招標文件第1號
Tender Document No. 1

公開招標承投購買物業

INVITATION FOR PURCHASE OF PROPERTY(IES)

BY WAY OF PUBLIC TENDER

有關

in respect of

凱滙第一期
協和街33號 (新九龍內地段6514號餘段)的以下單位
The following Unit(s) of Grand Central Phase I,
33 Hip Wo Street
(The Remaining Portion of New Kowloon Inland Lot No. 6514)

Tower 座	Floor 樓	Unit 單位
1	6	A
1	38	A
1	39	A
1	40	A
1	41	A
1	42	A
1	43	A
1	45	A
1	46	A
1	47	A
1	48	A
1	49	A
1	50	A

Tower 座	Floor 樓	Unit 單位
1	40	B
1	50	B
1	50	C
1	50	E
1	50	F
1	6	G
1	47	G
1	48	G
1	49	G
1	50	G
1	50	H
1	50	J
1	50	K

Tower 座	Floor 樓	Unit 單位
1	50	L
1	50	M
2	6	A
2	28	A
2	35	A
2	55	A
2	6	B
2	55	B
2	55	C
2	55	D
2	55	E
2	55	F
2	55	G

Tower 座	Floor 樓	Unit 單位
2	55	J
2	55	K
2	55	L
2	6	M
2	49	M
2	50	M
2	51	M
2	52	M
2	53	M
2	55	M
2	55	N

公開招標承投購買物業

INVITATION FOR PURCHASE OF PROPERTY(IES)

BY WAY OF PUBLIC TENDER

招標開始及招標截止日期及時間載於相關銷售安排資料
(但物業已出售或若在招標截止時限前物業已被撤回則除外)
DATE AND TIME OF TENDER COMMENCEMENT AND TENDER CLOSING ARE SET OUT IN THE RELEVANT INFORMATION ON SALES ARRANGEMENTS
(UNLESS THE PROPERTY(IES) IS/ARE SOLD OR THE PROPERTY(IES) HAS/HAVE BEEN PREVIOUSLY WITHDRAWN)

投標時須採用指定的**投標表格**，並須於相關銷售安排資料中列明的招標期間內，將填妥的投標書放入普通信封內密封（信封上清楚註明「**凱滙第一期投標書**」）並提交至相關銷售安排資料中列明的售樓處（「**售樓處**」）。

Tenders must be submitted with the specified **Form of Tender**, in a sealed plain envelope clearly marked "**Tender for Grand Central Phase I**", and must be submitted to the sales office as specified in the relevant Information on Sales Arrangements ("**Sales Office**") during the tender period as set out in the relevant Information on Sales Arrangements.

招標公告
TENDER NOTICE

1. 市區重建局(作為「**擁有人**」)*及溢順投資有限公司(作為「**如此聘用的人**」)# (以下統稱為「**賣方**」)現按照本招標公告、**附件A**的投標表格(以下簡稱「**投標表格**」)及**附件B**的臨時買賣合約(以下簡稱「**臨時合約**」)所訂明的條款及條件招標承投購買以下「**物業詳情**」所述的物業(或一個或多個物業(如適用))(以下簡稱「**本物業**」) 。

Urban Renewal Authority (as **"Owner"**)* and Union Score Investments Limited (as **"Person so Engaged"**)# (collectively as the **"Vendor"**) invite tender(s) for the purchase of the property(ies) (or one or more of the properties, if applicable) described in the Particulars of the Property(ties) below (the **"Property"**) on the terms and conditions contained in this Tender Notice, the Form of Tender (the **"Form of Tender"**) and the Preliminary Agreement for Sale and Purchase (the **"Preliminary Agreement"**) annexed hereto as **Appendix A** and **Appendix B** respectively.

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

物業詳情
PARTICULARS OF THE PROPERTY(IES)

凱滙第一期
協和街33號 (新九龍內地段6514號餘段)的以下單位
The following Unit(s) of Grand Central Phase I,
33 Hip Wo Street
(The Remaining Portion of New Kowloon Inland Lot No. 6514)

Tower 座	Floor 樓	Unit 單位
1	6	A
1	38	A
1	39	A
1	40	A
1	41	A
1	42	A
1	43	A
1	45	A
1	46	A
1	47	A
1	48	A
1	49	A
1	50	A

Tower 座	Floor 樓	Unit 單位
1	40	B
1	50	B
1	50	C
1	50	E
1	50	F
1	6	G
1	47	G
1	48	G
1	49	G
1	50	G
1	50	H
1	50	J
1	50	K

Tower 座	Floor 樓	Unit 單位
1	50	L
1	50	M
2	6	A
2	28	A
2	35	A
2	55	A
2	6	B
2	55	B
2	55	C
2	55	D
2	55	E
2	55	F
2	55	G

Tower 座	Floor 樓	Unit 單位
2	55	J
2	55	K
2	55	L
2	6	M
2	49	M
2	50	M
2	51	M
2	52	M
2	53	M
2	55	M
2	55	N

註：有意遞交本物業的投標書的人士敬請檢視發展項目第一期的成交紀錄冊，以知悉本物業在某一出售日期是否仍然可供出售。雖然本物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納本物業的投標書，本物業可能於該出售日期內的期間或之後變為不再可供出售。在此情況下，賣方將拒絕接受本物業之其他要約。另請注意，發展項目第一期的成交紀錄冊在賣方接納本物業的投標書後未必能即時更新。

Note: Persons interested in submitting tenders of the Property are reminded to read the latest register of transactions of Phase I of the Development so as to ascertain whether the Property is still available for tender on a date of sale. Although the Property may be available for tender on a date of sale, it may become unavailable during or after that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise. In such event, the Vendor will reject offer(s) for purchase of the Property. Please also note that the register of transactions of Phase I of the Development may not be updated immediately after the Vendor accepts a tender.

2. (a) 賣方不一定接納出價最高的投標書或任何一份投標書，並保留權利酌情決定接納或拒絕任何投標書。

The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.

(b) 賣方保留權利在接受任何投標書之前的任何時候，撤回本物業不予出售。

The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale.

(c) 賣方有絕對權利及酌情決定權透過修改有關本物業的銷售安排資料不時更改招標截止日期及/或時間。

The Vendor has the absolute right and discretion to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property.

3. 投標者須注意以下事項：

Tenderers should note the following:

(a) 中標者可委託自己的獨立律師代其就以下事宜行事：(i)在賣方接納其投標書後將會簽訂的正式買賣合約(「**正式合約**」) ，及 (ii) 其後的轉讓契；中標者亦可委託賣方律師同時代表賣方及其行事。

The successful tenderer may instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the formal Agreement for Sale and Purchase (the **"Agreement"**) to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Property, or he may instruct the Vendor's Solicitors to act for him as well as for the Vendor.

(b) 賣方律師，即孖士打律師行、胡關李羅律師行、金杜律師事務所、劉漢銓律師行及薛馮鄺岑律師行，在本投標過程中並不代表任何投標者。

The Vendor's Solicitors, Mayer Brown, Woo Kwan Lee & Lo, King & Wood Mallesons, Chu & Lau and Sit, Fung, Kwong & Shum, do not act for any tenderers in the process of this tender.

4. 投標書必須：

A tender must be:

(a) 採用未經修改的**投標表格**(按照**附件 A** 所列的格式)及**臨時合約**(按照**附件 B** 所列的格式)，由投標者填妥並簽署**一式三份**；

made in the **Form of Tender** (in **TRIPLICATE)** (in the form annexed hereto as **Appendix A**) and the **Preliminary Agreement** (in **TRIPLICATE)** (in the form annexed hereto as **Appendix B**) (all without any amendment) duly completed and signed by the tenderer;

Please do not date the Preliminary Agreement. However, please date the Form of Tender upon signing thereof.
請勿於臨時合約填上日期，但請於簽署投標表格時填上簽署日期。

(b) 放入普通信封內封密，信封面須清楚註明「**凱滙第一期投標書**」； 以及

enclosed in a sealed plain envelope clearly marked on the outside of the envelope with the words "**Tender for Grand Central Phase I**"; and

(c) 於下述招標期間內，提交至位於售樓處(註：如售樓處多於一個，則其中一個售樓處)內的投標箱：
submitted to the tender box located at the Sales Office (Note: if there is more than one Sales Office, then any one of the Sales Office) during the tender period set out below:

招標開始日期及時間：
Commencement date and time of the tender:
載於相關銷售安排資料。
As set out in the relevant Information on Sales Arrangements.

招標截止日期及時間：
Closing date and time of the tender:
載於相關銷售安排資料。
As set out in the relevant Information on Sales Arrangements.

若黑色暴雨警告信號或八號或以上颱風信號在招標截止日期當天上午10時正至中午12時正期間發出，截標日期將延至下一個在當天上午10時正至中午12時正期間沒有發出黑色暴雨警告信號或八號或以上颱風信號的工作日(於臨時合約中給予該詞的涵義)，截標時間為當天的中午12時正。
In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced between 10:00 a.m. and 12:00 noon on the tender closing date, the tender closing date and time will be extended to 12:00 noon on the next working day (as defined in the Preliminary Agreement) on which no black rainstorm warning signal or typhoon signal no.8 or above is announced between 10:00 a.m. and 12:00 noon.

5. 投標者在遞交投標書時，必須同時附上以下文件：
A TENDERER MUST ALSO SUBMIT WITH HIS TENDER the following:-

(a) 由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發，(總)金額為投標價(具有投標表格給予該詞的涵義)5%的一張或多張銀行本票，作為臨時訂金，銀行本票抬頭為「**孖士打律師行**」。

One or more cashier order(s) in a (total) sum which constitutes 5% of the Tender Price (as defined in the Form of Tender), such sum being the preliminary deposit for the tender, made payable to **"MAYER BROWN"** and issued by a bank duly licensed under section 16 of the Banking Ordinance.

(b) 已由投標者簽署的「對買方的警告」(按照**附件 C** 所列的格式) 。
The "Warning to Purchasers" (in the form annexed hereto as **Appendix C**) duly signed by the tenderer.

(c) 已由投標者簽署的「保證修繕缺漏函」(按照**附件 D** 所列的格式) 。
A "Defects Warranty Letter" (in the form annexed hereto as **Appendix D**) duly signed by the tenderer.

(d) 已由投標者簽署的「有關購買該物業文件之收取文件確認函」(按照**附件 E** 所列的格式)。
An "Acknowledgement for receipt of documents relating to the purchase of the Property" (in the form annexed hereto as **Appendix E**) duly signed by the tenderer.

(e) 已由投標者簽署的「有關中介人的聲明」(按照**附件 F** 所列的格式)。
A "Declaration in relation to Intermediary" (in the form annexed hereto as **Appendix F**) duly signed by the tenderer.

(f) 已由投標者簽署的「個人資料收集聲明」(市區重建局) 及「個人資料收集聲明」(信和地產代理有限公司) (按照**附件 G(i)** 及**附件 G (ii)**所列的格式)。
A "Personal Information Collection Statement" (Urban Renewal Authority) and a "Personal Information Collection Statement" (Sino Real Estate Agency Limited) (in the form respectively annexed hereto as **Appendix G(i)** and **Appendix G (ii)**) each duly signed by the tenderer.

(g) 已由投標者簽署的「買家資料」(按照**附件 H** 所列的格式)。
A "Purchaser Particulars" (in the form annexed hereto as **Appendix H**) duly signed by the tenderer.

(h) 已由投標者簽署的「物業平面圖及橫截面圖」(按照**附件 I** 所列的格式)。(只需簽署與投標單位相關之平面圖)
A "Layout and Cross-Section Plans of the Property" (in the form annexed hereto as **Appendix I**) duly signed by the tenderer. (Sign the plan(s) relevant to the Tendered Property(ies) only)

(i) 已由投標者簽署的「有關開放式廚房之買方確認函」(按照**附件 J** 所列的格式)。(只適用於以下單位:第 2 座 55 樓 J 單位)

A "Purchaser's Acknowledgement relating to Open Kitchen" (in the form annexed hereto as **Appendix J**) duly signed by the tenderer. (Applicable to the following unit only: Unit J on 55/F of Tower 2)

(j) 已由投標者簽署的「物業參觀確認函」(按照**附件 K** 所列的格式)。
An "Acknowledgement Letter for Properties Viewing" (in the form annexed hereto as **Appendix K**) duly signed by the tenderer.

(k) 已由投標者簽署的「賣方資料表格」(按照**附件 L** 所列的格式)。
A "Vendor's Information Form" (in the form annexed hereto as **Appendix L**) duly signed by the tenderer.

(l) 已由投標者簽署的「關於家具與實產的確認函」(按照**附件 M** 所列的格式)。(只適用於以下單位:第 1 座 47 樓 A 單位及第 2 座 49 樓 M 單位)
An "Acknowledgement Letter regarding Furniture and Chattels" (in the form annexed hereto as **Appendix M**) duly signed by the tenderer. (Applicable to the following unit only: Unit A on 47/F of Tower 1 and Unit M on 49/F of Tower 2)

(m) 已由投標者簽署的「有關平台之確認函」(按照**附件 N** 所列的格式)。(只適用於以下單位: 第 1 座 6 樓 A 及 G 單位、第 2 座 6 樓 A、B 及 M 單位)
A "Letter of Acknowledgement relating to Flat Roof" (in the form annexed hereto as **Appendix N**) duly signed by the tenderer. (Applicable to the following units only: Unit A and G on 6/F of Tower 1, Unit A, B and M on 6/F of Tower 2)

(n) 投標者委任之地產代理(如有)的牌照影印副本及名片。
A copy of the estate agent's licence and name card of the estate agent (if any) appointed by the tenderer.

(o) 以個人名義投標者，每一位投標人的香港身分證／護照影印副本；以公司名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及上述文件上簽署之授權之影印副本各一份。
If the tenderer is individual(s), a copy of the Hong Kong Identity Card/Passport of each individual of the tenderer and if the tenderer is a company, a copy of the Certificate of Incorporation and the Business Registration Certificate of the tenderer, a copy of the latest register of directors and the latest annual return of the tenderer and a copy of the board resolutions of the tenderer authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other documents mentioned in the above.

Please date the documents referred to in this paragraph 5 the date on which you sign the same.
簽署本第 5 段提及之文件時，請填上簽署日期。

6. 在賣方對收到的投標書作出任何決定前，所有投標者遞交之銀行本票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票將視作臨時合約中提述之臨時訂金，並用以支付投標價的部份款項。所有其他銀行本票將於下文第8條訂明的指定日期起計14天內，按投標書所載之地址以平郵方式退還落選投標者，一切郵遞涉及之風險由落選投標者承擔。
All cashier orders forwarded by the tenderers will be retained and will remain uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as the Preliminary Deposit referred to in the Preliminary Agreement and applied in part payment of the Tender Price. All other cashier orders will be returned by ordinary post at the sole risk of the tenderers, within a period of fourteen (14) days from the Specified Date specified in paragraph 8 below, to the unsuccessful tenderers at the addresses stated in their Forms of Tender.

7. 如任何已提交的標書是帶有其他條件或前提或與本文件所載或附有的表格不符，賣方有權不予考慮。

The Vendor reserves its right not to consider any tender submitted which is qualified by other terms, or is conditional or is not in conformity with the forms herein contained or enclosed.

8. 鑒於賣方作出招標、同意考慮投標者的要約及於收到投標者書面要求後付予投標者港幣10元，投標者同意其投標書乃不可撤銷，並構成正式要約，可供賣方在**招標截止日期後的第十天**(簡稱「**指定日期**」)**下午6時正或之前**按照本招標公告、臨時合約和投標表格所訂明的條款及條件隨時接納。
In consideration of the invitation for tender by the Vendor and the Vendor's agreeing to consider the tenderers' offers and to pay to the tenderer HK$10.00 upon receipt of a written demand from such tenderer, tenderers agree that their tenders shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Preliminary Agreement and the Form of Tender **at or before 6:00 pm on the 10th day after the closing date of the tender (the "Specified Date")**.

9. 投標如獲接納，中標者即成為本物業買方(以下簡稱「**買方**」)：
If a tender is accepted, the successful tenderer shall be the purchaser of the Property (the **"Purchaser"**) and: -

(a) 賣方可以透過郵寄、電話、傳真或電郵至投標書填上之地址/號碼/電郵地址或其他任何有效方法接受中標者之要約。賣方接受後，將盡快向中標者交回經賣方簽立且日期為不後於指定日期之臨時合約一份；
the Vendor may accept the offer of the successful tenderer by post, telephone, fax or email to the address/ numbers/ email address specified in his Form of Tender or by any other effective means. After acceptance, the Vendor will return the successful tenderer one duplicate of the Preliminary Agreement executed by the Vendor and dated not later than the Specified Date;

(b) 賣方簽妥的臨時合約將構成賣方及買方之間具有約束力的協議，雙方同意按照臨時合約所訂明之條款及條件出售及購買本物業；及
the Preliminary Agreement signed by the Vendor shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property subject to the terms and conditions contained in the Preliminary Agreement; and

(c) 在臨時合約日期後的5個工作日內，買方須簽署賣方律師擬備的正式合約，該正式合約的條款不得修改。正式合約的標準格式可於招標期間在售樓處審閱。
the Purchaser shall sign the Agreement in the form prepared by the Vendor's Solicitors within five (5) working days after the date of the Preliminary Agreement and none of the terms thereof may be altered. The standard form of the Agreement is available for inspection during the tender period at the Sales Office.

10. 投標者須注意，賣方只會回答關於本物業的一般查詢，並不會就本招標公告、投標表格及臨時合約或關於本物業的任何法例條文提供法律或其他意見。如有任何查詢，請致電熱線電話2721 8388。
Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Notice, the Form of Tender and the Preliminary Agreement or statutory provisions affecting the Property. Please call our hotline at 2721 8388 for any enquiries.

11. 賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。有關之陳述或行動不得作為或視作構成本招標公告、

投標表格及臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告、投標表格或臨時合約所訂明的任何條款或條件。
Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No such statement or action shall form or be deemed to form part of this Tender Notice, the Form of Tender or the Preliminary Agreement and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as set out in this Tender Notice, the Form of Tender or the Preliminary Agreement.

12. 臨時合約第9條提及的「對買方的警告」的中英雙語文本已夾附於本招標公告為**附件C**。
A bilingual version of the "Warning to Purchasers" referred to in Clause 9 of the Preliminary Agreement is attached hereto as **Appendix C.**

13. 賣方建議投標者可參閱售樓說明書以取得本物業的詳情。
Vendor advises that the tenderers may refer to the sales brochure for details of the Property.

14. 如投標者由多於一個個體組成，則所有構成該投標者的個體須負有共同及個別的責任。
In the event that the tenderer comprises more than one entity, the obligations and liabilities of the entities comprising of the tenderer are joint and several.

15. 賣方首次發售發展項目第一期及/或第二期內的住宅車位時將優先邀請(i)成功中標購買發展項目第一期是次招標中下列**表 1**所示之單位(以下簡稱「**指定單位 1**」)的買家(連同其他持有賣方已公布或不時公布之相同優惠之買方)按賣方其絕對酌情權制訂之售價及條款認購**一個**住宅車位，或(ii)成功中標購買發展項目第一期是次招標中下列**表 2**所示之單位(以下簡稱「**指定單位 2**」)的買家(連同其他持有賣方已公布或不時公布之相同優惠之買方)按賣方其絕對酌情權制訂之售價及條款認購**兩個**住宅車位。買方須於賣方作出認購邀請時按賣方所訂時限決定是否購買住宅車位，並簽署相關臨時買賣合約及買賣合約，逾時作棄權論，賣方不會因此向買方作出任何賠償。本優惠受其他條款及條件約束。
When the Vendor first launches the sale of the residential parking spaces in Phase I and/or Phase II of the Development, (i) the successful purchaser(s) of Units in Phase I of the Development set out in **Table 1** below offered for tender under this Tender (the "**Specified Units 1**") (together with other purchasers of the Development with the same offer issued or to be issued by the Vendor from time to time) will be invited to apply for the purchase of **one** residential parking space (on such price and terms as the Vendor may in its absolute discretion prescribes) or (ii) the successful purchaser(s) of Units in Phase I of the Development set out in **Table 2** below offered for tender under this Tender (the "**Specified Units 2**") (together with other purchasers of the Development with the same offer issued or to be issued by the Vendor from time to time) will be invited to apply for the purchase of **two** residential parking spaces (on such price and terms as the Vendor may in its absolute discretion prescribes). Purchaser must decide whether to purchase residential parking space and must enter into a relevant preliminary agreement for sales and purchase and agreement for sale and purchase within the period as prescribed the Vendor when the Vendor makes the invitation, failing which the Purchaser will be deemed to have given up the offer and the Vendor will not make any compensation to the Purchaser therefor. The offer is subject to other terms and conditions.

表 1 Table 1

指定單位 1 The Specified Units 1

Tower 座	Floor 樓	Unit 單位
1	6	A
1	38	A
1	39	A
1	40	A
1	41	A
1	42	A
1	43	A
1	45	A
1	46	A
1	47	A
1	48	A
1	49	A

Tower 座	Floor 樓	Unit 單位
1	40	B
1	50	B
1	50	C
1	6	G
1	47	G
1	48	G
1	49	G
1	50	G
1	50	H
2	6	A
2	28	A
2	35	A

Tower 座	Floor 樓	Unit 單位
2	55	A
2	6	B
2	55	B
2	6	M
2	49	M
2	50	M
2	51	M
2	52	M
2	53	M
2	55	M

表 2 Table 2

指定單位 2 The Specified Units 2

Tower 座	Floor 樓	Unit 單位
1	50	A
2	55	G

16. 受限於投標人於投標表格第 4 節的選擇及本第 16 段及相關文件所列的條款及條件的前提下，買方可向賣方指定之財務機構（「**指定財務機構**」）申請 (i)「第一按揭貸款」(相關條款及條件見下文 **A 部份**）或 (ii) 「第二按揭貸款」(相關條款及條件見下文 **B 部份**）(買方只可選擇申請其中一種按揭貸款）。

Subject to the selection by the tenderer in the section 4 of the Form of Tender and the terms and conditions of this paragraph 16 and the relevant document(s), the Purchaser may apply for (i) "First Mortgage Loan" (relevant terms and conditions please see **Part A** below) or (ii) "Second Mortgage Loan" (relevant terms and conditions please see **Part B** below) from the Vendor's designated financing company ("**Designated Financing Company**") (the Purchaser may only select to apply for either one of the Mortgage Loans).

A 部份 Part A - 第一按揭貸款 First Mortgage Loan

(1) 買方必須於買賣合約內訂明的付清成交金額餘額之日或期數的預計關鍵日期(以較早者為準)前最少 60 日以書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the Designated Financing Company for a First Mortgage Loan in not less than 60 days before the date of settlement of the balance of the Transaction Price or the estimated material date for the Phase as specified in the Agreement for Sale and Purchase (whichever is earlier).

(2) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate as set out in the relevant payment plan.

(3) 第一按揭貸款以住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

(4) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(5) 第一按揭貸款金額最高為成交金額的 80%。

The maximum amount of First Mortgage Loan is 80% of the Transaction Price.

(6) 買方於本第一按揭貸款首兩年可享免息免供。第一按揭貸款第三年之按揭利率為指定財務機構不時報價之最優惠利率(P)減年息 2.5% (P-2.5%) (現時 P=5%) 計算，第四及第五年之按揭利率為指定財務機構不時報價之最 優惠利率(P)計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)加年息 1% (P+1%)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構不時之報價。

The Purchaser is not required to repay principal and interest for the first TWO years of this First Mortgage Loan. Interest rate of First Mortgage Loan for the third year shall be at the Prime Rate (P) quoted by the Designated Financing Company from time to time minus 2.5% per annum (P-2.5%) (currently P=5%), for the fourth and fifth year shall be at the Prime Rate (P) quoted by the Designated Financing Company from time to time, thereafter at the Prime Rate (P) designated by the Designated Financing Company from time to time plus 1% per annum (P+1%), subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company. Prime Rate is quoted by the Designated Financing Company from time to time.

(7) 第一按揭貸款年期最長為 25 年。

The maximum tenor of First Mortgage Loan shall be 25 years.

(8) 買方須以按月分期償還第一按揭貸款。

The Purchaser shall repay the First Mortgage Loan by monthly installments.

(9) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

(10) 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan shall be approved by the Designated Financing Company independently.

(11) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(12) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。
The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the Designated Financing Company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

(13) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(14) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向賣方提出任何申索。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

(15) 賣方沒有參與及提供第一按揭貸款。第一按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第一按揭貸款所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the First Mortgage Loan mentioned above. The arrangement of the First Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the First Mortgage Loan.

(16) 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the First Mortgage Loan.

B 部份 Part B - 第二按揭貸款 Second Mortgage Loan

(1) 第二按揭貸款金額最高為成交金額的 20%，但第一按揭貸款及第二按揭貸款總金額不得超過成交金額的 80%。第二按揭貸款年期最長為 20 年或第一按揭貸款之年期，以較短者為準。買方於本第二按揭貸款首兩年可享免息免供。第二按揭第三年之按揭利率為指定財務機構不時報價之最優惠利率(P)減 2.5% (P-2.5%) (現時 P=5%) 計算，其後之按揭利率為指定財務機構不時報價之最優惠利率(P)，利率浮動。最終按揭利率以指定財務機構審批結果而定。最優惠利率選用指定財務機構不時之報價。

The maximum Second Mortgage Loan is 20% of the Transaction Price, but the total amount of first mortgage loan plus the Second Mortgage Loan shall not exceed 80% of Transaction Price. The maximum tenure of the Second Mortgage Loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter. The Purchaser is not required to repay principal and interest for the first TWO years of this Second Mortgage Loan. Interest rate of the Second Mortgage Loan for the third year shall be at the Prime Rate (P) minus 2.5% (P-2.5%) per annum (currently P=5%); thereafter at the Prime Rate (P) designated by the Designated Financing Company from time to time, subject to fluctuation. The final interest rate is subject to the approval of the Designated Financing Company. Prime Rate is quoted by the Designated Financing Company from time to time.

(2) 買方須先獲取第一按揭銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。

The Purchaser shall have obtained the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her/its guarantor (if any) to the total monthly income of the Purchaser and his/her/its guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.

(3) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate as set out in the relevant payment plan.

(4) 第一按揭銀行須為指定財務機構指定及轉介之銀行。

First mortgagee bank shall be a bank specified and referred by the Designated Financing Company.

(5) 該住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(6) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly installments.

(7) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request by the Designated Financing Company. The Designated Financing Company will conduct credit check on the Purchaser and his/her/its guarantor (if any).

(8) 第二按揭貸款須由指定財務機構獨立審批。

The Second Mortgage Loan shall be approved by the Designated Financing Company independently.

(9) 所有第二按揭貸款之文件必須由賣方指定之律師辦理，並由買方負責一切有關費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

(10) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。

The Purchaser is advised to enquire with the Designated Financing Company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval and the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Designated Financing Company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the Agreement for Sale and Purchase.

(11) 第二按揭貸款受其他條款及細則約束。

The Second Mortgage Loan is subject to other terms and conditions.

(12) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

(13) 賣方沒有參與及提供第二按揭貸款。第二按揭貸款只是由指定財務機構提供予買方。而無論在任何情況下，賣方無須因第二按揭貸款所引發的任何事情負上任何責任。

Notice is hereby given that the Vendor is not involved in the arrangement of the Second Mortgage Loan mentioned above. The arrangement of the Second Mortgage Loan is provided or procured to the Purchaser by the Designated Financing Company and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the Second Mortgage Loan.

(14) 第二按揭貸款只限個人買方申請。

Only individual Purchaser(s) are eligible to apply for the Second Mortgage Loan.

17. 倘投標者經由地產代理（以下簡稱「**介紹人**」）介紹予賣方以入標認購本物業，投標者知悉和確認：

Where the tenderer submits his tender and makes an offer to purchase the Property through the introduction of an estate agent (the "**Intermediary**"), the tenderer acknowledges and confirms that:

(a) 介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其

他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標者或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束。

the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any other persons and will not perform on behalf of the Intermediary or other estate agent any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor;

(b) 投標者與介紹人或任何其他地產代理之任何轇轕，一概與賣方無關。本招標及（如投標者的要約獲接受）本物業之買賣將按照本文件條款及交易文件條款進行；及

the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, and this tender and, if the offer of the tenderer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and

(c) 介紹人是否為介紹投標者予賣方以入標認購本物業之地產代理，須由賣方核實方作準。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer's submission of the offer to purchase the Property is subject to the Vendor's confirmation.

18. 時間在各方面均為要素。

Time shall in all respects be of the essence.

19. 本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

20. 本招標公告及投標表格之中文譯本僅供參考。倘若對本招標公告及投標表格的詮釋有任何懷疑或爭議，一概以英文文本為準。

The Chinese translation of this Tender Notice and the Form of Tender is for reference only. In the event of any doubt or dispute in the interpretation of this Tender Notice and the Form of Tender, the English version shall prevail.

日期：2021年5月12日 (於2021年6月2日修改)
Dated: 12 May 2021 (revised on 2 June 2021)

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投標表格 FORM OF TENDER

茲投標按照本投標表格、招標公告(以下簡稱「招標公告」)及臨時買賣合約(以下簡稱「臨時合約」) 所訂明的條款及條件以單一交易形式承購位於協和街 33 號 (新九龍內地段 6514 號餘段) 凱滙第一期的以下單位(下文稱為「本物業」)

Tender for the purchase of the following Unit(s) of Grand Central Phase I, 33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514) ("the Property") as one transaction subject to the terms and conditions contained in this Form of Tender, the Tender Notice (the "Tender Notice") and the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") as respectively annexed hereto.

第 1 節 Section 1	
投標者的資料 Particulars of the Tenderer	
名稱 Name	
香港身份證號碼/ 護照號碼/ 商業登記證號碼 Hong Kong Identity Card(s) No(s)/Passport(s) No(s) / Business Registration No.	(with copy(ies) attached hereto) (連同其影印副本)
個人通訊地址/ 公司登記地址 Correspondence Address in Hong Kong/Registered Office	
聯絡資料 Contact Detail	
聯絡人 Contact Person	
電話 Telephone	
傳真 Fax	
電郵地址 Email Address	

第 2 節 Section 2								
投標物業 Tendered Property(ies) (「本物業」the "Property")								
座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit

投標價 Tender Price (「成交金額」"Transaction Price")	
港幣 HK$	

下列抬頭為「孖士打律師行」的銀行本票作為臨時訂金連同本投標書一併附上
The following cashier order(s) made payable to "MAYER BROWN" as preliminary deposit are enclosed with this Tender

	金額 Amount	銀行 Bank	本票號碼 Cashier Order no.
銀行本票 Cashier order	港幣 HK$		
	港幣 HK$		
	港幣 HK$		

第 3 節 Section 3
付款辦法 Payment Plan

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 日內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 150 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase.

第 4 節 **Section 4**
財務優惠 Financial Benefit
本人/我們現向賣方申請，如賣方接納本投標書，將就購買本物業時獲得下列財務優惠，惟下列財務優惠受招標公告及其他相關文件之所列之條款及條件限制。 I/We hereby apply to the Vendor that in the event that this Tender is accepted by the Vendor, I/we shall enjoy the financial benefit(s) specified below in connection with the purchase of the Property, whilst the financial benefit(s) specified below should be subject to the terms and conditions set out in the Tender Notice and other relevant documents.
按揭貸款安排 Mortgage Loan Arrangement 詳情請參閱招標公告第 16 段 (Please refer to paragraph 16 of the Tender Notice) 投標者**必須**選擇下列其中一項* The Tenderer **must** choose one of the following items* (*請在適用方格內填上「✓」號 Please put a "✓" in the appropriate box) ❑ 本人/我們**選擇**第一按揭貸款 I/We **select** the First Mortgage Loan ❑ 本人/我們**選擇**第二按揭貸款 I/We **select** the Second Mortgage Loan ❑ 本人/我們**不選擇**按揭貸款安排 I/We **do not select** the Mortgage Loan Arrangement

第5節 **Section 5**	
下列文件連同本投標書一併附上： The following are enclosed with this Tender:	
1.	抬頭為「孖士打律師行」的銀行本票作為臨時訂金 Cashier order(s) made payable to "MAYER BROWN" as preliminary deposit
2.	已由本人/我們填妥及簽署的「投標表格」(按照招標公告**附件A**所列的格式) A "Tender Form" (in the form annexed to the Tender Notice as **Appendix A**) duly completed and signed by me/us.
3.	已由本人/我們填妥及簽署的「臨時買賣合約」(按照招標公告**附件B**所列的格式) A "Preliminary Agreement for Sale and Purchase" (in the form annexed to the Tender Notice as **Appendix B**) duly completed and signed by me/us.
4.	已由本人/我們簽署的「對買方的警告」(按照招標公告**附件C**所列的格式) A "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix C**) duly signed by me/us.
5.	已由本人/我們簽署的「保證修繕缺漏函」(按照招標公告**附件D**所列的格式) A "Defects Warranty Letter" (in the form annexed to the Tender Notice as **Appendix D**) duly signed by me/us
6.	已由本人/我們簽署的「有關購買該物業文件之收取文件確認函」(按照招標公告**附件E**所列的格式) A "Acknowledgement for receipt of documents relating to the purchase of the Property" (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us.
7.	由本人/我們簽署的「有關中介人的聲明」(按照招標公告**附件F**所列的格式) An "Declaration in relation to Intermediary" (in the form annexed hereto as **Appendix F**) duly signed by me/us.
8.	由本人/我們分別簽署的「個人資料收集聲明」(市區重建局) 及「收集個人資料聲明」(信和地產代理有限公司) (按照**附件G(i)** 及**附件G (ii)**所列的格式) A "Personal Information Collection Statement" (Urban Renewal Authority) and a "Personal Information

	Collection Statement" (Sino Real Estate Agency Limited) (in the form respectively annexed hereto as **Appendix G(i)** and **Appendix G (ii)**) each duly signed by me/us.
9.	已由本人/我們填妥及簽署的「買家資料」(按照招標公告**附件H**所列的格式) An "Purchaser Particulars" (in the form annexed hereto as **Appendix H**) duly completed and signed by me/us.
10.	已由本人/我們填妥及簽署的「物業平面圖及橫截面圖」(按照招標公告**附件I**所列的格式) An "Layout and Cross-Section Plans of the Property" (in the form annexed hereto as **Appendix I**) duly completed and signed by me/us.
11.	已由本人/我們填妥及簽署的「有關開放式廚房之買方確認函」(按照**附件J**所列的格式)。(只適用於以下單位:第2座 55樓J單位) A "Purchaser's Acknowledgement relating to Open Kitchen" (in the form annexed hereto as **Appendix J**) duly completed and signed by me/us. (Applicable to the following unit only: Unit J on 55/F of Tower 2)
12.	已由本人/我們填妥及簽署的「物業參觀確認函」(按照**附件K**所列的格式) An "Acknowledgement Letter for Properties Viewing" (in the form annexed hereto as **Appendix K)** duly completed and signed by me/us.
13.	已由本人/我們填妥及簽署的「賣方資料表格」(按照**附件L**所列的格式) A "Vendor's Information Form" (in the form annexed hereto as **Appendix L**) duly completed and signed by me/us.
14.	已由本人/我們填妥及簽署的「關於家具與實產的確認函」(按照**附件M**所列的格式) (只適用於以下單位:第1座47樓A單位及第2座49樓M單位) An "Acknowledgement Letter regarding Furniture and Chattels" (in the form annexed hereto as **Appendix M**) duly completed and signed by me/us. (Applicable to the following unit only: Unit A on 47/F of Tower 1 and Unit M on 49/F of Tower 2)
15.	已由本人/我們填妥及簽署的「有關平台之確認函」(按照**附件N**所列的格式)。(只適用於以下單位: 第1座6樓A及G單位、第2座6樓A、B及M單位) A "Letter of Acknowledgement relating to Flat Roof" (in the form annexed hereto as **Appendix N**) duly completed and signed by me/us. (Applicable to the following units only: Unit A and G on 6/F of Tower 1, Unit A, B and M on 6/F of Tower 2)
16.	本人/我們委任之地產代理的牌照影印副本及名片 (如適用) A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)
17.	本人/我們的香港身份證/護照之影印副本(如適用) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s) (if applicable)
18.	我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及上述文件上簽署之授權之影印副本(如適用) A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors and annual return and a copy of the board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and other related documents (if applicable)

第6節 Section 6	
本人/我們同意如賣方接納本投標書，本投標書連同臨時合約將構成賣方與本人/我們之間就出售及購買本物業具有約束力的協議。 I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.	
投標者簽名 Signature(s) of the Tenderer(s)	
擁有權種類 Type of Ownership	*作為唯一擁有人 / 聯權共有人 / 分權共有人(相同份數) *as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) **** 如不適用，請刪除及在旁加簽*** ***Delete where inapplicable and initial against deletion***
見證人簽名 Signature of Witness	
見證人姓名 Name of Witness	
見證人職業 Occupation of Witness	
見證人地址 Address of Witness	
投標者委任的地產代理(如有) Estate Agent appointed by the Tenderer(s) (if any)	
地產代理姓名 Name of Estate Agent	
地產代理所屬公司 Name of Estate Agency	
地產代理的牌照號碼 Estate Agent's Licence No.	(連同牌照影印副本及名片兩張) (with copy of the Estate Agent's Licence and 2 name card attached hereto)

第 7 節 Section 7
接受要約 Acceptance of offer 在受到招標公告和臨時買賣合約條款約束的前提下，上述要約在獲賣方授權代表簽名當天視為獲賣方接納。 The above offer is accepted by the Vendor on the date of the authorized signatory subject to the Tender Notice and the Preliminary Agreement for Sale and Purchase.
Authorised signature for and on behalf of the Vendor **經授權賣方代表簽署** _____ **日期 Date :**

投標表格 FORM OF TENDER

茲投標按照本投標表格、招標公告(以下簡稱「招標公告」)及臨時買賣合約(以下簡稱「臨時合約」) 所訂明的條款及條件以單一交易形式承購位於協和街 33 號 (新九龍內地段 6514 號餘段) 凱滙第一期的以下單位(下文稱為「本物業」)

Tender for the purchase of the following Unit(s) of Grand Central Phase I, 33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514) ("the Property") as one transaction subject to the terms and conditions contained in this Form of Tender, the Tender Notice (the "Tender Notice") and the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") as respectively annexed hereto.

第 1 節 Section 1	
投標者的資料 Particulars of the Tenderer	
名稱 Name	
香港身份證號碼/ 護照號碼/ 商業登記證號碼 Hong Kong Identity Card(s) No(s)/Passport(s) No(s) / Business Registration No.	(with copy(ies) attached hereto) (連同其影印副本)
個人通訊地址/ 公司登記地址 Correspondence Address in Hong Kong/Registered Office	
聯絡資料 Contact Detail	
聯絡人 Contact Person	
電話 Telephone	
傳真 Fax	
電郵地址 Email Address	

第 2 節 Section 2								
投標物業 Tendered Property(ies) (「本物業」the "Property")								
座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit

投標價 Tender Price (「成交金額」"Transaction Price")	
港幣 HK$	

下列抬頭為「孖士打律師行」的銀行本票作為臨時訂金連同本投標書一併附上
The following cashier order(s) made payable to "MAYER BROWN" as preliminary deposit are enclosed with this Tender

	金額 Amount	銀行 Bank	本票號碼 Cashier Order no.
銀行本票 Cashier order	港幣 HK$		
	港幣 HK$		
	港幣 HK$		

第 3 節 Section 3
付款辦法 Payment Plan

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 日內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 150 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase.

第 4 節 **Section 4**
財務優惠 Financial Benefit
本人/我們現向賣方申請，如賣方接納本投標書，將就購買本物業時獲得下列財務優惠，惟下列財務優惠受招標公告及其他相關文件之所列之條款及條件限制。 I/We hereby apply to the Vendor that in the event that this Tender is accepted by the Vendor, I/we shall enjoy the financial benefit(s) specified below in connection with the purchase of the Property, whilst the financial benefit(s) specified below should be subject to the terms and conditions set out in the Tender Notice and other relevant documents.
按揭貸款安排 Mortgage Loan Arrangement 詳情請參閱招標公告第 16 段 (Please refer to paragraph 16 of the Tender Notice) 投標者**必須**選擇下列其中一項* The Tenderer **must** choose one of the following items* (*請在適用方格內填上「✓」號 Please put a "✓" in the appropriate box) ❑ 本人/我們**選擇**第一按揭貸款 I/We **select** the First Mortgage Loan ❑ 本人/我們**選擇**第二按揭貸款 I/We **select** the Second Mortgage Loan ❑ 本人/我們**不選擇**按揭貸款安排 I/We **do not select** the Mortgage Loan Arrangement

第5節 **Section 5**	
下列文件連同本投標書一併附上： The following are enclosed with this Tender:	
1.	抬頭為「孖士打律師行」的銀行本票作為臨時訂金 Cashier order(s) made payable to "MAYER BROWN" as preliminary deposit
2.	已由本人/我們填妥及簽署的「投標表格」(按照招標公告**附件A**所列的格式) A "Tender Form" (in the form annexed to the Tender Notice as **Appendix A**) duly completed and signed by me/us.
3.	已由本人/我們填妥及簽署的「臨時買賣合約」(按照招標公告**附件B**所列的格式) A "Preliminary Agreement for Sale and Purchase" (in the form annexed to the Tender Notice as **Appendix B**) duly completed and signed by me/us.
4.	已由本人/我們簽署的「對買方的警告」(按照招標公告**附件C**所列的格式) A "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix C**) duly signed by me/us.
5.	已由本人/我們簽署的「保證修繕缺漏函」(按照招標公告**附件D**所列的格式) A "Defects Warranty Letter" (in the form annexed to the Tender Notice as **Appendix D**) duly signed by me/us
6.	已由本人/我們簽署的「有關購買該物業文件之收取文件確認函」(按照招標公告**附件E**所列的格式) A "Acknowledgement for receipt of documents relating to the purchase of the Property" (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us.
7.	由本人/我們簽署的「有關中介人的聲明」(按照招標公告**附件F**所列的格式) An "Declaration in relation to Intermediary" (in the form annexed hereto as **Appendix F**) duly signed by me/us.
8.	由本人/我們分別簽署的「個人資料收集聲明」(市區重建局) 及「收集個人資料聲明」(信和地產代理有限公司) (按照**附件G(i)** 及**附件G (ii)**所列的格式) A "Personal Information Collection Statement" (Urban Renewal Authority) and a "Personal Information

	Collection Statement" (Sino Real Estate Agency Limited) (in the form respectively annexed hereto as **Appendix G(i)** and **Appendix G (ii)**) each duly signed by me/us.
9.	已由本人/我們填妥及簽署的「買家資料」(按照招標公告**附件H**所列的格式) An "Purchaser Particulars" (in the form annexed hereto as **Appendix H**) duly completed and signed by me/us.
10.	已由本人/我們填妥及簽署的「物業平面圖及橫截面圖」(按照招標公告**附件I**所列的格式) An "Layout and Cross-Section Plans of the Property" (in the form annexed hereto as **Appendix I**) duly completed and signed by me/us.
11.	已由本人/我們填妥及簽署的「有關開放式廚房之買方確認函」(按照**附件J**所列的格式)。(只適用於以下單位:第2座 55樓J單位) A "Purchaser's Acknowledgement relating to Open Kitchen" (in the form annexed hereto as **Appendix J**) duly completed and signed by me/us. (Applicable to the following unit only: Unit J on 55/F of Tower 2)
12.	已由本人/我們填妥及簽署的「物業參觀確認函」(按照**附件K**所列的格式) An "Acknowledgement Letter for Properties Viewing" (in the form annexed hereto as **Appendix K)** duly completed and signed by me/us.
13.	已由本人/我們填妥及簽署的「賣方資料表格」(按照**附件L**所列的格式) A "Vendor's Information Form" (in the form annexed hereto as **Appendix L**) duly completed and signed by me/us.
14.	已由本人/我們填妥及簽署的「關於家具與實產的確認函」(按照**附件M**所列的格式) (只適用於以下單位:第1座47樓A單位及第2座49樓M單位) An "Acknowledgement Letter regarding Furniture and Chattels" (in the form annexed hereto as **Appendix M**) duly completed and signed by me/us. (Applicable to the following unit only: Unit A on 47/F of Tower 1 and Unit M on 49/F of Tower 2)
15.	已由本人/我們填妥及簽署的「有關平台之確認函」(按照**附件N**所列的格式)。(只適用於以下單位: 第1座6樓A及G單位、第2座6樓A、B及M單位) A "Letter of Acknowledgement relating to Flat Roof" (in the form annexed hereto as **Appendix N**) duly completed and signed by me/us. (Applicable to the following units only: Unit A and G on 6/F of Tower 1, Unit A, B and M on 6/F of Tower 2)
16.	本人/我們委任之地產代理的牌照影印副本及名片 (如適用) A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)
17.	本人/我們的香港身份證/護照之影印副本(如適用) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s) (if applicable)
18.	我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及上述文件上簽署之授權之影印副本(如適用) A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors and annual return and a copy of the board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and other related documents (if applicable)

第6節 Section 6	
本人/我們同意如賣方接納本投標書，本投標書連同臨時合約將構成賣方與本人/我們之間就出售及購買本物業具有約束力的協議。 I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.	
投標者簽名 Signature(s) of the Tenderer(s)	
擁有權種類 Type of Ownership	*作為唯一擁有人 / 聯權共有人 / 分權共有人(相同份數) *as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) **** 如不適用，請刪除及在旁加簽*** ***Delete where inapplicable and initial against deletion***
見證人簽名 Signature of Witness	
見證人姓名 Name of Witness	
見證人職業 Occupation of Witness	
見證人地址 Address of Witness	
投標者委任的地產代理(如有) Estate Agent appointed by the Tenderer(s) (if any)	
地產代理姓名 Name of Estate Agent	
地產代理所屬公司 Name of Estate Agency	
地產代理的牌照號碼 Estate Agent's Licence No.	(連同牌照影印副本及名片兩張) (with copy of the Estate Agent's Licence and 2 name card attached hereto)

第 7 節 Section 7
接受要約 Acceptance of offer 在受到招標公告和臨時買賣合約條款約束的前提下，上述要約在獲賣方授權代表簽名當天視為獲賣方接納。 The above offer is accepted by the Vendor on the date of the authorized signatory subject to the Tender Notice and the Preliminary Agreement for Sale and Purchase.
Authorised signature for and on behalf of the Vendor **經授權賣方代表簽署** _____ **日期 Date :**

投標表格 FORM OF TENDER

茲投標按照本投標表格、招標公告(以下簡稱「招標公告」)及臨時買賣合約(以下簡稱「臨時合約」) 所訂明的條款及條件以單一交易形式承購位於協和街 33 號 (新九龍內地段 6514 號餘段) 凱滙第一期的以下單位(下文稱為「本物業」)

Tender for the purchase of the following Unit(s) of Grand Central Phase I, 33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514) ("the Property") as one transaction subject to the terms and conditions contained in this Form of Tender, the Tender Notice (the "Tender Notice") and the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") as respectively annexed hereto.

