ii) 单人福位升级至双人福位。
- (丙) 购买者必须缴付新福位的售价及所订置原福位价的价差。
- (丁) 批准升级后，购买者必须根据第6条款缴交应付的清理费。

(戊) 由于升级而空出的骨灰瓮福位自动无条件归还本会。

10. Application for Upgrading

- (a) Subject to the availability of unsold units, the upgrading of the columbarium niches is allowed provided an application is made before the full payment of purchase price and the sum as defined in *sub-clause (c)* below is paid.
- (b) Only the upgrading between the following categories of columbarium niches is allowed:
 - (i) Twin lot to twin lot;
 - (ii) Single lot to twin lot.
- (c) The purchaser is required to pay the difference between the selling price of the new lot and the purchase price of the existing lot.
- (d) Upon upgrading, the Purchaser is subject to paying the respective cleaning fees as stipulated in Clause 6, according to the category of purchase.
- (e) The lot vacated as a result of upgrading shall be automatically and unconditionally reverted to the Association.

11. 更换购买者名字及受益人

原购买者可申请转换名字，惟只准两 (2) 次。本会将会征收 RM100.00 (马币一百令吉正) 行政费及 RM20.00 (马币二十令吉正) 的新证书费。

更换福位受益人之申请 (单人福位或双人福位) ，每单位每次的更改行政费为 RM20.00 (马币二十令吉正) 。

11. Changing of Purchaser's Name and Beneficiaries

The original purchaser is allowed to apply and transfer for a maximum of two times. An administrative fee of RM100.00 (Ringgit Malaysia One Hundred Only) shall be imposed for the changing of name. A sum of RM20.00 (Ringgit Malaysia Twenty Only) shall be imposed for the issuance of a new certificate.

An application to change the name(s) of the beneficiary of the Lot (whether single or twin) is allowed and the administrative fees imposed for changing of the beneficiary's name for every unit is RM20.00 (Ringgit Malaysia Twenty Only).

12. 免承担责任条款

对于《聚福阁》内安置的骨灰瓮，或置放在骨灰瓮内或福位里的任何贵重物品物件的遗失或损坏，本会一概不承担任何法律责任。

12. Exclusion of Liability

The Association is not liable for the loss or damage to the urn or any valuable and/ or any other items placed in the urn and/or the lot in the Good Fortune Pavilion.

13. 访客特别告示

- (甲) 未获得本会的书面批准，不得因任何目的从福位移走骨灰瓮。
- (乙) 不得带焚香进入《聚福阁》范围内。
- (丙) 不得在福位上张挂或置放红彩带、条幅及任何装饰品。
- (丁) 未经本会书面批准，不得打开福位的门或将骨灰瓮移离原位。
- (戊) 《聚福阁》内严禁吸烟、不得喧嚷、吐痰、乱抛垃圾、录音、录影或拍照。
- (己) 除特别规定位置外，《聚福阁》内不准焚烧香烛、冥纸、箱子及祭祀品等。

13. Special Notifications for Visitors

- (a) No one is allowed to remove the ash urn from the lot for any purpose without prior consent in writing from the Association.
- (b) No lighted incense is allowed to be brought into the compound of the Good Fortune Pavilion.
- (c) No red ribbons/buntings or any decorative items are allowed to be hung or placed on the lot.
- (d) The door to the lot is not to be opened, and/or the urn is not to be shifted from the original place without the prior consent in writing from the Association.
- (e) No clamouring, spitting, littering, video and/or sound recording or taking of photograph within the compound of the Good Fortune Pavilion. Smoking is strictly prohibited in the compound of the Good Fortune Pavilion.
- (f) Praying paraphernalia for example joss sticks, paper items or boxes and the like are not allowed to be burned within the compound of the Good Fortune Pavilion except at the special designated locations.

14. 采取行动权利

本会保有权利，在出现任何违反或未遵循本章程条规时，采取任何应对行动。

14. Right To Take Action

The Association reserves the right to take any action in the event of any breach or failure to observe the Rules and Regulations herein contained.

15. 修改章程条规

本会保留在未给予事先通知状况下，对本章程条规进行修改、增删、更改、修饰的权利。

15. Amendment To The Rules and Regulations

The Association reserves the right to make any amendments, additions, alterations, modifications on these Rules and Regulations without prior notice.

Acknowledgement

I, _____ (中文) _____ (英文)

本人

IC No: _____, Purchaser of Lot: _____ hereby

身份证号码

福位编号

acknowledge the acceptance of the detailed Rules and Regulations as stipulated.

同意接受以上所注明之章程条规。

Signature : _____

签名

Witness Signature: _____

见证人签名: _____

Date : _____

日期 Date : _____

Witness's Name: _____

见证人姓名: _____