第 1 節 Section 1	
投標者的資料 Particulars of the Tenderer	
名稱 Name	
香港身份證號碼/ 護照號碼/ 商業登記證號碼 Hong Kong Identity Card(s) No(s)/Passport(s) No(s) / Business Registration No.	(with copy(ies) attached hereto) (連同其影印副本)
個人通訊地址/ 公司登記地址 Correspondence Address in Hong Kong/Registered Office	
聯絡資料 Contact Detail	
聯絡人 Contact Person	
電話 Telephone	
傳真 Fax	
電郵地址 Email Address	

第 2 節 Section 2								
投標物業 Tendered Property(ies) (「本物業」the "Property")								
座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit	座 Tower	樓 Floor	單位 Unit

投標價 Tender Price (「成交金額」"Transaction Price")	
港幣 HK$	

下列抬頭為「孖士打律師行」的銀行本票作為臨時訂金連同本投標書一併附上
The following cashier order(s) made payable to "MAYER BROWN" as preliminary deposit are enclosed with this Tender

	金額 Amount	銀行 Bank	本票號碼 Cashier Order no.
銀行本票 Cashier order	港幣 HK$		
	港幣 HK$		
	港幣 HK$		

第 3 節 Section 3
付款辦法 Payment Plan

(1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 日內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額 90%即成交金額餘款於買方簽署臨時買賣合約後 150 天內繳付。
90% of Transaction Price being balance of Transaction Price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase.

第 4 節 **Section 4**
財務優惠 Financial Benefit
本人/我們現向賣方申請，如賣方接納本投標書，將就購買本物業時獲得下列財務優惠，惟下列財務優惠受招標公告及其他相關文件之所列之條款及條件限制。 I/We hereby apply to the Vendor that in the event that this Tender is accepted by the Vendor, I/we shall enjoy the financial benefit(s) specified below in connection with the purchase of the Property, whilst the financial benefit(s) specified below should be subject to the terms and conditions set out in the Tender Notice and other relevant documents.
按揭貸款安排 Mortgage Loan Arrangement 詳情請參閱招標公告第 16 段 (Please refer to paragraph 16 of the Tender Notice) 投標者**必須**選擇下列其中一項* The Tenderer **must** choose one of the following items* (*請在適用方格內填上「✓」號 Please put a "✓" in the appropriate box) ❑ 本人/我們**選擇**第一按揭貸款 I/We **select** the First Mortgage Loan ❑ 本人/我們**選擇**第二按揭貸款 I/We **select** the Second Mortgage Loan ❑ 本人/我們**不選擇**按揭貸款安排 I/We **do not select** the Mortgage Loan Arrangement

第5節 **Section 5**	
下列文件連同本投標書一併附上： The following are enclosed with this Tender:	
1.	抬頭為「孖士打律師行」的銀行本票作為臨時訂金 Cashier order(s) made payable to "MAYER BROWN" as preliminary deposit
2.	已由本人/我們填妥及簽署的「投標表格」(按照招標公告**附件A**所列的格式) A "Tender Form" (in the form annexed to the Tender Notice as **Appendix A**) duly completed and signed by me/us.
3.	已由本人/我們填妥及簽署的「臨時買賣合約」(按照招標公告**附件B**所列的格式) A "Preliminary Agreement for Sale and Purchase" (in the form annexed to the Tender Notice as **Appendix B**) duly completed and signed by me/us.
4.	已由本人/我們簽署的「對買方的警告」(按照招標公告**附件C**所列的格式) A "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix C**) duly signed by me/us.
5.	已由本人/我們簽署的「保證修繕缺漏函」(按照招標公告**附件D**所列的格式) A "Defects Warranty Letter" (in the form annexed to the Tender Notice as **Appendix D**) duly signed by me/us
6.	已由本人/我們簽署的「有關購買該物業文件之收取文件確認函」(按照招標公告**附件E**所列的格式) A "Acknowledgement for receipt of documents relating to the purchase of the Property" (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us.
7.	由本人/我們簽署的「有關中介人的聲明」(按照招標公告**附件F**所列的格式) An "Declaration in relation to Intermediary" (in the form annexed hereto as **Appendix F**) duly signed by me/us.
8.	由本人/我們分別簽署的「個人資料收集聲明」(市區重建局) 及「收集個人資料聲明」(信和地產代理有限公司) (按照**附件G(i)** 及**附件G (ii)**所列的格式) A "Personal Information Collection Statement" (Urban Renewal Authority) and a "Personal Information

	Collection Statement" (Sino Real Estate Agency Limited) (in the form respectively annexed hereto as **Appendix G(i)** and **Appendix G (ii)**) each duly signed by me/us.
9.	已由本人/我們填妥及簽署的「買家資料」(按照招標公告**附件H**所列的格式) An "Purchaser Particulars" (in the form annexed hereto as **Appendix H**) duly completed and signed by me/us.
10.	已由本人/我們填妥及簽署的「物業平面圖及橫截面圖」(按照招標公告**附件I**所列的格式) An "Layout and Cross-Section Plans of the Property" (in the form annexed hereto as **Appendix I**) duly completed and signed by me/us.
11.	已由本人/我們填妥及簽署的「有關開放式廚房之買方確認函」(按照**附件J**所列的格式)。(只適用於以下單位:第2座 55樓J單位) A "Purchaser's Acknowledgement relating to Open Kitchen" (in the form annexed hereto as **Appendix J**) duly completed and signed by me/us. (Applicable to the following unit only: Unit J on 55/F of Tower 2)
12.	已由本人/我們填妥及簽署的「物業參觀確認函」(按照**附件K**所列的格式) An "Acknowledgement Letter for Properties Viewing" (in the form annexed hereto as **Appendix K)** duly completed and signed by me/us.
13.	已由本人/我們填妥及簽署的「賣方資料表格」(按照**附件L**所列的格式) A "Vendor's Information Form" (in the form annexed hereto as **Appendix L**) duly completed and signed by me/us.
14.	已由本人/我們填妥及簽署的「關於家具與實產的確認函」(按照**附件M**所列的格式) (只適用於以下單位:第1座47樓A單位及第2座49樓M單位) An "Acknowledgement Letter regarding Furniture and Chattels" (in the form annexed hereto as **Appendix M**) duly completed and signed by me/us. (Applicable to the following unit only: Unit A on 47/F of Tower 1 and Unit M on 49/F of Tower 2)
15.	已由本人/我們填妥及簽署的「有關平台之確認函」(按照**附件N**所列的格式)。(只適用於以下單位: 第1座6樓A及G單位、第2座6樓A、B及M單位) A "Letter of Acknowledgement relating to Flat Roof" (in the form annexed hereto as **Appendix N**) duly completed and signed by me/us. (Applicable to the following units only: Unit A and G on 6/F of Tower 1, Unit A, B and M on 6/F of Tower 2)
16.	本人/我們委任之地產代理的牌照影印副本及名片 (如適用) A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)
17.	本人/我們的香港身份證/護照之影印副本(如適用) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s) (if applicable)
18.	我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及上述文件上簽署之授權之影印副本(如適用) A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors and annual return and a copy of the board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and other related documents (if applicable)

第6節 Section 6	
本人/我們同意如賣方接納本投標書，本投標書連同臨時合約將構成賣方與本人/我們之間就出售及購買本物業具有約束力的協議。 I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.	
投標者簽名 Signature(s) of the Tenderer(s)	
擁有權種類 Type of Ownership	*作為唯一擁有人 / 聯權共有人 / 分權共有人(相同份數) *as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) **** 如不適用，請刪除及在旁加簽*** ***Delete where inapplicable and initial against deletion***
見證人簽名 Signature of Witness	
見證人姓名 Name of Witness	
見證人職業 Occupation of Witness	
見證人地址 Address of Witness	
投標者委任的地產代理(如有) Estate Agent appointed by the Tenderer(s) (if any)	
地產代理姓名 Name of Estate Agent	
地產代理所屬公司 Name of Estate Agency	
地產代理的牌照號碼 Estate Agent's Licence No.	(連同牌照影印副本及名片兩張) (with copy of the Estate Agent's Licence and 2 name card attached hereto)

第 7 節 Section 7
接受要約 Acceptance of offer 在受到招標公告和臨時買賣合約條款約束的前提下，上述要約在獲賣方授權代表簽名當天視為獲賣方接納。 The above offer is accepted by the Vendor on the date of the authorized signatory subject to the Tender Notice and the Preliminary Agreement for Sale and Purchase.
Authorised signature for and on behalf of the Vendor **經授權賣方代表簽署** _____ **日期 Date :**

GRAND CENTRAL 凱滙

PRELIMINARY AGREEMENT FOR SALE & PURCHASE ("Preliminary Agreement")
臨時買賣合約 (下稱「臨時合約」)

Serial no.編號: G
Date 日期: / /

Vendor 賣方:	Urban Renewal Authority 市區重建局
Developer 發展商:	Union Score Investments Limited 溢順投資有限公司
Developer's Sales Agent for Vendor 發展商銷售代理:	Sino Real Estate Agency Limited 信和地產代理有限公司 Estate Agents Licence (Company) No. / 地產代理(公司)牌照號碼 : C-005086
Vendor's Solicitors 賣方律師:	☐ Mayer Brown 孖士打律師行 ☐ Woo Kwan Lee & Lo 胡關李羅律師行 ☐ King & Wood Mallesons 金杜律師事務所 ☐ Chu & Lau Solicitors & Notaries 劉漢銓律師行 ☐ Sit, Fung, Kwong & Shum 薛馮鄺岑律師行

Purchaser 買方:

HK I.D./ Business Registration No. 身份證號碼 /商業登記證號碼:

Purchaser's Correspondence/Registered Address 買方通訊/註冊地址: **Purchaser's Tel No. 買方電話號碼:**

Name & Postal Address of the Development 發展項目名稱及郵寄地址:

Grand Central 凱滙

33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514)
協和街 33 號(新九龍內地段 6514 號餘段)

Details of the Property (the "Property") 訂購物業("本物業")的資料:

Phase 期數	Tower 座	Floor 樓	Unit 單位
I			

Payment Term 付款方法 :

The Purchase Price of the Property is 本物業的售價為:	HK 港幣$	元	which shall be paid by the Purchaser to the Vendor in the manner as follows 並須由買方按以下方式付予賣方 –
Preliminary Deposit 臨時訂金	HK 港幣$	元	which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) ，須於簽署本臨時合約時支付。
Further Deposit 加付訂金	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
*Part Payment 部份售價	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Balance Payment 售價餘款	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Date of Completion 成交日期	/ /		

*delete as appropriate 刪除不適用者

The Property is sold with vacant possession. 本物業是以交吉交易。

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed 按訂約雙方的意向，本臨時合約將會由一份買賣合約(“正式合約”)取代，正式合約須 –

(a) by the Purchaser on or before **/ /** (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and (即本臨時合約的簽署日期之後的第五個工作日或之前簽立)；及
由買方於

(b) by the Vendor on or before **/ /** (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). (即本臨時合約的簽署日期之後的第八個工作日或之前簽立)。
由賣方於

Received the Preliminary Deposit in the sum of HK$_____ Cheque/Cashier Order, subject to Bank Clearance
上述所列臨時訂金經已收妥此據 交來支票/本票以銀行過數作實
Cheque / Cashier Order No. 支票 / 本票號碼:
HK$

The Vendor agrees to sell and the Purchaser agrees to purchase the Property on the foregoing terms and conditions and following "Other Terms and Conditions" 賣方及買方於此同意根據上述條款及下述其他條款及條件出售及購買本物業:

Other Terms and Conditions 其他條款及條件:

1. In this Preliminary Agreement 在本臨時合約中 -
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   (c) the floor area of an item under clause 6(a) is calculated in accordance with section 8(3) of that Ordinance; and
   (d) the area of an item under clause 6(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   (a)"實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
   (b)"工作日"具有該條例第 2(1)條給予該詞的涵義；
   (c) 第 6(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) 第 6(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
   買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

3. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

4. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

5. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed -
   如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 –
   (a) this Preliminary Agreement is terminated;
   (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
   (c) the Vendor does not have any further claim against the Purchaser for the failure.
   (a) 本臨時合約即告終止；
   (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
   (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

6. The measurements of the Property are as follows 本物業的量度尺寸如下 –
   Please refer to the "Schedule 2" attached to this Preliminary Agreement. The "Schedule 2" forms part of this Preliminary Agreement.
   請參閱隨本臨時合約附上之「附表二」。「附表二」屬本臨時合約一部份。

7. The sale and purchase of the Property includes the fittings, finishes and appliances as follows –
   Please refer to the "Schedule 1" attached to this Preliminary Agreement. The "Schedule 1" forms part of this Preliminary Agreement.
   本物業買賣所包括的裝置、裝修物料及設備如下 –
   請參閱隨本臨時合約附上之「附表一」。「附表一」屬本臨時合約一部份。

8. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
   在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

9. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 10 and fully understands its contents.
   買方已確認收到第 10 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。

10. For the purposes of clause 9, the following is the "Warning to Purchasers" –
    就第 9 條而言，"對買方的警告"內容如下 –
    (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
    如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
    (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
    你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
    (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
    現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
    (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
    倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付

的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

11. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且接受本物業及其內之裝置、裝修物料及設備之現狀。

12. Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。

13. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.
買方須於簽訂本臨時合約後的五個工作天內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署一份正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容買方一概不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。

14. The Agreement will provide that in the event of the Vendor, at the request of the Purchaser, agreeing at the Vendor's own discretion to cancel the sale and purchase by way of cancellation agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 10% of the Purchase Price of the Property and in addition, the Purchaser shall be liable for all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.
正式合約將訂明：如賣方就買方之要求按賣方酌情同意以合約或以其他任何方式取消正式合約或買方在正式合約下之責任，賣方有權於買方已付之樓價中保留相等於本物業售價百份之十之款項及買方須承擔賣方取消正式合約之律師費及有關費用（包括如須繳付之印花稅）。

15. It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement. Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.
買賣雙方同意並聲明本臨時合約只適用於買方本人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方並不接受買方任何形式之受托人或獲提名人代買方簽署正式合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。

16. The Purchaser shall solely bear and pay (a) all legal costs and disbursements for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and (b) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (c) all costs for preparing certified copies of title deeds and documents of the Property, (d) all plan fees for plans to be annexed to the Agreement and the Assignment, (e) all stamp duty (including without limitation special stamp duty, buyer's stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (f) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the manager of the Development advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement, the Mortgage or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (b) to (f) listed above in any case.
於此買賣交易中買方須負責繳付(a)所有有關擬備、簽訂、加蓋印花、完成交易及登記本臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (b) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤; (c)業權文件認正副本之一切費用； (d) 本物業的正式合約及轉讓契之圖則費； (e) 一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於額外印花稅、買家印花稅及從價印花稅)、登記費及其他支出費用；及 (f)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契及管理合約向賣方或發展項目的管理人補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約、按揭及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述 (b) 至 (f) 項。

17. All further deposits, part payments of the Purchase Price and the balance of the Purchase Price and stamp duty shall be paid by the Purchaser by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
加付訂金、售價的任何部份及餘款及印花稅，必須以香港持牌銀行所發出的本票或書面保付的支票，並以賣方律師行作抬頭人支付。

18. Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約所列之時間或時限乃本合約要素，必須嚴謹遵守。

19. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。

20. This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
本臨時合約簽訂前，買賣雙方並無以相同條款訂立任何非書面買賣協議或買賣協議。

21. The Purchaser shall inform the Vendor forthwith in writing of any changes in correspondence address or telephone number.
買方如有更改通訊地址或電話號碼，須立即以書面通知賣方。

22. The Purchaser acknowledges that the air conditioning platform erected outside of the Property does not form part of the Property being purchased under this Preliminary Agreement and form part of the common parts of the Development.
買方確認知悉設於該物業以外的空調機平台並不屬於臨時買賣合約下所買賣的該物業的一部份，該等空調機平台屬於發展項目的公用部份。

Vendor's Estate Agent (Company) 賣方地產代理(公司):
Purchaser's Estate Agency (Company) 買方地產代理(公司):
Estate Agent 地產代理:
Estate Agent's Licence (individual) No. 地產代理(個人)牌照號碼:

The Purchaser has read this Preliminary Agreement and fully understands and agrees the contents of this Preliminary Agreement.
買方已細閱此臨時合約，並完全明白及同意其內容。

Purchaser's Signature 買方簽署	Authorised signature for and on behalf of the Developer's Sales Agent for Vendor 經授權發展商銷售代理代表簽署	Authorised signature for and on behalf of the Vendor 經授權賣方代表簽署

GRAND CENTRAL 凱滙

PRELIMINARY AGREEMENT FOR SALE & PURCHASE ("Preliminary Agreement")
臨時買賣合約 (下稱「臨時合約」)

Serial no.編號: G
Date 日期: / /

Vendor 賣方:	Urban Renewal Authority 市區重建局
Developer 發展商:	Union Score Investments Limited 溢順投資有限公司
Developer's Sales Agent for Vendor 發展商銷售代理:	Sino Real Estate Agency Limited 信和地產代理有限公司 Estate Agents Licence (Company) No. / 地產代理(公司)牌照號碼 : C-005086
Vendor's Solicitors 賣方律師:	☐ Mayer Brown 孖士打律師行 ☐ Woo Kwan Lee & Lo 胡關李羅律師行 ☐ King & Wood Mallesons 金杜律師事務所 ☐ Chu & Lau Solicitors & Notaries 劉漢銓律師行 ☐ Sit, Fung, Kwong & Shum 薛馮鄺岑律師行

Purchaser 買方:

HK I.D./ Business Registration No. 身份證號碼 /商業登記證號碼:

Purchaser's Correspondence/Registered Address 買方通訊/註冊地址: **Purchaser's Tel No. 買方電話號碼:**

Name & Postal Address of the Development 發展項目名稱及郵寄地址:

Grand Central 凱滙

33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514)
協和街 33 號(新九龍內地段 6514 號餘段)

Details of the Property (the "Property") 訂購物業("本物業")的資料:

Phase 期數	Tower 座	Floor 樓	Unit 單位
I			

Payment Term 付款方法 :

The Purchase Price of the Property is 本物業的售價為:	HK 港幣$	元	which shall be paid by the Purchaser to the Vendor in the manner as follows 並須由買方按以下方式付予賣方 –
Preliminary Deposit 臨時訂金	HK 港幣$	元	which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) ，須於簽署本臨時合約時支付。
Further Deposit 加付訂金	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
*Part Payment 部份售價	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Balance Payment 售價餘款	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Date of Completion 成交日期	/ /		

*delete as appropriate 刪除不適用者

The Property is sold with vacant possession. 本物業是以交吉交易。

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed 按訂約雙方的意向，本臨時合約將會由一份買賣合約(“正式合約”)取代，正式合約須 –

(a) by the Purchaser on or before **/ /** (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and (即本臨時合約的簽署日期之後的第五個工作日或之前簽立)；及
由買方於

(b) by the Vendor on or before **/ /** (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). (即本臨時合約的簽署日期之後的第八個工作日或之前簽立)。
由賣方於

Received the Preliminary Deposit in the sum of HK$_____ Cheque/Cashier Order, subject to Bank Clearance
上述所列臨時訂金經已收妥此據 交來支票/本票以銀行過數作實
Cheque / Cashier Order No. 支票 / 本票號碼:
HK$

The Vendor agrees to sell and the Purchaser agrees to purchase the Property on the foregoing terms and conditions and following "Other Terms and Conditions" 賣方及買方於此同意根據上述條款及下述其他條款及條件出售及購買本物業:

Other Terms and Conditions 其他條款及條件:

1. In this Preliminary Agreement 在本臨時合約中 -
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   (c) the floor area of an item under clause 6(a) is calculated in accordance with section 8(3) of that Ordinance; and
   (d) the area of an item under clause 6(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   (a)"實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
   (b)"工作日"具有該條例第 2(1)條給予該詞的涵義；
   (c) 第 6(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) 第 6(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
   買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

3. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

4. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

5. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed -
   如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 –
   (a) this Preliminary Agreement is terminated;
   (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
   (c) the Vendor does not have any further claim against the Purchaser for the failure.
   (a) 本臨時合約即告終止；
   (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
   (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

6. The measurements of the Property are as follows 本物業的量度尺寸如下 –
   Please refer to the "Schedule 2" attached to this Preliminary Agreement. The "Schedule 2" forms part of this Preliminary Agreement.
   請參閱隨本臨時合約附上之「附表二」。「附表二」屬本臨時合約一部份。

7. The sale and purchase of the Property includes the fittings, finishes and appliances as follows –
   Please refer to the "Schedule 1" attached to this Preliminary Agreement. The "Schedule 1" forms part of this Preliminary Agreement.
   本物業買賣所包括的裝置、裝修物料及設備如下 –
   請參閱隨本臨時合約附上之「附表一」。「附表一」屬本臨時合約一部份。

8. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
   在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

9. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 10 and fully understands its contents.
   買方已確認收到第 10 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。

10. For the purposes of clause 9, the following is the "Warning to Purchasers" –
    就第 9 條而言，"對買方的警告"內容如下 –
    (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
    如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
    (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
    你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
    (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
    現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
    (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
    倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付

的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

11. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且接受本物業及其內之裝置、裝修物料及設備之現狀。

12. Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。

13. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.
買方須於簽訂本臨時合約後的五個工作天內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署一份正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容買方一概不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。

14. The Agreement will provide that in the event of the Vendor, at the request of the Purchaser, agreeing at the Vendor's own discretion to cancel the sale and purchase by way of cancellation agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 10% of the Purchase Price of the Property and in addition, the Purchaser shall be liable for all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.
正式合約將訂明：如賣方就買方之要求按賣方酌情同意以合約或以其他任何方式取消正式合約或買方在正式合約下之責任，賣方有權於買方已付之樓價中保留相等於本物業售價百份之十之款項及買方須承擔賣方取消正式合約之律師費及有關費用（包括如須繳付之印花稅）。

15. It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement. Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.
買賣雙方同意並聲明本臨時合約只適用於買方本人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方並不接受買方任何形式之受托人或獲提名人代買方簽署正式合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。

16. The Purchaser shall solely bear and pay (a) all legal costs and disbursements for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and (b) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (c) all costs for preparing certified copies of title deeds and documents of the Property, (d) all plan fees for plans to be annexed to the Agreement and the Assignment, (e) all stamp duty (including without limitation special stamp duty, buyer's stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (f) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the manager of the Development advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement, the Mortgage or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (b) to (f) listed above in any case.
於此買賣交易中買方須負責繳付(a)所有有關擬備、簽訂、加蓋印花、完成交易及登記本臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (b) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤; (c)業權文件認正副本之一切費用； (d) 本物業的正式合約及轉讓契之圖則費； (e) 一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於額外印花稅、買家印花稅及從價印花稅)、登記費及其他支出費用；及 (f)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契及管理合約向賣方或發展項目的管理人補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約、按揭及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述 (b) 至 (f) 項。

17. All further deposits, part payments of the Purchase Price and the balance of the Purchase Price and stamp duty shall be paid by the Purchaser by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
加付訂金、售價的任何部份及餘款及印花稅，必須以香港持牌銀行所發出的本票或書面保付的支票，並以賣方律師行作抬頭人支付。

18. Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約所列之時間或時限乃本合約要素，必須嚴謹遵守。

19. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。

20. This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
本臨時合約簽訂前，買賣雙方並無以相同條款訂立任何非書面買賣協議或買賣協議。

21. The Purchaser shall inform the Vendor forthwith in writing of any changes in correspondence address or telephone number.
買方如有更改通訊地址或電話號碼，須立即以書面通知賣方。

22. The Purchaser acknowledges that the air conditioning platform erected outside of the Property does not form part of the Property being purchased under this Preliminary Agreement and form part of the common parts of the Development.
買方確認知悉設於該物業以外的空調機平台並不屬於臨時買賣合約下所買賣的該物業的一部份，該等空調機平台屬於發展項目的公用部份。

Vendor's Estate Agent (Company) 賣方地產代理(公司):
Purchaser's Estate Agency (Company) 買方地產代理(公司):
Estate Agent 地產代理:
Estate Agent's Licence (individual) No. 地產代理(個人)牌照號碼:

The Purchaser has read this Preliminary Agreement and fully understands and agrees the contents of this Preliminary Agreement.
買方已細閱此臨時合約，並完全明白及同意其內容。

Purchaser's Signature 買方簽署	Authorised signature for and on behalf of the Developer's Sales Agent for Vendor 經授權發展商銷售代理代表簽署	Authorised signature for and on behalf of the Vendor 經授權賣方代表簽署

GRAND CENTRAL 凱滙

PRELIMINARY AGREEMENT FOR SALE & PURCHASE ("Preliminary Agreement")
臨時買賣合約 (下稱「臨時合約」)

Serial no.編號: G
Date 日期: / /

Vendor 賣方:	Urban Renewal Authority 市區重建局
Developer 發展商:	Union Score Investments Limited 溢順投資有限公司
Developer's Sales Agent for Vendor 發展商銷售代理:	Sino Real Estate Agency Limited 信和地產代理有限公司 Estate Agents Licence (Company) No. / 地產代理(公司)牌照號碼 : C-005086
Vendor's Solicitors 賣方律師:	☐ Mayer Brown 孖士打律師行 ☐ Woo Kwan Lee & Lo 胡關李羅律師行 ☐ King & Wood Mallesons 金杜律師事務所 ☐ Chu & Lau Solicitors & Notaries 劉漢銓律師行 ☐ Sit, Fung, Kwong & Shum 薛馮鄺岑律師行

Purchaser 買方:

HK I.D./ Business Registration No. 身份證號碼 /商業登記證號碼:

Purchaser's Correspondence/Registered Address 買方通訊/註冊地址: **Purchaser's Tel No. 買方電話號碼:**

Name & Postal Address of the Development 發展項目名稱及郵寄地址:

Grand Central 凱滙

33 Hip Wo Street (The Remaining Portion of New Kowloon Inland Lot No. 6514)
協和街 33 號(新九龍內地段 6514 號餘段)

Details of the Property (the "Property") 訂購物業("本物業")的資料:

Phase 期數	Tower 座	Floor 樓	Unit 單位
I			

Payment Term 付款方法 :

The Purchase Price of the Property is 本物業的售價為:	HK 港幣$	元	which shall be paid by the Purchaser to the Vendor in the manner as follows 並須由買方按以下方式付予賣方 –
Preliminary Deposit 臨時訂金	HK 港幣$	元	which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) ，須於簽署本臨時合約時支付。
Further Deposit 加付訂金	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
*Part Payment 部份售價	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Balance Payment 售價餘款	HK 港幣$	元	payable on or before 須於以下日子或之前支付: / /
Date of Completion 成交日期	/ /		

*delete as appropriate 刪除不適用者

The Property is sold with vacant possession. 本物業是以交吉交易。

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed 按訂約雙方的意向，本臨時合約將會由一份買賣合約(“正式合約”)取代，正式合約須 –

(a) by the Purchaser on or before **/ /** (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and (即本臨時合約的簽署日期之後的第五個工作日或之前簽立)；及
由買方於

(b) by the Vendor on or before **/ /** (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). (即本臨時合約的簽署日期之後的第八個工作日或之前簽立)。
由賣方於

Received the Preliminary Deposit in the sum of HK$_____ Cheque/Cashier Order, subject to Bank Clearance
上述所列臨時訂金經已收妥此據 交來支票/本票以銀行過數作實
Cheque / Cashier Order No. 支票 / 本票號碼:
HK$

The Vendor agrees to sell and the Purchaser agrees to purchase the Property on the foregoing terms and conditions and following "Other Terms and Conditions" 賣方及買方於此同意根據上述條款及下述其他條款及條件出售及購買本物業:

Other Terms and Conditions 其他條款及條件:

1. In this Preliminary Agreement 在本臨時合約中 -
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   (c) the floor area of an item under clause 6(a) is calculated in accordance with section 8(3) of that Ordinance; and
   (d) the area of an item under clause 6(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   (a)"實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
   (b)"工作日"具有該條例第 2(1)條給予該詞的涵義；
   (c) 第 6(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) 第 6(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
   買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

3. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

4. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
   須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

5. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed -
   如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 –
   (a) this Preliminary Agreement is terminated;
   (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
   (c) the Vendor does not have any further claim against the Purchaser for the failure.
   (a) 本臨時合約即告終止；
   (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
   (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

6. The measurements of the Property are as follows 本物業的量度尺寸如下 –
   Please refer to the "Schedule 2" attached to this Preliminary Agreement. The "Schedule 2" forms part of this Preliminary Agreement.
   請參閱隨本臨時合約附上之「附表二」。「附表二」屬本臨時合約一部份。

7. The sale and purchase of the Property includes the fittings, finishes and appliances as follows –
   Please refer to the "Schedule 1" attached to this Preliminary Agreement. The "Schedule 1" forms part of this Preliminary Agreement.
   本物業買賣所包括的裝置、裝修物料及設備如下 –
   請參閱隨本臨時合約附上之「附表一」。「附表一」屬本臨時合約一部份。

8. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
   在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

9. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 10 and fully understands its contents.
   買方已確認收到第 10 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。

10. For the purposes of clause 9, the following is the "Warning to Purchasers" –
    就第 9 條而言，"對買方的警告"內容如下 –
    (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
    如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
    (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
    你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
    (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
    現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
    (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
    倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付

的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

11. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且接受本物業及其內之裝置、裝修物料及設備之現狀。

12. Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。

13. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.
買方須於簽訂本臨時合約後的五個工作天內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署一份正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容買方一概不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。

14. The Agreement will provide that in the event of the Vendor, at the request of the Purchaser, agreeing at the Vendor's own discretion to cancel the sale and purchase by way of cancellation agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 10% of the Purchase Price of the Property and in addition, the Purchaser shall be liable for all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.
正式合約將訂明：如賣方就買方之要求按賣方酌情同意以合約或以其他任何方式取消正式合約或買方在正式合約下之責任，賣方有權於買方已付之樓價中保留相等於本物業售價百份之十之款項及買方須承擔賣方取消正式合約之律師費及有關費用（包括如須繳付之印花稅）。

15. It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement. Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.
買賣雙方同意並聲明本臨時合約只適用於買方本人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方並不接受買方任何形式之受托人或獲提名人代買方簽署正式合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。

16. The Purchaser shall solely bear and pay (a) all legal costs and disbursements for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and (b) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (c) all costs for preparing certified copies of title deeds and documents of the Property, (d) all plan fees for plans to be annexed to the Agreement and the Assignment, (e) all stamp duty (including without limitation special stamp duty, buyer's stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (f) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the manager of the Development advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement, the Mortgage or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (b) to (f) listed above in any case.
於此買賣交易中買方須負責繳付(a)所有有關擬備、簽訂、加蓋印花、完成交易及登記本臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (b) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤; (c)業權文件認正副本之一切費用； (d) 本物業的正式合約及轉讓契之圖則費； (e) 一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於額外印花稅、買家印花稅及從價印花稅)、登記費及其他支出費用；及 (f)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契及管理合約向賣方或發展項目的管理人補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約、按揭及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述 (b) 至 (f) 項。

17. All further deposits, part payments of the Purchase Price and the balance of the Purchase Price and stamp duty shall be paid by the Purchaser by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
加付訂金、售價的任何部份及餘款及印花稅，必須以香港持牌銀行所發出的本票或書面保付的支票，並以賣方律師行作抬頭人支付。

18. Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約所列之時間或時限乃本合約要素，必須嚴謹遵守。

19. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。

20. This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
本臨時合約簽訂前，買賣雙方並無以相同條款訂立任何非書面買賣協議或買賣協議。

21. The Purchaser shall inform the Vendor forthwith in writing of any changes in correspondence address or telephone number.
買方如有更改通訊地址或電話號碼，須立即以書面通知賣方。

22. The Purchaser acknowledges that the air conditioning platform erected outside of the Property does not form part of the Property being purchased under this Preliminary Agreement and form part of the common parts of the Development.
買方確認知悉設於該物業以外的空調機平台並不屬於臨時買賣合約下所買賣的該物業的一部份，該等空調機平台屬於發展項目的公用部份。

Vendor's Estate Agent (Company) 賣方地產代理(公司):
Purchaser's Estate Agency (Company) 買方地產代理(公司):
Estate Agent 地產代理:
Estate Agent's Licence (individual) No. 地產代理(個人)牌照號碼:

The Purchaser has read this Preliminary Agreement and fully understands and agrees the contents of this Preliminary Agreement.
買方已細閱此臨時合約，並完全明白及同意其內容。

Purchaser's Signature 買方簽署	Authorised signature for and on behalf of the Developer's Sales Agent for Vendor 經授權發展商銷售代理代表簽署	Authorised signature for and on behalf of the Vendor 經授權賣方代表簽署

Schedule 1

附表一

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

External Wall 外牆	:	Tile, external paint, aluminium cladding, aluminium louvre, glass cladding, glass balustrade, metal grille feature and curtain wall 瓷磚，外牆漆，鋁質飾面，鋁百葉，玻璃飾面，玻璃欄杆，金屬裝飾架及幕牆
Internal wall and ceiling 內牆及天花板	:	Wall: Exposed surface plastered and painted with emulsion paint; Ceiling: Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint 牆壁: 外露部份批盪後再髹乳膠漆; 天花板: 外露部分批盪後再髹乳膠漆，石膏板假樑髹上乳膠漆
Flooring 地板	:	Engineered timber flooring with stone border adjoining balcony and utility platform 複合木地板，配以石材邊緣於連接露台及工作平台處
Entrance door 大門	:	Fire-rated solid core timber door 防火實心木門
Bathroom 浴室	:	Sanitary fitment; Wall: Tile and stone on exposed surface; Floor(Bathroom): Tile on exposed surface; Floor(Master Bathroom): Natural stone on exposed surface; Ceiling: Painted gypsum board false ceiling 衛生設備； 牆壁:外露部分鋪砌瓷磚及石材; 地板(浴室):外露部分鋪砌瓷磚; 地板(主人浴室):外露部分鋪砌天然石材; 天花板:石膏板假天花髹上油漆
Kitchen 廚房		Wall: Tile and glass panel on exposed surface; Floor(Kitchen): Tile on exposed surface; Floor(Open Kitchen): Engineered timber flooring on exposed surface; Ceiling: Painted gypsum board false ceiling; Cooking Bench: Solid surface; Stainless steel sink unit; Wooden kitchen carcase and door panel 牆壁: 外露部分鋪砌瓷磚及玻璃板; 地板(廚房):外露部分鋪砌瓷磚; 地板(開放式廚房):外露部分鋪砌複合木; 天花板: 石膏板假天花髹上油漆; 灶台:實體面材; 不銹鋼洗滌盆; 木製櫃身及門板

Appliance Schedules 設備說明表:

Tower 1 第 1 座	
Appliances 設備	Applicable to units below 適用於以下單位
Split Type Air Conditioner 分體式冷氣機	All Units 所有單位
Gas Water Heater 煤氣熱水爐	All Units 所有單位
Cooker Hood 抽油煙機	All Units 所有單位
Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	All Units 所有單位
Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	Applicable to Unit below only: Unit A on 50/F 只適用於以下單位: 50 樓 A 單位
Induction Hob (2 Cooking Zones) 雙頭電磁爐	All Units (except Unit A on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-50/F) 所有單位 (6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 50 樓 A 單位除外)
Induction Hob (4 Cooking Zones) 四頭電磁爐	Applicable to Units below only: Unit A on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-50/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 50 樓 A 單位
Microwave Oven with Grill 微波燒烤爐	All Units 所有單位
Combi Oven with Steam 蒸焗爐	Applicable to Units below only: Unit A, B, C, G & H on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-50/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 50 樓 A, B , C , G 及 H 單位
Single Door Refrigerator 單門雪櫃	Applicable to Units below only: Unit A on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-50/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 50 樓 A 單位
Double doors Refrigerator 雙門雪櫃	All Units 所有單位
Washer & Dryer 洗衣乾衣機	All Units 所有單位
Wine Cellar 酒櫃	Applicable to Unit below only: Unit A on 50/F 只適用於以下單位: 50 樓 A 單位
Ceiling Exhaust Fan 天花式抽氣扇	All Units 所有單位
Ventilation Exhaust Fan 抽氣扇	All Units 所有單位
Thermo Ventilator 浴室寶	All Units 所有單位

Tower 2 第 2 座	
Appliances 設備	Applicable to units below 適用於以下單位
Split Type Air Conditioner 分體式冷氣機	All Units 所有單位
Gas Water Heater 煤氣熱水爐	All Units 所有單位
Cooker Hood 抽油煙機	All Units 所有單位
Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	Applicable to Units below only: Unit A, B, E, F, G, H, K, L, M & N on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-53/F; Unit A, B, E, F, G, K, L, M & N on 55/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 53 樓 A, B, E, F, G, H, K, L, M 及 N 單位; 55 樓 A, B, E, F, G, K, L, M 及 N 單位
Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	Applicable to Unit below only: Unit G on 55/F 只適用於以下單位: 55 樓 G 單位
Induction Hob (2 Cooking Zones) 雙頭電磁爐	Applicable to Units below only: Unit A, B, E, F, G, H, K, L, M & N on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-53/F; Unit A, B, E, F, K, L, M & N on 55/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 53 樓 A, B, E, F, G, H, K, L, M 及 N 單位; 55 樓 A, B, E, F, K, L, M 及 N 單位
Induction Hob (3 Cooking Zones) 三頭電磁爐	Applicable to Units below only: Unit C, D & J on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-53/F and 55/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓, 45 樓至 53 樓及 55 樓 C, D 及 J 單位
Induction Hob (4 Cooking Zones) 四頭電磁爐	Applicable to Unit below only: Unit G on 55/F 只適用於以下單位: 55 樓 G 單位
Microwave Oven with Grill 微波燒烤爐	All Units 所有單位
Combi Oven with Steam 蒸焗爐	Applicable to Units below only: Unit A, B, H & M on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F and 45/F-53/F; Unit A, B, G & M on 55/F 只適用於以下單位: 6 樓至 12 樓, 15 樓至 23 樓, 25 樓至 26 樓, 28 樓至 33 樓, 35 樓至 43 樓及 45 樓至 53 樓 A, B, H 及 M 單位; 55 樓 A, B, G 及 M 單位
Single Door Refrigerator 單門雪櫃	Applicable to Unit below only: Unit G on 55/F 只適用於以下單位: 55 樓 G 單位
Double doors Refrigerator 雙門雪櫃	All Units 所有單位

Tower 2 第 2 座	
Appliances 設備	Applicable to units below 適用於以下單位
Washer & Dryer 洗衣乾衣機	All Units 所有單位
Wine Cellar 酒櫃	Applicable to Unit below only: Unit G on 55/F 只適用於以下單位: 55 樓 G 單位
Ceiling Exhaust Fan 天花式抽氣扇	All Units (except Unit J on 6/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-53/F and 55/F) 所有單位 (6 樓至 12 樓，15 樓至 23 樓，25 樓至 26 樓，28 樓至 33 樓，35 樓至 43 樓，45 樓至 53 樓及 55 樓 J 單位除外)
Ventilation Exhaust Fan 抽氣扇	All Units 所有單位
Thermo Ventilator 浴室寶	All Units 所有單位

附表二 Schedule 2

於本附表中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約:
In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

期數 Phase I **大廈 Tower** 1 **座 Floor** 6 **樓 Unit** A **單位**
本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	16.743	平方米 square metres/	180	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 38 **樓 Unit** A **單位**
本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 39 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 40 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 41 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 42 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 43 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 45 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 46 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 47 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 48 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 49 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

101.433	平方米 square metres/	1092	平方呎，其中 square feet of which -
3.638	平方米 square metres/	39	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

143.373	平方米 square metres/	1543	平方呎，其中 square feet of which -
2.032	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	13.154	平方米 square metres/	142	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	125.185	平方米 square metres/	1347	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 40 **樓 Unit** B **單位**

本物業的實用面積為 the saleable area of the Property is -

79.123	平方米 square metres/	852	平方呎，其中 square feet of which -
2.832	平方米 square metres/	30	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** B **單位**

本物業的實用面積為 the saleable area of the Property is -

79.894	平方米 square metres/	860	平方呎，其中 square feet of which -
2.832	平方米 square metres/	30	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	65.257	平方米 square metres/	702	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** C **單位**

本物業的實用面積為 the saleable area of the Property is -

71.103	平方米 square metres/	765	平方呎，其中 square feet of which -
2.490	平方米 square metres/	27	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	57.237	平方米 square metres/	616	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** E **單位**

本物業的實用面積為 the saleable area of the Property is -

62.776	平方米 square metres/	676	平方呎，其中 square feet of which -
2.260	平方米 square metres/	24	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	48.960	平方米 square metres/	527	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** F **單位**

本物業的實用面積為 the saleable area of the Property is -

51.930	平方米 square metres/	559	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	44.980	平方米 square metres/	484	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 6 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

76.952	平方米 square metres/	828	平方呎，其中 square feet of which -
2.702	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	29.083	平方米 square metres/	313	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 47 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

76.952	平方米 square metres/	828	平方呎，其中 square feet of which -
2.702	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 48 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

76.952	平方米 square metres/	828	平方呎，其中 square feet of which -
2.702	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 49 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

76.952	平方米 square metres/	828	平方呎，其中 square feet of which -
2.702	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

76.952	平方米 square metres/	828	平方呎，其中 square feet of which -
2.702	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	58.843	平方米 square metres/	633	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** H **單位**

本物業的實用面積為 the saleable area of the Property is -

70.432	平方米 square metres/	758	平方呎，其中 square feet of which -
2.470	平方米 square metres/	27	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	60.716	平方米 square metres/	654	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** J **單位**

本物業的實用面積為 the saleable area of the Property is -

54.180	平方米 square metres/	583	平方呎，其中 square feet of which -
2.022	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	43.261	平方米 square metres/	466	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** K **單位**

本物業的實用面積為 the saleable area of the Property is -

53.339	平方米 square metres/	574	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	28.647	平方米 square metres/	308	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** L **單位**

本物業的實用面積為 the saleable area of the Property is -

54.962	平方米 square metres/	592	平方呎，其中 square feet of which -
2.018	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	44.845	平方米 square metres/	483	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 1 **座 Floor** 50 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

54.806	平方米 square metres/	590	平方呎，其中 square feet of which -
2.018	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	44.597	平方米 square metres/	480	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 6 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

79.880	平方米 square metres/	860	平方呎，其中 square feet of which -
2.690	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	10.480	平方米 square metres/	113	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 28 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

79.880	平方米 square metres/	860	平方呎，其中 square feet of which -
2.690	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 35 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

79.880	平方米 square metres/	860	平方呎，其中 square feet of which -
2.690	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** A **單位**

本物業的實用面積為 the saleable area of the Property is -

79.880	平方米 square metres/	860	平方呎，其中 square feet of which -
2.690	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	66.178	平方米 square metres/	712	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 6 **樓 Unit** B **單位**

本物業的實用面積為 the saleable area of the Property is -

80.058	平方米 square metres/	862	平方呎，其中 square feet of which -
2.696	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	10.212	平方米 square metres/	110	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** B **單位**

本物業的實用面積為 the saleable area of the Property is -

80.059	平方米 square metres/	862	平方呎，其中 square feet of which -
2.696	平方米 square metres/	29	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	68.309	平方米 square metres/	735	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** C **單位**

本物業的實用面積為 the saleable area of the Property is -

41.999	平方米 square metres/	452	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	29.175	平方米 square metres/	314	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** D **單位**

本物業的實用面積為 the saleable area of the Property is -

42.778	平方米 square metres/	460	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	31.628	平方米 square metres/	340	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** E **單位**

本物業的實用面積為 the saleable area of the Property is -

55.442	平方米 square metres/	597	平方呎，其中 square feet of which -
2.034	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	43.516	平方米 square metres/	468	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** F **單位**

本物業的實用面積為 the saleable area of the Property is -

55.175	平方米 square metres/	594	平方呎，其中 square feet of which -
2.034	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	45.051	平方米 square metres/	485	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** G **單位**

本物業的實用面積為 the saleable area of the Property is -

125.240	平方米 square metres/	1348	平方呎，其中 square feet of which -
2.400	平方米 square metres/	26	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
--	平方米 square metres/	--	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	7.128	平方米 square metres/	77	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	111.723	平方米 square metres/	1203	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** J **單位**

本物業的實用面積為 the saleable area of the Property is -

45.053	平方米 square metres/	485	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	39.014	平方米 square metres/	420	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** K **單位**

本物業的實用面積為 the saleable area of the Property is -

51.067	平方米 square metres/	550	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	39.764	平方米 square metres/	428	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** L **單位**

本物業的實用面積為 the saleable area of the Property is -

50.205	平方米 square metres/	540	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	40.899	平方米 square metres/	440	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 6 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	17.454	平方米 square metres/	188	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 49 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 50 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 51 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 52 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 53 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	--	平方米 square metres/	--	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** M **單位**

本物業的實用面積為 the saleable area of the Property is -

81.774	平方米 square metres/	880	平方呎，其中 square feet of which -
2.854	平方米 square metres/	31	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	67.253	平方米 square metres/	724	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

期數 Phase I **大廈 Tower** 2 **座 Floor** 55 **樓 Unit** N **單位**

本物業的實用面積為 the saleable area of the Property is -

55.665	平方米 square metres/	599	平方呎，其中 square feet of which -
2.000	平方米 square metres/	22	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
1.500	平方米 square metres/	16	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
--	平方米 square metres/	--	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and

(b) 其他量度尺寸為 other measurements are –

空調機房的面積為 the area of the air-conditioning plant room is	--	平方米 square metres/	--	平方呎 square feet;
窗台的面積為 the area of the bay window is	--	平方米 square metres/	--	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	--	平方米 square metres/	--	平方呎 square feet;
平台的面積為 the area of the flat roof is	--	平方米 square metres/	--	平方呎 square feet;
花園的面積為 the area of the garden is	--	平方米 square metres/	--	平方呎 square feet;
停車位的面積為 the area of the parking space is	--	平方米 square metres/	--	平方呎 square feet;
天台的面積為 the area of the roof is	46.020	平方米 square metres/	495	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	--	平方米 square metres/	--	平方呎 square feet;
前庭的面積為 the area of the terrace is	--	平方米 square metres/	--	平方呎 square feet;
庭院的面積為 the area of the yard is	--	平方米 square metres/	--	平方呎 square feet.

WARNING TO PURCHASERS
PLEASE READ CAREFULLY
對買方的警告
買方請小心閱讀

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Please refer to the Form of Tender 詳見投標表格

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

1. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
   如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

2. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
   你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

3. YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
   現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

4. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
   倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

5. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
   你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.
我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of
公曆 年 月 日

Signature(s) of Purchaser 買方簽署：_____

Note 備註:

* "Owner" means the legal or beneficial owner of the Property.「擁有人」指物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Defects Warranty Letter
保證修繕缺漏函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Please refer to the Form of Tender 詳見投標表格

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

We refer to your purchase of the Property. Subject to and conditional upon your completion of the purchase of the Property directly from Urban Renewal Authority (the "Owner"), in all aspects in accordance and in compliance with the formal Agreement for Sale and Purchase made between you and the Vendor ("ASP") and becoming the registered owner of the Property, Union Score Investments Limited ("the Person so Engaged"), the person engaged by the Vendor to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development, is prepared to, but not in derogation from your rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by you within 3 years from the date of issuance of the certificate of compliance of the Development or consent to assign in respect of the relevant part of the Development in which the Property forms part (the "Time Limit"), whichever is earlier, remedy any defects to the Property (caused otherwise than by any act or neglect of you or your agent, contractor or resident, occupier or visitor of the Property), provided that:
本函是有關閣下購買該物業之事宜。在閣下按照閣下與市區重建局(「擁有人」)簽訂之正式買賣合約(「正式合約」)完成買賣並完全遵守其條款直接從賣方買入該物業及成為該物業之註冊業主為前提下，溢順投資有限公司(「如此聘用的人」) ，即獲賣方聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士，將在不減損閣下於正式合約下之權利下，將於收到閣下於發展項目滿意紙或包括該物業之有關發展項目部份之轉讓同意書發出日起計的3年內(以較早者計) (「時限」)所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救（閣下或閣下的代理人、承辦商或該物業的住客、使用者或訪客的行為或疏忽所導致除外），惟前提是：

1. You shall give prompt written notice to the Person so Engaged within the Time Limit specifying the defects to the Property that should be ascertainable upon reasonable inspection. 閣下須盡快在時限內書面通知如此聘用的人有關該物業的欠妥之處，該欠妥之處應為在合理檢查下可以被確定。

2. The Person so Engaged shall, at its own cost (by its contractor or by procuring other responsible parties) and as soon as reasonably practicable after receipt of your written notice served within the Time Limit, remedy the defects stated therein. The Person so Engaged shall not by reason of this obligation be liable to any person(s) for any consequential loss or any loss of use of the Property or any fittings, finishes or appliances therein specified in the Sales Brochure (Printing Date: 13th December 2018). 如此聘用的人當收到於時限內發出的書面通知後，須要在合理地切實可行的範圍內，盡快自費(由其承包商或促使其他相關負責人士)就閣下於書面通知內列出的欠妥之處作出補救。如此聘用的人不須因此責任而向任何人士承擔任何因未能使用該物業或其在售樓說明書(印製日期: 2018 年 12 月 13 日)中列出之裝置、裝修物料及設備的損失或其相應而生的損失。

3. This obligation does not cover any electrical appliances, furniture, plants or landscaping in, sold with the Property, nor to any wear and tear of the Property or any matter added to the Property after the completion of the sale and purchase. 此項責任不包括任何位於該物業內或隨該物業出售的電器、傢俱、花草植物或園藝設計，亦不包括任何該物業之損耗及在買賣完成後所增的事物。

4. The rights or benefits conferred on you upon the terms and conditions of this letter shall be personal to you solely and are non-assignable and non-transferable and will terminate automatically when you sell/transfer or contract to sell/transfer the Property. In any event the Person so Engaged shall not be liable to your sub-purchaser(s), nominee(s) or assignee(s). 本函賦予閣下之權利或利益只屬閣下個人的，不得轉讓或轉移。當閣下出售/轉讓該物業或簽訂有關協議，該等權利及利益將會自動終止。如此聘用的人在任何情況下均不須向閣下之轉購人、被提名人或承讓人負責。

5. This obligation is given on an entirely without prejudice basis and as a gesture of goodwill of the Person so Engaged. For the avoidance of doubt, the Person so Engaged bears no liability to the Purchaser for any failure to perform this obligation. In case of any dispute in relation to this obligation of the Person so Engaged herein mentioned, the decision of the Person so Engaged shall be final and binding on you. 此項責任是在完全無損如此聘用的人及買賣雙方基礎及純為如此聘用的人之良好商譽而提供。為免生疑問，如此聘用的人無須為未能履行此項責任向買方負上任何責任或賠償任何損失。如對如此聘用的人於此項責任有任何爭議，如此聘用的人享有最終及具約束力的決定權。

6. Without prejudice to the generality of the foregoing, this obligation is not applicable to any defects caused by vandalism, wrongful act or negligence or normal fair wear and tear and the Person so Engaged is not responsible for the remedy of any defects arising out of or resulting from improper operation or maintenance, or for defect or damage aggravated through failure or delay in giving notice to the Person so Engaged. This obligation shall no longer be applicable if and when the subject matter of the defects has been altered, relocated or otherwise modified or varied, sold or disposed of. 在無損上述條款的通用性為前提下，此項責任是不包括任何蓄意、錯誤或疏忽或正常損耗造成的損壞，且如此聘用的人不會對因不恰當使用或管理造成、和因閣下未能及時通知如此聘用的人而加深的損壞作出執修。若閣下把該等有欠妥之處的事物更改或修改、重新安置、出售或丟棄，此項責任將會終止。

7. This obligation of the Person so Engaged is conditional on the Purchaser giving to the Person so Engaged and/or its authorized representative reasonable access to the Property. 如此聘用的人的責任須符合一項先決條件，即買方須讓如此聘用的人或其授權代理人合理地進入該物業。

8. This letter is independent of the Preliminary Agreement for Sale and Purchase of the Property ("PASP") and ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or you under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP. 本函獨立於有關該物業之臨時買賣合約（「臨時合約」)及正式合約(「正式合約」)，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款。本函不應被解釋為影響或損害臨時合約或正式合約下賣方或閣下之責任、權利或補償。倘如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約所有條款並受其約束。

9. In case of any dispute in relation to any terms and conditions of this letter, the Person so Engaged shall have the right of final decision. 與本函任何條款有關的任何爭議，概由如此聘用的人享有最終決定權。

10. The parties do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this letter shall be excluded from the application of the CRTPO.
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「該條例」)強制執行本函下任何條款，並且同意排除該條例對本函的適用。

11. The Chinese translation of this letter is for reference purposes only. In case of any discrepancy, the English version shall prevail. 本函中文譯本僅供參考，如與英文版本有歧義，概以英文版本作準。

After due and careful consideration of the contents of this letter, I / we agree to accept the same and be bound by all the terms and conditions herein set out. 經適當及仔細考慮本函內容後，本人／我等同意接受本函所有條款並受其約束。

Signed for and on behalf of the Person so Engaged
代表如此聘用的人簽署
Sino Real Estate Agency Ltd.
信和地產代理有限公司

Signed by the Purchaser
買方簽署

_____ _____

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Acknowledgement for receipt of documents relating to the purchase of the Property
有關購買該物業文件之收取文件確認函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Please refer to the Form of Tender 詳見投標表格

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

我/我們等確認已收到以下有關我/我們購買該物業之資料及文件：
I/We hereby acknowledge the receipt of the following information and documents relating to my/our purchase of the Property:

___ 1. 臨時買賣合約 Preliminary Agreement for Sale and Purchase
___ 2. 對買方的警告(按《一手住宅物業銷售條例》及香港律師會執業指引提供)
Warning to Purchasers (provided per Residential Properties (First-hand Sales) Ordinance and Practice Direction of the Law Society of Hong Kong)
___ 3. 保證修繕缺漏函 Defects Warranty Letter
___ 4. 有關中介人的聲明 /有關並無中介人的聲明
Declaration in Relation to Intermediary / Declaration in Relation to No Intermediary
___ 5. 個人資料收集聲明(市區重建局)
Personal Information Collection Statement (Urban Renewal Authority)

___ 6. 收集個人資料聲明(信和地產代理有限公司)
Personal Information Collection Statement (Sino Real Estate Agency Limited)

___ 7. 買家資料表格 Purchaser Particulars Form
___ 8. 該物業平面圖及橫截面圖 Layout and Cross-Section Plans of the Property
___ 9. 律師服務收費及支出表（附印花稅計算方法）及律師事務所發出之買方須知 Table for Legal Fees and Disbursements (with stamp duty calculation) and Notice to Purchaser issued by the Solicitors
___ 10. 其他文件/附帶條件 Other Document(s)/Supplemental Terms : 一手住宅物業買家須知 Notes to purchasers of first-hand residential properties
___ 11. 有關開放式廚房之買方確認函(如適用) Purchaser's Acknowledgement relating to Open Kitchen (if applicable)
___ 12. 關於家具與實產的確認函(如適用) Acknowledgement Letter regarding Furniture and Chattels (if applicable)
___ 13. 有關平台之確認函(如適用) Letter of Acknowledgement relating to Flat Roof (if applicable)
___ 14. 物業參觀確認函 Acknowledgement Letter for Properties Viewing
___ 15. 賣方資料表格 Vendor's Information Form

_____
買方簽署 Signature(s) of Purchaser

Note 備註:
* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

附件 Appendix F

Declaration in relation to Intermediary 有關中介人的聲明

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Please refer to the Form of Tender 詳見投標表格

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

The Purchaser hereby declares that _____ of _____ (EA Licence No. _____) ("the Intermediary") has introduced the Purchaser to the sales office for the purchase of the Property under a Preliminary Agreement for Sale and Purchase under reference no. _____.

買方確認經由 _____ 之 _____ (地產代理牌照號碼 _____) (後稱「中介人」)介紹到售樓處簽署臨時買賣合約(編號為 _____)購買上述物業。

The Purchaser and the Intermediary hereby declare the following: 買方及中介人確認下列聲明:

1. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser to the Vendor in the sale of residential units in the Development. The Intermediary is not the agent of the Vendor.
   賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目住宅單位一事中介紹買家給賣方，中介人並非賣方的代理人。
2. The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, promise, warranty or representation or to take up any responsibility or liability on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreements, promises, warranties or representations made by the Intermediary or for the performance of any of the same on behalf of the Intermediary.
   中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、承諾、保證或陳述或代賣方應允任何承擔或責任，及無論在任何情況下，賣方不須向買方或任何其他人為中介人所作出的任何協議、承諾、保證或陳述而負責，亦不須代中介人履行其作出的任何協議、承諾、保證或陳述。
3. The Vendor and their staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase, provision of information or copies of documents, etc. from the Purchaser or the Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
   賣方及其職員並無亦不會直接或間接向買方或中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。如有任何人士以賣方僱員或代理之名義，在買方購買上述物業時向買方索取任何利益（金錢或其他）時，買方應向廉政公署舉報。
4. The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser. If the Intermediary does so collect any fees or commissions from the Purchaser, the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.
   賣方並無亦不會授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會繳付)向中介人繳付有關上述物業的買賣的任何費用或佣金。
5. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase.
   買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易一切依據臨時買賣合約及正式買賣合約進行。
6. In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.
   如本文件之中英文本有任何出入，一切以英文為準。

買方簽署 Signed by the Purchaser	中介人簽署 Signed by the Intermediary
_____	_____

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管數目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Urban Renewal Authority
市區重建局
Personal Information Collection Statement 個人資料收集聲明

Collection of your personal information 收集閣下的個人資料

From time to time, it is necessary for you to supply Urban Renewal Authority with your personal information and particulars in connection with provision of services and products by Urban Renewal Authority, including handling your property transaction(s). Urban Renewal Authority may not be able to provide the services and products requested by you without the necessary information and particulars.
市區重建局為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向市區重建局提供閣下的個人資料及詳情。若沒有所需的資料及詳情，市區重建局可能無法提供閣下要求的服務及產品。

Urban Renewal Authority may also generate and compile information about you. Personal information and particulars provided by you or generated and compiled by Urban Renewal Authority about you from time to time is collectively referred to as "Your Information".
市區重建局亦可能產生及編製有關閣下的資料。閣下提供的或市區重建局不時產生及編製有關閣下的個人資料及詳情統稱為「閣下資料」。

This Statement sets out the purposes for which Your Information may be used, what you are agreeing to with respect to the use of Your Information by Urban Renewal Authority and your rights under the Personal Data (Privacy) Ordinance, Cap 486 ("Ordinance").
本聲明列出閣下資料可能被用作的用途、閣下就市區重建局使用閣下資料所同意的事項及閣下根據《個人資料(私隱)條例》(486 章)(「條例」)的權利。

Purposes for which Your Information may be used by Urban Renewal Authority 閣下資料可能被市區重建局用作的用途

Urban Renewal Authority may use Your Information for one or more of the following purposes from time to time:
市區重建局可能不時使用閣下資料用作下列一個或多個用途：

(i) Handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易;
(ii) Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請;
(iii) Handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求;
(iv) Facilitating property management and security;
促進物業管理及保安;
(v) Conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分);
(vi) Communicating with you;
與閣下溝通;
(vii) Investigating and handling complaints;
調查及處理投訴;
(viii) Preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動;及
(ix) Making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

Transfer of Your Information 轉移閣下資料

To facilitate the purposes set out above, Urban Renewal Authority may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any transfer of Your Information to another person

for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below. Your Information may be transferred outside Hong Kong :
為促進上述用途，市區重建局可能於香港境內或境外轉移或披露閣下資料予下列各方，但任何轉移或披露閣下資料予其他人士以供其在直接促銷中使用將受以下「在直接促銷中使用閣下資料」部份所限。閣下資料可能被轉移至香港境外：

(i) Any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士;
(ii) Any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of the business of Urban Renewal Authority;
任何代理人、承包商或就市區重建局的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商;
(iii) Any person under a duty of confidentiality to Urban Renewal Authority including accountants, legal advisers or other professional advisers of Urban Renewal Authority;
對市區重建局有保密責任的任何人士，包括市區重建局的會計師、法律顧問或其他專業顧問;
(iv) Any person involved in your property transaction; and
閣下物業交易涉及的任何人士;及
(v) Any person to whom Urban Renewal Authority is required to make disclosure under law, court order, direction, code or guideline applicable in or outside Hong Kong.
市區重建局根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

Use of Your Information in direct marketing 在直接促銷中使用閣下資料

Urban Renewal Authority may not (i) use Your Information in direct marketing unless you consent or do not object, or (ii) provide Your Information to another person for its use in direct marketing unless you consent or do not object in writing.
(i)除非閣下同意或不反對，市區重建局方可在直接促銷中使用閣下資料，或(ii)除非閣下書面同意或不反對，市區重建局方可向其他人士提供閣下資料以供其在直接促銷中使用。

In connection with direct marketing, Urban Renewal Authority intend :
就直接促銷，市區重建局有意：

(a) To use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by Urban Renewal Authority from time to time;
使用市區重建局不時收集、產生、編製或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據;
(b) To market the following classes of services and products to you :
向閣下促銷以下類別的服務及產品：
   (1) Properties or property developments offered by Urban Renewal Authority;
   市區重建局提供的物業或物業發展項目;
   (2) Services and products offered by Urban Renewal Authority (including real estate agency services, credit facilities and financial services);
   市區重建局提供的服務及產品(包括地產代理服務、信貸融資及財務服務);
   (3) Offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by Urban Renewal Authority ; and
   市區重建局提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益;及
   (4) Donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities.
   為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動。

If you do NOT wish Urban Renewal Authority to use Your Information in direct marketing or provide Your Information to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of this Statement to exercise your opt-out right. You may also write to Urban Renewal Authority at the address set out in "Access to and correction of Your Information" section below to opt out from direct marketing at any time.
如閣下不欲市區重建局如上述在直接促銷中使用閣下資料或向其他人提供閣下資料以供其在直接促銷中使用，煩請在本聲明末端適當的方格內加入剔號(✓)行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下資料」部分所列市區重建局的地址選擇不接受直接促銷。

Access to and correction of Your Information 查閱及改正閣下資料

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made in writing to Urban Renewal Authority at 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong.
閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以以書面形式向市區重建局提出，其地址為香港皇后大道中 183 號中遠大廈 26 樓。

In accordance with the provisions of the Ordinance, Urban Renewal Authority have the right to charge you a reasonable fee for processing and complying with your data access request.
根據條例中的條款，市區重建局有權就處理及符合閣下的查閱資料要求收取合理費用。

*****

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Urban Renewal Authority may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above.
本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號("✓")表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號("✓")，市區重建局或會在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用(視情況而定)，有關詳情請參閱以上「在直接促銷中使用閣下資料」部份。

□ Please do NOT send direct marketing information to me.
請不要向我發送直接促銷資料。

□ Please do NOT provide my personal data to other persons for their use in direct marketing.
請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

Signature 簽署: _____
Name 姓名:
Date 日期:

Personal Information Collection Statement ("PICS")

收集個人資料聲明（「本聲明」）

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Tower 座____Floor 樓層____Unit 單位____

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

部份A Part A

信和地產代理有限公司（「**本公司**」、「**我們**」或「**我們的**」）於收集閣下的個人資料（「**個人資料**」）時將遵守《個人資料(私隱)條例》（香港法例第486章）的規定，致力於保護閣下的私隱，以及通知閣下若干事宜。

Sino Real Estate Agency Limited ("**Company**", "**we**", "**our**" or "**us**") complies with the requirements of the Personal Data (Privacy) Ordinance (Cap. 486 of Laws of Hong Kong), is committed to safeguarding your privacy, and notifies you of certain matters when collecting personal information from you ("**Personal Information**").

就本個人資料收集聲明而言，「**信和集團**」包括Sino Club Limited、信和地產代理有限公司、信和物業管理有限公司、信和護衛有限公司、恒毅環衛服務有限公司、信和停車場管理有限公司、皇家太平洋酒店、城市花園酒店、香港黃金海岸酒店、港島太平洋酒店、中環·石板街酒店、香港遨凱酒店、信和行政服務有限公司、如此聘用的人及其各自的控股公司、附屬公司、控股公司的同系附屬公司、聯營公司及聯屬公司。

For the purposes of this Personal Information Collection Statement , "**Sino Group**" includes Sino Club Limited, Sino Real Estate Agency Limited, Sino Estates Management Limited, Sino Security Services Limited, Best Result Environmental Services Limited, Sino Parking Services Limited, The Royal Pacific Hotel & Towers, City Garden Hotel, Hong Kong Gold Coast Hotel, Island Pacific Hotel, The Pottinger Hong Kong, The Olympian Hong Kong, Sino Administration Services Limited, the Person so Engaged, and their respective holding companies, subsidiaries, fellow subsidiaries of the holding companies, associated companies and affiliates.

資料的收集 COLLECTION OF DATA

於閣下以實體或網上形式作購買物業意向或投標登記、簽訂購買物業協議、合約或確認書;或申請服務、會籍及於任何其他情況下當閣下提交要求或查詢，或使用我們的網站及手機應用程式時，閣下可能會被要求向我們提供個人資料。

At the time of registration of intent or tender to purchase property, signing property purchase agreements, contracts or confirmation, application for membership, services in physical or online format and at any other time when you submit a request or enquiry, or use of our website(s) and mobile app(s), you may be asked to provide us with Personal Information.

閣下提供個人資料屬自願性質，然而，如果閣下不向我們提供相關的個人資料，如此聘用的人就不能為閣下處理上述物業買賣，閣下亦可能無法享用全部服務、活動或接收全部資料，而且如此聘用的人/我們可能無法滿足閣下的其他要求或回應閣下的查詢。

The provision of your Personal Information is voluntary. However, if you do not provide us with relevant Personal Information, the Person So Engaged will be unable to process the Sale and Purchase of the above Property for you, you may also not be able to be provided the services, activities or information in full and the Person So Engaged/we may not be able to fulfill your other requests or respond to your inquiries. 如果閣下向我們提供任何第三方的個人資料，閣下須確保已取得該第三方同意，而且該第三方完全知悉我們的私隱政策，包括本個人資料收集聲明。

If you provide Personal Information of any third parties to us, you must ensure that you have obtained the third party's consent and that the third party is fully aware of our Privacy Policy, including this Personal Information Collection Statement.

收集個人資料的目的及用途 PURPOSE OF COLLECTION AND USE OF PERSONAL INFORMATION

我們所收集的個人資料將在香港境內用作以下用途：

The Personal Information we collect will be used for the following purposes inside Hong Kong:

1. 考慮及處理閣下的申請及登記，包括物業購買，特別是認購指明物業；申請 Sino Club 會籍、活動登記、帳戶登記申請；處理閣下於問卷上的回應，以及備存聯絡人名單以作通訊之用；
   considering and processing your application and registration, including property purchase, in particular, purchasing specified properties, application for Sino Club membership, event registration and account registration of Sino Club, processing your feedback in the questionnaire, and to maintain contact lists for correspondence;
2. 與閣下通訊及向閣下提供有關上述物業資訊；
   communication with you and provision of information to you in relation to the above property;
3. 評估及／或核實提供予我們的資料；
   assessing and/or verifying information supplied to us;

4. 由我們或任何其他人士（包括信和集團任何成員公司或任何其他企業、公司、法團、機構或組織）（統稱或個別稱「**相關人士**」）為閣下提供、管理及安排以下服務：會籍服務；活動服務；物業服務；和帳戶服務等；
providing, administering and arranging for you the following services by us, or any other person including any member of the Sino Group or any other firm, company, corporation, body or organization (collectively or individually "**Relevant Person**"): membership services, event services, property services and account services, etc.;
5. 促進閣下與我們及／或任何信和集團成員公司間之溝通，包括閣下就對我們、任何信和集團成員及／或任何相關人士之設施、服務及／或產品之需要及期望作出的反饋；跟進閣下透過我們的網站、手機應用程式及／或其它方式提出的意見、問卷回應、查詢、或其他訊息；以及向閣下發送有關我們為閣下提供的服務的行政通訊及與信和集團或其成員公司業務相關的公告；
facilitating our communications, and/or the communications of any member of the Sino Group with you, including feedback from you on your needs and expectations of facilities, services and/or products from us, any member of the Sino Group and/or any Relevant Person, following up on comments, surveys, enquiries and other messages that you submit to us through our website, mobile application and/or other means, and sending you administrative communications about our services provided to you as well as business-related announcements about the Sino Group or its members;
6. 進行內部控制、解決爭議、處理問題及執行我們的條款及細則；
operating internal control, resolving disputes, troubleshooting problems and enforcing our terms and conditions;
7. 經閣下同意，我們會向閣下促銷產品、服務及其他主體（請參閱附件**直接促銷**一節）；
with your consent, marketing products, services and other subjects to you (please refer to the **Direct Marketing** section in the appendix);
8. 進行研究及／或分析及／或編製統計數據以了解閣下的需要，從而設計全新及／或改善現有設施、服務及／或產品，或用作與我們的業務、信和集團任何成員公司或任何相關人士業務有關的其他用途；
conducting research and/or analysis and/or to compile statistics to understand your needs so as to design new and/or enhancing existing facilities, services and/or products or for any other purposes in connection with our business, the business of any member of the Sino Group or any Relevant Person;
9. 遵守任何適用法律下的任何披露規定；
complying with any disclosure requirements under any applicable law;
10. 防止、偵查及／或調查可能屬違法或有合理嫌疑涉及任何犯罪的活動；
prevention, detection and/or investigation of activities that may be illegal or reasonably be suspected of committing any offence;
11. 保護信和集團任何成員公司及相關人士、我們的僱員、股東及其他人士的權利、財產或安全；及
protecting the rights, property or safety of any member of the Sino Group and Relevant Person, our employees, members, and others; and
12. 與上述用途直接相關或附帶的任何其他用途。
any other purpose directly relating or incidental to the above purposes.

個人資料披露 DISCLOSURE OF PERSONAL INFORMATION

我們將對所持有的個人資料保密，但我們可能會就上述用途向香港境內的以下多方或任何一方提供閣下的個人資料：
Personal Information held by us will be kept confidential but we may provide your Personal Information to the following parties or any of them inside Hong Kong for the purposes set out above:

1. 信和集團任何成員公司；
any member of the Sino Group;
2. 向我們或信和集團任何成員公司提供行政、管理、電腦技術外判、雲端服務、支付處理、數據處理、營銷及研調、分銷、電訊、會計、審計服務的任何代理商、承包商或第三方服務提供商；
any agent, contractor or third party service provider who provides administrative, management, computer technology outsourcing, cloud services, payment processing, data processing, marketing and research, distribution, telecommunications, accounting, auditing services to us or any member of the Sino Group;
3. 保險公司及顧問；
insurance companies, and consultants;
4. 按法律規定或在法律允許的情況下，政府、執法、監管或其他機關。
government, law enforcement, regulatory or other authorities where required by or otherwise permitted by law.

查閱資料 ACCESS TO DATA

閣下有權要求查閱及修改我們所持有閣下的個人資料。我們可能會就處理閣下查閱資料的要求而取收合理費用。
You have the right to request access to, and correction of, your Personal Information held by us. For data access requests, we may require payment of reasonable charges incurred by us in relation to administering and complying with your request.
如閣下希望核查我們是否持有閣下的個人資料、查閱我們所持有的個人資料或更正我們所持有不正確的個人資料，請聯絡九龍尖沙咀梳士巴利道尖沙咀中心 11 至 12 樓銷售經理。
If you wish to check whether we hold your Personal Information, access Personal Information held by us or correct your Personal Information held by us which is inaccurate, please contact Sales Manager at 11th-12th/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha

Tsui, Kowloon.
此個人資料收集聲明乃屬我們的私隱政策的一部份，並受其約束。本集團私隱政策資料於本集團網址 [https://www.sino.com/zh-HK/Special-Pages/Personal-Data-(Privacy)-Policy] 提供。
This Personal Information Collection Statement is also part of and is subject to our Privacy Policies, information of which is provided in our website [https://www.sino.com/en-US/Special-Pages/Personal-Data-(Privacy)-Policy.aspx].

部份 B Part B
Sino Club 會員登記及升級 Registration and Upgrade of Sino Club Membership
若認購人（「**認購人**」、「**閣下**」、「**本人**」）選擇成爲 Sino Club 會員（「同意選擇」），認購人同意登記為 Sino Club 會員及（若認購人已為 Sino Club 會員及於任何時候訂立購買指定住宅物業任何單位的臨時買賣合約（下稱「買賣合約」）） 升級成為 Sino Club 尊尚會員並同意信和地產代理有限公司（「本公司」或「我們」）將認購人在本表格及(若適用)買賣合約內的個人資料及所購的指定住宅物業單位的資料（「個人資料」）移轉/提供至 Sino Club Limited 作申請及登記會籍或，(按情況)升級成為尊尚會員及作資料核對之用。Sino Club Limited 會將在本表格提供的姓名、電郵及手提電話號碼，與存於其會員檔案的資料作核對，以核實認購人是否為現有 Sino Club 會員。如尚未為 Sino Club 的會員，認購人將登記為 Sino Club 會員。若認購人被登記為 Sino Club 普通會員或已為 Sino Club 普通會員，及已訂立買賣合約，則認購人將會升級為尊尚會員。認購人作出同意選擇後，即視為確認已詳閱、明白並同意遵守 Sino Club 會員守則 (https://www.sinoclub.com/tc/tnc/tnc.php)及個人資料(私隱)政策 (https://www.sinoclub.com/tc/privacy/privacy.php) 並聲明以上填報資料均屬真實、正確及完整。本公司亦於售樓部存放 Sino Club 會員守則及個人資料(私隱)政策之實體文本可供審閱) 。
By agreeing to register as a Sino Club Member(s) ("Registration Agreement"), applicant(s) ("Applicant(s)" or "you") agree to register as Sino Club Member(s) and, (if Applicant(s) is/are existing Sino Club Member(s) and has/have at any time entered into preliminary agreement for purchase of any unit in the specified residential property ("Preliminary Agreement")), upgrade as Sino Club Privilege Member(s) and agree Sino Real Estate Agency Limited ("Company" or "we") to transfer/provide to Sino Club Limited personal information of Applicant(s) and particulars of unit in the specified residential property purchased by Applicant(s) ("Personal Information") in this form and, if applicable, in the Preliminary Agreement for processing the membership application and registration or, as the case may be, upgrade of membership and for data matching. Sino Club Limited will match name, email and mobile number provided in this form with those information of its members kept in its record to check if Applicant(s) is/are existing Sino Club member(s). New member registration will be processed if Applicant(s) is/are not yet Sino Club member(s). If Applicant(s) is/are existing or has/have become Sino Club Ordinary member(s) and Applicant(s) has/have entered into Preliminary Agreement, Applicant(s) shall be upgraded to Privilege member(s). By submitting the Registration Agreement, Applicant(s) hereby confirm that Applicant(s) has/have read, understand and agree to be bound by the Terms and Conditions (https://www.sinoclub.com/en/tnc/tnc.php) and the Customer Data (Privacy) Policy (https://www.sinoclub.com/en/privacy/privacy.php) of Sino Club, copies of which are also available for inspection at the Company's sales office. Applicant(s) also declare that all information supplied by Applicant(s) is true, correct and complete.

直接促銷 DIRECT MARKETING
我們欲將閣下的個人資料作直接促銷之用，惟須就此用途取得閣下同意(包括表明不反對)。謹請留意：
We intend to use your Personal Information in direct marketing and we require your consent (which includes an indication of no objection) for that purpose. Please note:

1. 閣下的姓名及聯絡資料用於直接促銷；
   your name and contact information may be used by us for direct marketing;
2. 我們可能會向閣下促銷下列各類產品、服務及主體：
   the following classes of products, services and subjects may be marketed:
   a. 工業物業、辦公室、商舖、商場、住宅物業及存儲空間的投資、銷售及租賃服務；
      investment, sale and leasing services with respect to industrial properties, offices, shops, shopping malls, residential properties and storage spaces
   b. 物業管理服務，例如保安、泊車、衛生、清潔服務及／或保安服務；
      property management services such as security, parking, hygiene, cleaning and/or security services;
   c. 企業資訊；
      corporate information;
   d. 藝術、文化、休閒及／或娛樂服務；
      arts, cultural, leisure and/or entertainment services;
   e. 環境保護、義工及社區活動服務；
      environmental protection, volunteer and community events services;
   f. 酒店、提供居間相關產品及服務、會議設施及服務、旅遊、旅行團、水療、航行、遊艇及鄉村俱樂部；
      hotels, hospitality-related products and services, conference facilities and services, travel, tours, spas, sailing, yachts, and country clubs;
   g. 食品及飲料、餐廳、餐飲、糖果及雜貨、酒類、家居用品、一般商品、健康及美容、藥物、嬰兒／兒童／教育或寵物產品及服務、文具及書籍、時尚用品及配飾、珠寶及手錶、傢俱、運動及休閒設備、電子產品及電器、音樂、汽車相關服務、金融服務／產品、旅遊／居間／生活服務以及電子商務（包括交易和支付平台及網上拍賣）之零售促銷；

Retail promotion of food & beverages, restaurants, catering, confectionary & groceries, wine and liquor, household products, general merchandise, health & beauty, pharmaceuticals, baby/ children/ educational or pet products & services, stationery & books, fashion items & accessories, jewelry & watches, furniture, sports & leisure equipment, electronics & electrical appliances, music, motor related services, financial services/products, travel/ hospitality/ lifestyle services, and e-commerce (including trading and payment platforms and online auctions).;

h. 信和集團任何成員公司管理或營運的會籍、顧客忠誠計劃、積分及獎勵計劃；
membership, loyalty, bonus point and reward programmes managed or operated by any member of Sino Group;

3. 上述產品、服務及主體可由我們及／或信和集團任何成員公司提供；及
the above products, services and subjects may be provided by us and/or any member of the Sino Group; and

4. 除由我們促銷上述產品、服務及主體之外，我們還可能向信和集團其他成員公司提供閣下的姓名及聯絡資料，以供他們用作直接促銷上述產品、服務及主體，惟我們須就此用途取得閣下書面同意（包括表明不反對）。
in addition to marketing the above products, services and subjects ourselves, we may provide your name and contact information to other members of the Sino Group for use by them in direct marketing those products, services and subjects, and we require your written consent (which includes an indication of no objection) for that purpose.

就部份 A 而言，本人確認及知悉其中之內容及條款。就部份 B 而言，本人明白，本人於下方簽名，及沒有剔選下面方框，即表示本人同意登記為 Sino Club 會員或 (按情況) 升級成為 Sino Club 尊尚會員; 已詳閱、明白並同意遵守 Sino Club 會員守則及個人資料（私隱）政策; 或/及同意信和地產代理有限公司提供及轉移本人的姓名及聯絡資料予信和集團其他成員公司以作直接促銷之用。

In terms of Part A, I hereby confirm and acknowledge the contents and the terms contained therein. In terms of Part B, I understand that with my signature below without ticking the below box(es), I consent to register for Sino Club membership or (as the case may be) upgrade as Sino Club Privilege Member(s), have read, understand and agree to be bound by the Terms and Conditions and the Customer Data (Privacy) Policy of Sino Club, and/or consent for Sino Real Estate Agency Limited to provide and transfer to members of Sino Group of my name and contact information for direct marketing purposes.

☐ 本人不同意登記為 Sino Club 會員。I do not agree to register as Sino Club Member.

☐ 本人不同意信和地產代理有限公司提供／轉移本人的姓名及聯絡資料給信和集團成員公司，以作上文「直接促銷」一節列明的直接促銷用途。I do not agree for Sino Real Estate Agency Limited to provide/ transfer my name and contact information to members of the Sino Group, for direct marketing purposes as outlined in the "Direct Marketing" section above.

_____ (Signature) (簽署)

_____ (Name) (姓名)

Date: 日期:

☐ 本人不同意登記為 Sino Club 會員。I do not agree to register as Sino Club Member.

☐ 本人不同意信和地產代理有限公司提供／轉移本人的姓名及聯絡資料給信和集團成員公司，以作上文「直接促銷」一節列明的直接促銷用途。I do not agree for Sino Real Estate Agency Limited to provide/ transfer my name and contact information to members of the Sino Group, for direct marketing purposes as outlined in the "Direct Marketing" section above.

_____ (Signature) (簽署)

_____ (Name) (姓名)

Date: 日期:

☐ 本人不同意登記為 Sino Club 會員。I do not agree to register as Sino Club Member.

☐ 本人不同意信和地產代理有限公司提供／轉移本人的姓名及聯絡資料給信和集團成員公司，以作上文「直接促銷」一節列明的直接促銷用途。I do not agree for Sino Real Estate Agency Limited to provide/ transfer my name and contact information to members of the Sino Group, for direct marketing purposes as outlined in the "Direct Marketing" section above.

_____ (Signature) (簽署)

_____ (Name) (姓名)

Date: 日期:

☐ 本人不同意登記為 Sino Club 會員。I do not agree to register as Sino Club Member.

☐ 本人不同意信和地產代理有限公司提供／轉移本人的姓名及聯絡資料給信和集團成員公司，以作上文「直接促銷」一節列明的直接促銷用途。I do not agree for Sino Real Estate Agency Limited to provide/ transfer my name and contact information to members of the Sino Group, for direct marketing purposes as outlined in the "Direct Marketing" section above.

_____ (Signature) (簽署)

_____ (Name) (姓名)

Date: 日期:

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

(I) 買家資料 Purchaser Particulars 發展項目 the Development: 凱滙 Grand Central Phase 期數: Phase I 第一期

Property 物業: **Please refer to the Form of Tender 詳見投標表格**

買家姓名 Purchaser Name(s):	香港身份證/ 護照號碼/ 商業登記證號碼 HKID No(s)./ Passport No(s)./ Business Registration No(s).	電話號碼 Phone No:
(1)_____	_____	_____
(2)_____	_____	_____

有否購入發展項目的其他單位 Also purchased other unit(s) in the Development?:

Yes 是☐ / No 否☐ (Please "✓" 請選擇)

如有 If yes: 期數 Phase _____ 座 Tower_____樓層 Floor_____室 Unit_____

閣下是否協助銷售上述發展項目及持有由地產代理監管局所發出之有效地產代理牌照之任何地產代理/中介人 Are you a staff member of any agency / sub-agency with valid EAA licence issued by Estate Agents Authority and participate in the sales of the captioned Development ?:

Yes 是☐ / No 否☐ (Please "✓" 請選擇)

(II) 有關連人士購入單位申報 Declaration of related party:

The Purchaser hereby makes the following declaration on related party: 買方確認作出以下關於有關連人士的聲明：

Are you "a related party to a vendor" for the purpose of the Residential Properties (First-hand Sales) Ordinance (the "Ordinance") (see notes)? 就《一手住宅物業銷售條例》（「條例」）而言，買方是否屬「賣方的有關連人士」（見備註）?

Yes 是☐ / No 否☐ (Please "✓" 請選擇)

Notes 備註

(1) In respect of the Phase and for the purpose of the Residential Properties (First-hand Sales) Ordinance (the "**Ordinance**"), a person is a related party to a vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.
就期數及《一手住宅物業銷售條例》（「**條例**」）而言，如有以下情況，某人即屬賣方的有關連人士：該人是(i)該賣方的董事，或該董事的父母、配偶或子女；(ii)該賣方的經理；(iii)上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；(iv)該賣方的有聯繫法團或控權公司；(v)上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或(vi)上述有聯繫法團或控權公司的經理。

(2) "Vendor" in respect of the Phase means each of (i) Urban Renewal Authority (as the legal and beneficial owner of the unit purchased by the Purchaser) and (ii) Union Score Investments Limited (as a person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development).
就期數而言，「賣方」指以下每一人：(i) 市區重建局（即買方所購單位的法律上的擁有人及實益擁有人）；及(ii) 溢順投資有限公司（即市區重建局所聘用統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士）。

(3) Urban Renewal Authority does not have any holding company. Holding company of Union Score Investments Limited means Tsim Sha Tsui Properties Limited, Sino Land Company Limited, King Chance Development Limited, Power Elite Ventures Limited.
市區重建局並無任何控權公司。溢順投資有限公司的控權公司指尖沙咀置業集團有限公司, 信和置業有限公司, 會連發展有限公司, Power Elite Ventures Limited。

(4) The above terms of "associate corporation", "holding company", "manager" and "private company" have the same meanings prescribed under the Ordinance.
上文「有聯繫法團」、「控權公司」、「經理」及「私人公司」各詞意義與條例下該詞意義相同。

(5) The personal data collected is for the purpose of the making of a declaration by Sino Real Estate Agency Limited to Union Score Investments Limited and/or Urban Renewal Authority in respect of purchase by the related party(ies).
所收集的個人資料會供信和地產代理有限公司向溢順投資有限公司及/或市區重建局申報關連人士購買單位之用。

本人/吾等謹此聲明上述提供資料正確及完整。I/We declare that the above information is accurate and complete.

買家簽署 Signature(s) of the Purchaser: _____ 日期 Date: _____

(III) 上述買家並非本公司員工亦沒有協助銷售上述發展項目及持有由地產代理監管局所發出之有效地產代理牌照之任何地產代理 / 中介人。The purchaser is not a staff member of our company and did not participate in the sales of the captioned Development and is not a agency/ sub-agency who holds a valid EAA licence issued by Estate Agents Authority.

地產代理 / 中介人 Agency / Sub-Agency: 公司名稱 Company Name:_____

地產代理 / 中介人 Agency / Sub-Agency: 姓名 Name: _____ 牌照號碼 Licence No. _____

確認人 Verified by: 姓名 Name: _____ 簽署 Signature_____
(須為下列地產代理 / 中介人所屬公司之董事 Director of the Agency / Sub-Agency)

Phase 期數 I Tower 座 1 Floor 樓 6 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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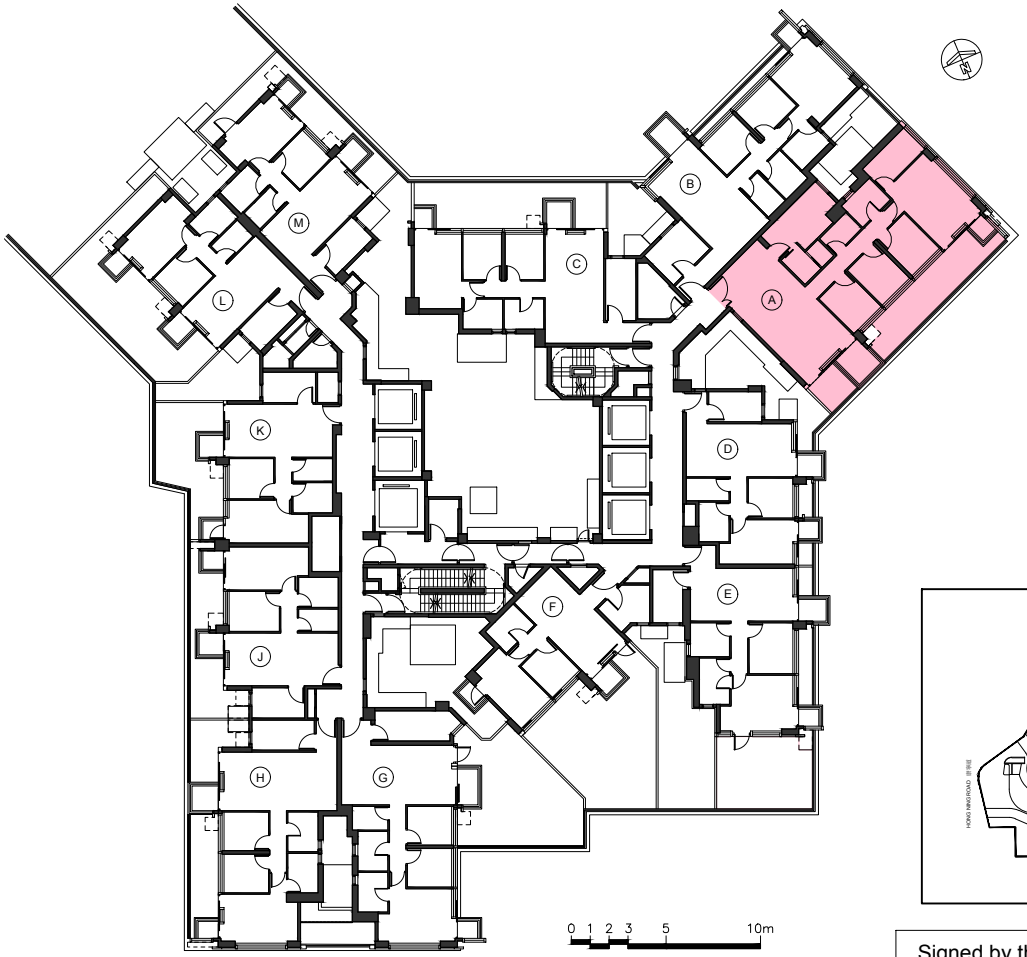
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

Remarks:
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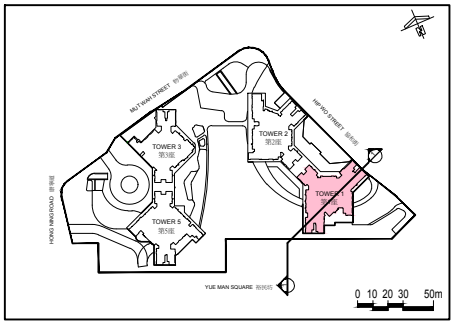
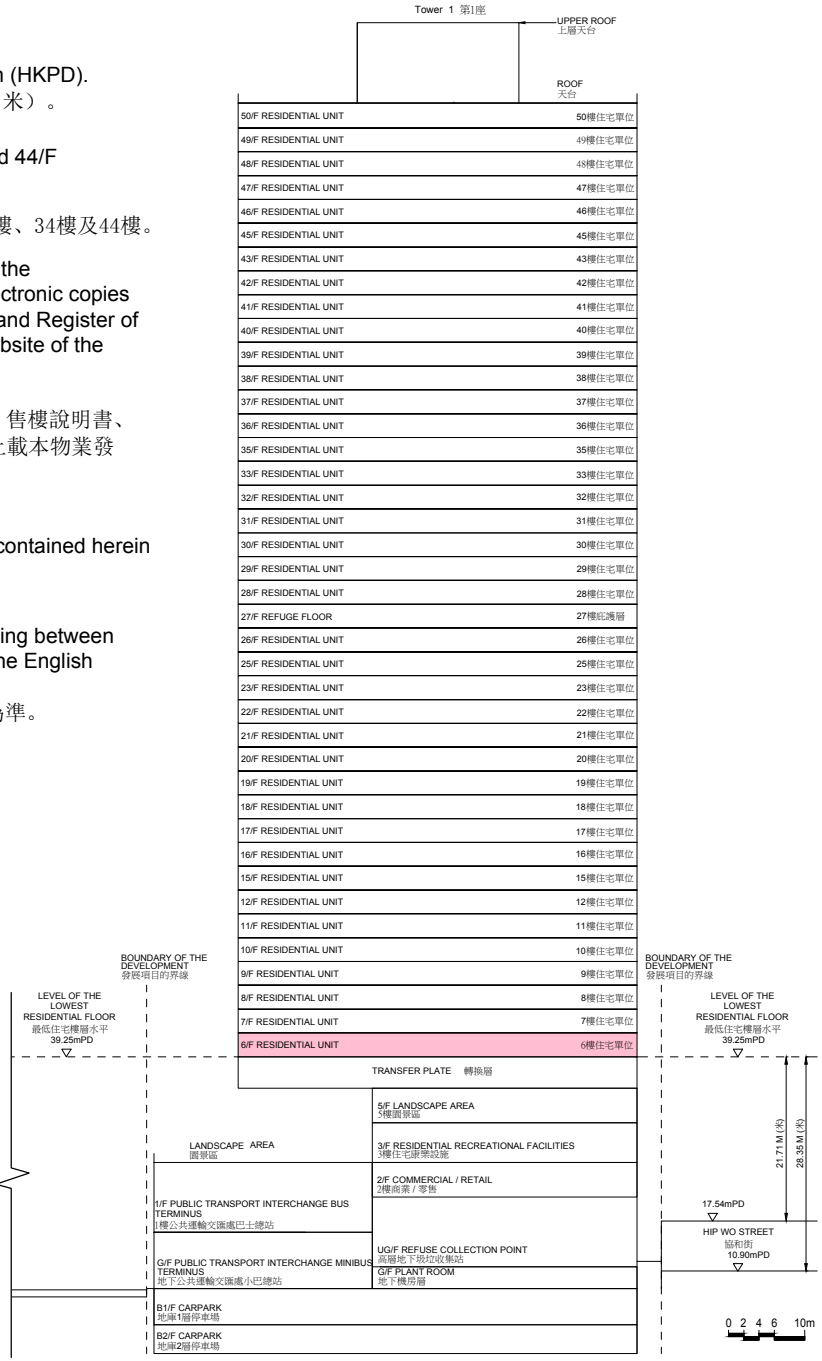


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 38 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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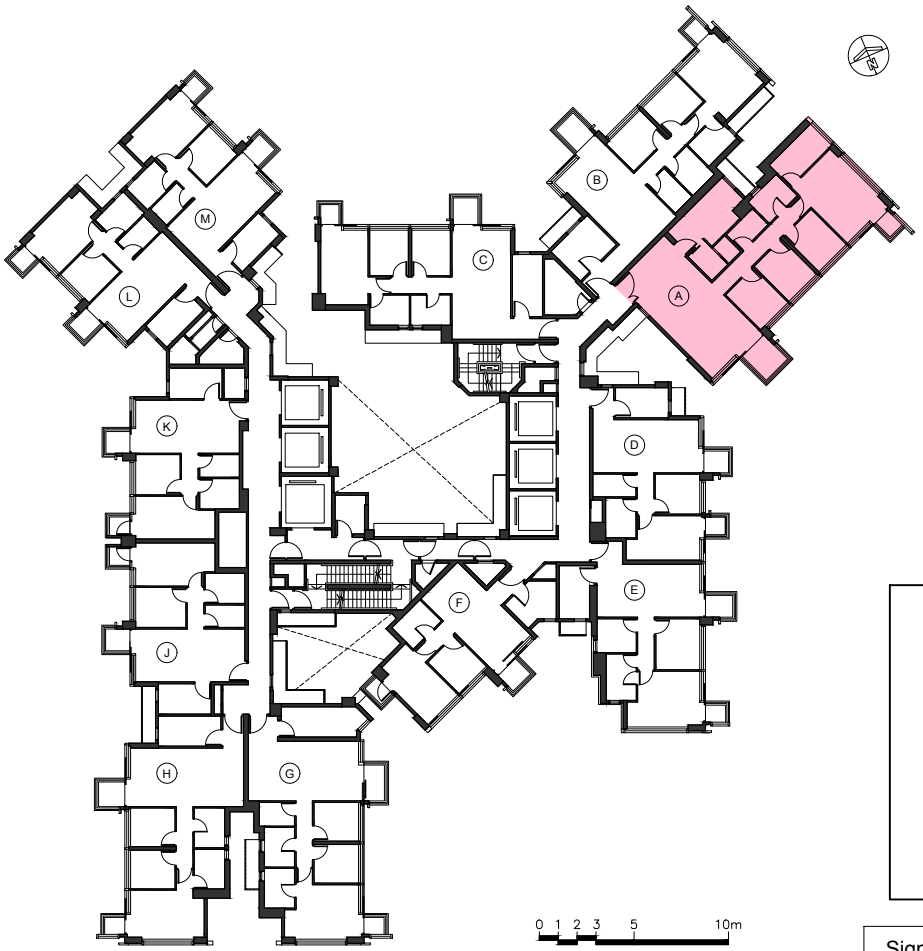

Section Plan 橫截面圖

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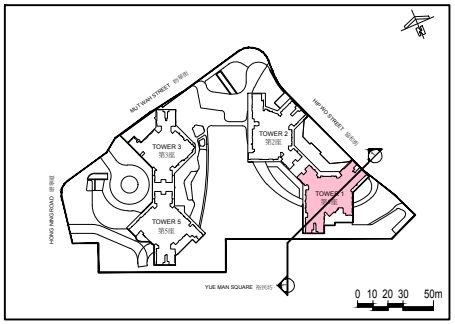
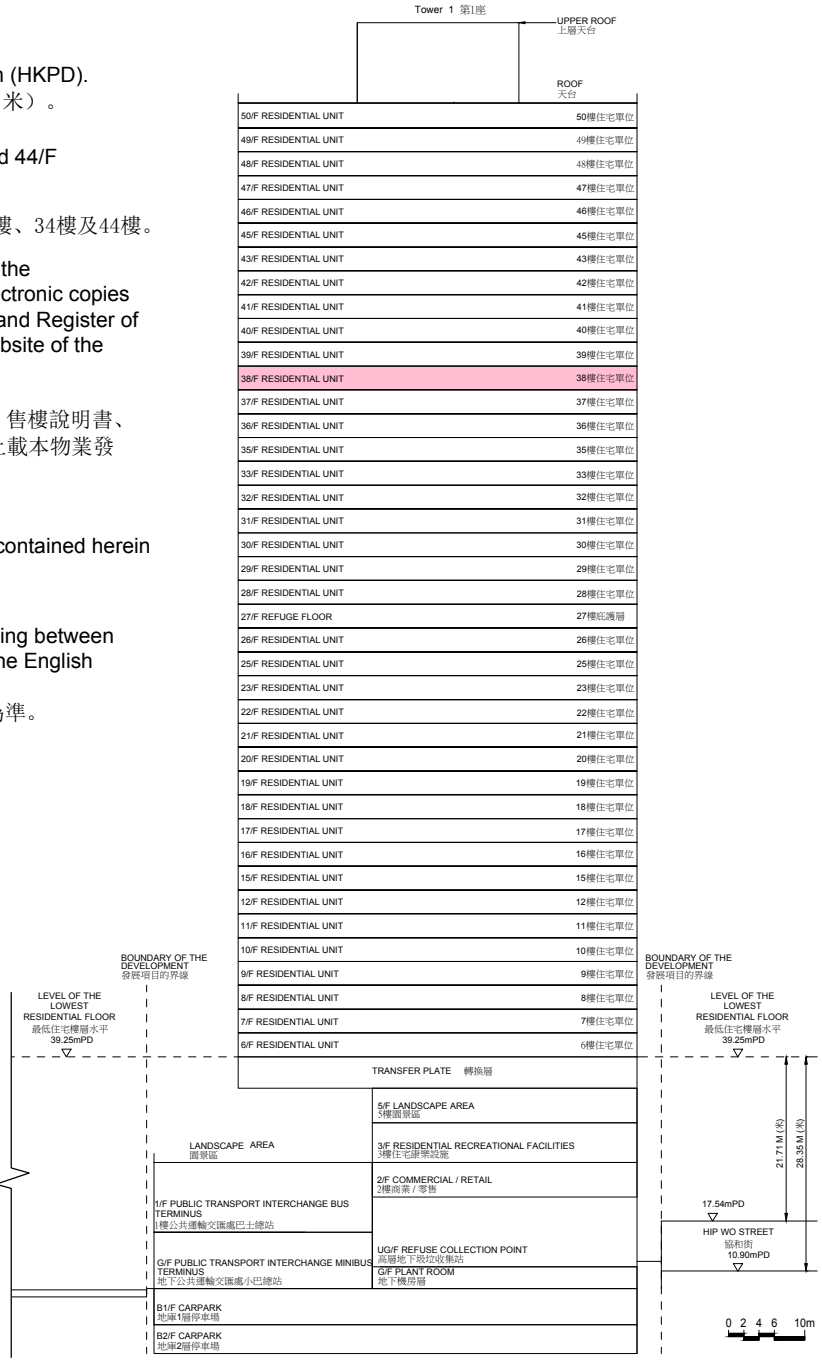


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 39 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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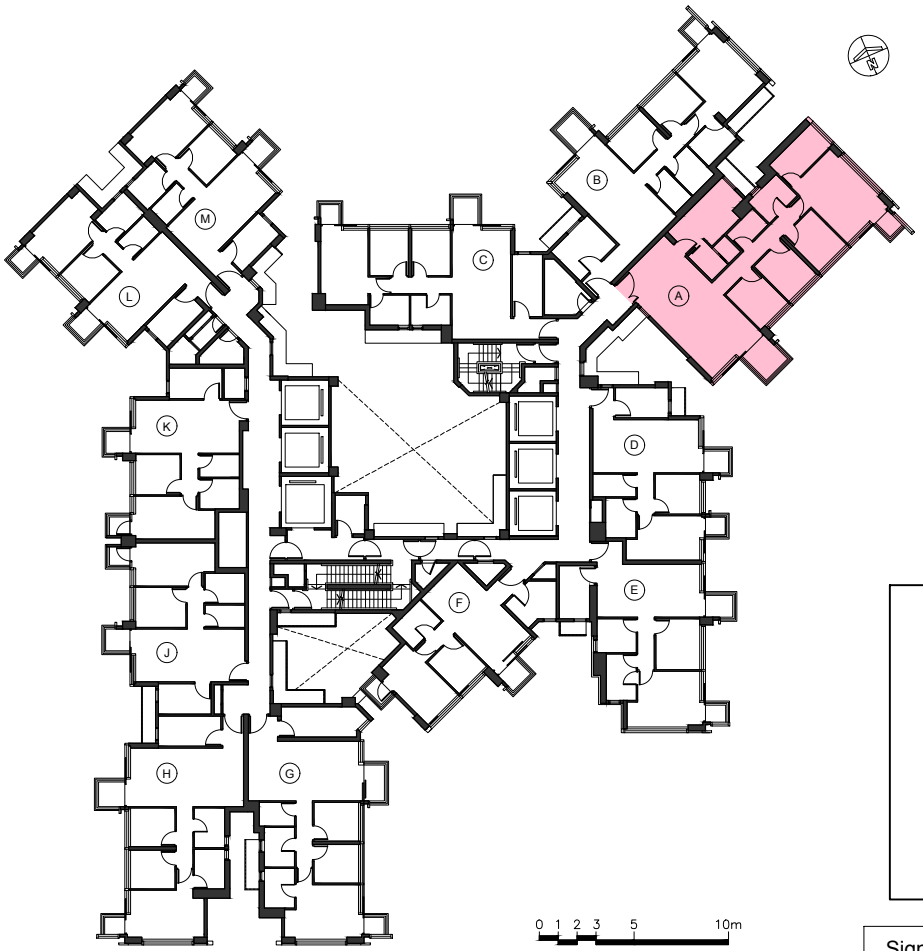

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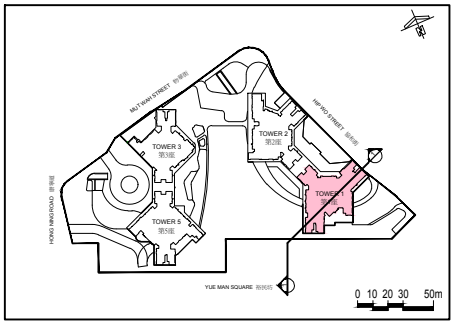

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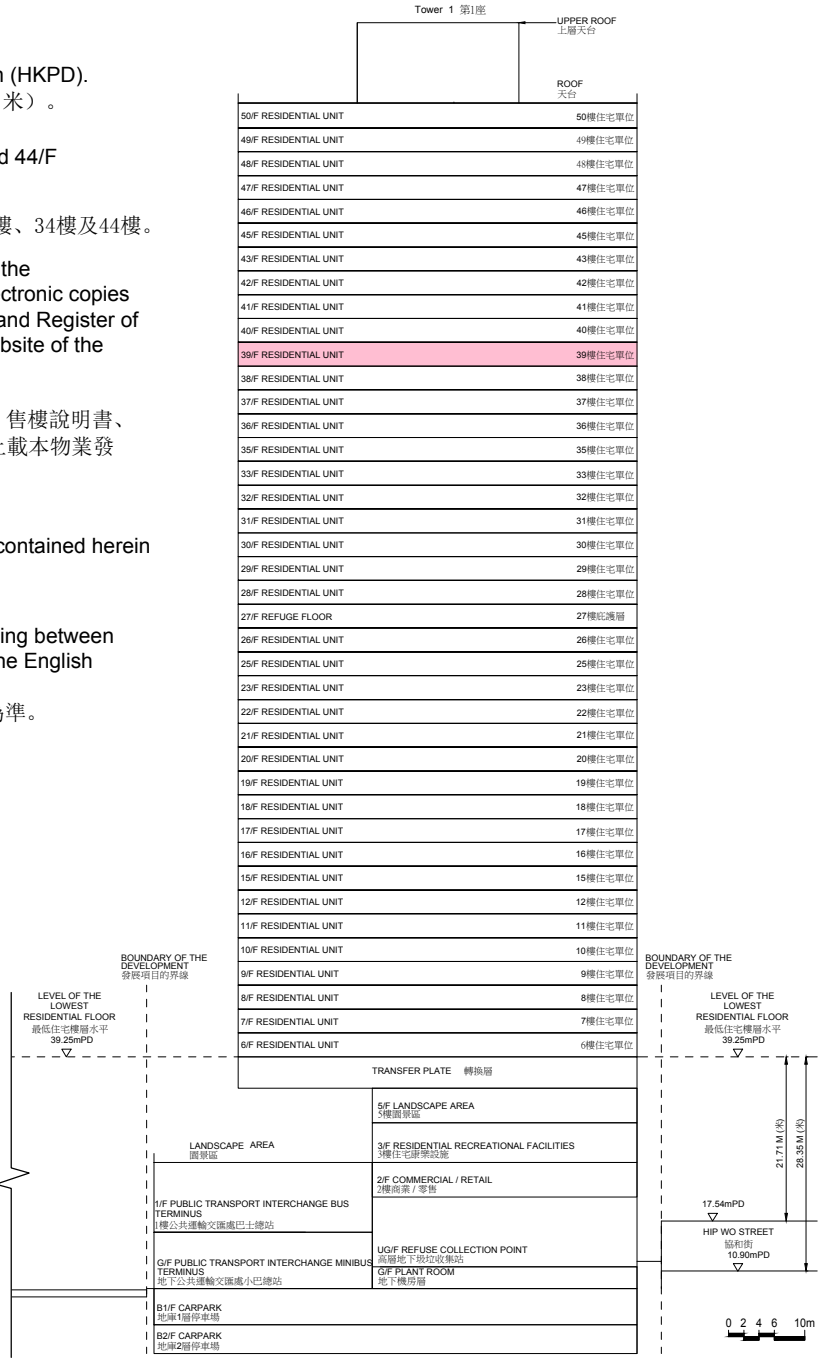

Phase 期數 I Tower 座 1 Floor 樓 40 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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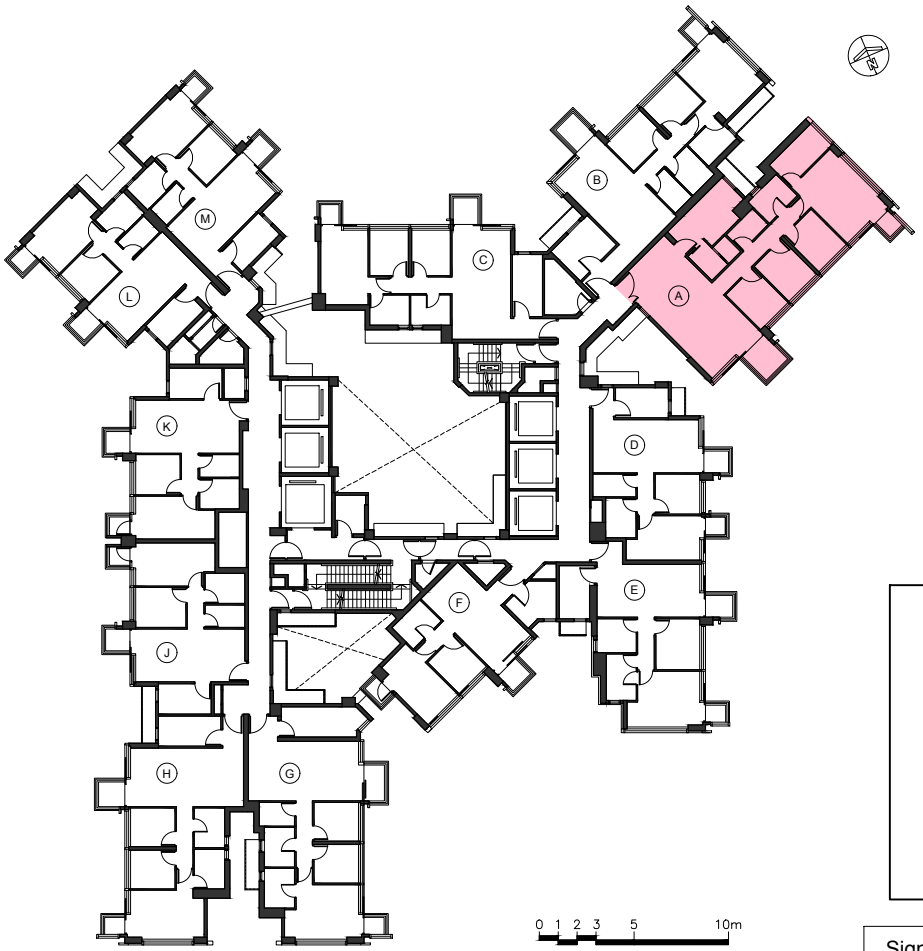

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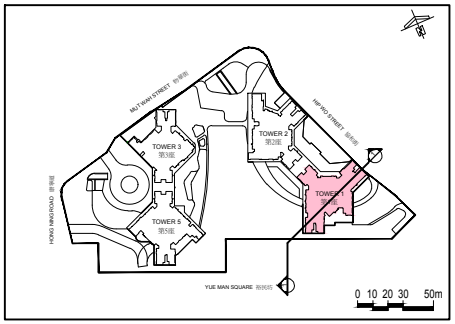

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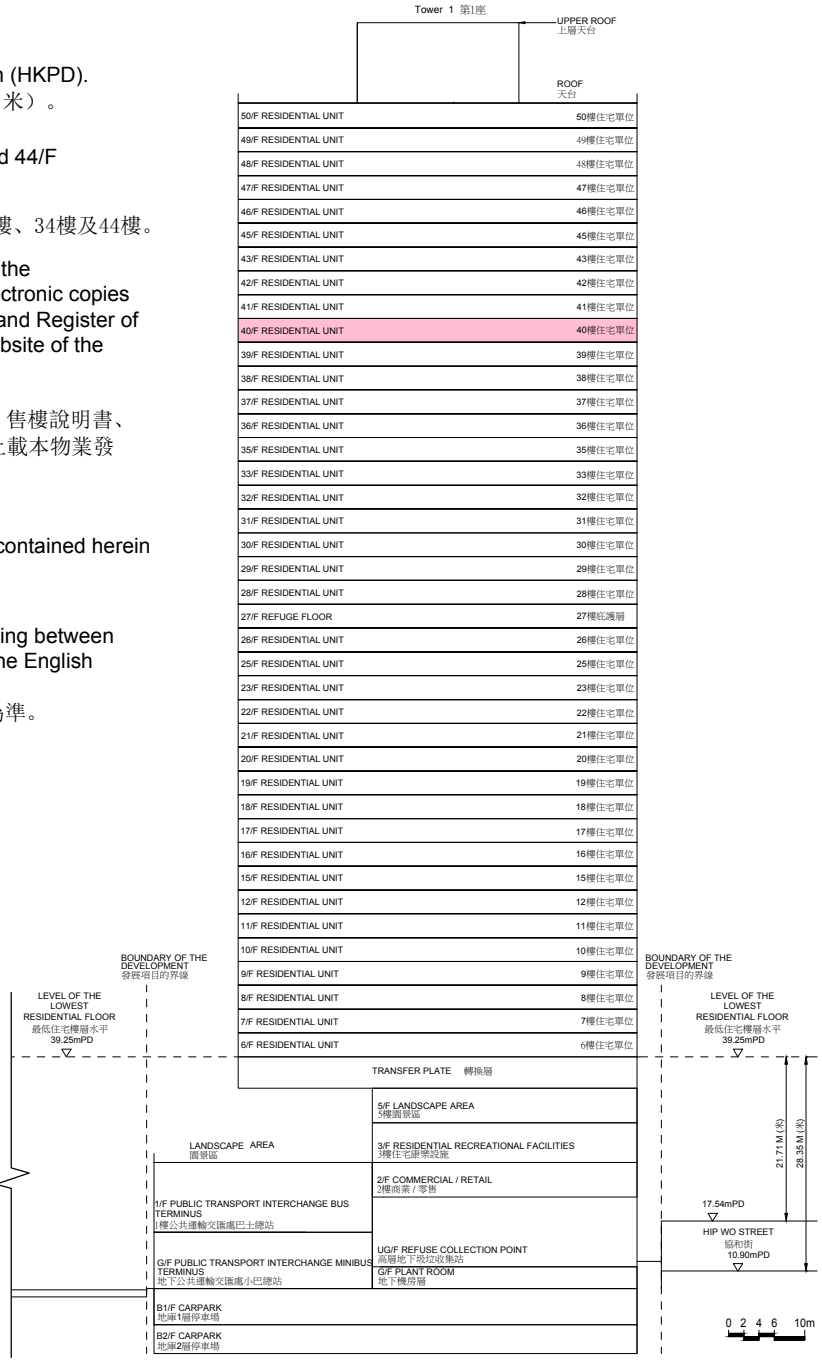

Phase 期數 I Tower 座 1 Floor 樓 41 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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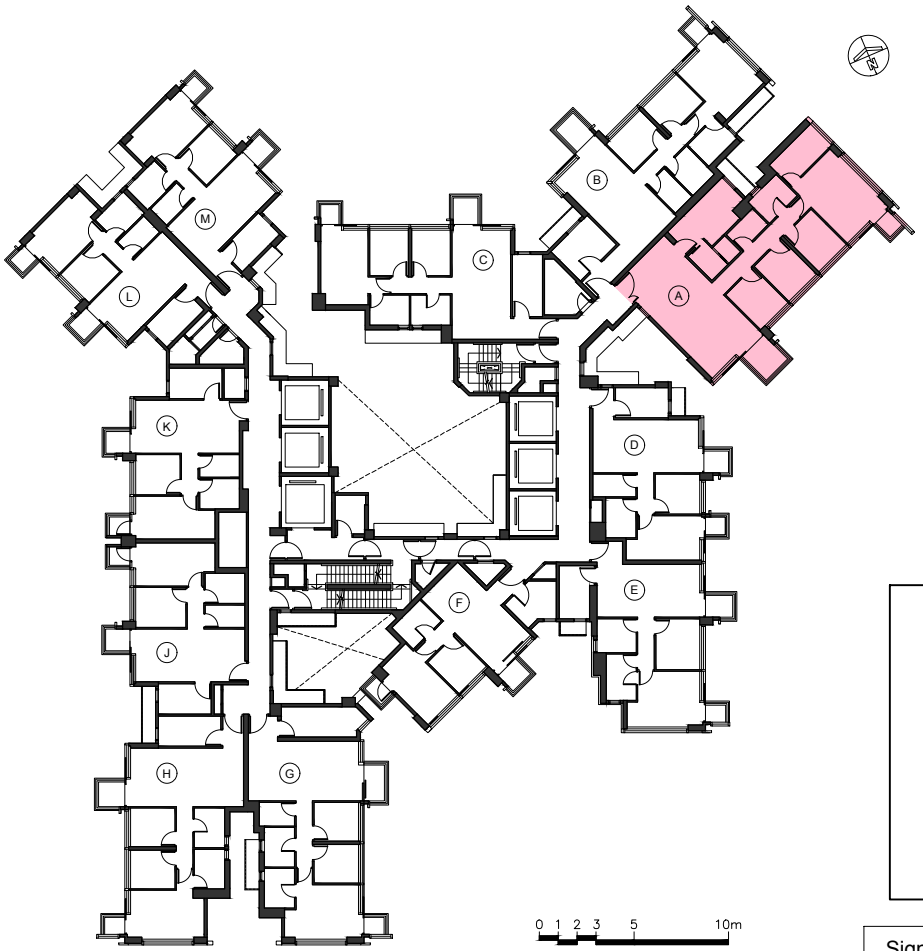

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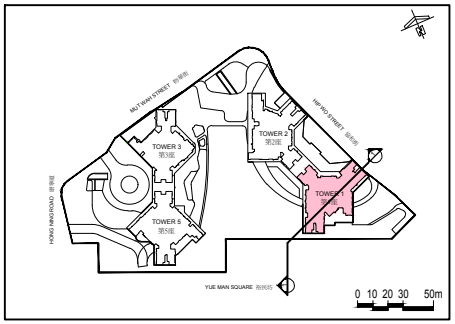

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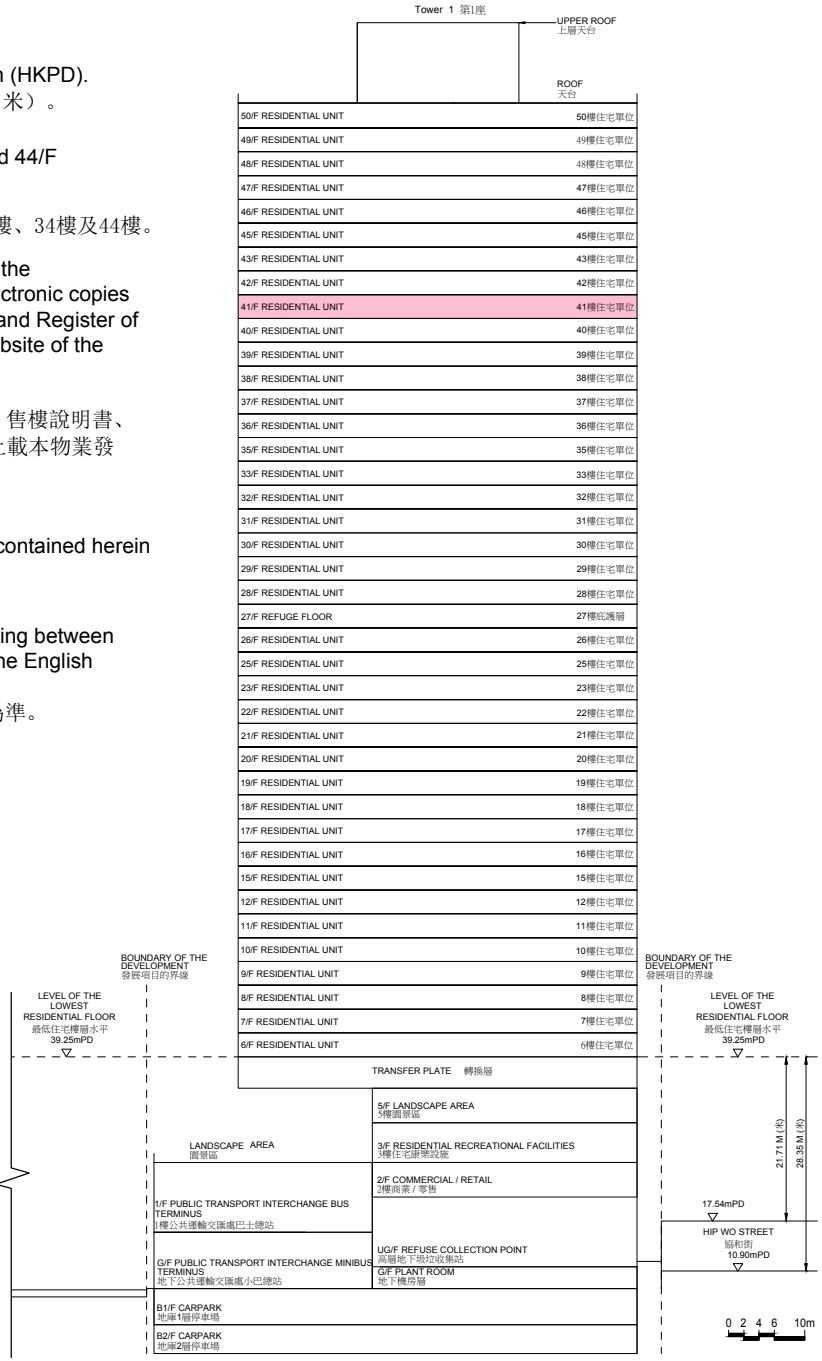

Phase 期數 I Tower 座 1 Floor 樓 42 Unit 室 A
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凱滙協和街33號

Layout Plan 平面圖

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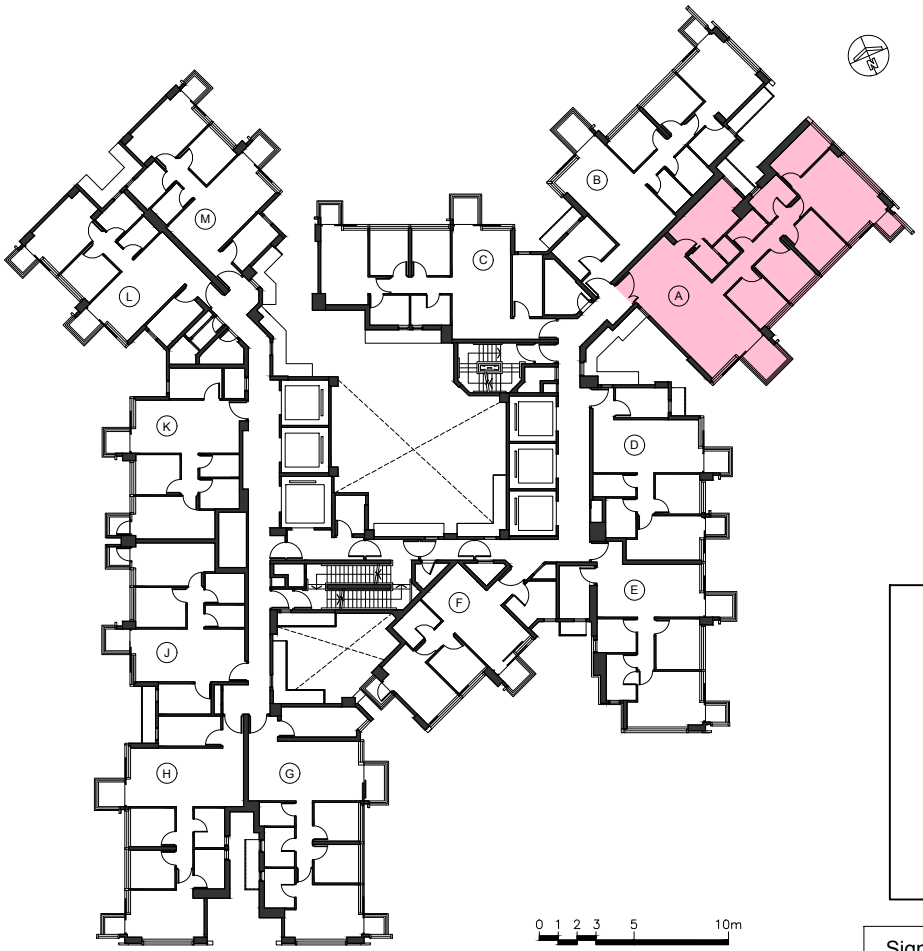

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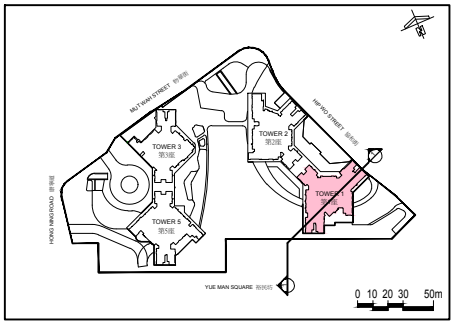

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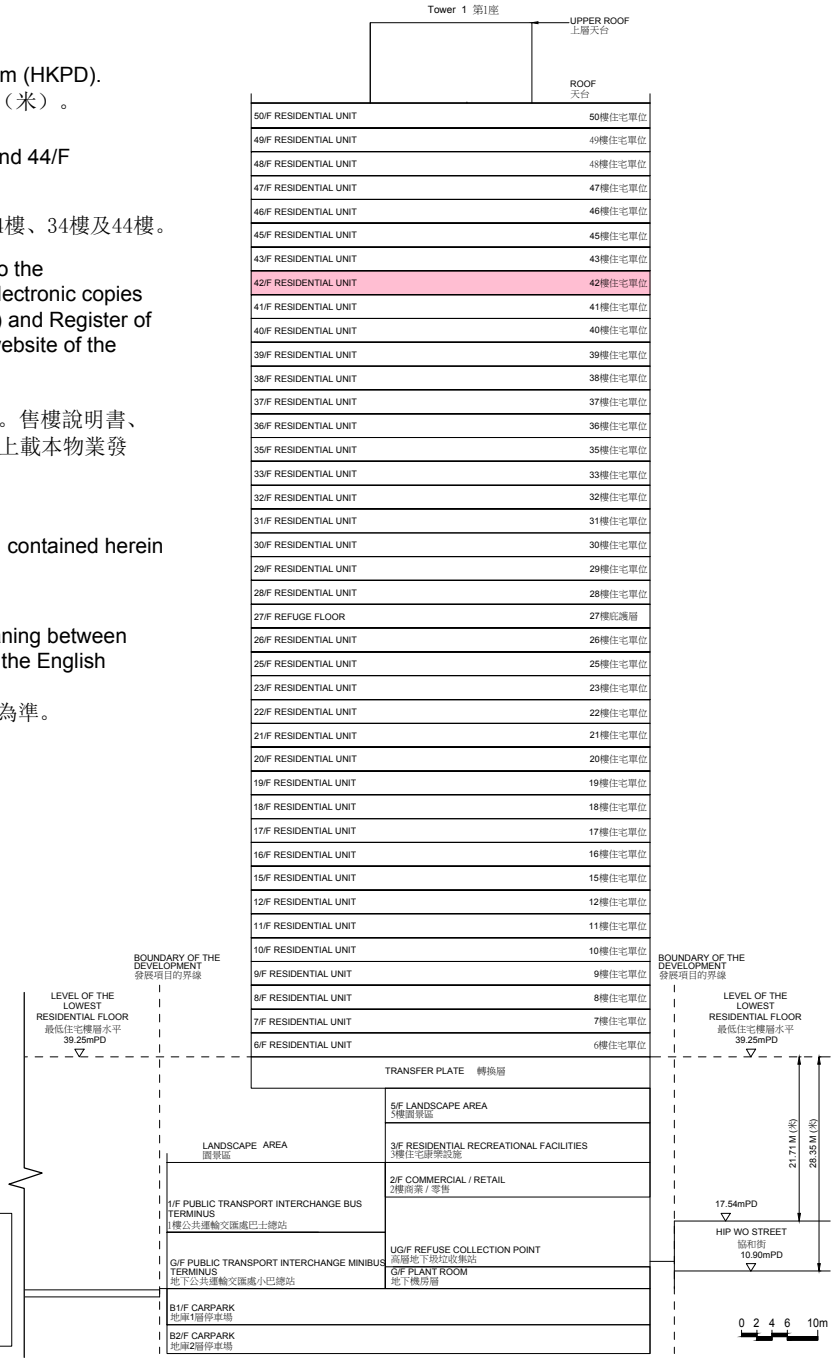

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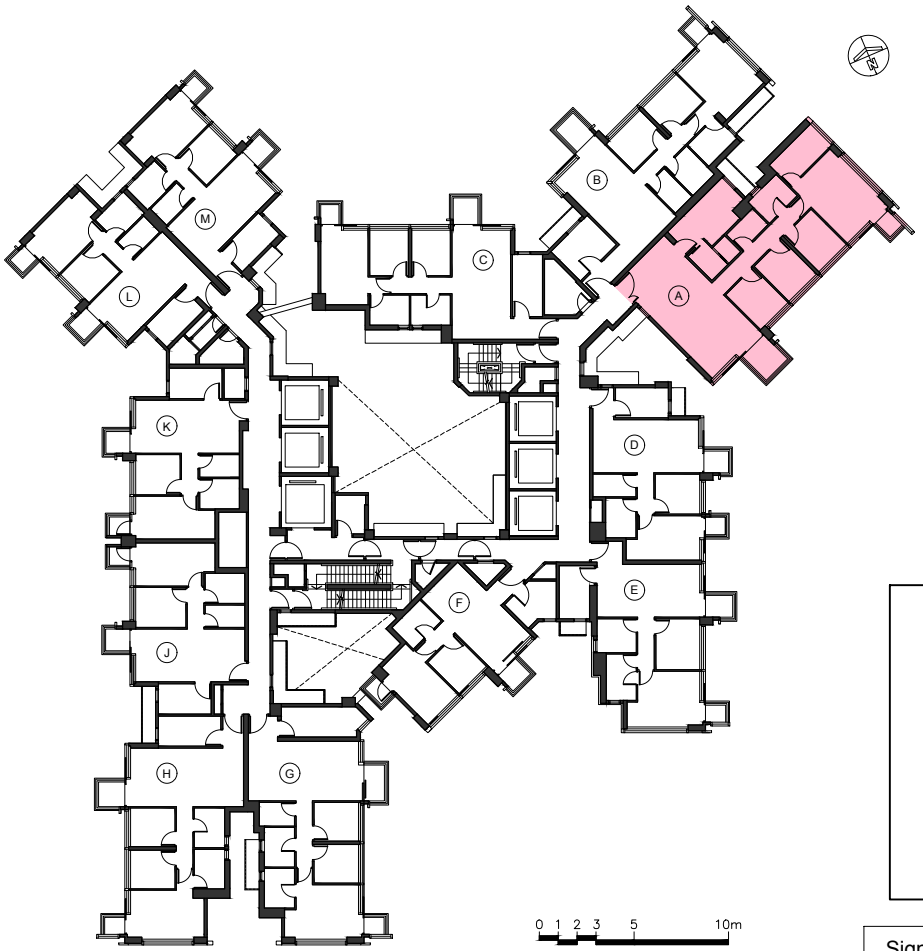

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
4/F,13/F,14/F,24/F,34/F and 44/F are omitted.
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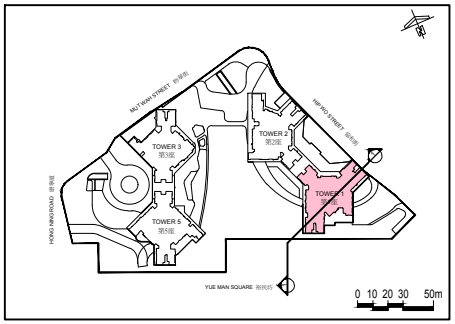
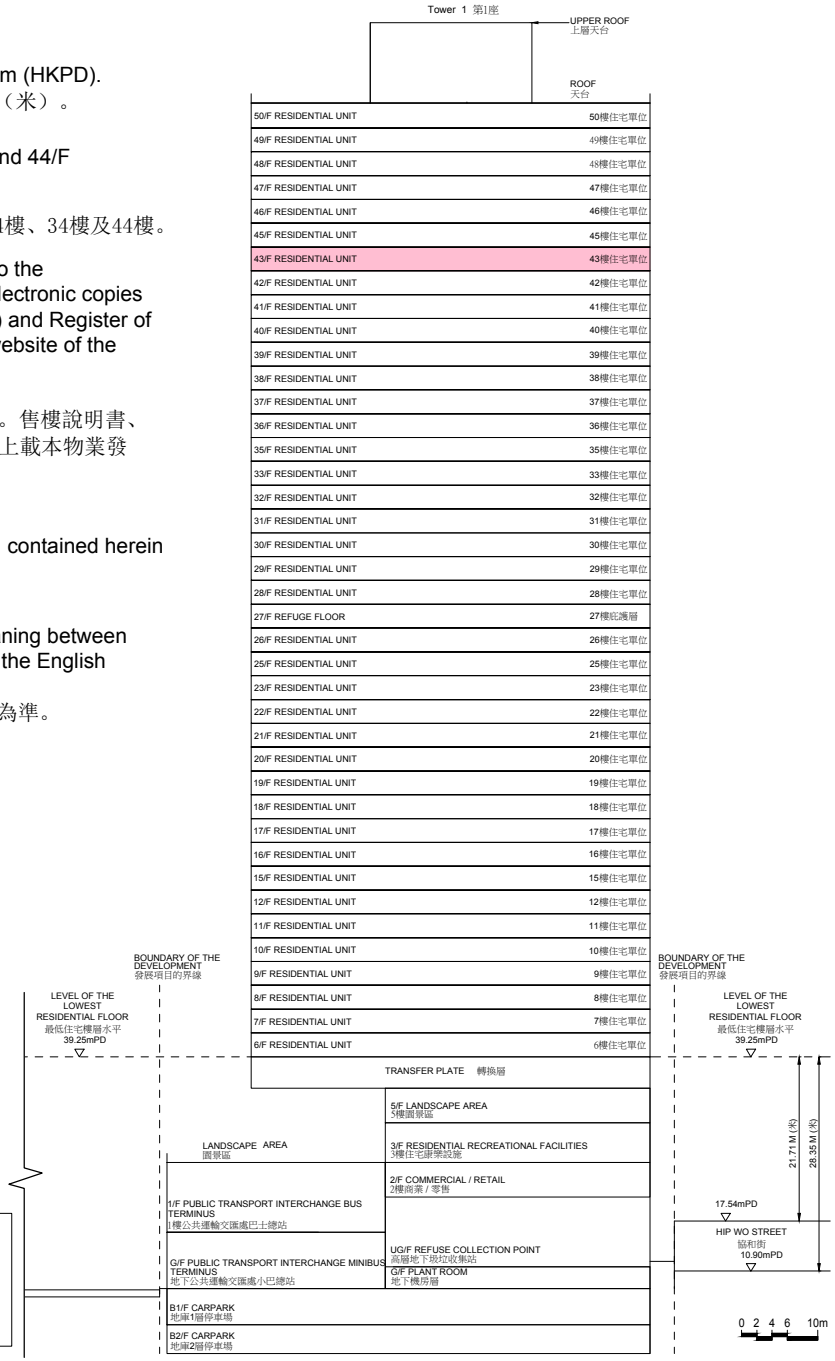


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 45 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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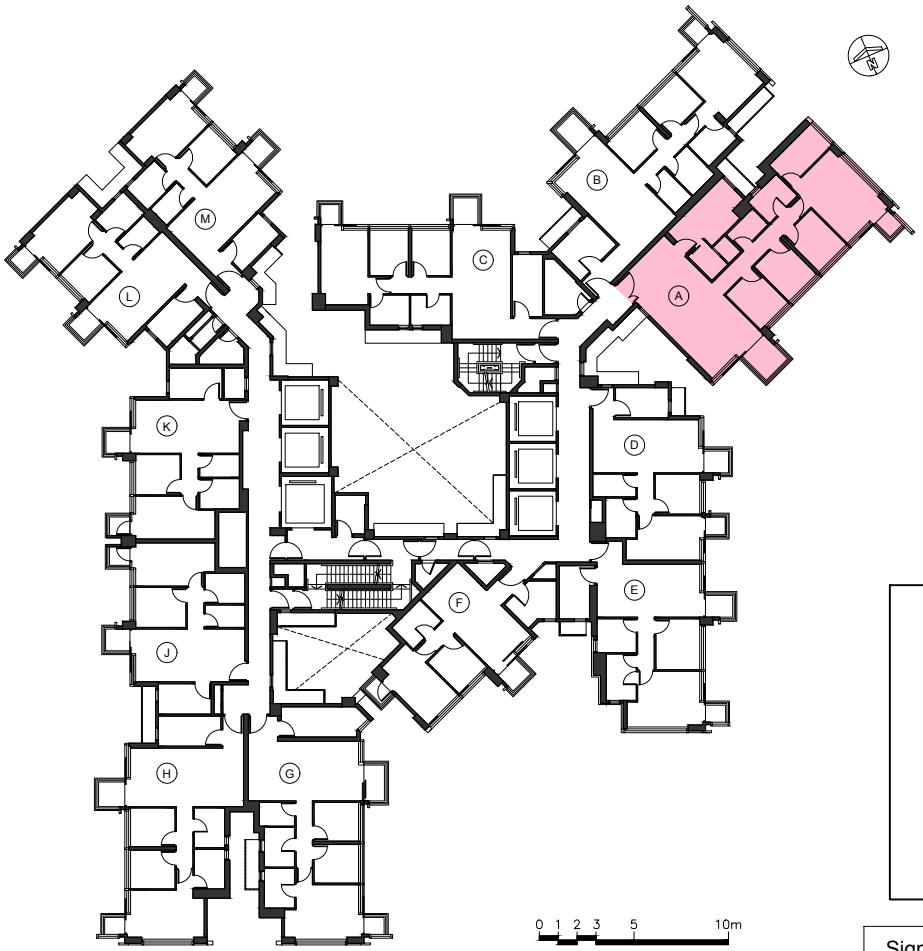

Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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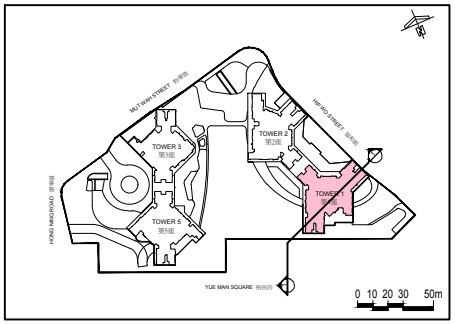
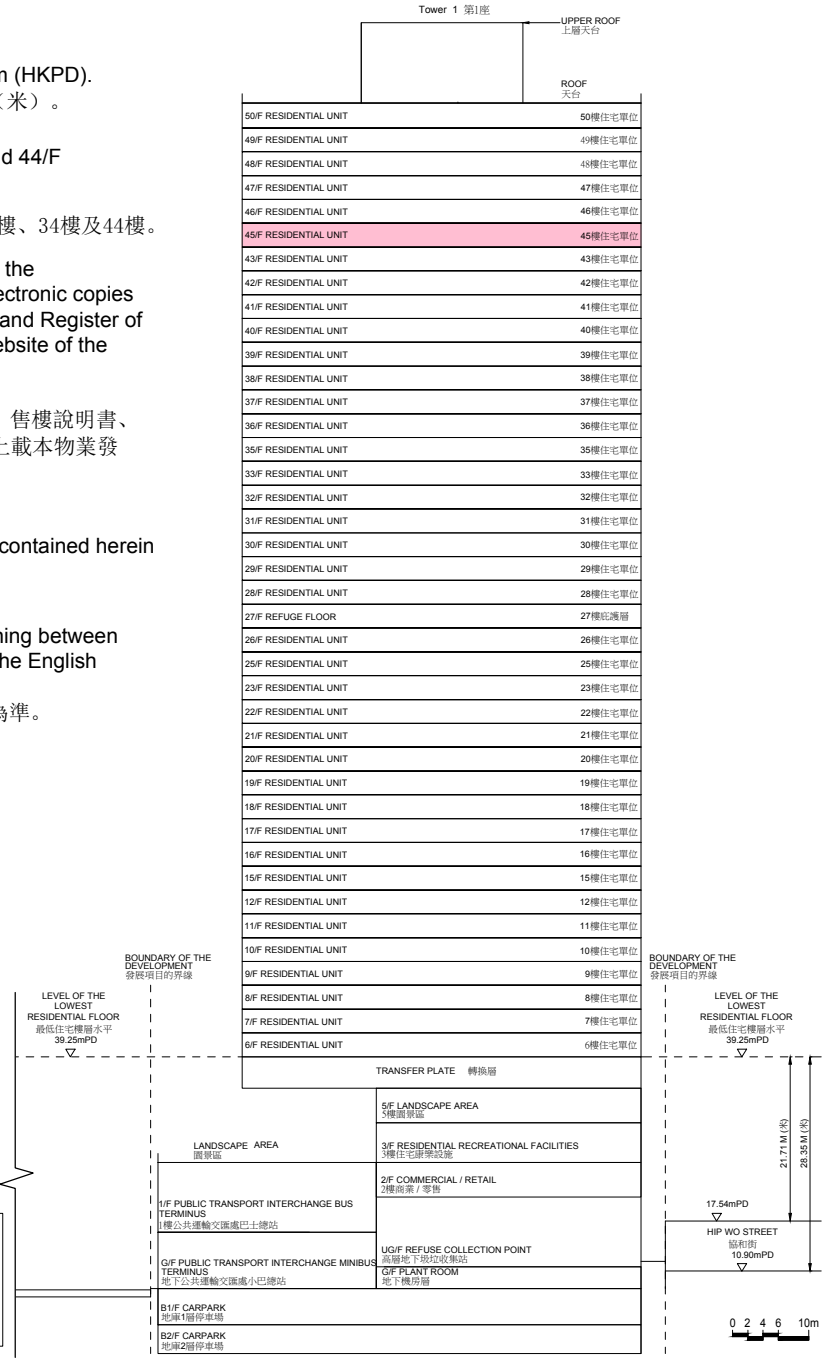


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 46 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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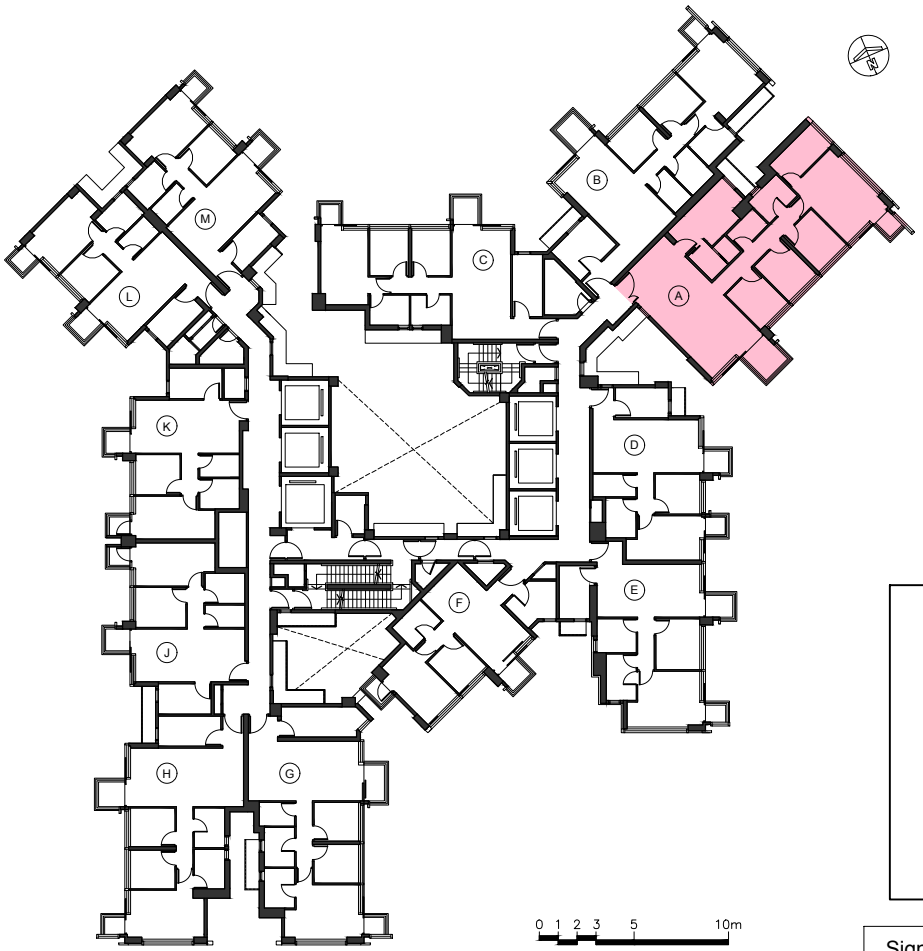

Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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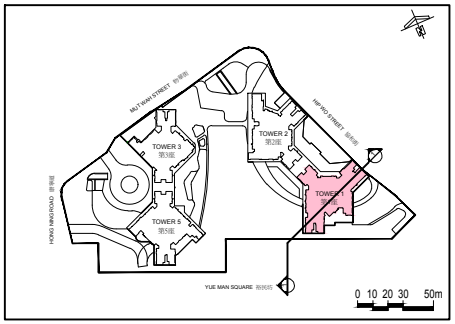

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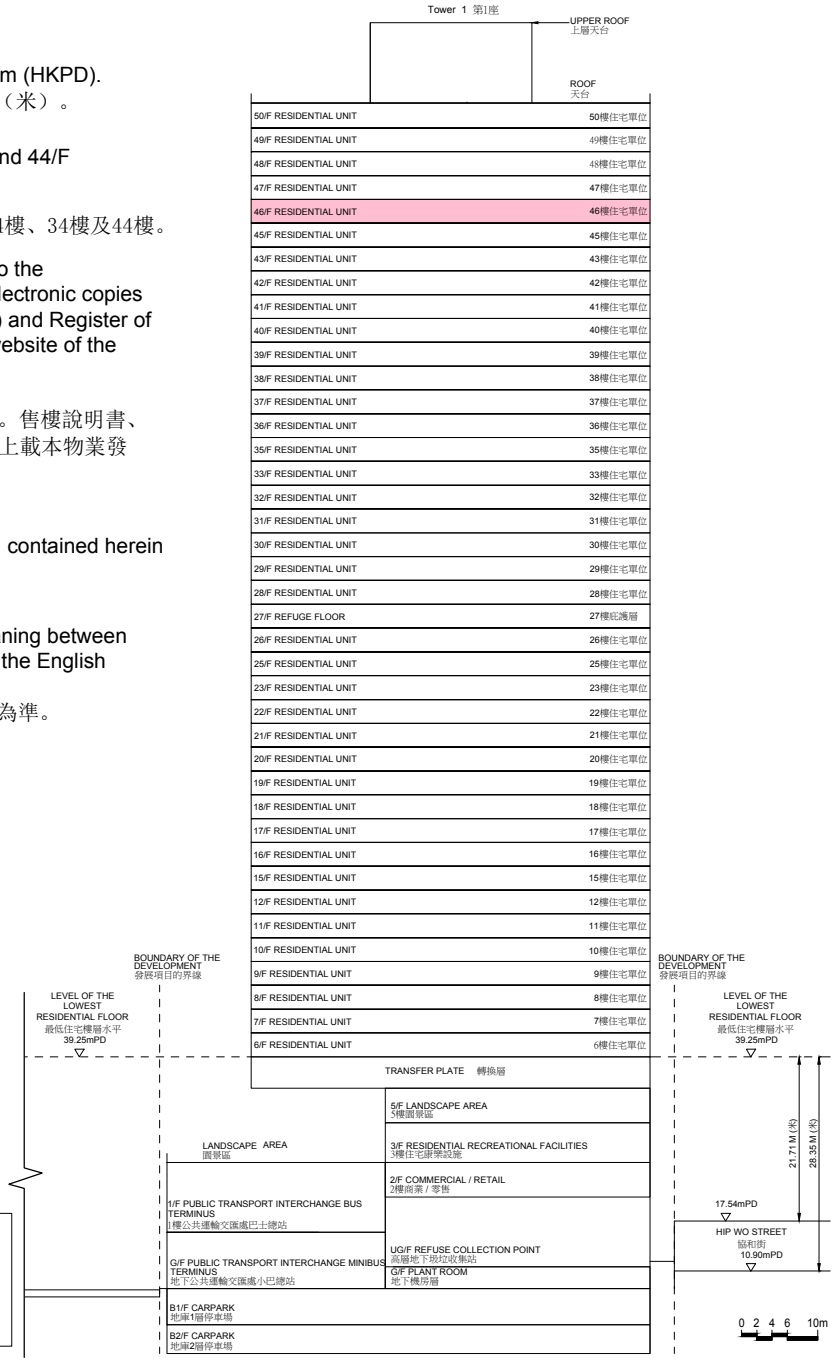

Phase 期數 I Tower 座 1 Floor 樓 47 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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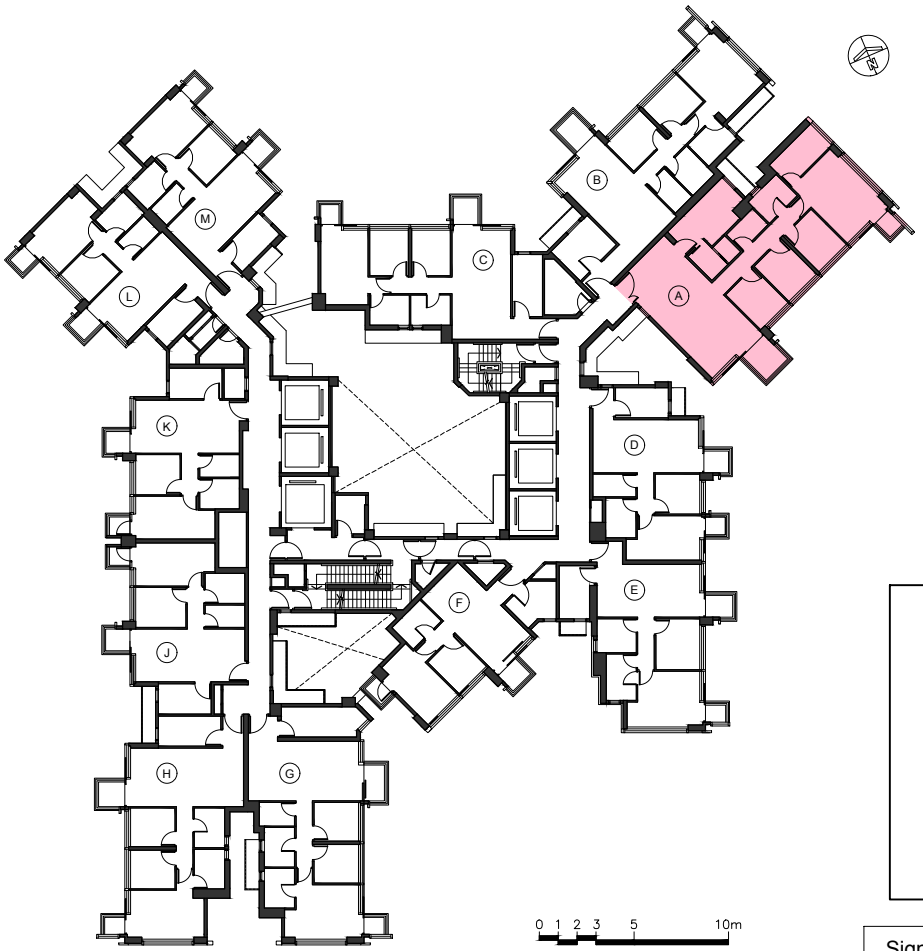

Section Plan 橫截面圖

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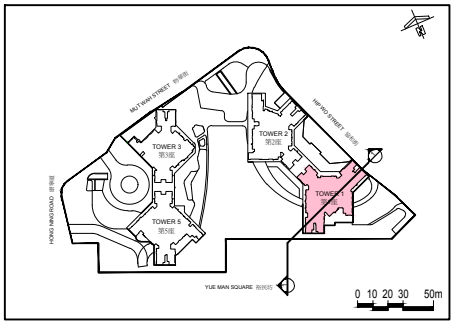

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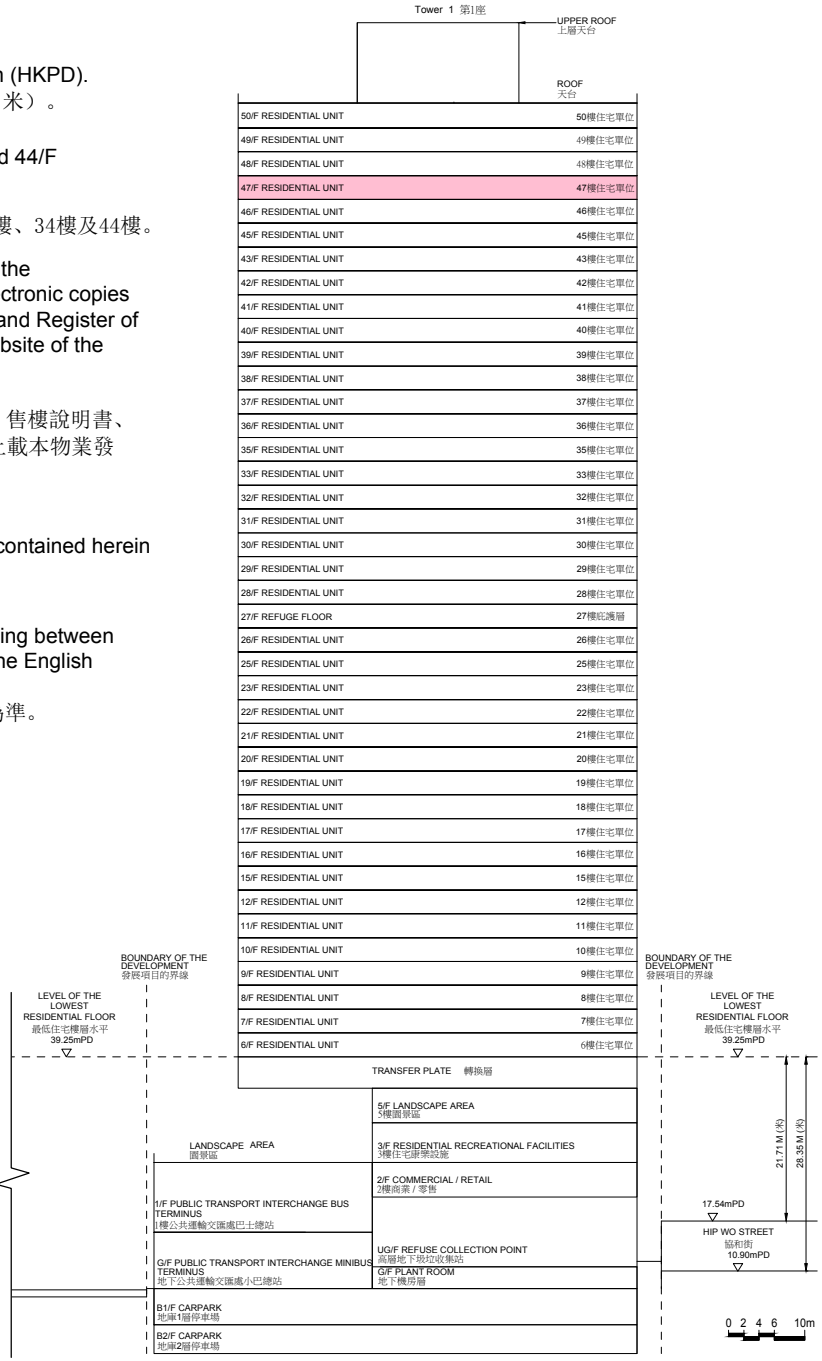

Phase 期數 I Tower 座 1 Floor 樓 48 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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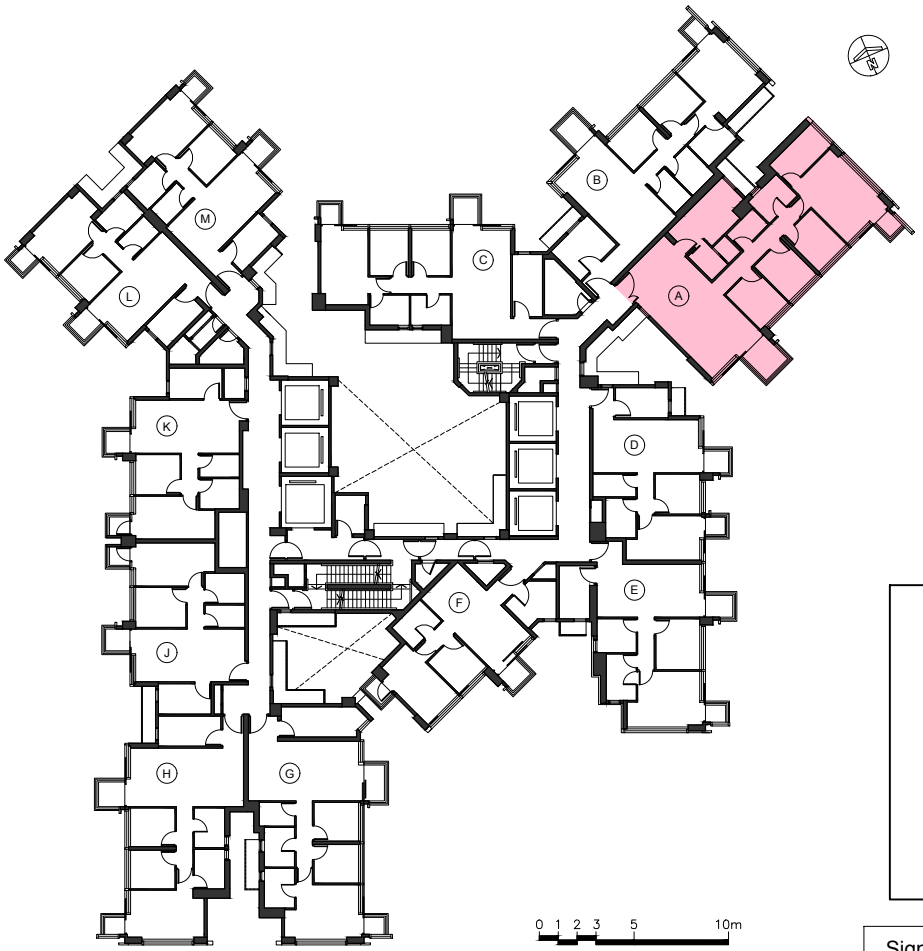

Section Plan 橫截面圖

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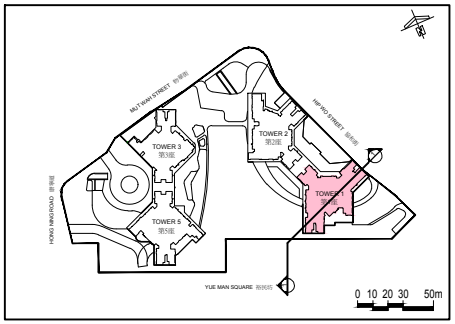

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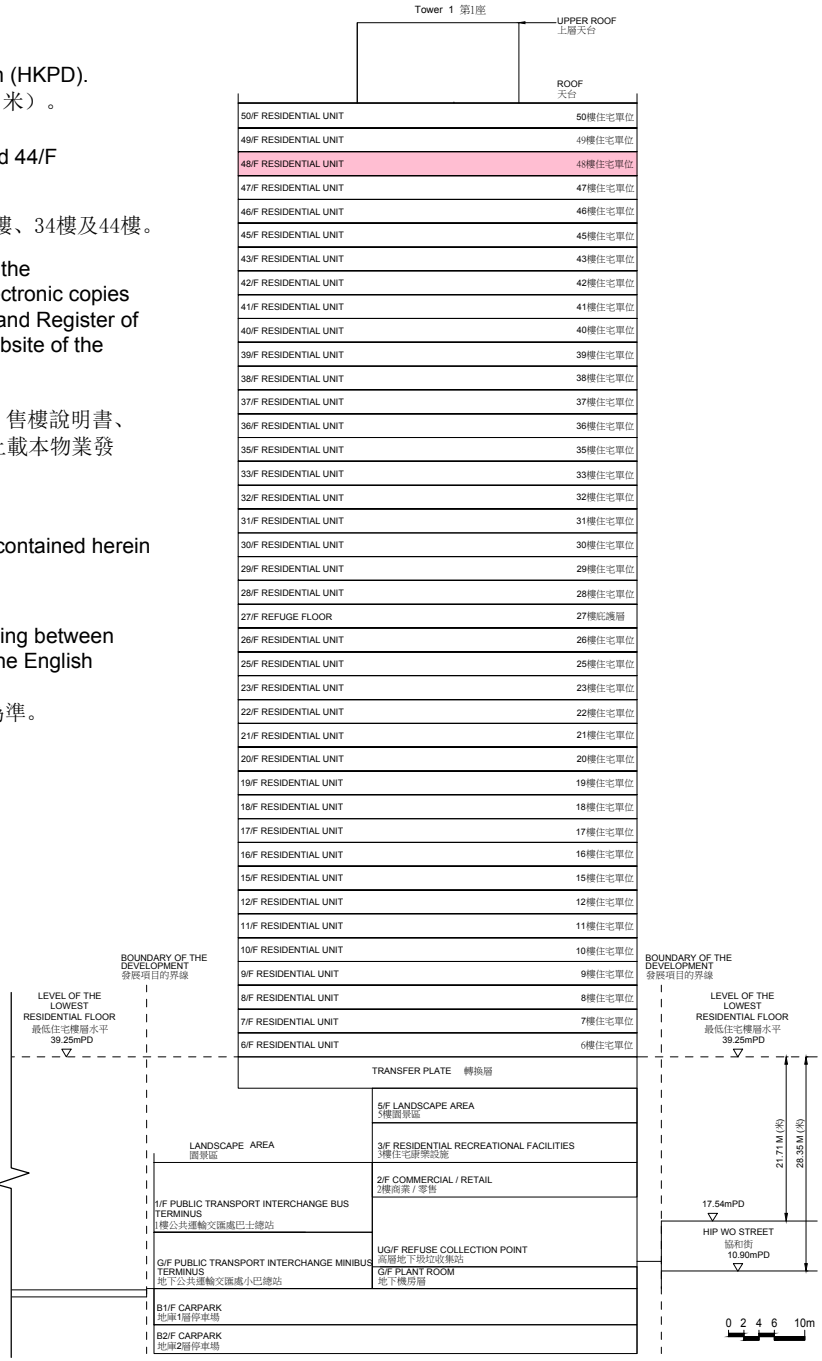

Phase 期數 I Tower 座 1 Floor 樓 49 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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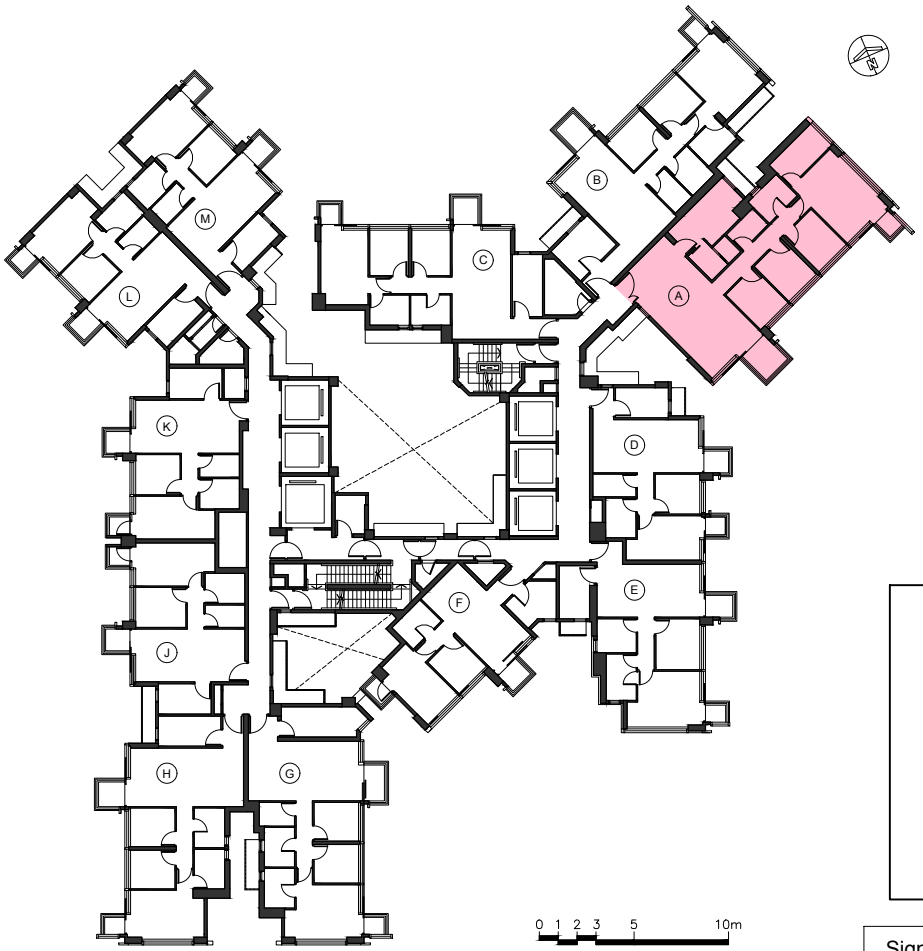

Section Plan 橫截面圖

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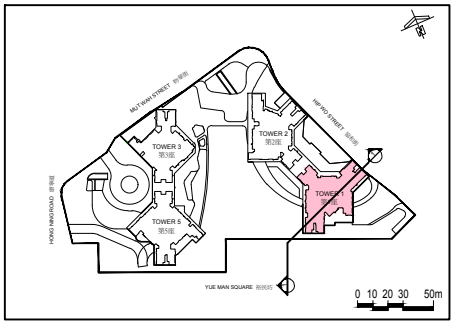

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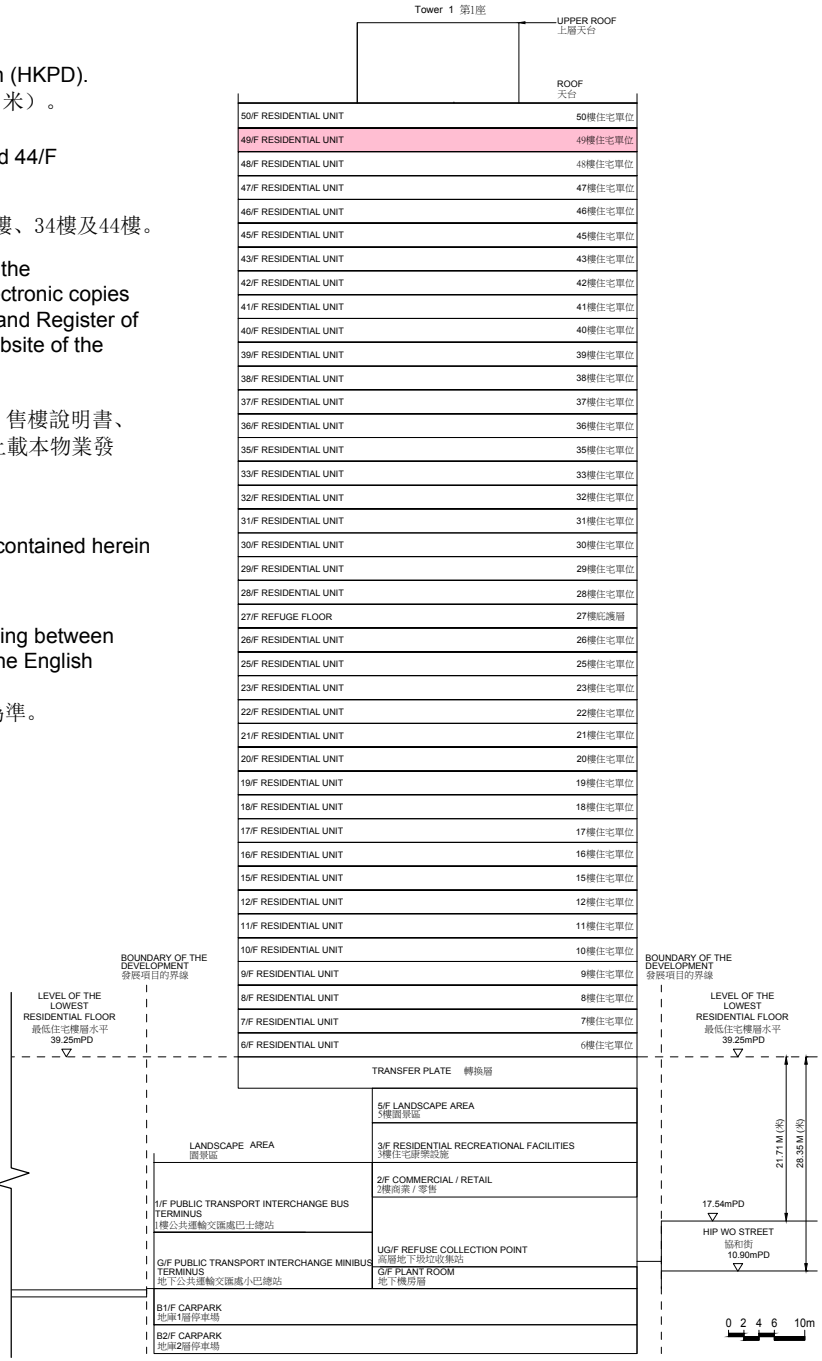

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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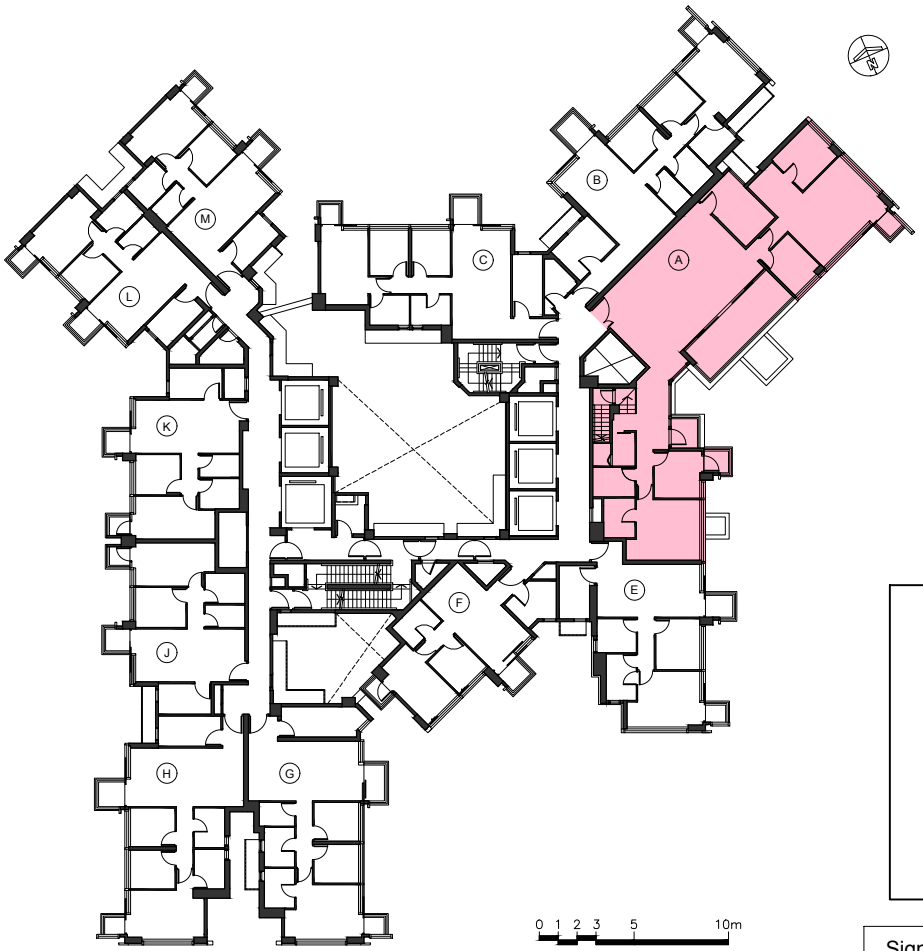

Section Plan 橫截面圖

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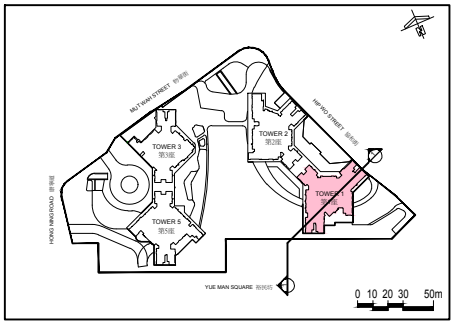

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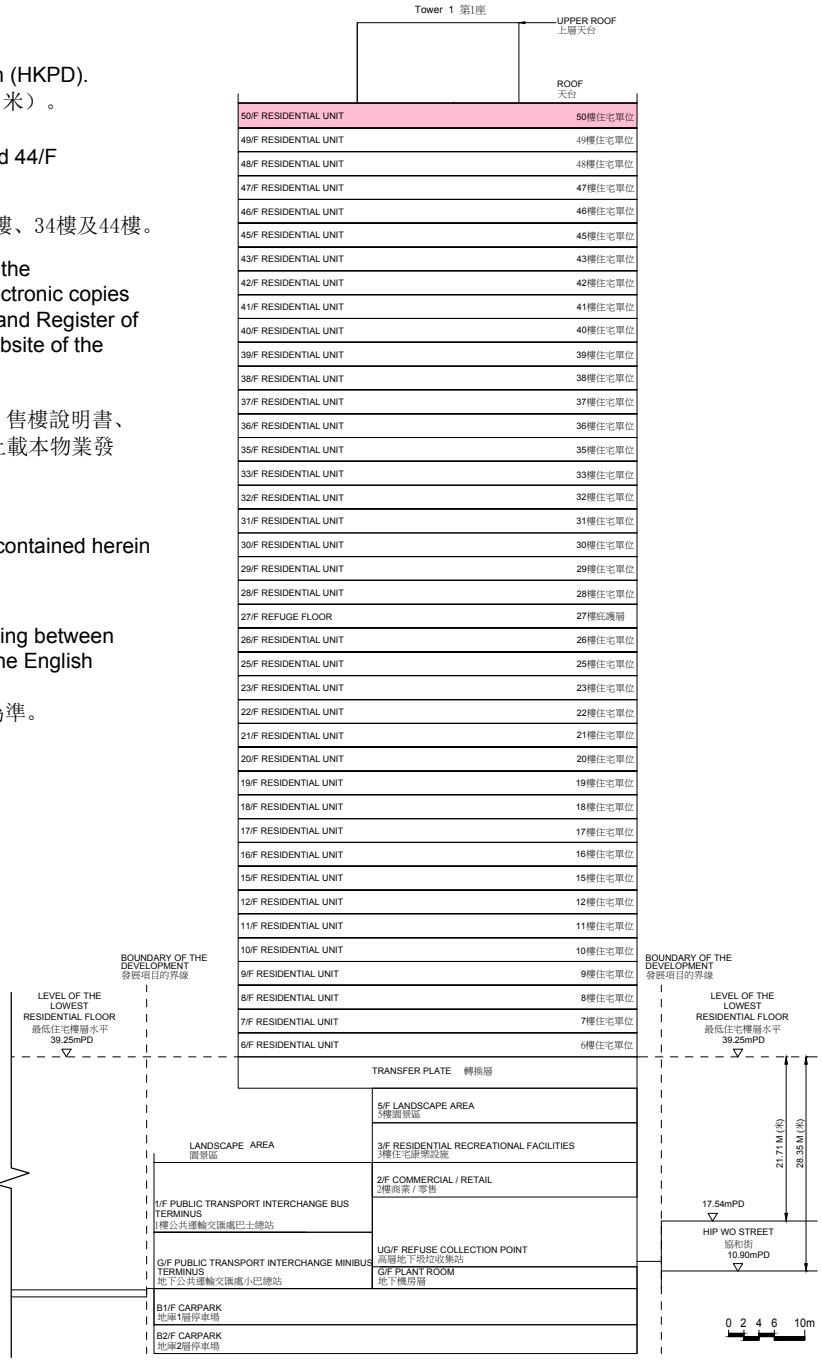

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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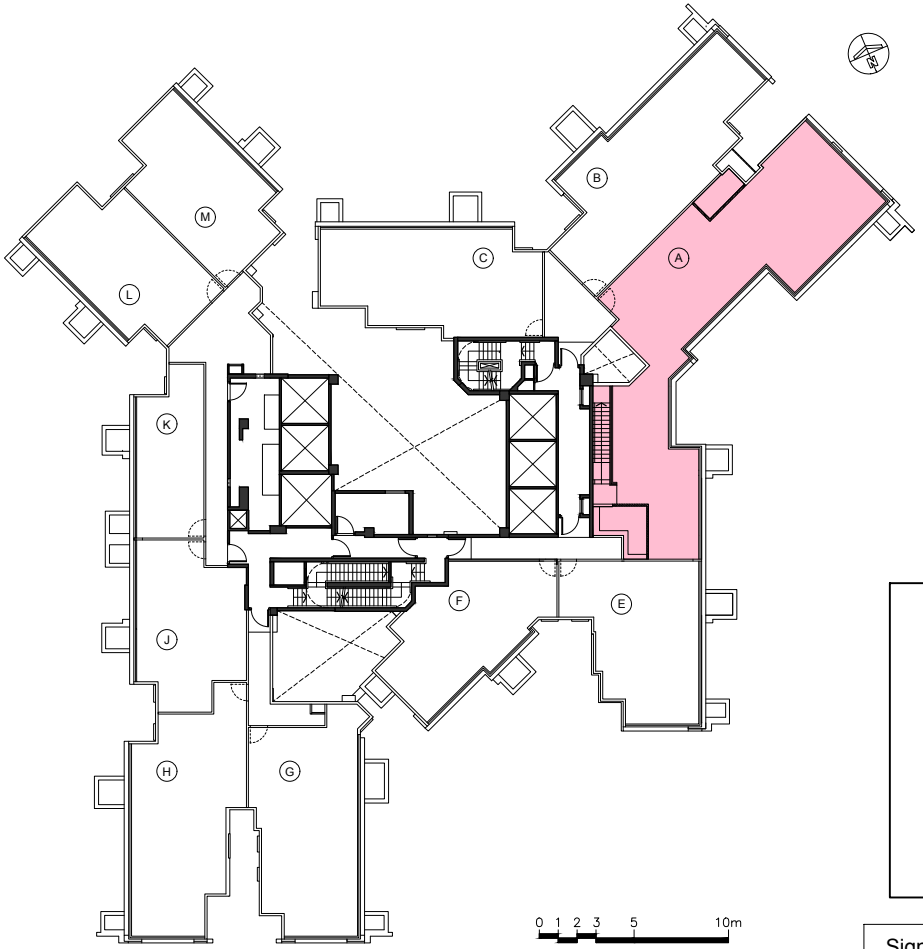

Section Plan 橫截面圖

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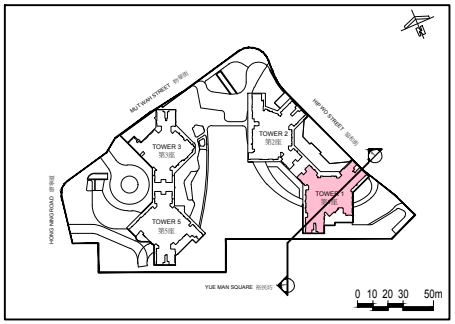

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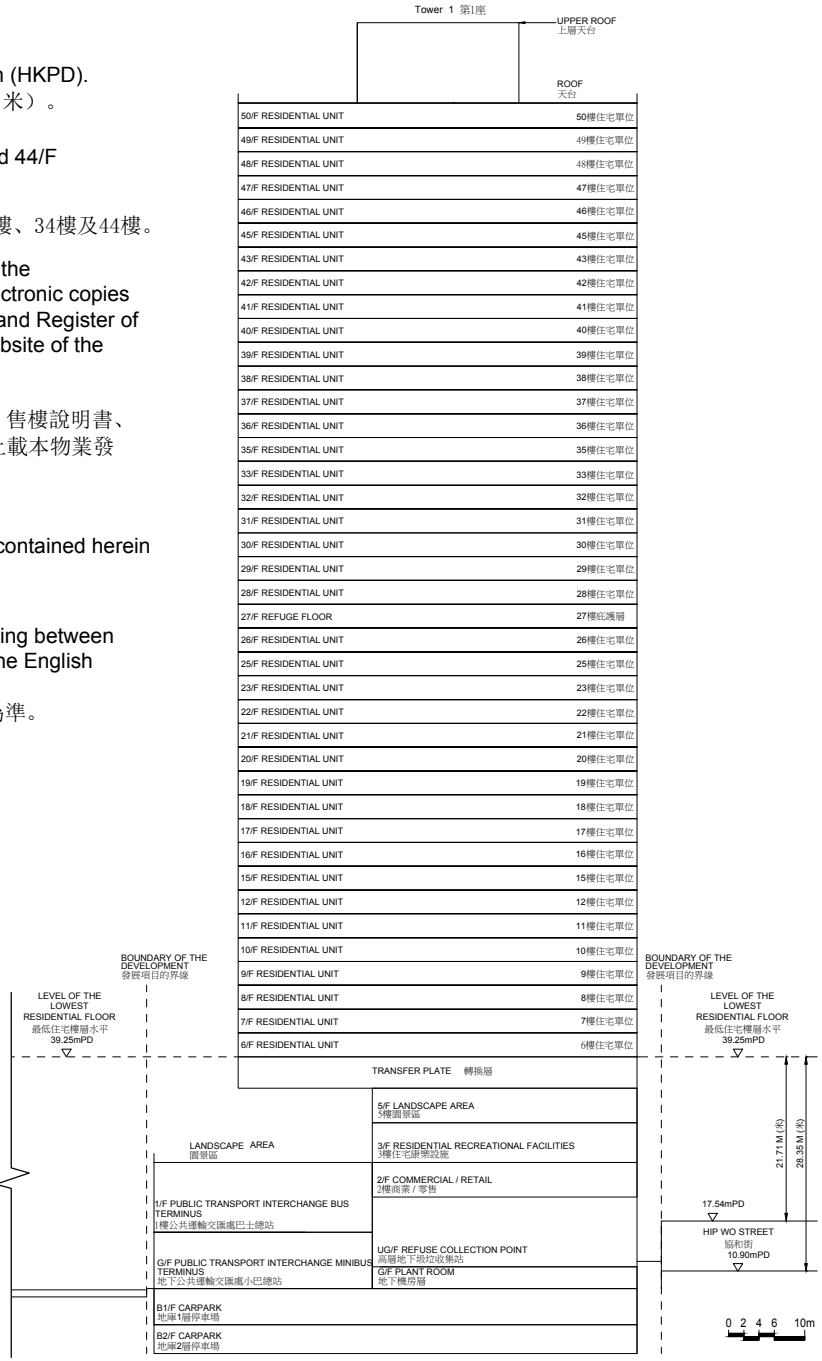

Phase 期數 I Tower 座 1 Floor 樓 40 Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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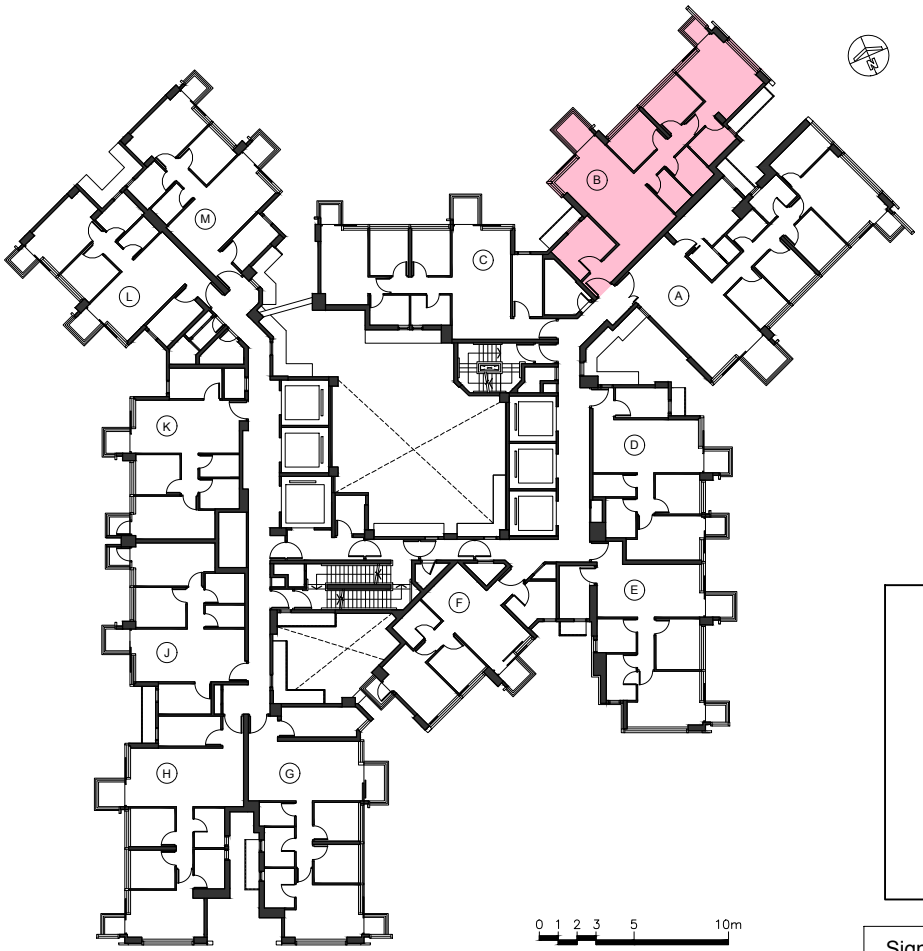

Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

Remarks:
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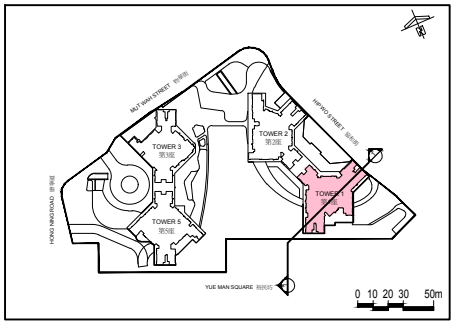
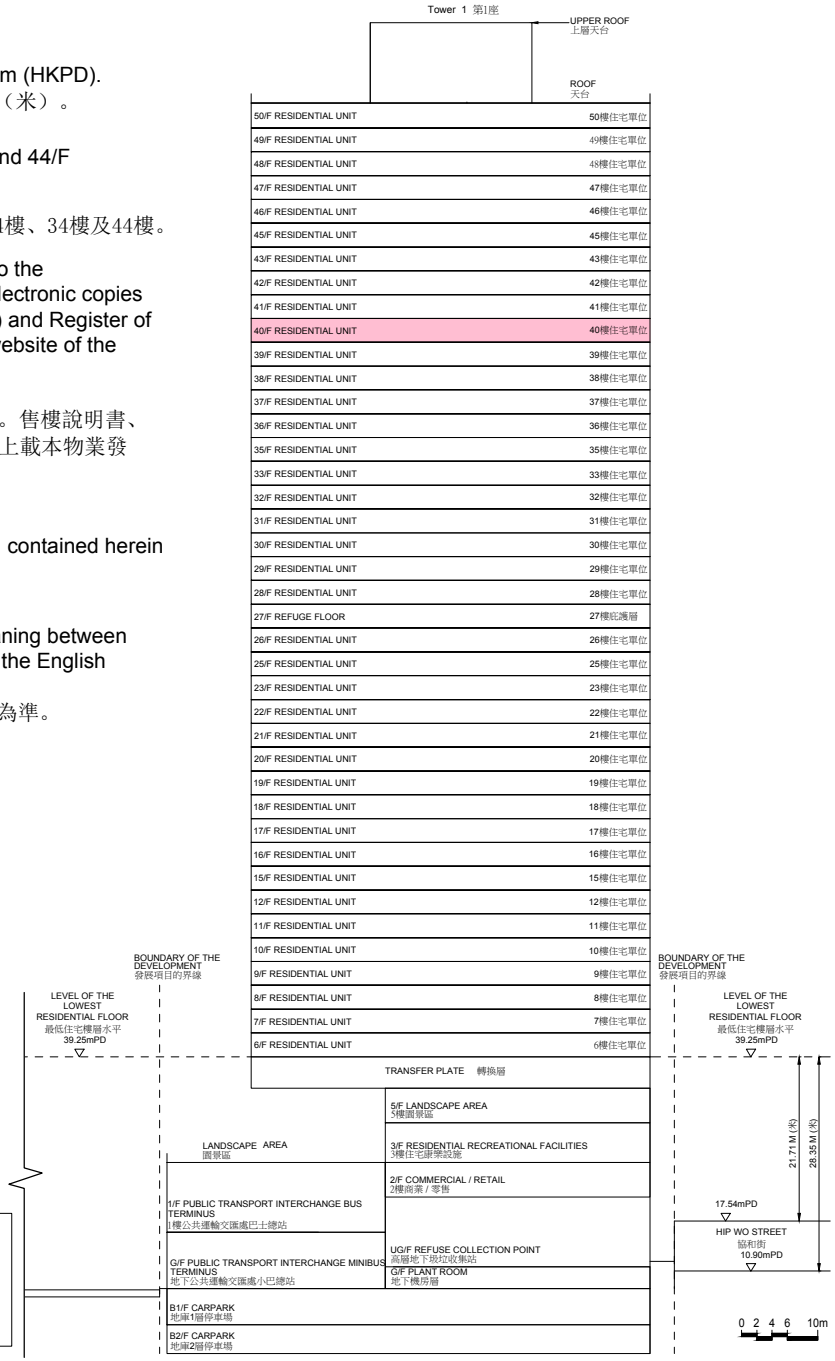


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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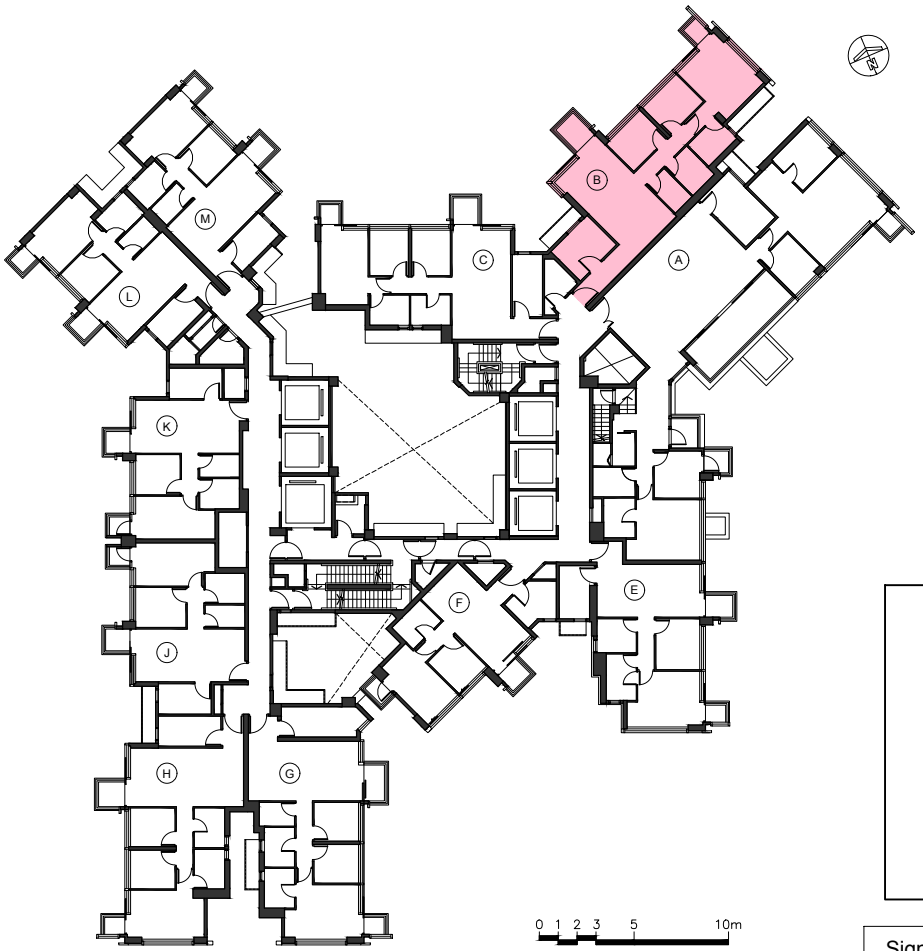

Section Plan 橫截面圖

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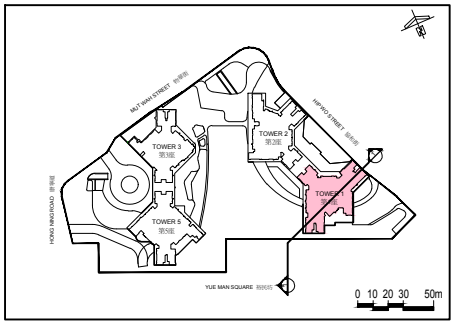

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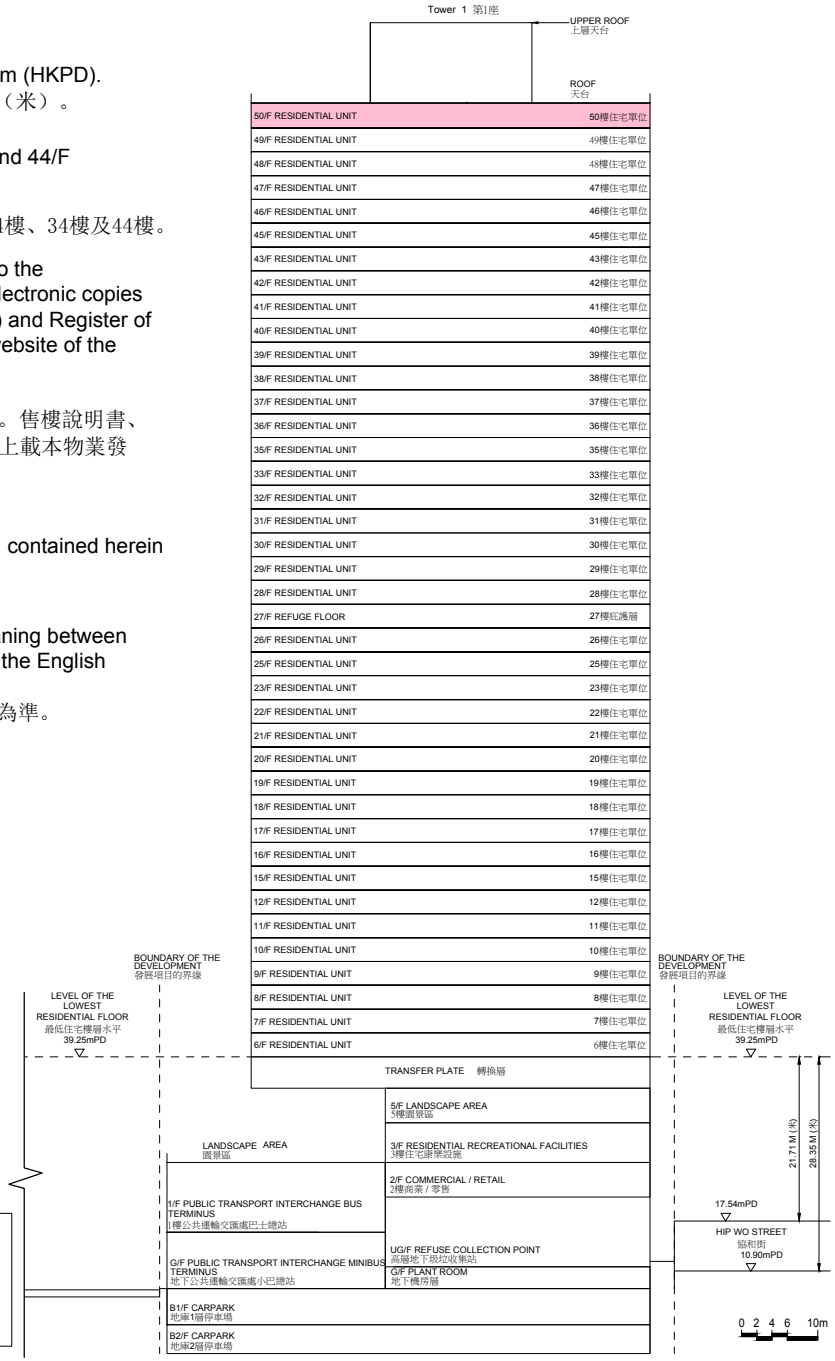

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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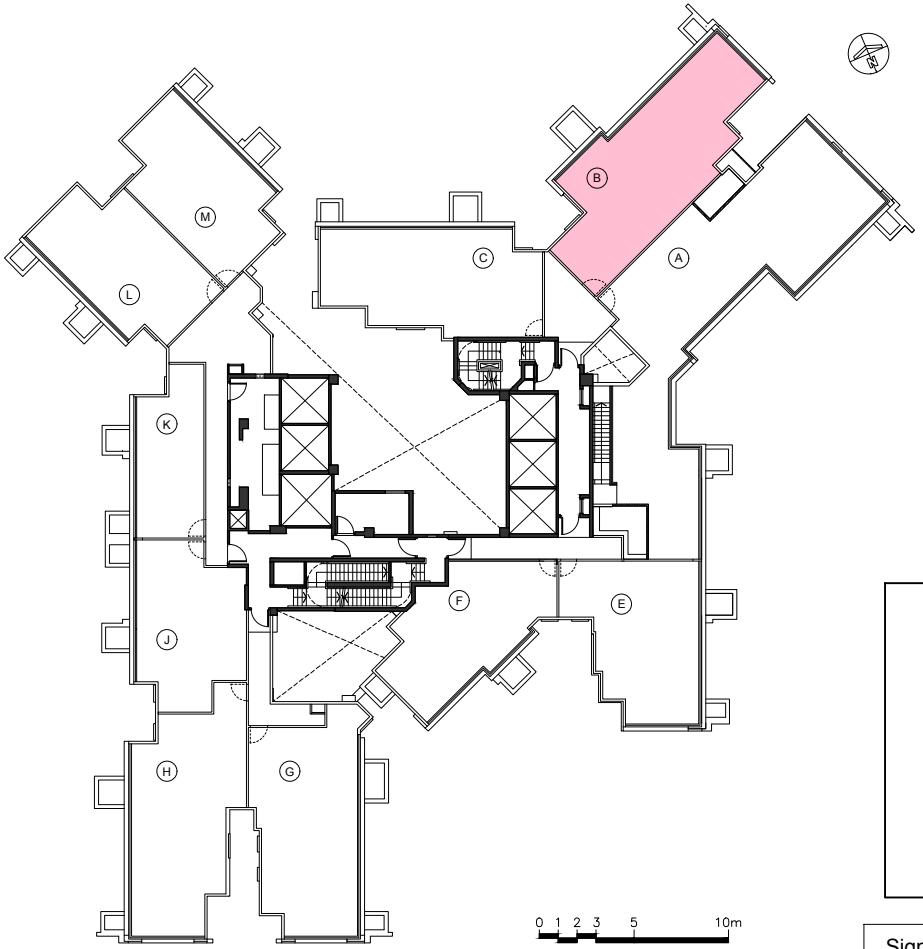

Section Plan 橫截面圖

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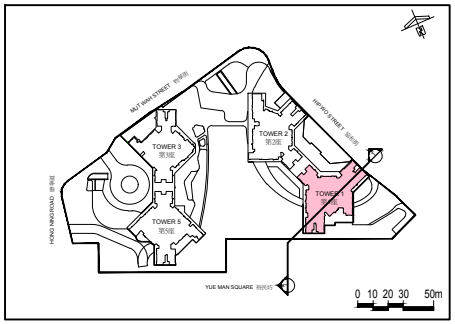

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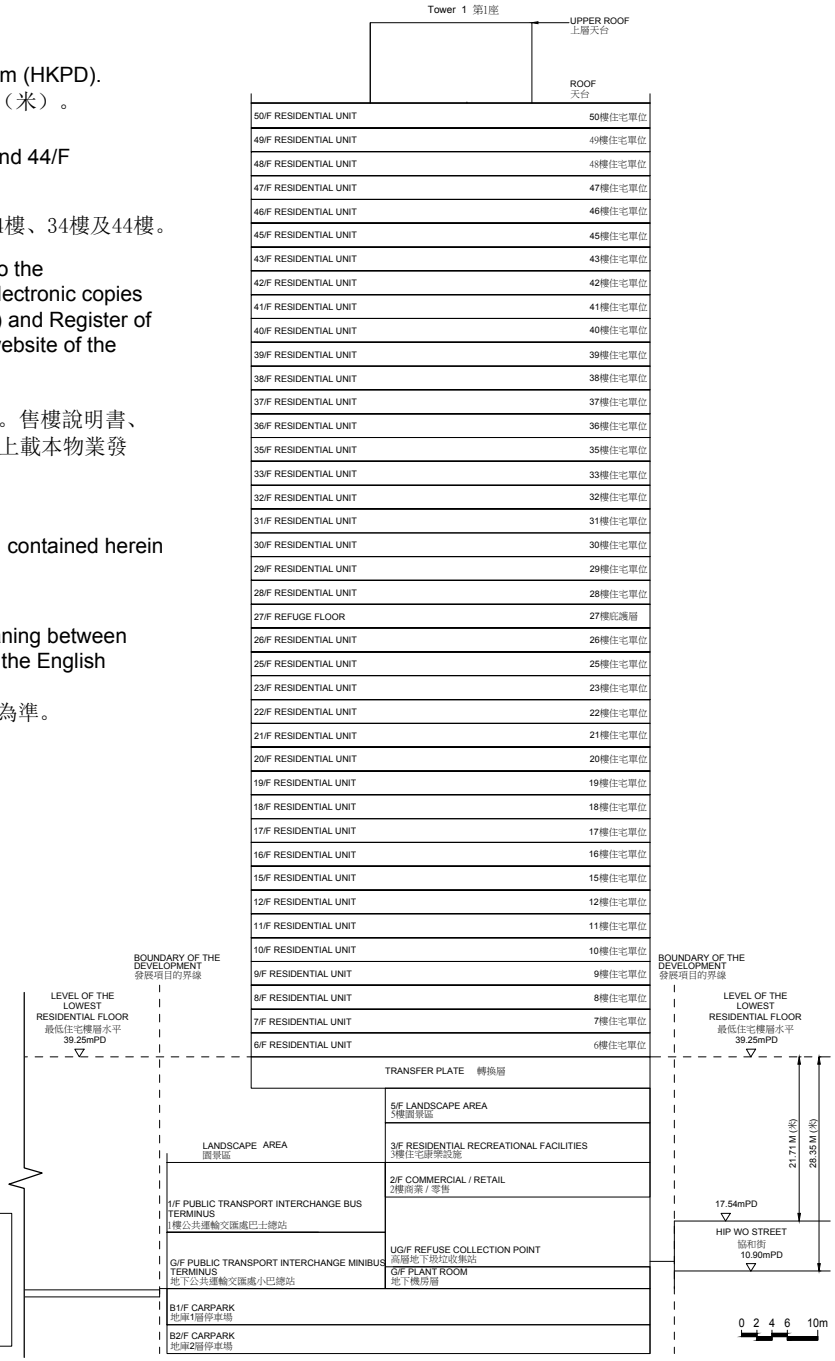

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 C
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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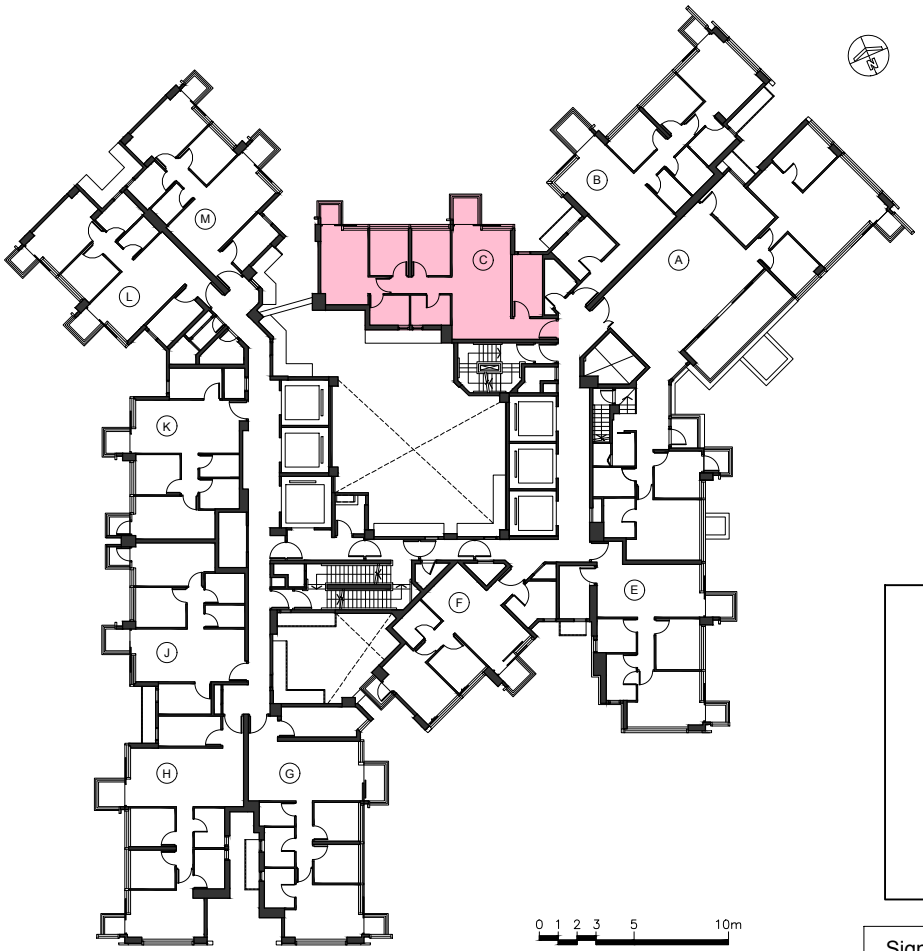

Section Plan 橫截面圖

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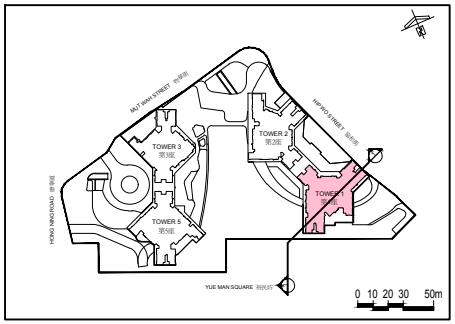

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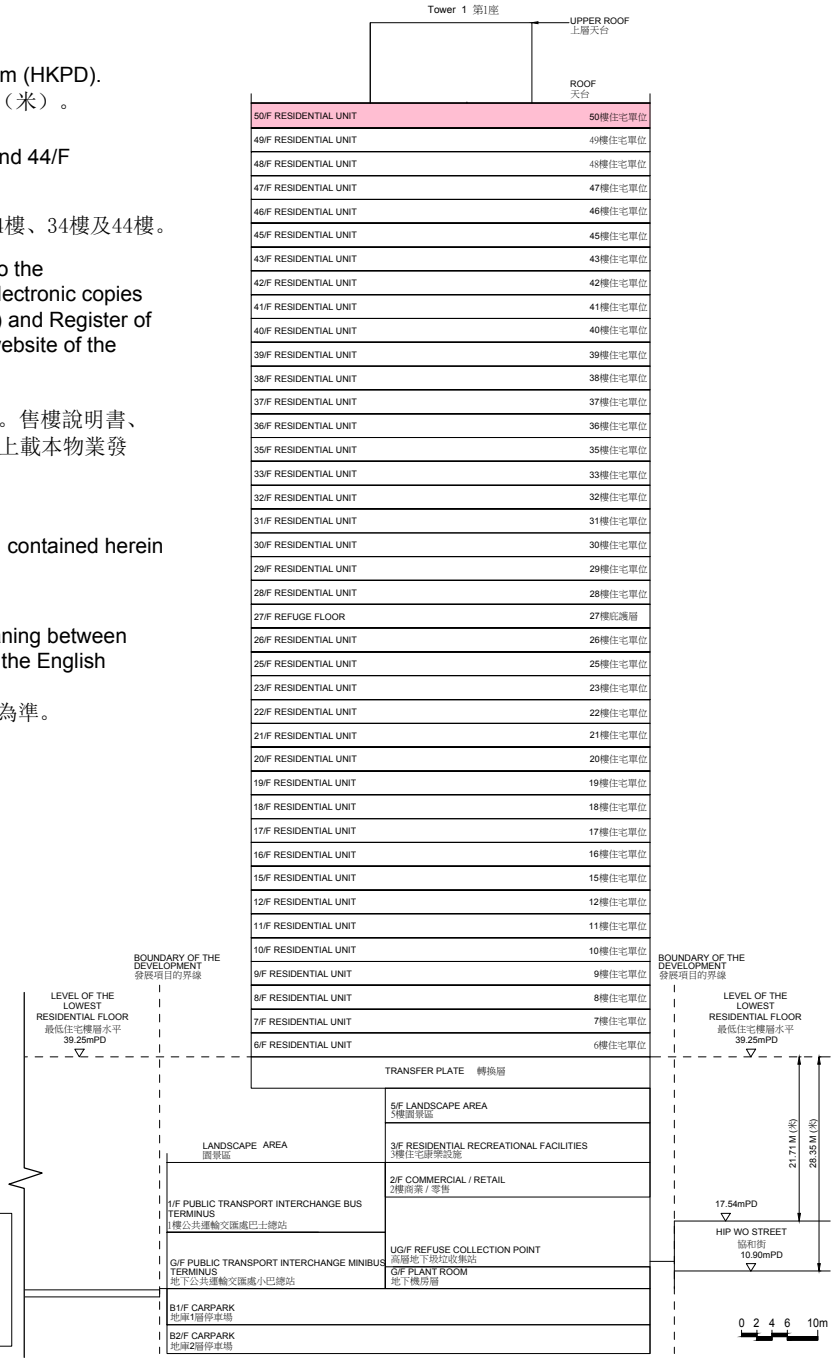

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 C
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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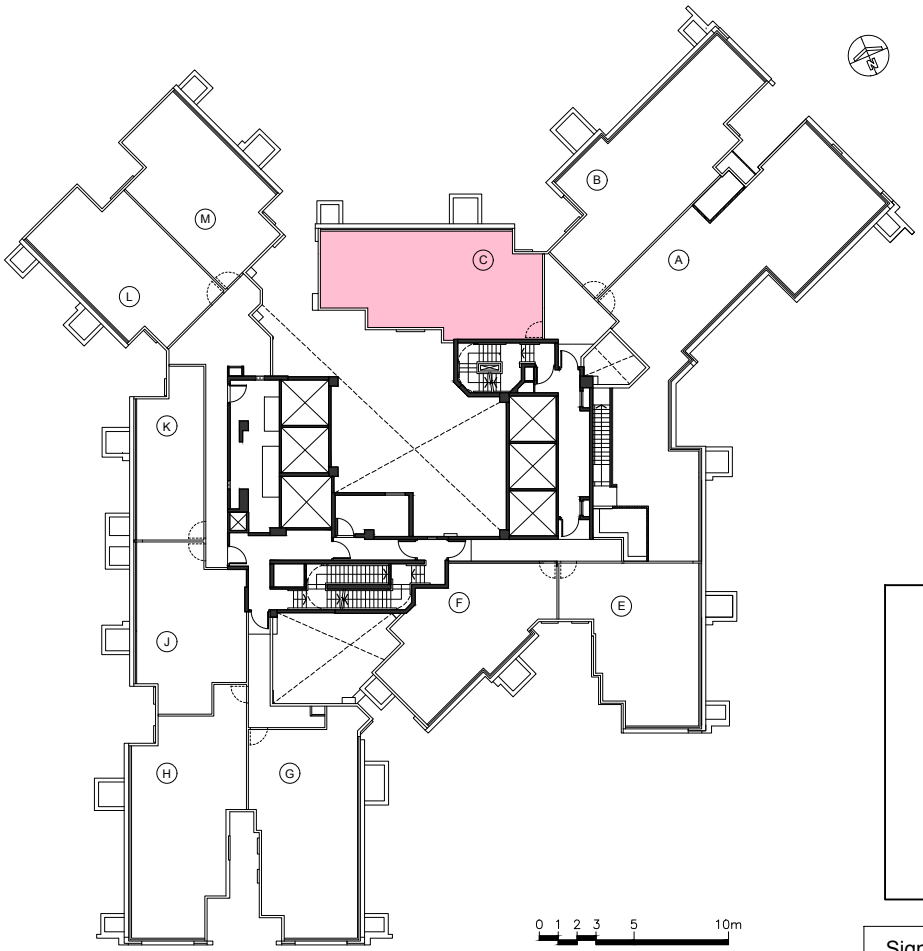

Section Plan 橫截面圖

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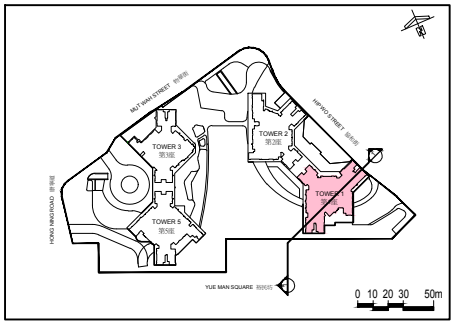

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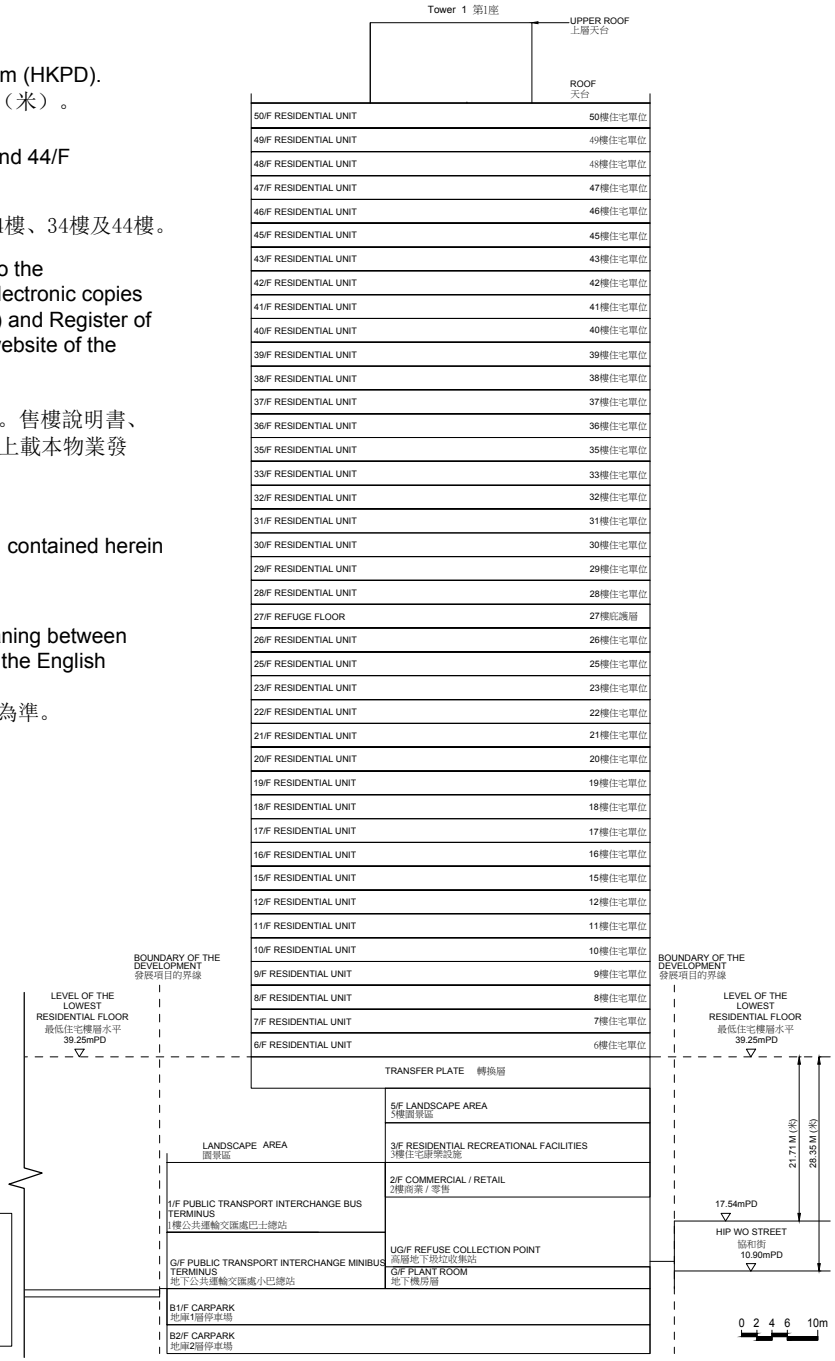

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 E
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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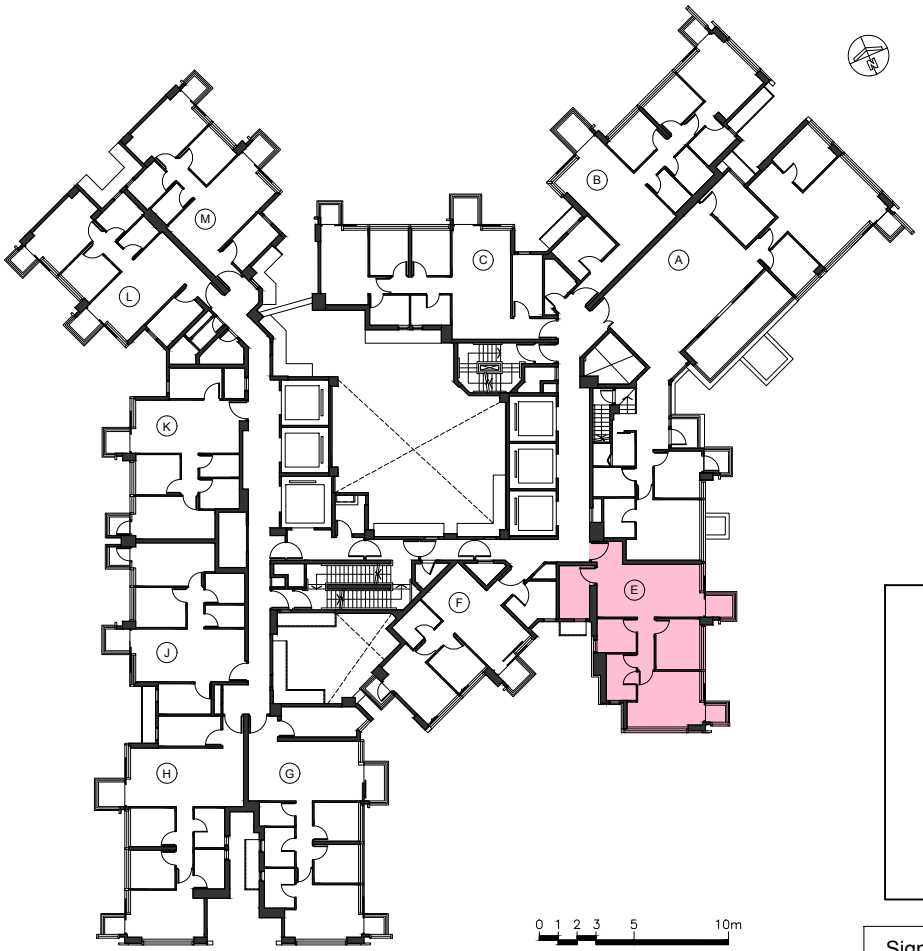

Section Plan 橫截面圖

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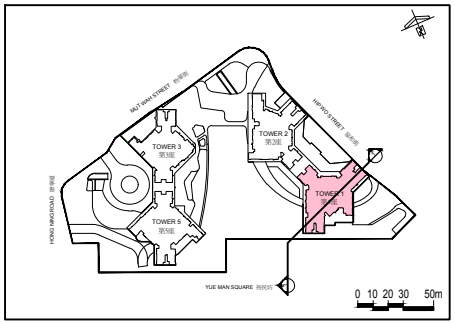

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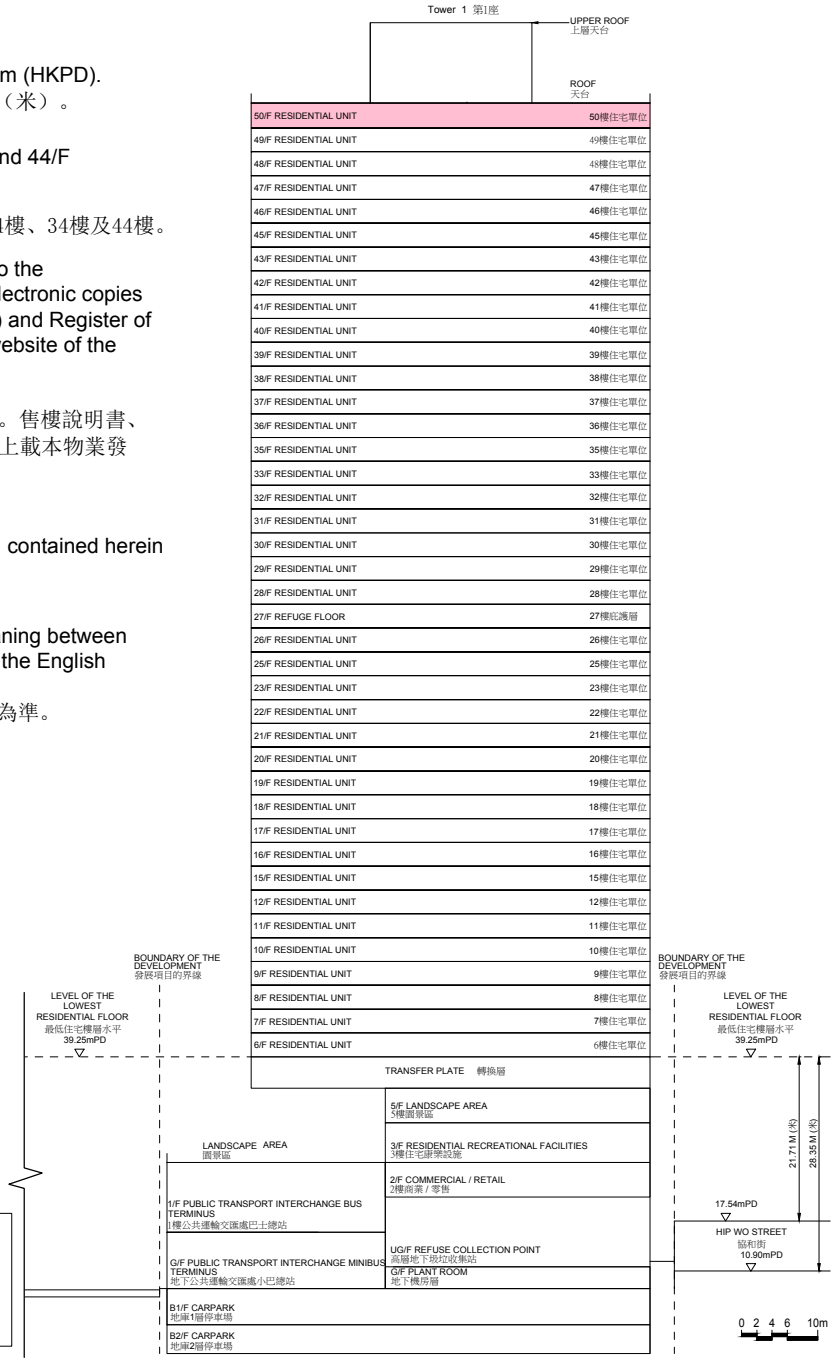

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 E
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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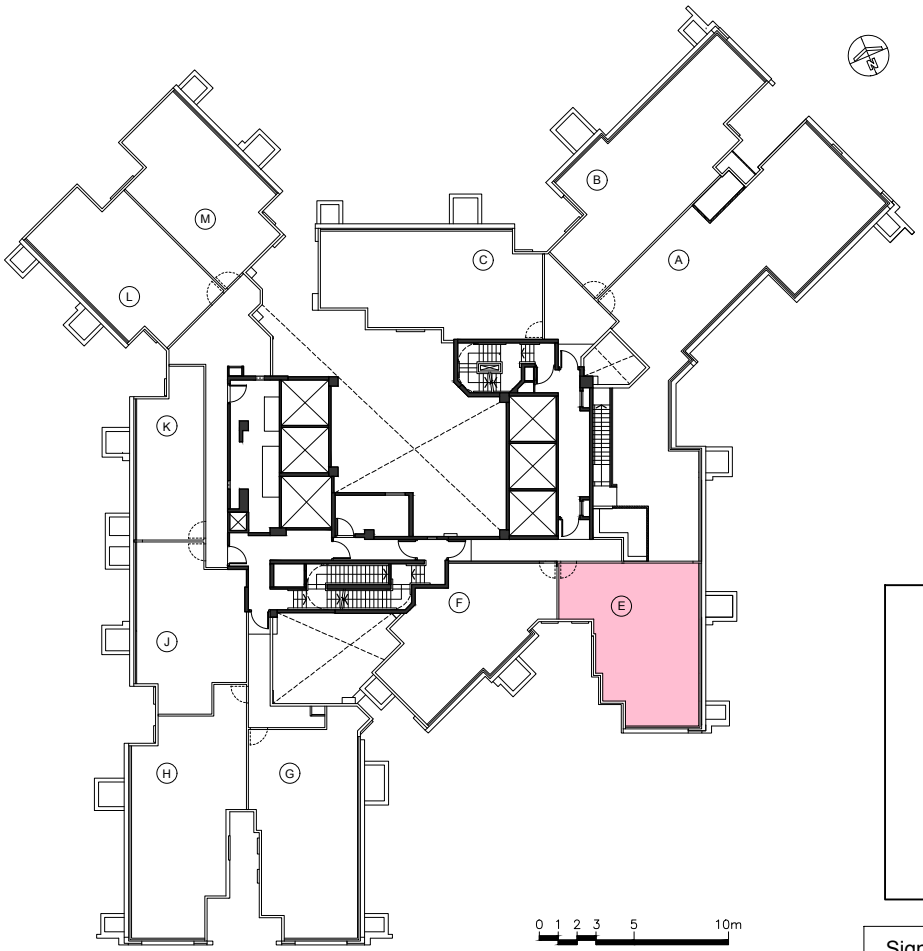

Section Plan 橫截面圖

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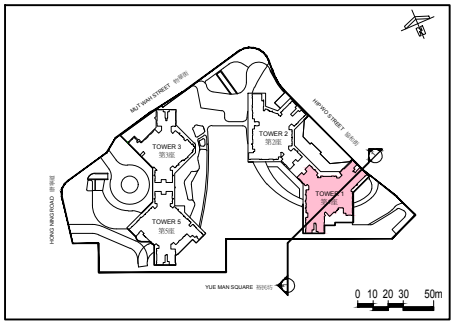

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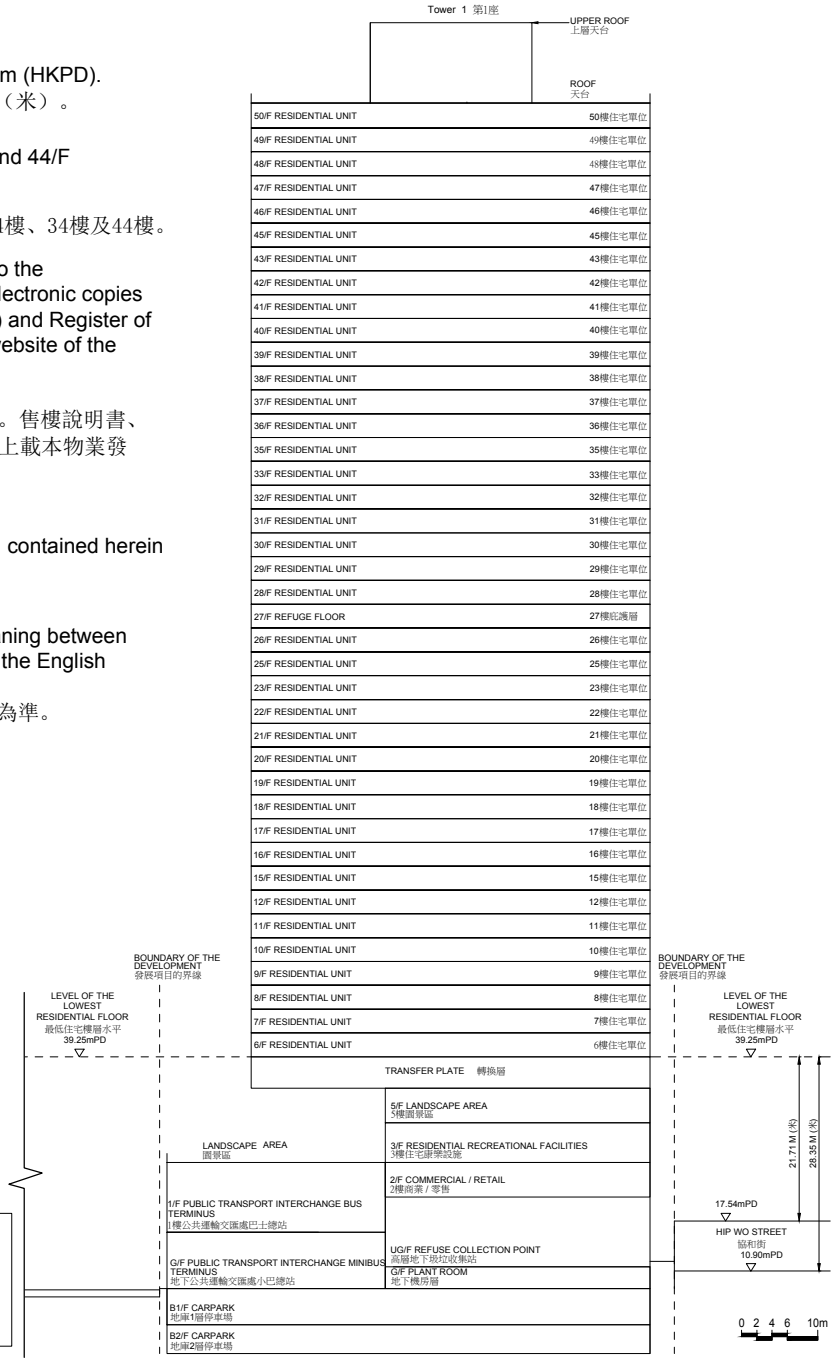

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 F
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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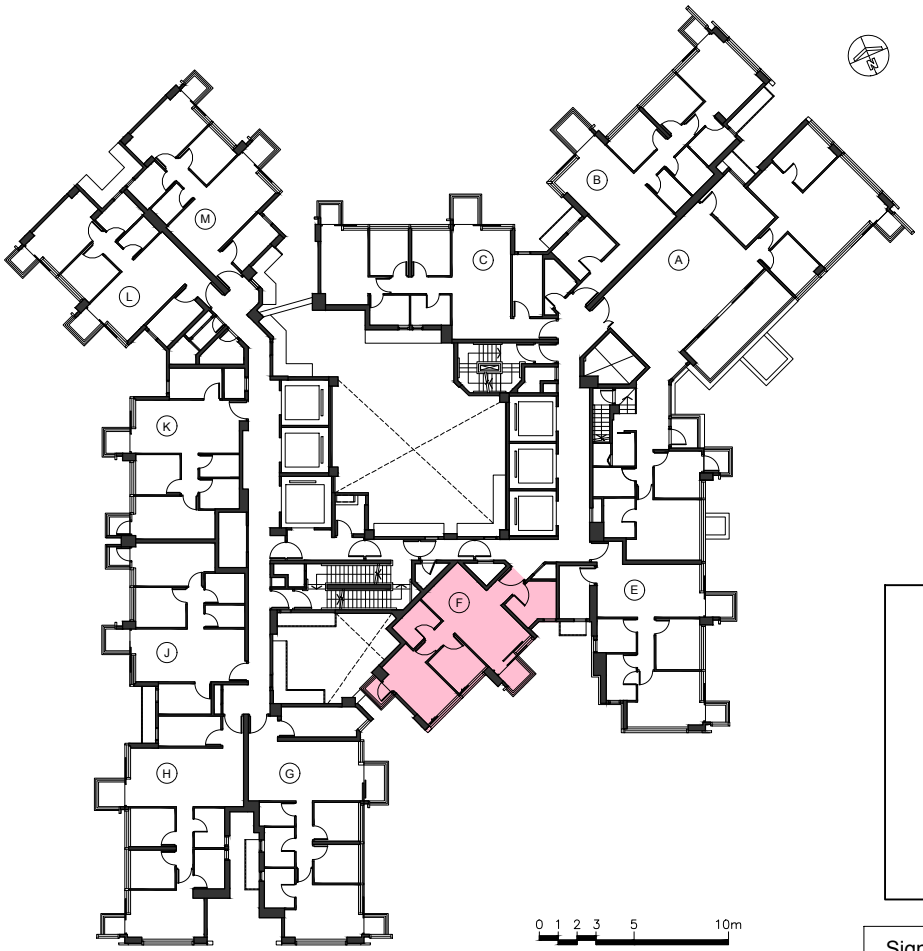

Section Plan 橫截面圖

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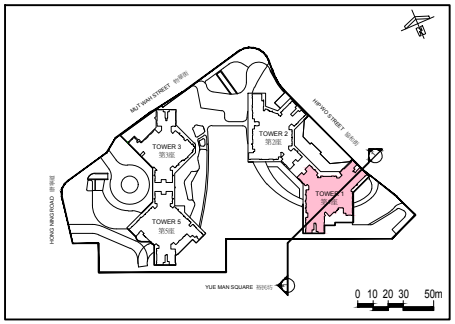

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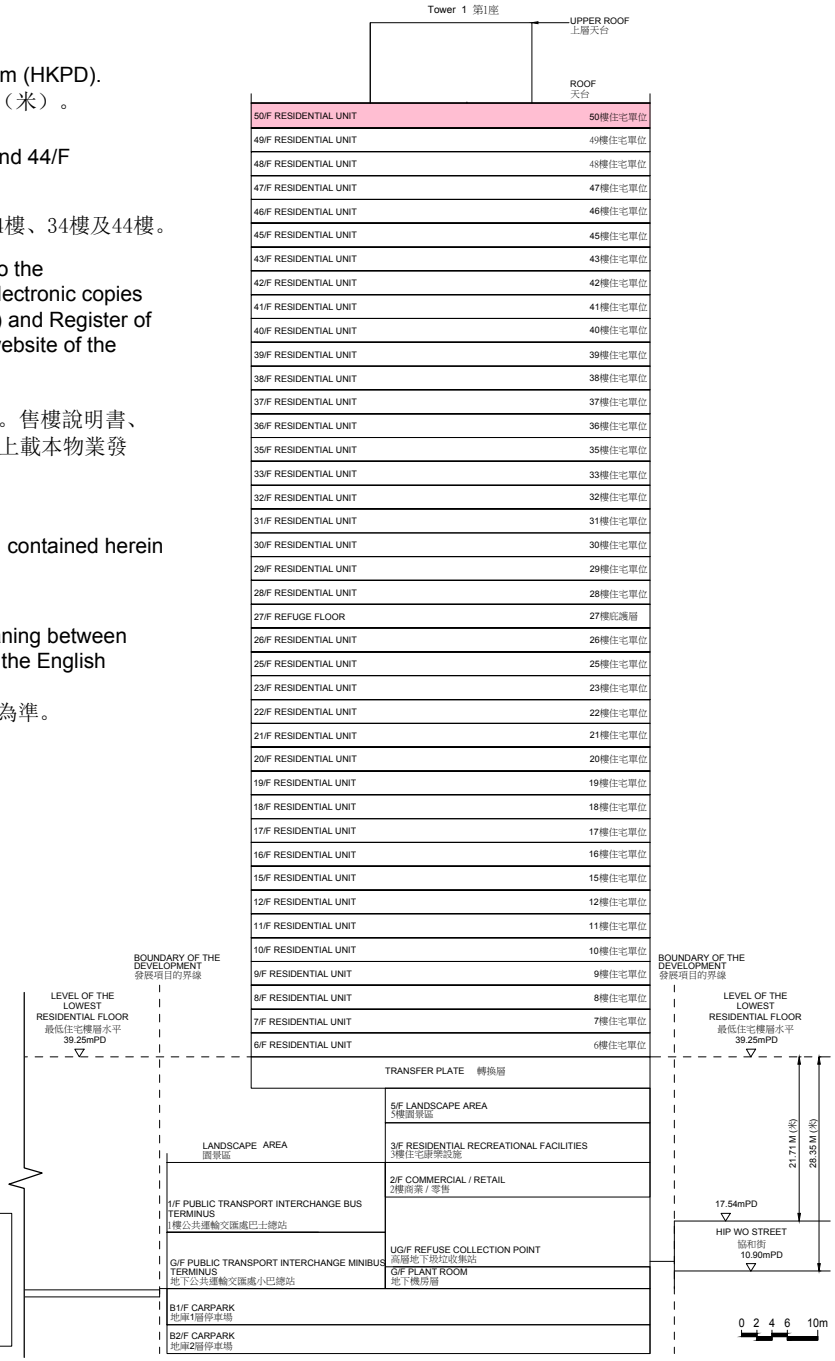

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 F
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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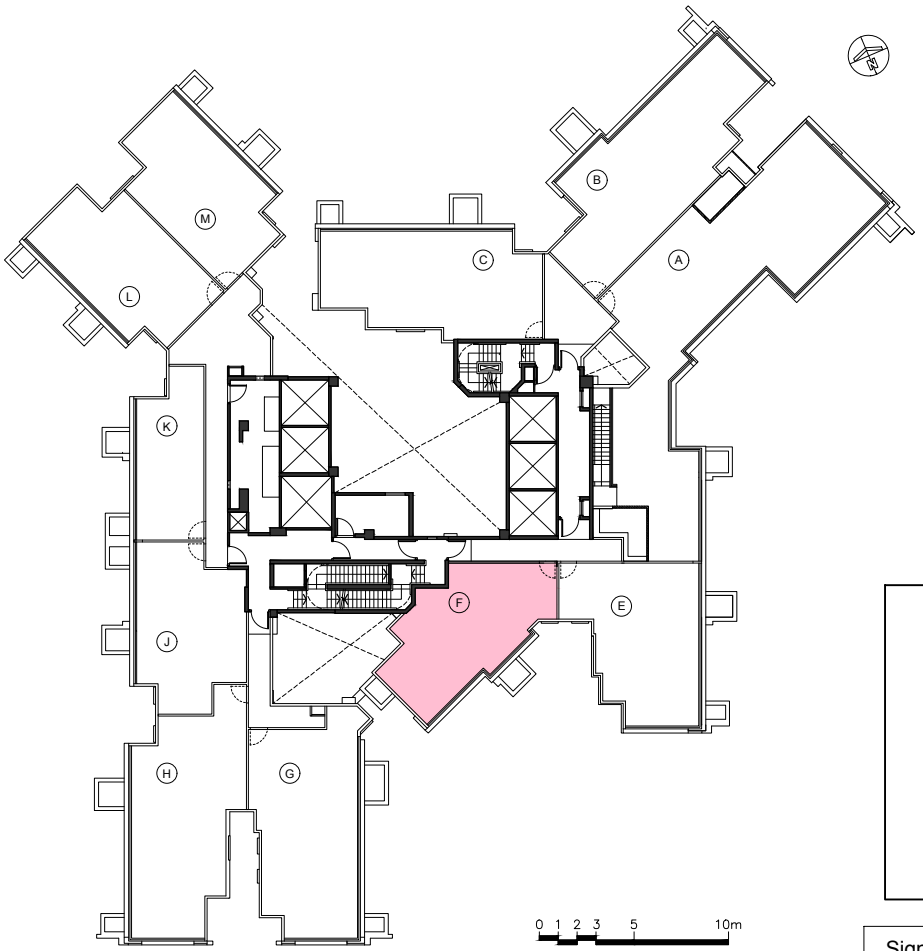

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
4/F,13/F,14/F,24/F,34/F and 44/F are omitted.
附註：
不設4樓、13樓、14樓、24樓、34樓及44樓。

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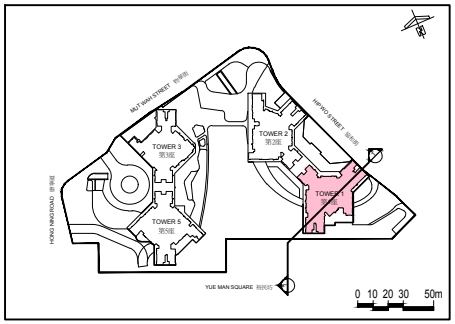

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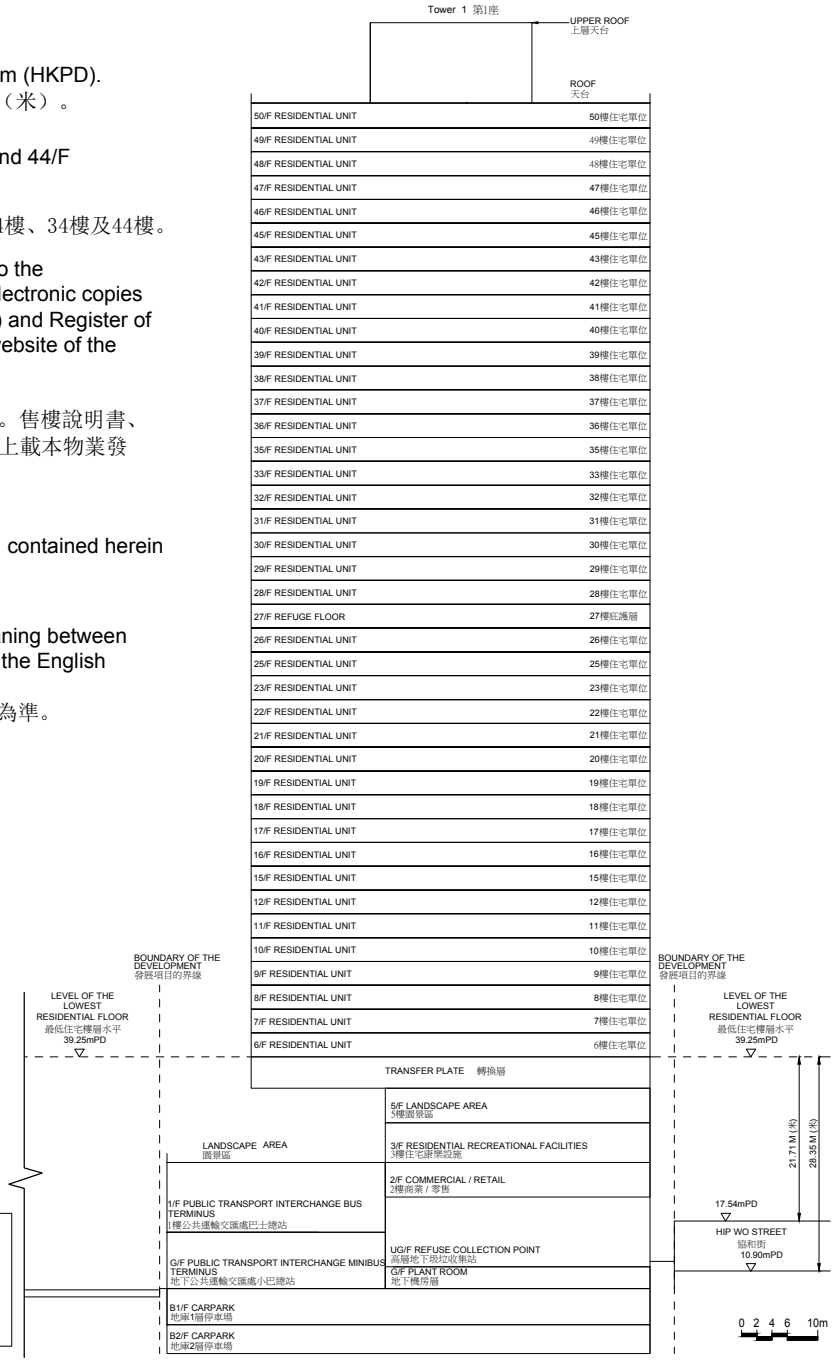

Phase 期數 I Tower 座 1 Floor 樓 6 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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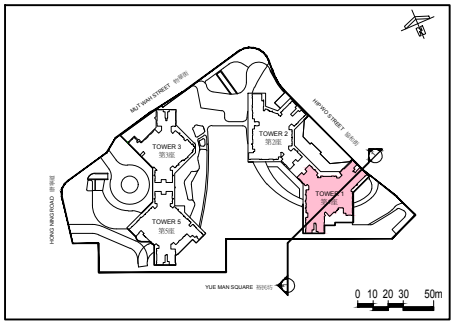

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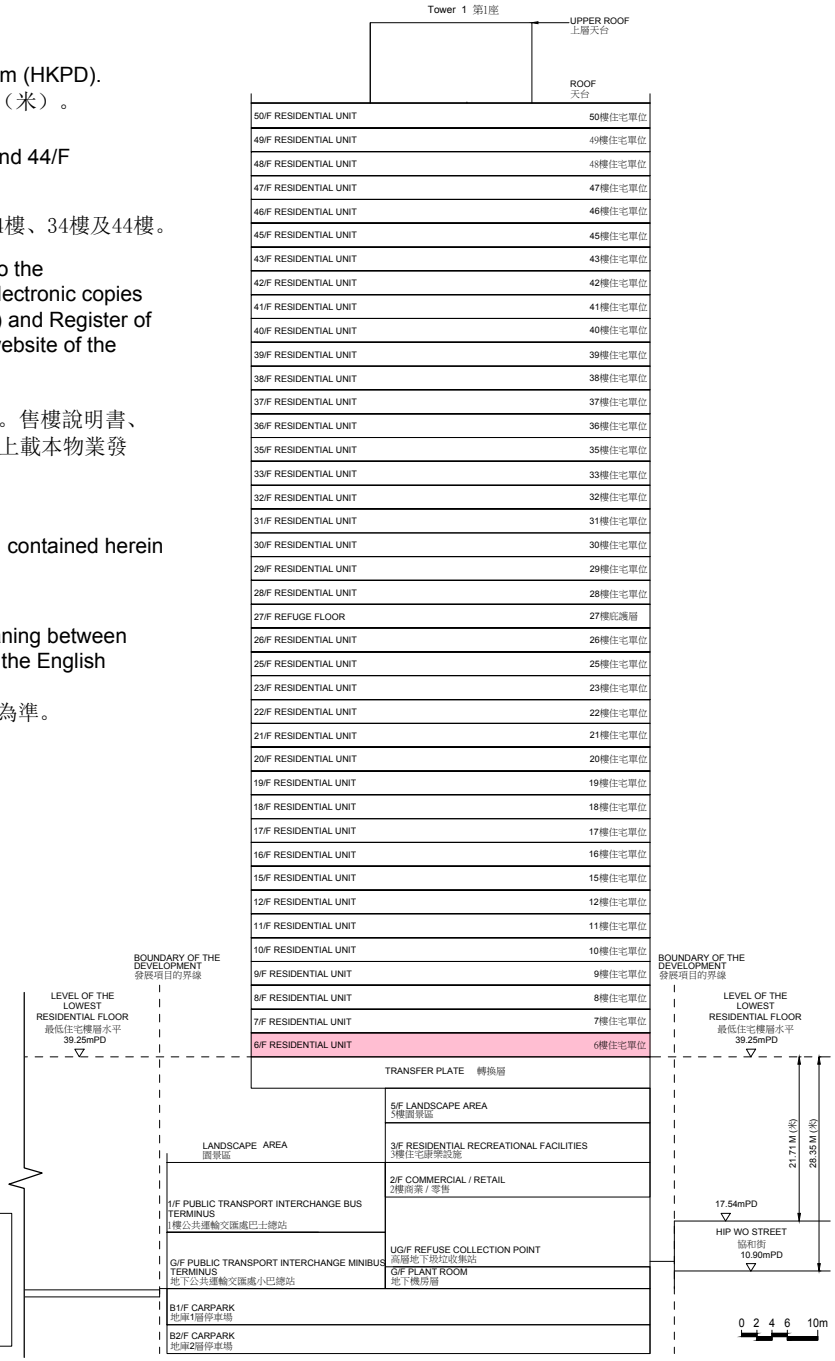

Phase 期數 I Tower 座 1 Floor 樓 47 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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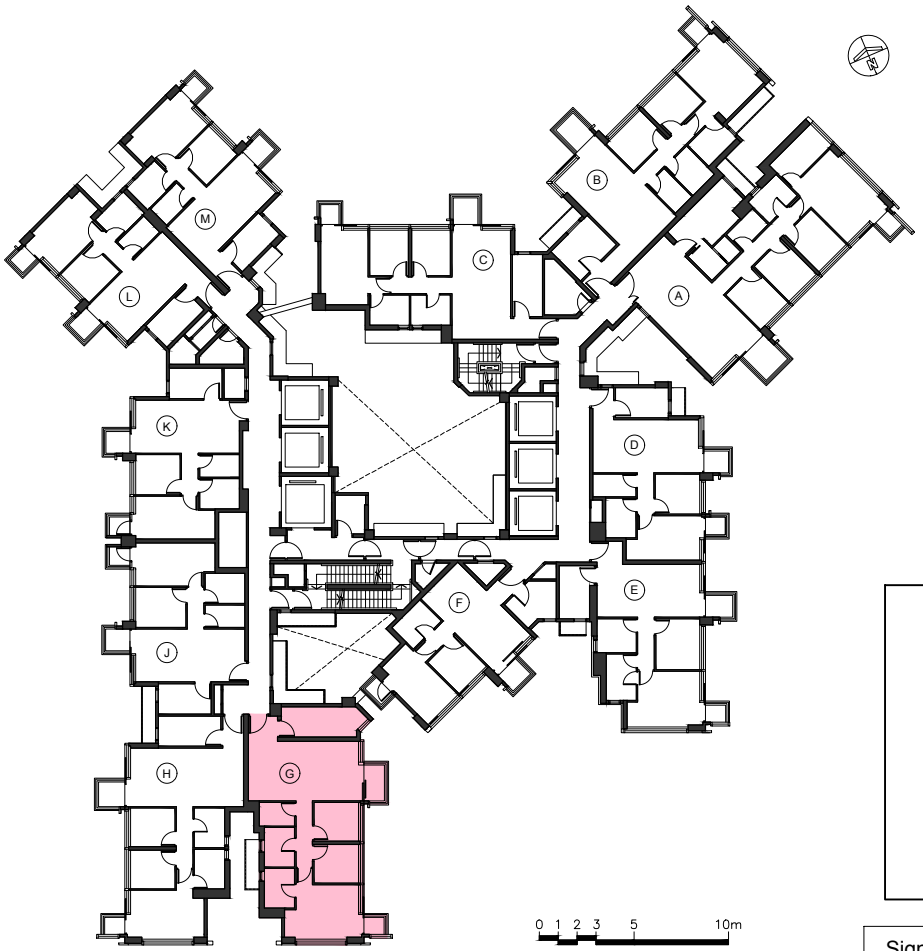

Section Plan 橫截面圖

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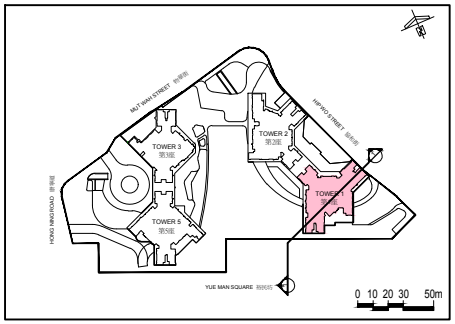
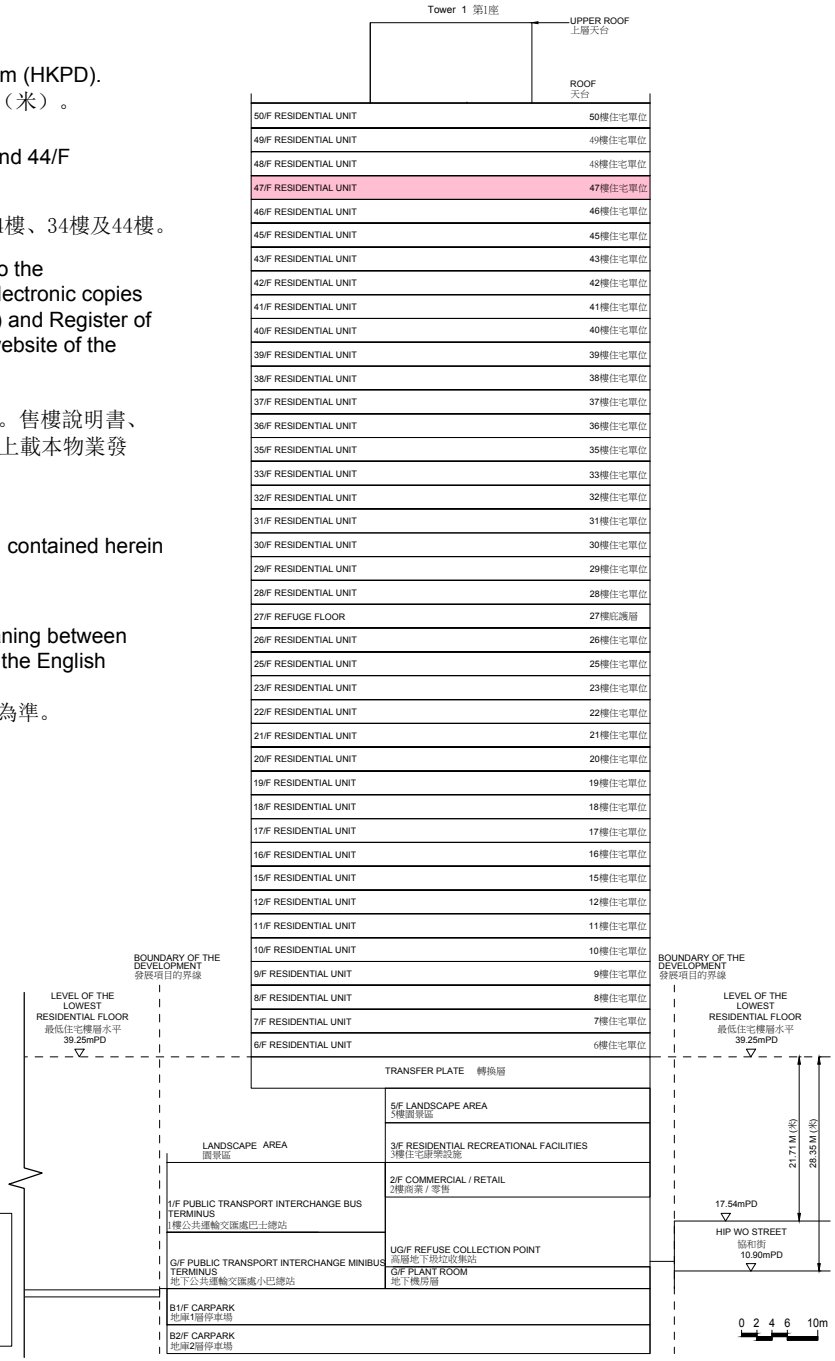


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 48 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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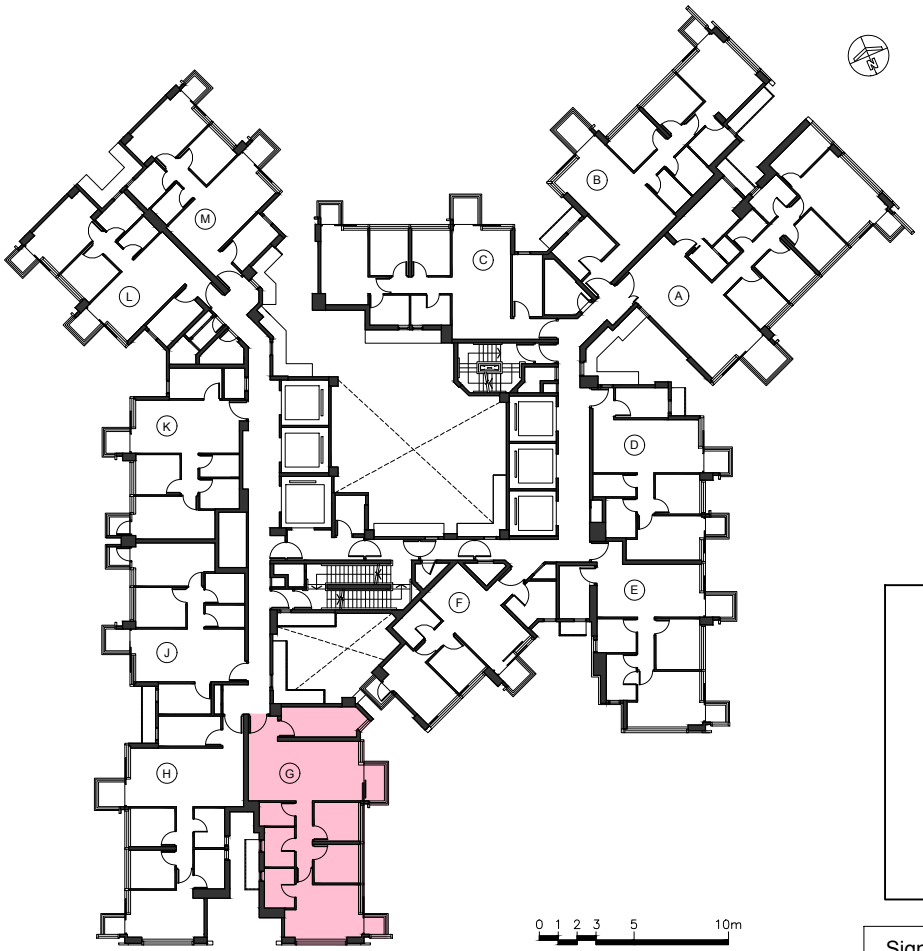

Section Plan 橫截面圖

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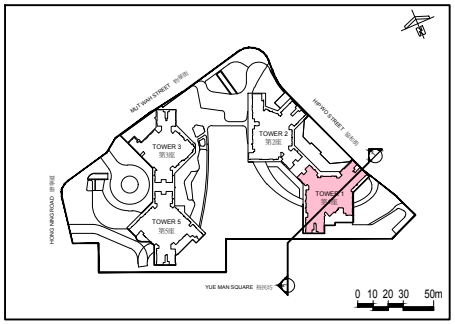

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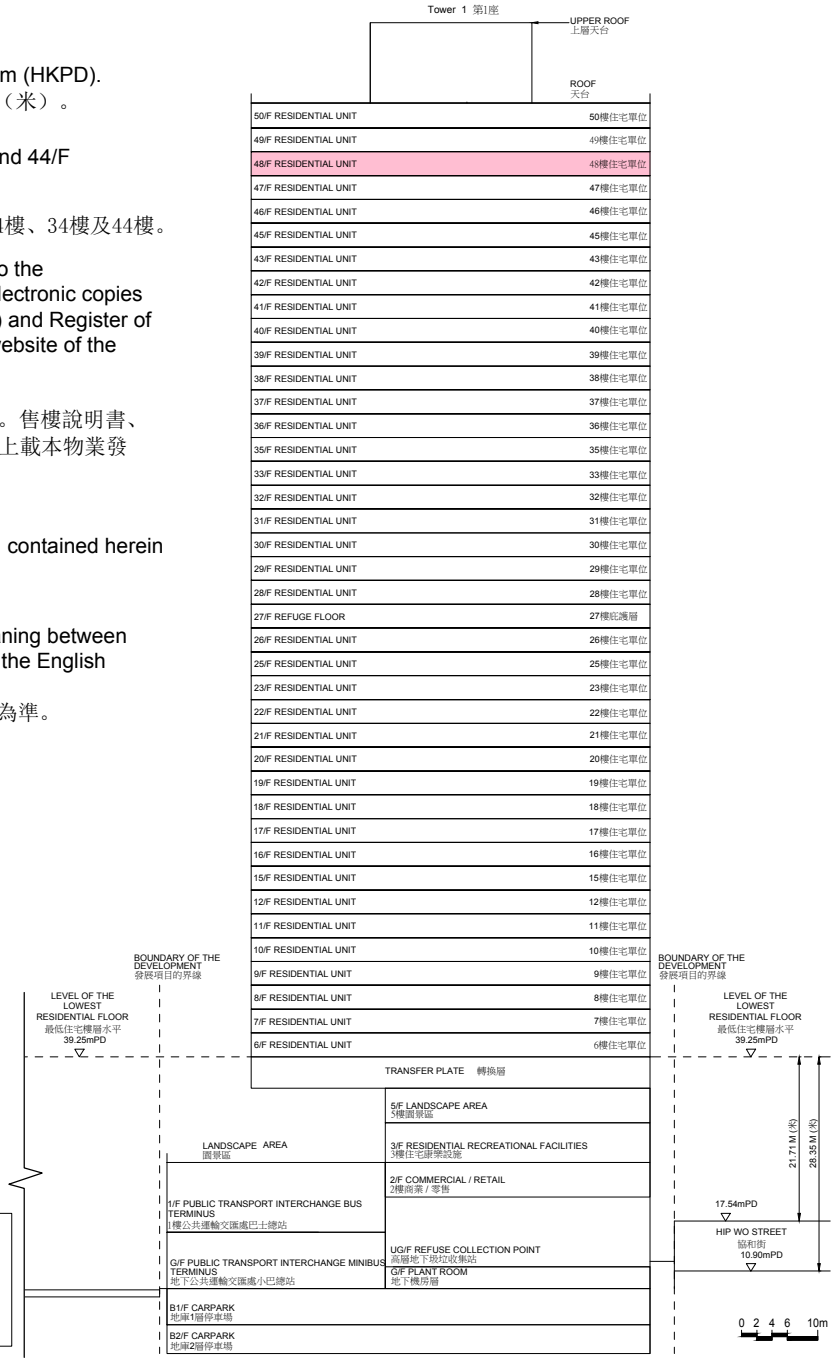

Phase 期數 I Tower 座 1 Floor 樓 49 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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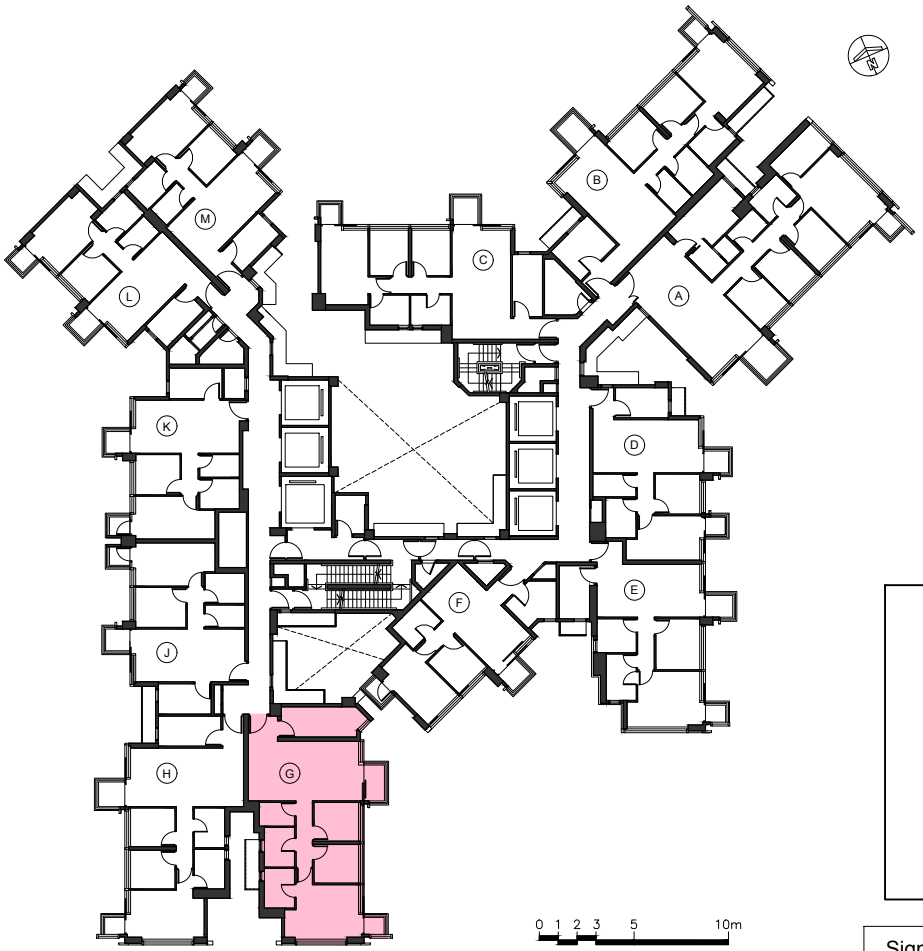
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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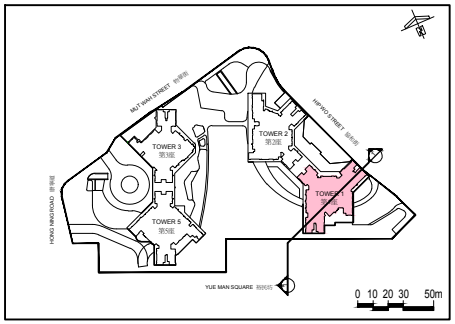

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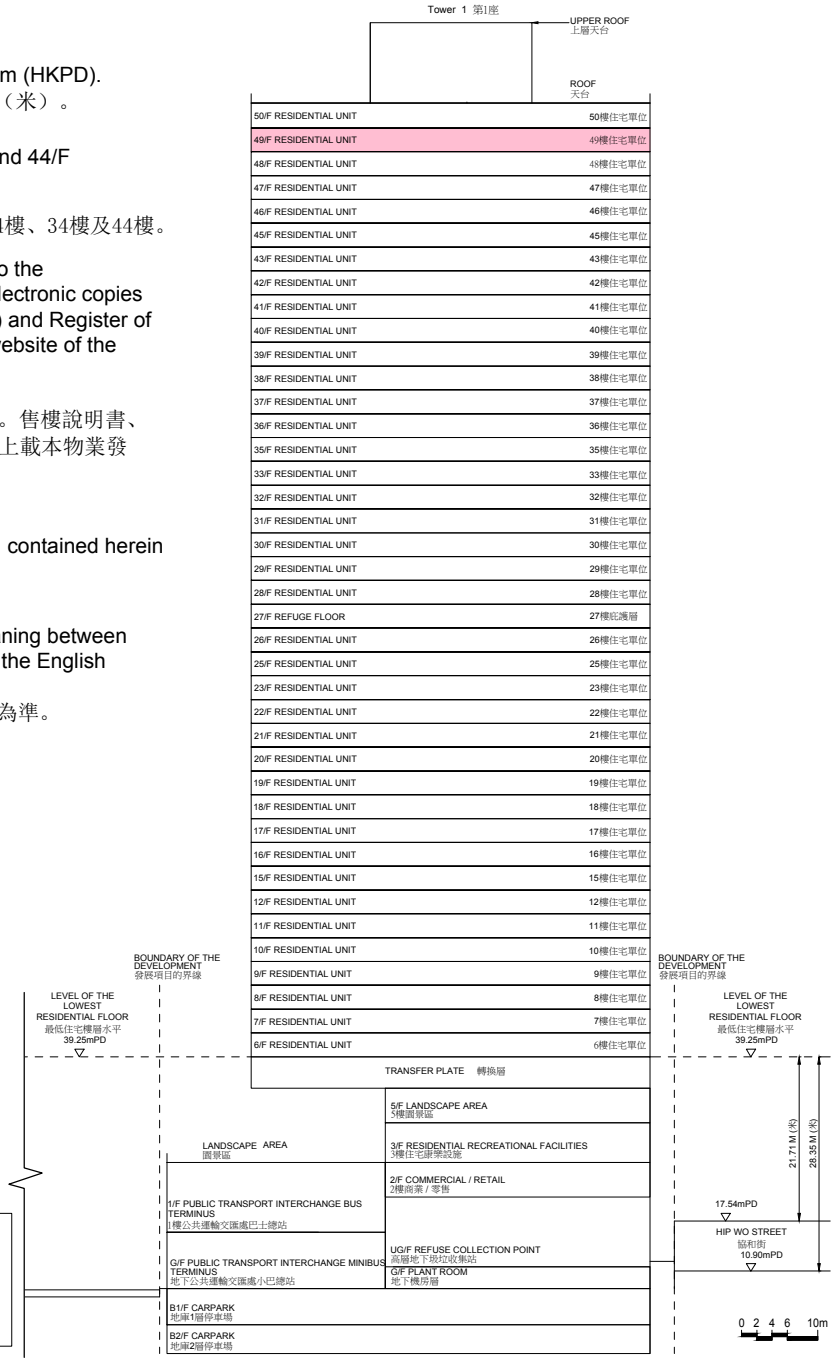

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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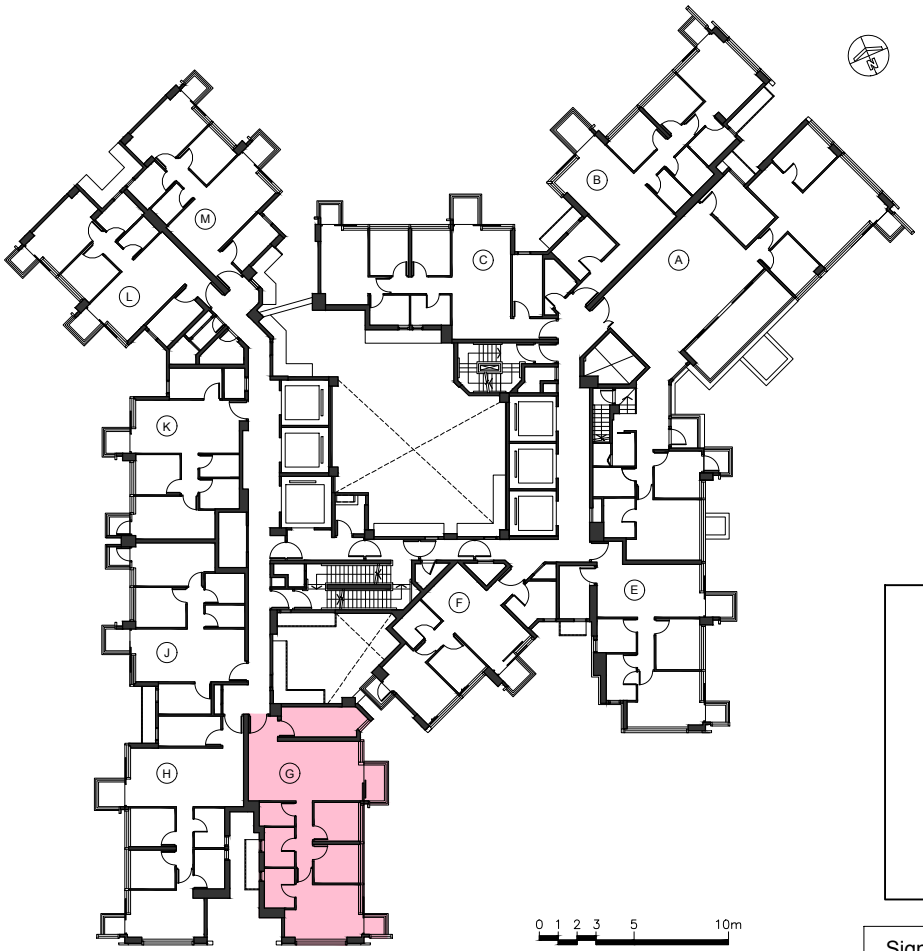

Section Plan 橫截面圖

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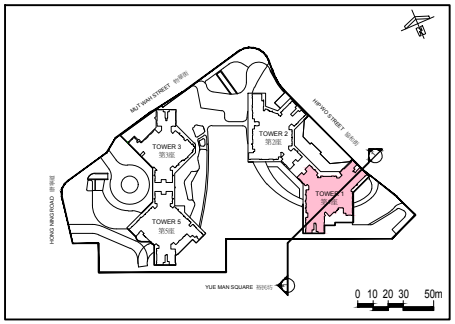

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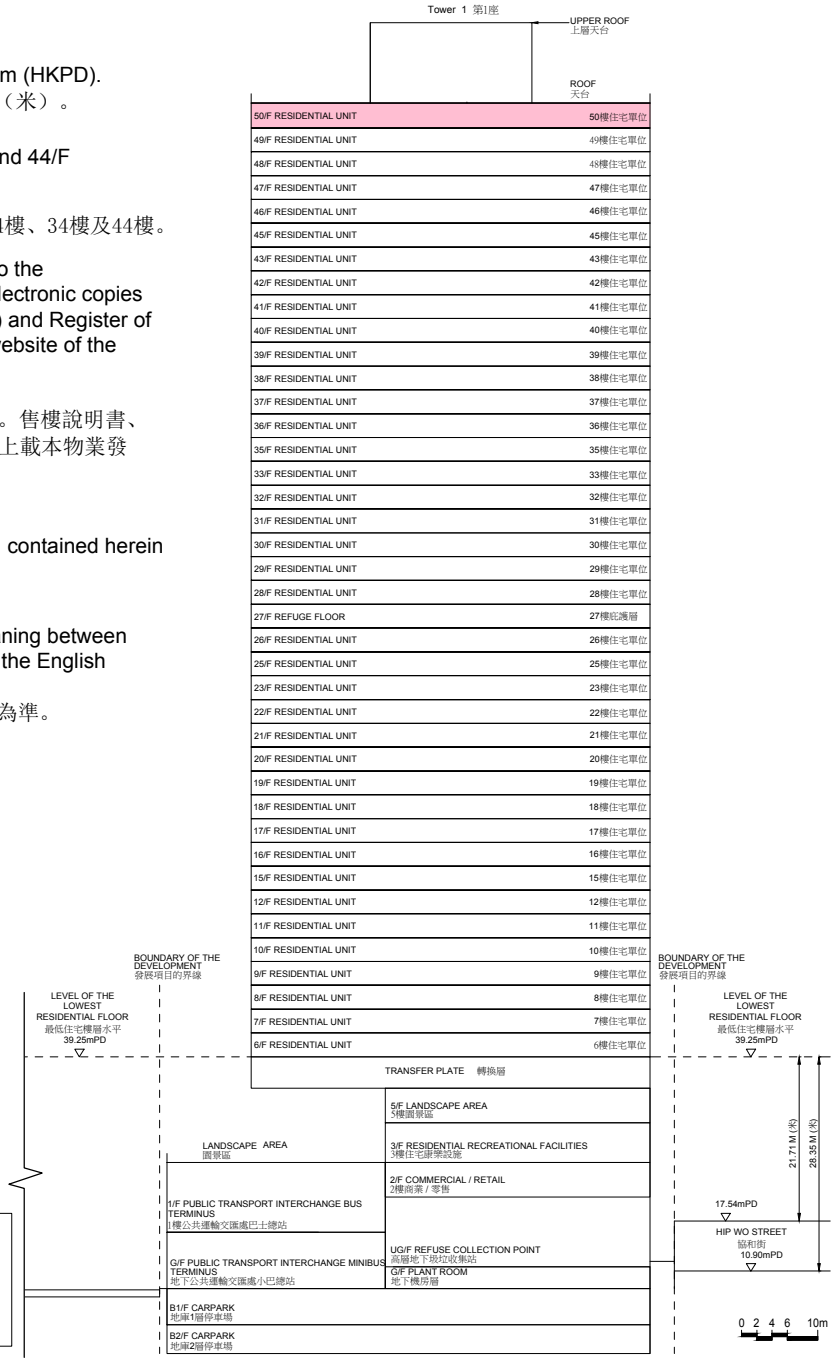

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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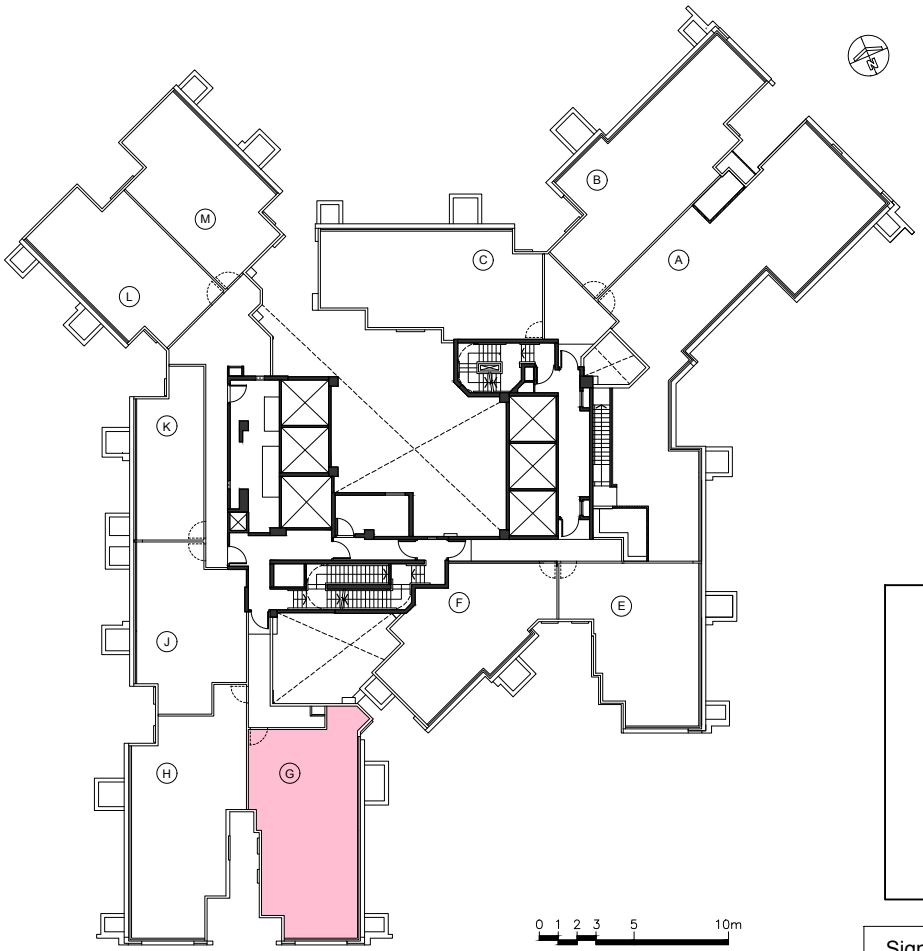

Section Plan 橫截面圖

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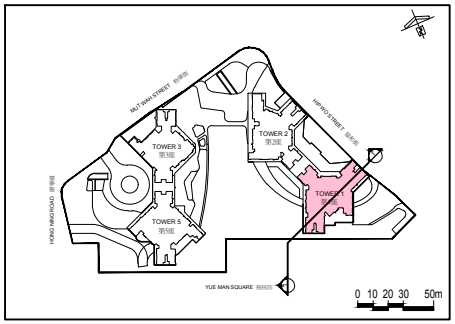

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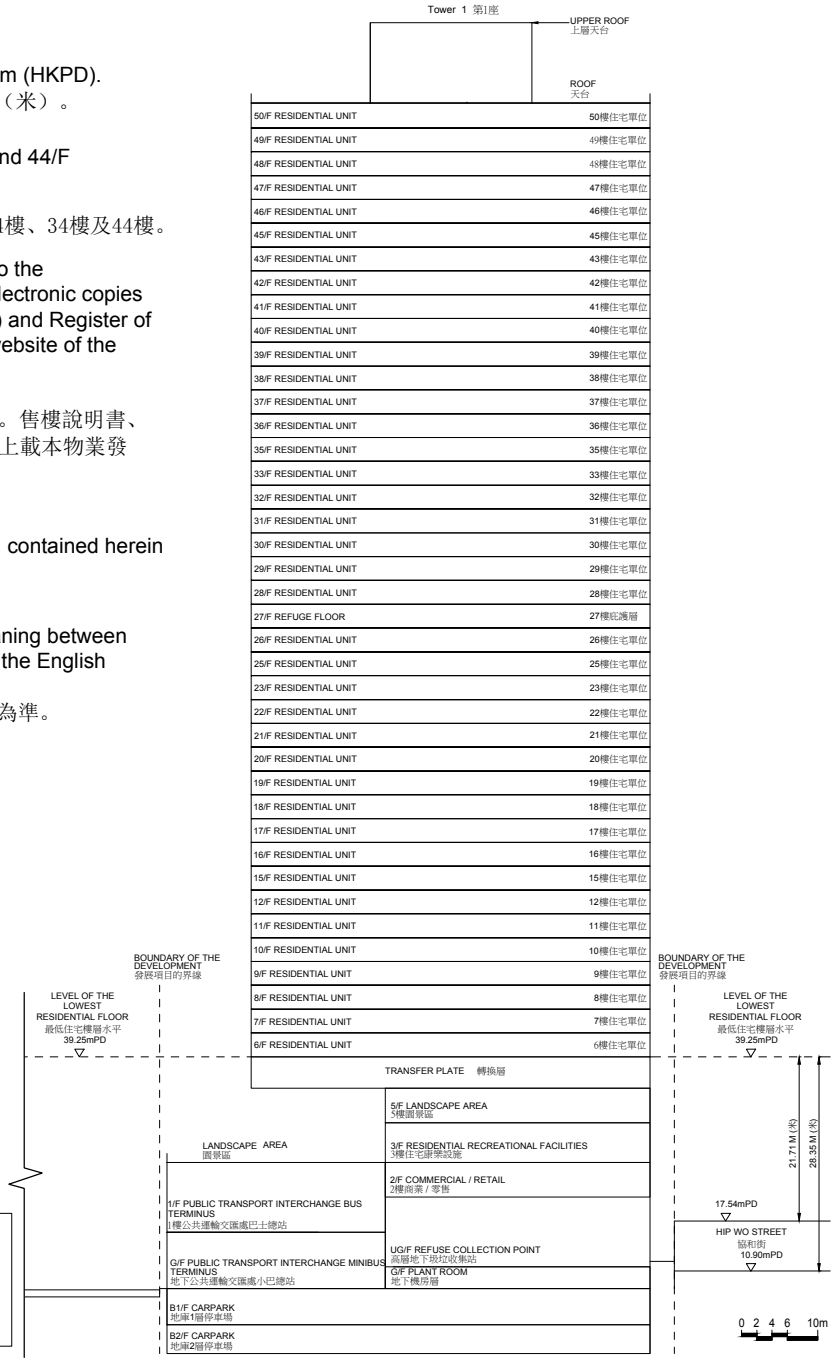

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 H
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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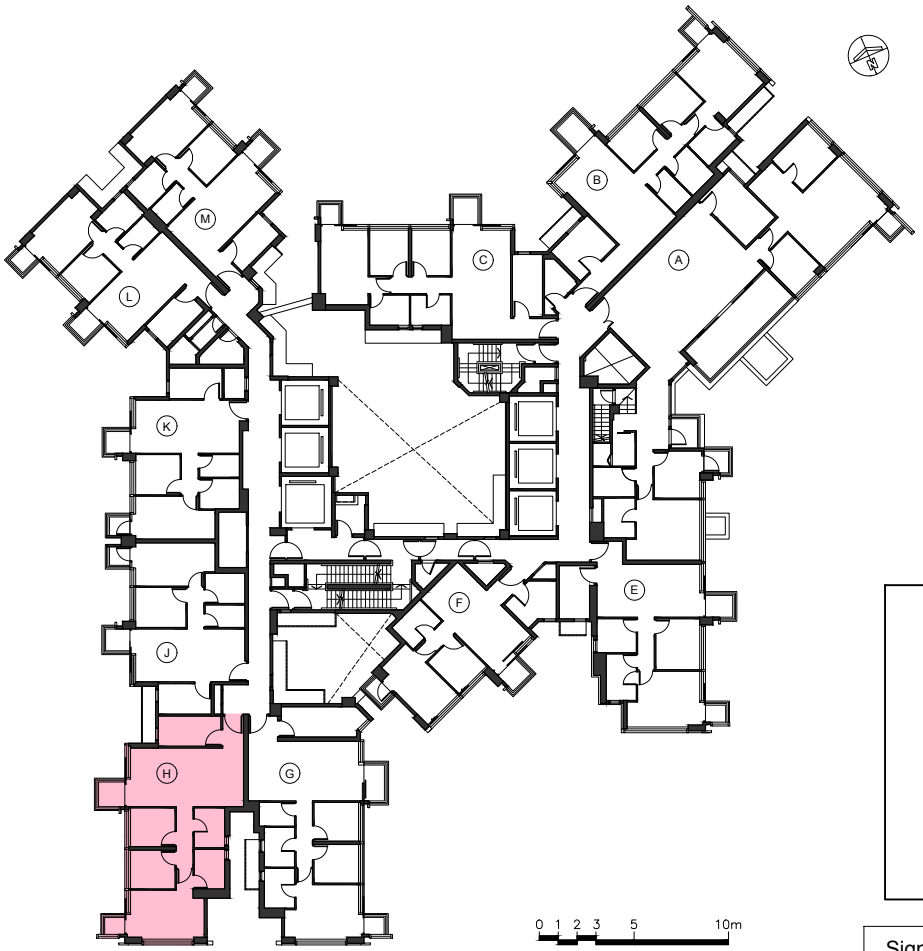

Section Plan 橫截面圖

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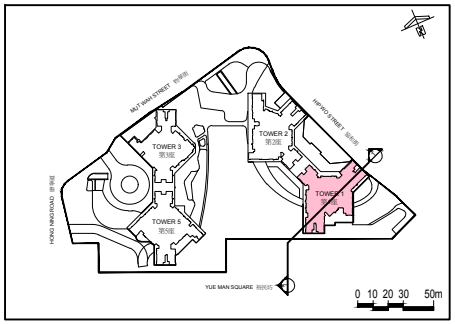
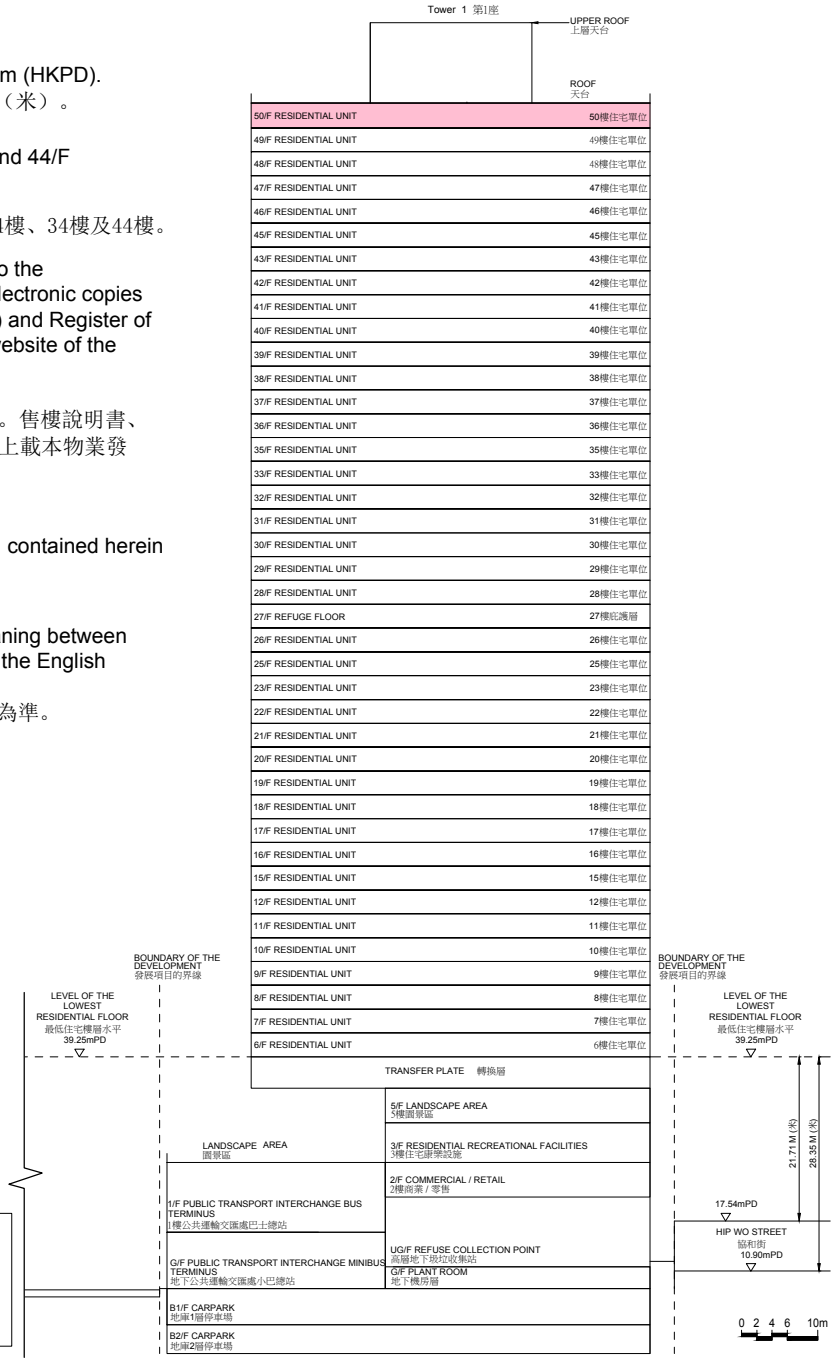


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 H
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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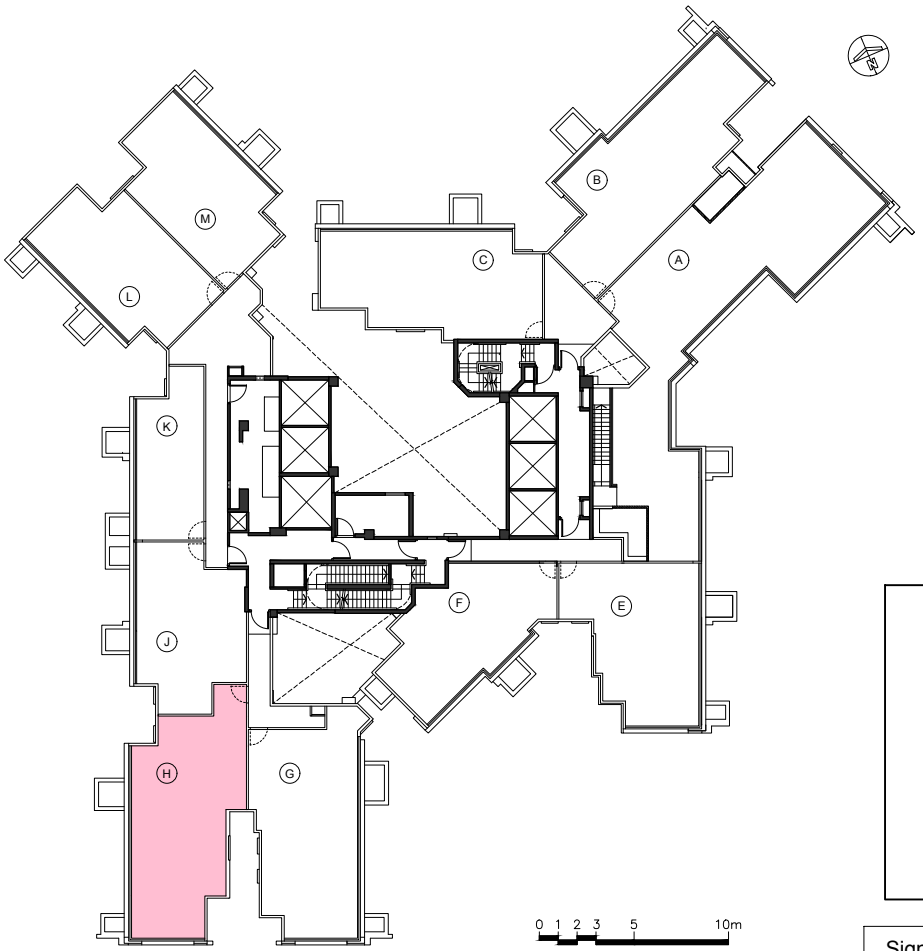
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
4/F,13/F,14/F,24/F,34/F and 44/F are omitted.
附註：
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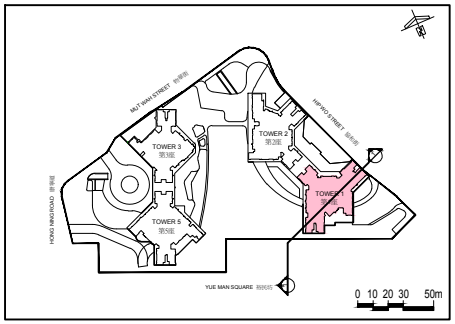

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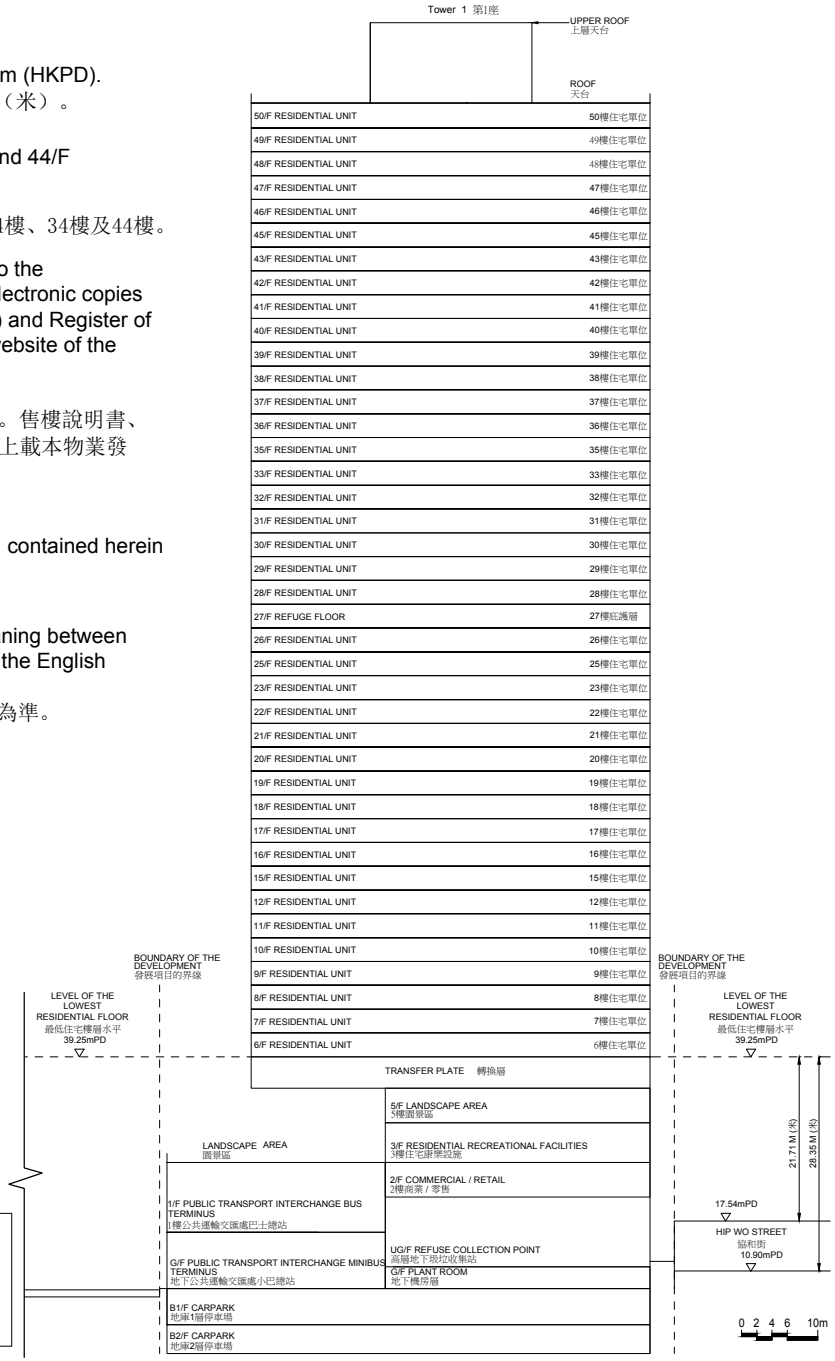

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 J
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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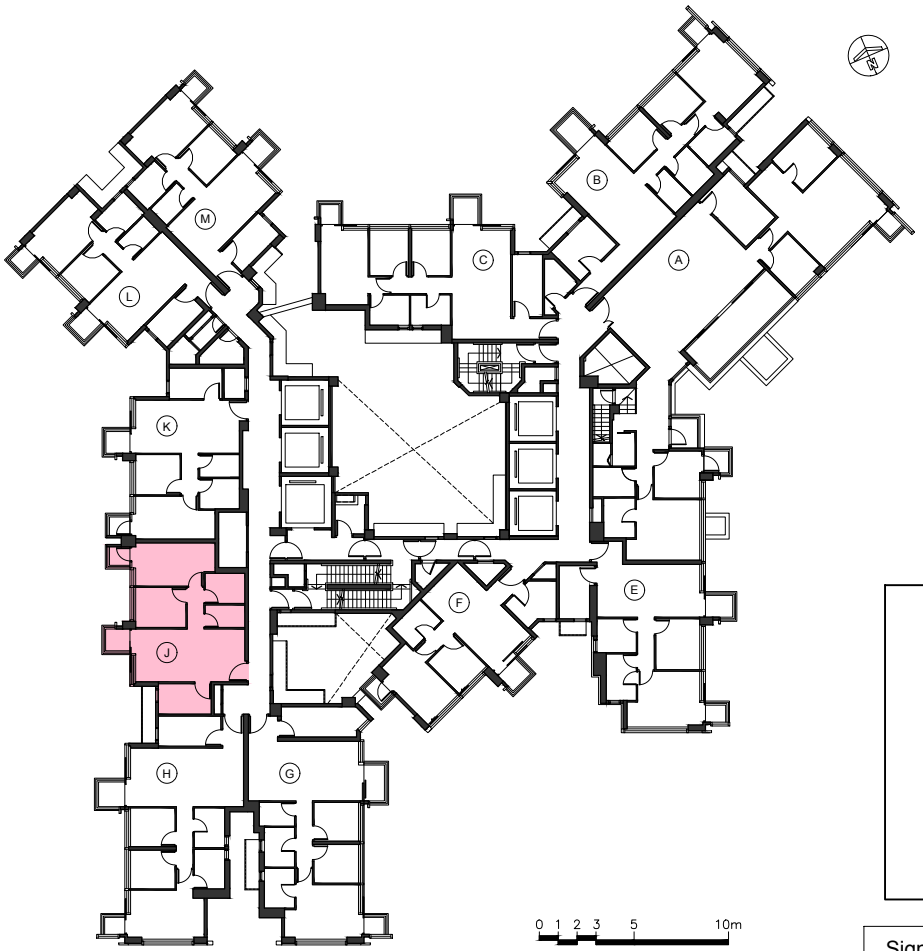

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
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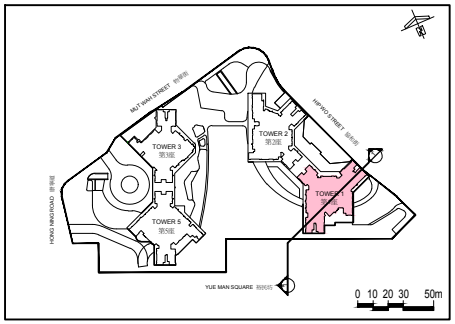

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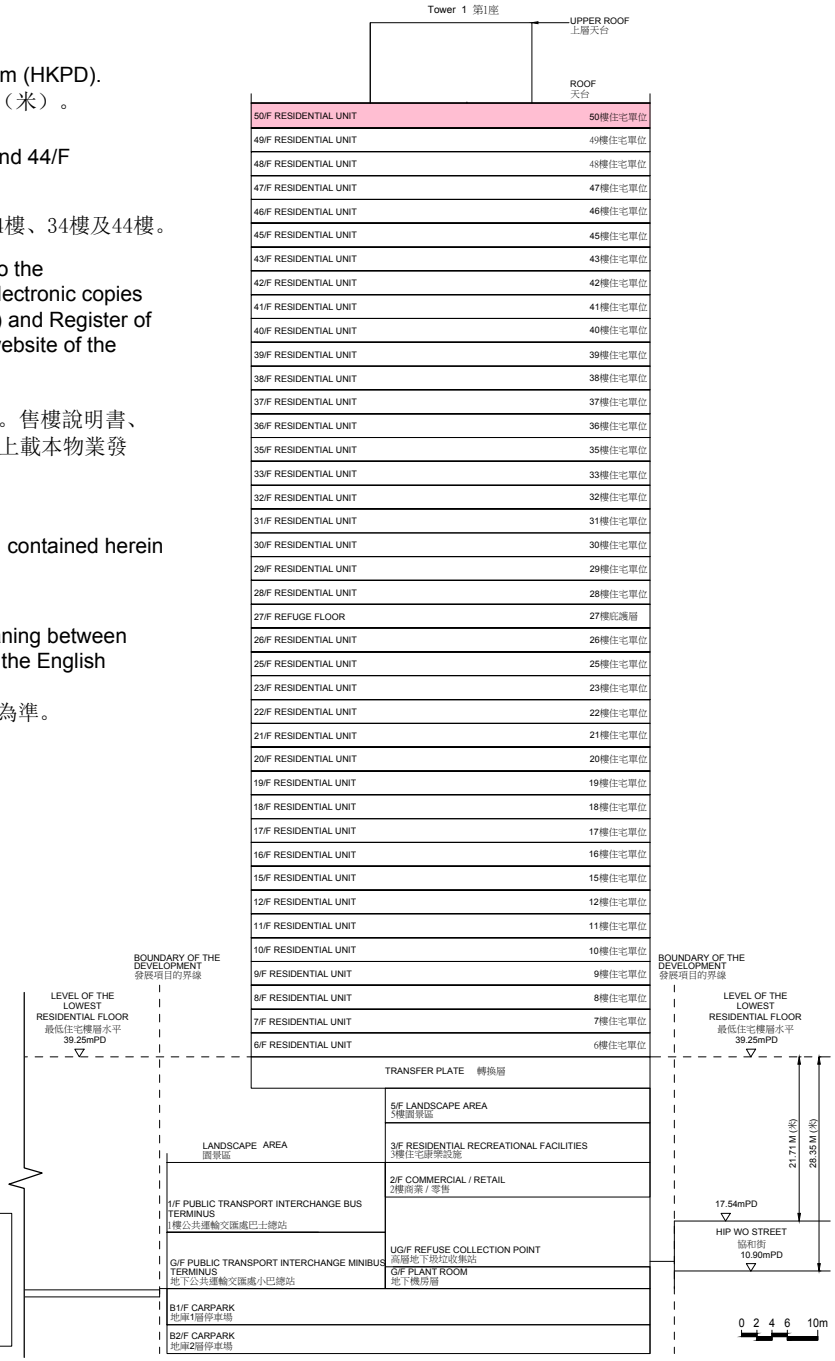

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 J
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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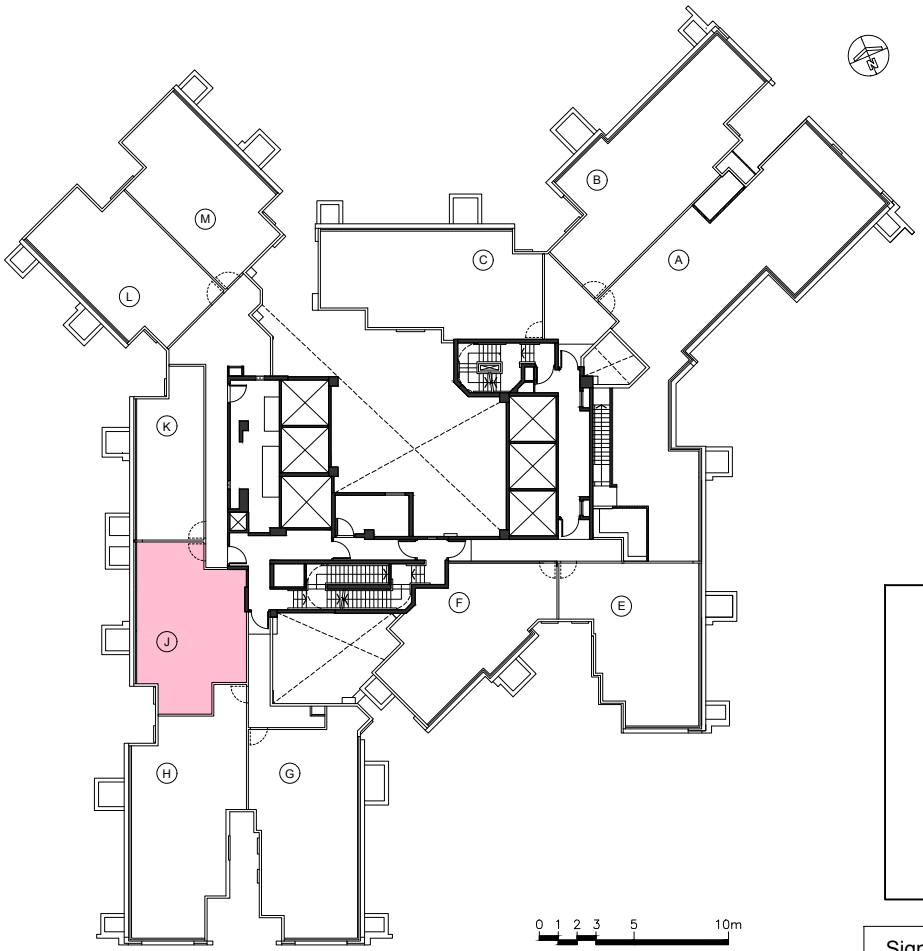

Section Plan 橫截面圖

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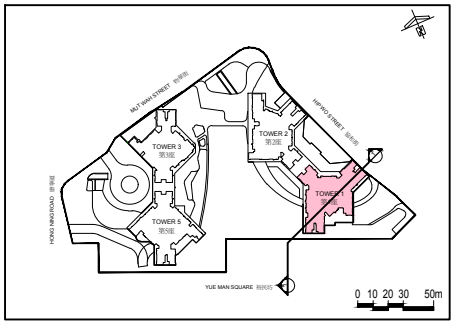

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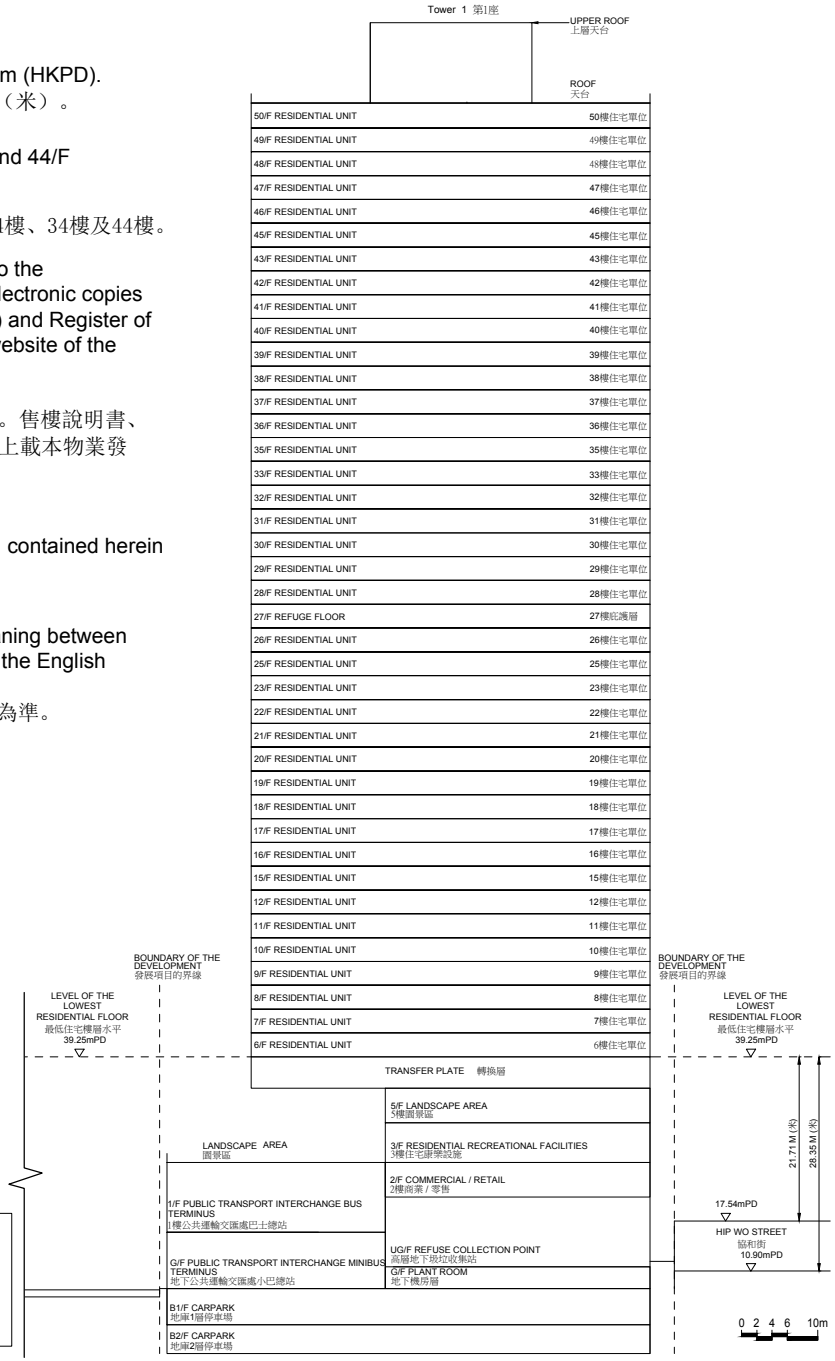

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 K
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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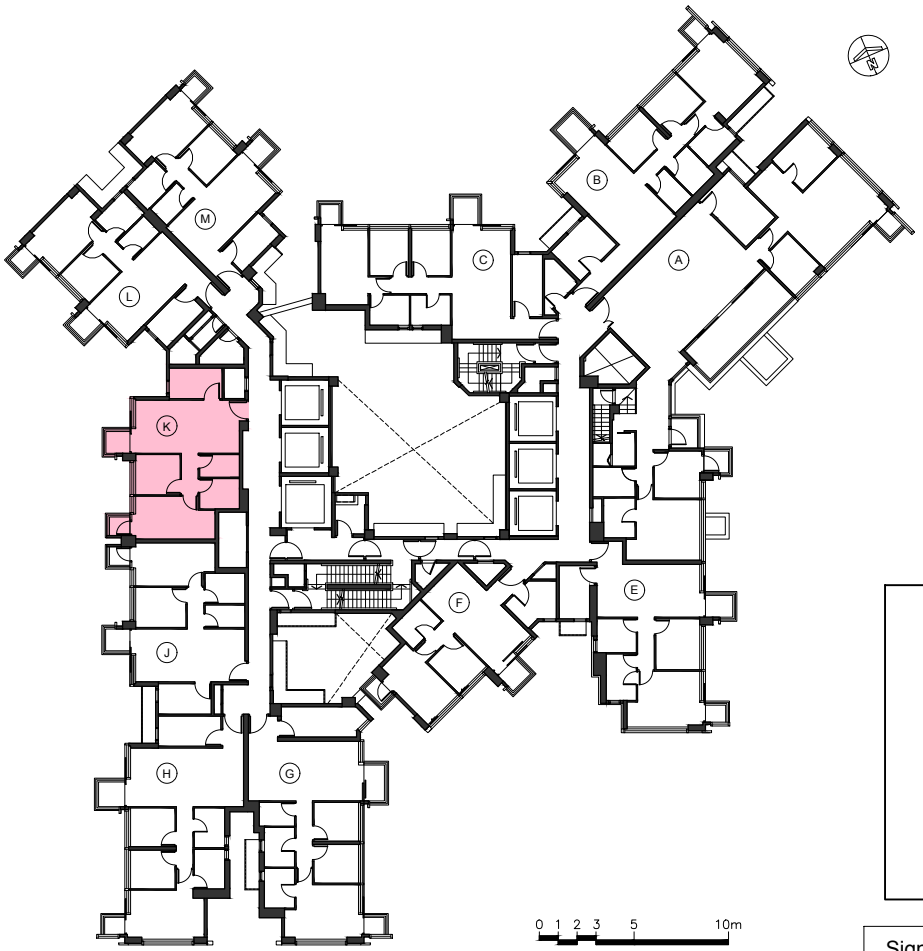

Section Plan 橫截面圖

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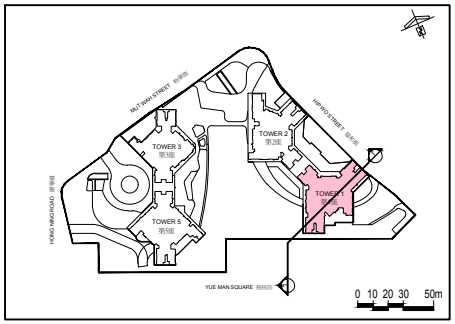

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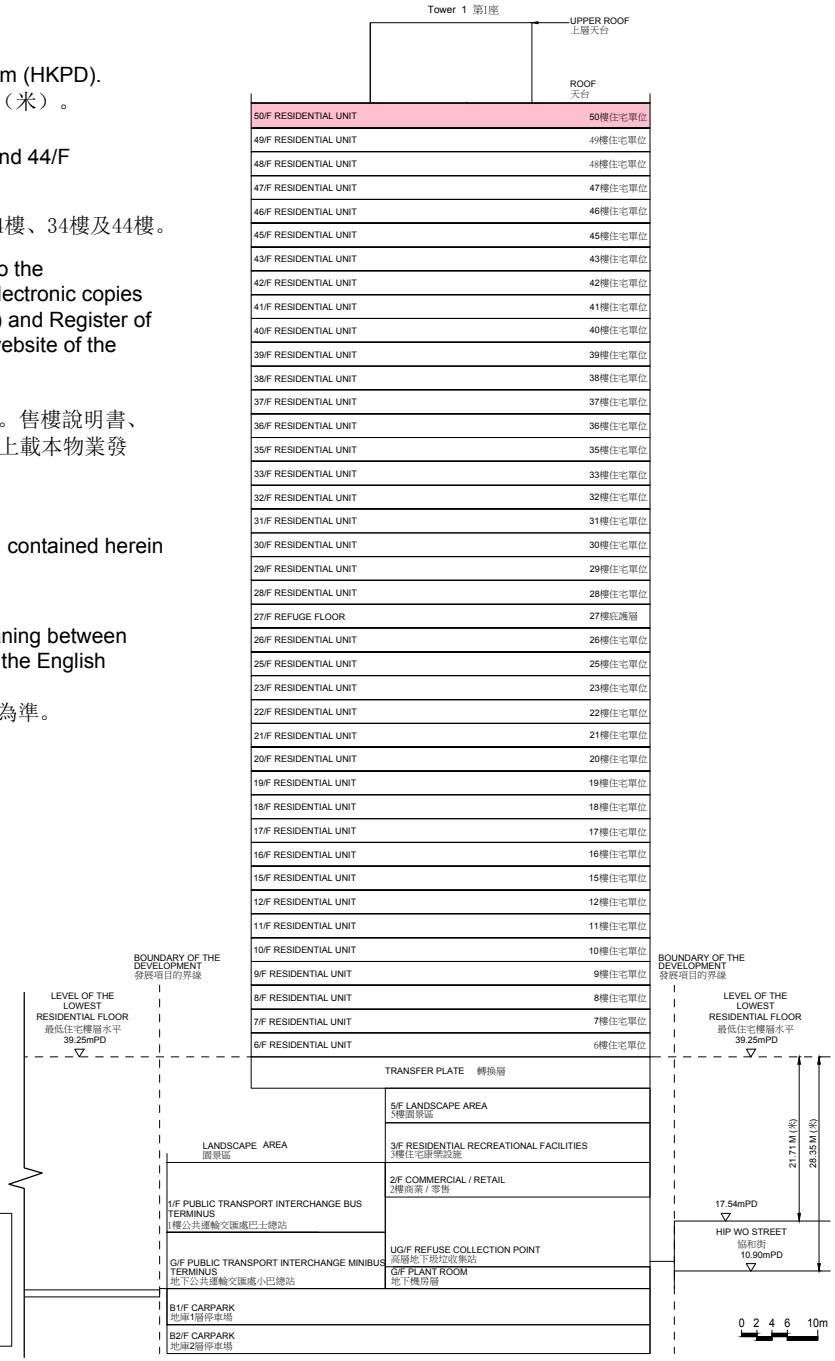

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 K
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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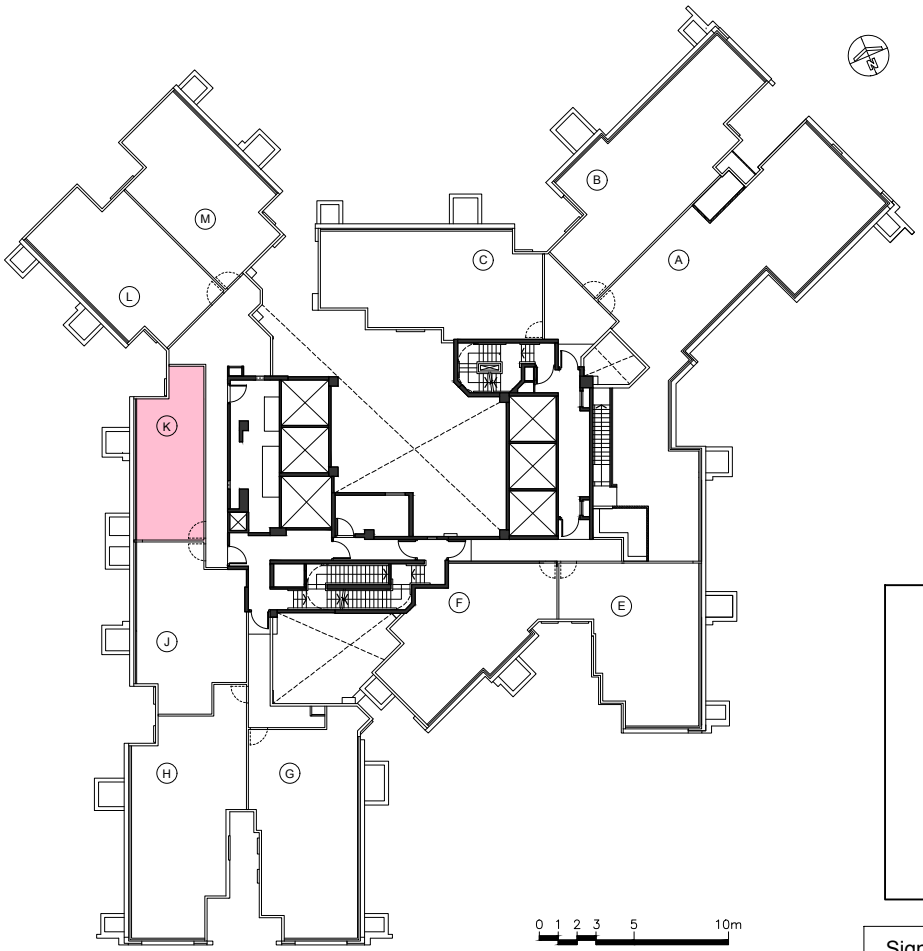

Section Plan 橫截面圖

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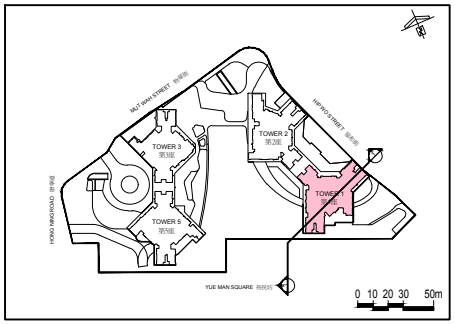

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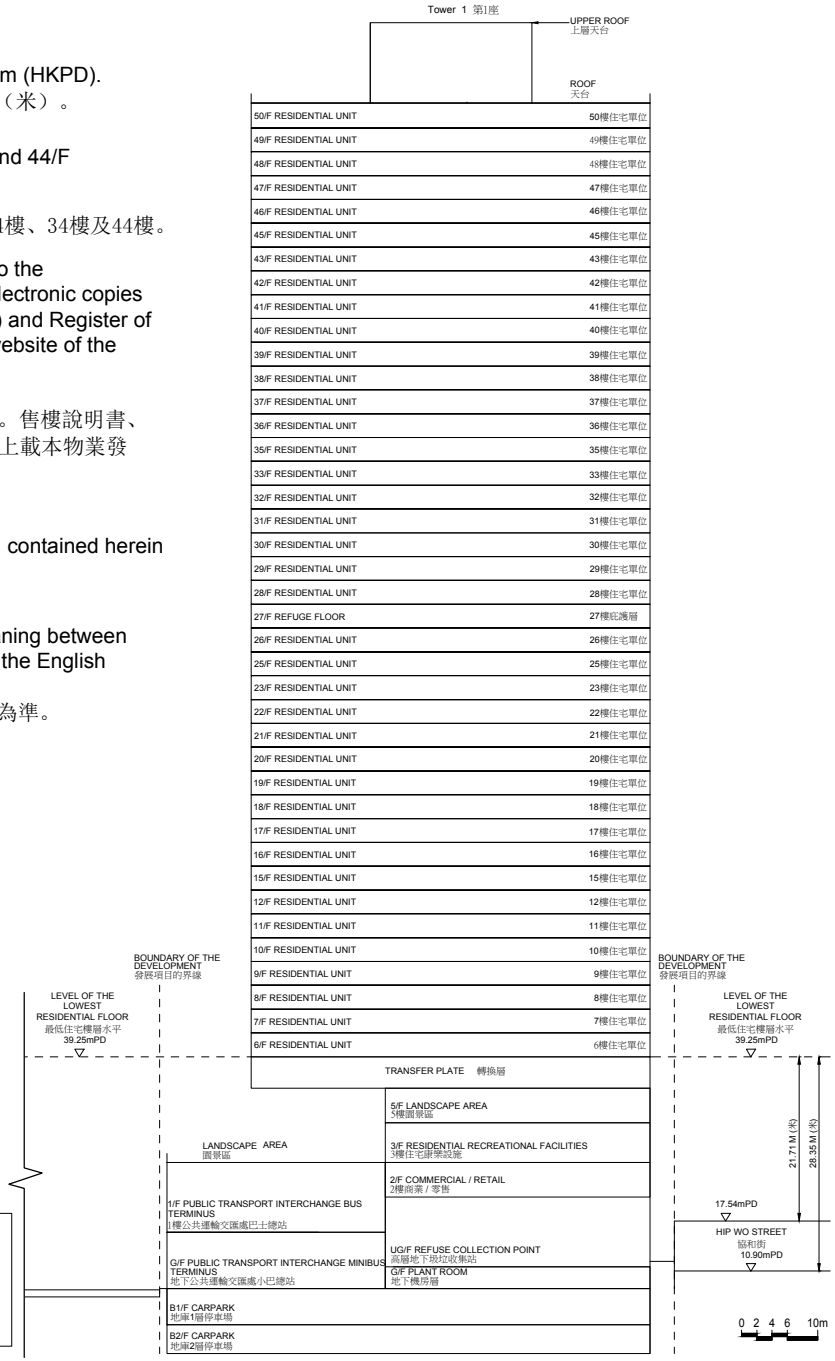

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 L
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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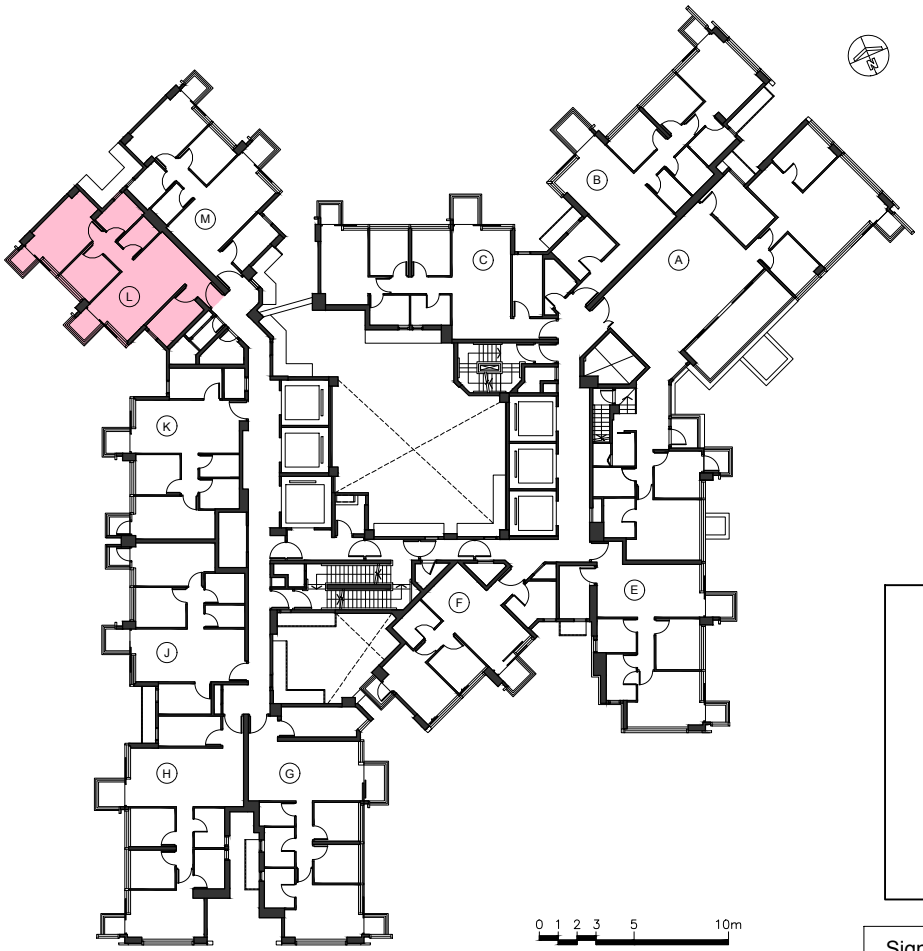

Section Plan 橫截面圖

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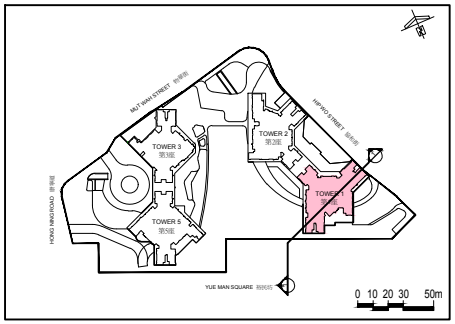

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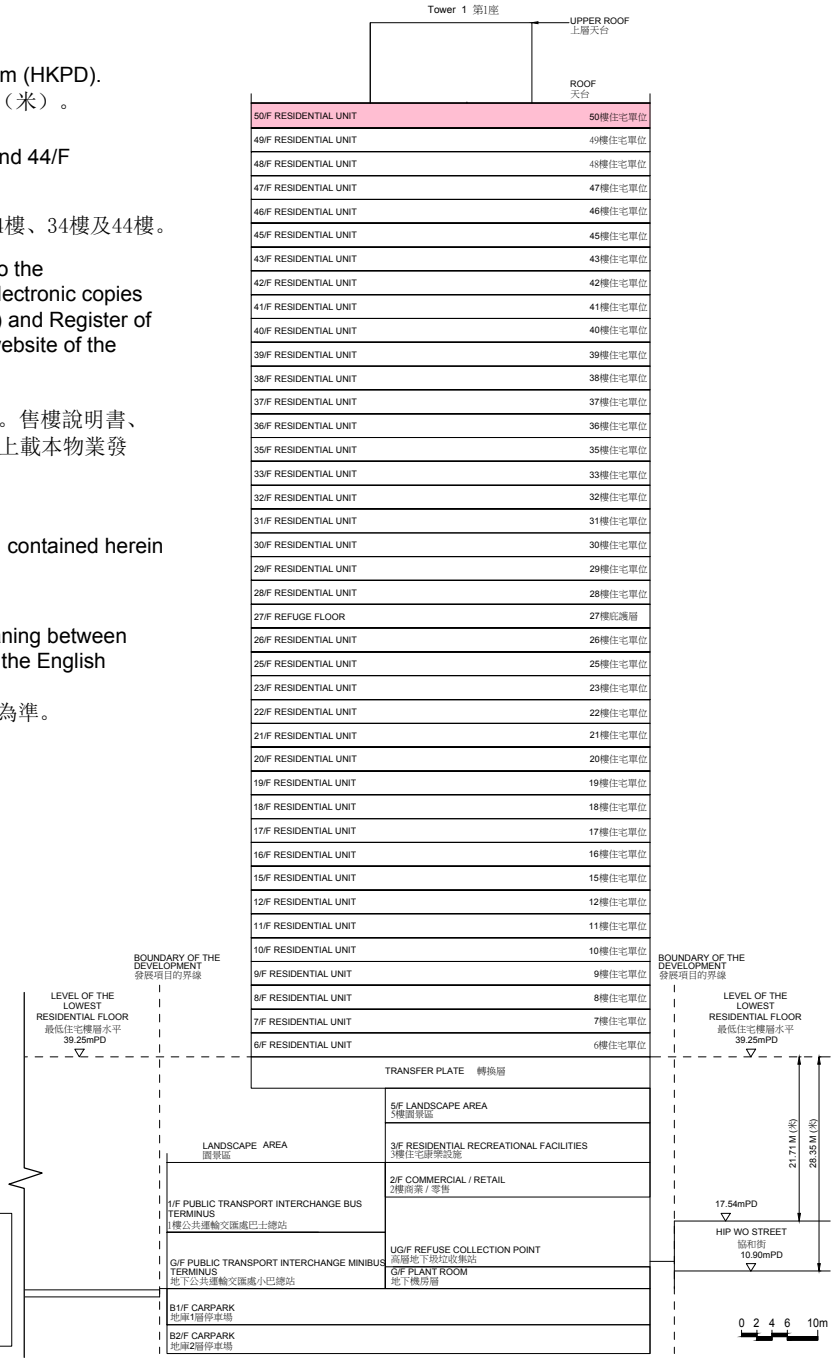

Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 L
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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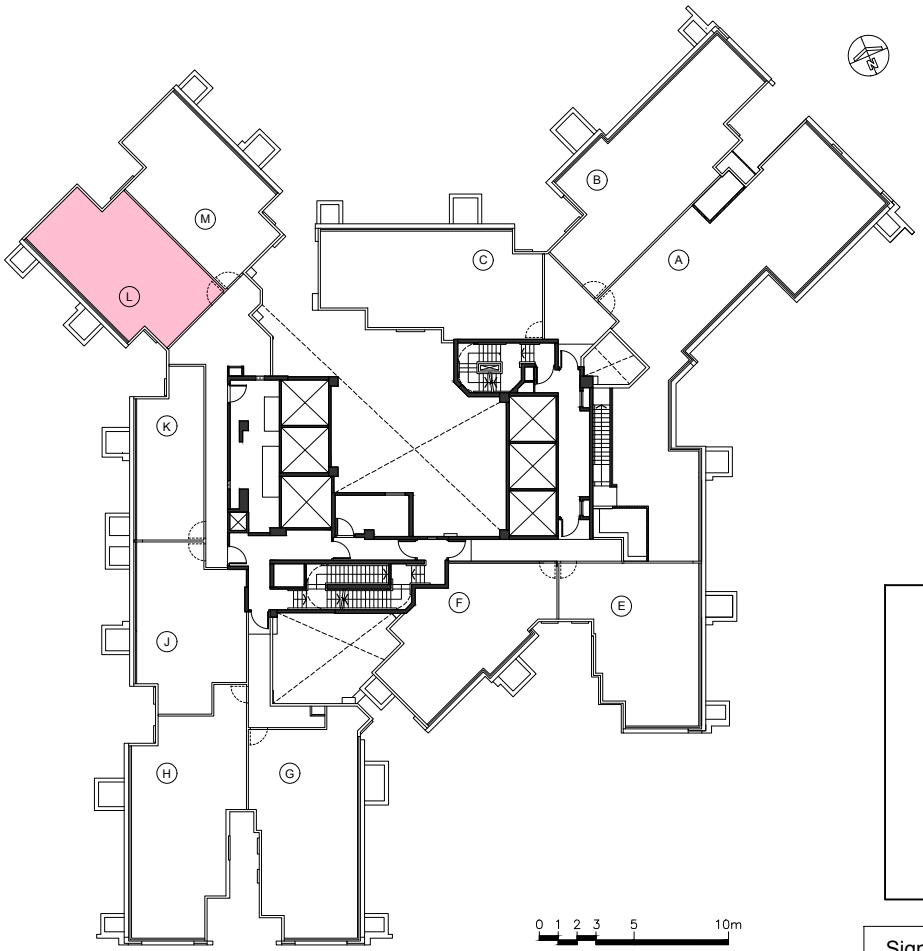

Section Plan 橫截面圖

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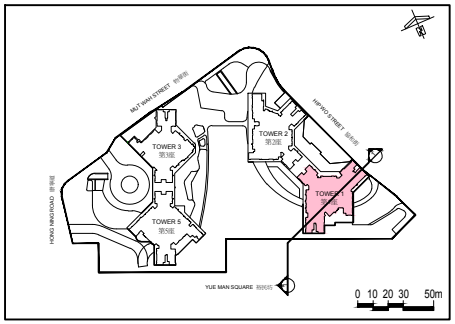

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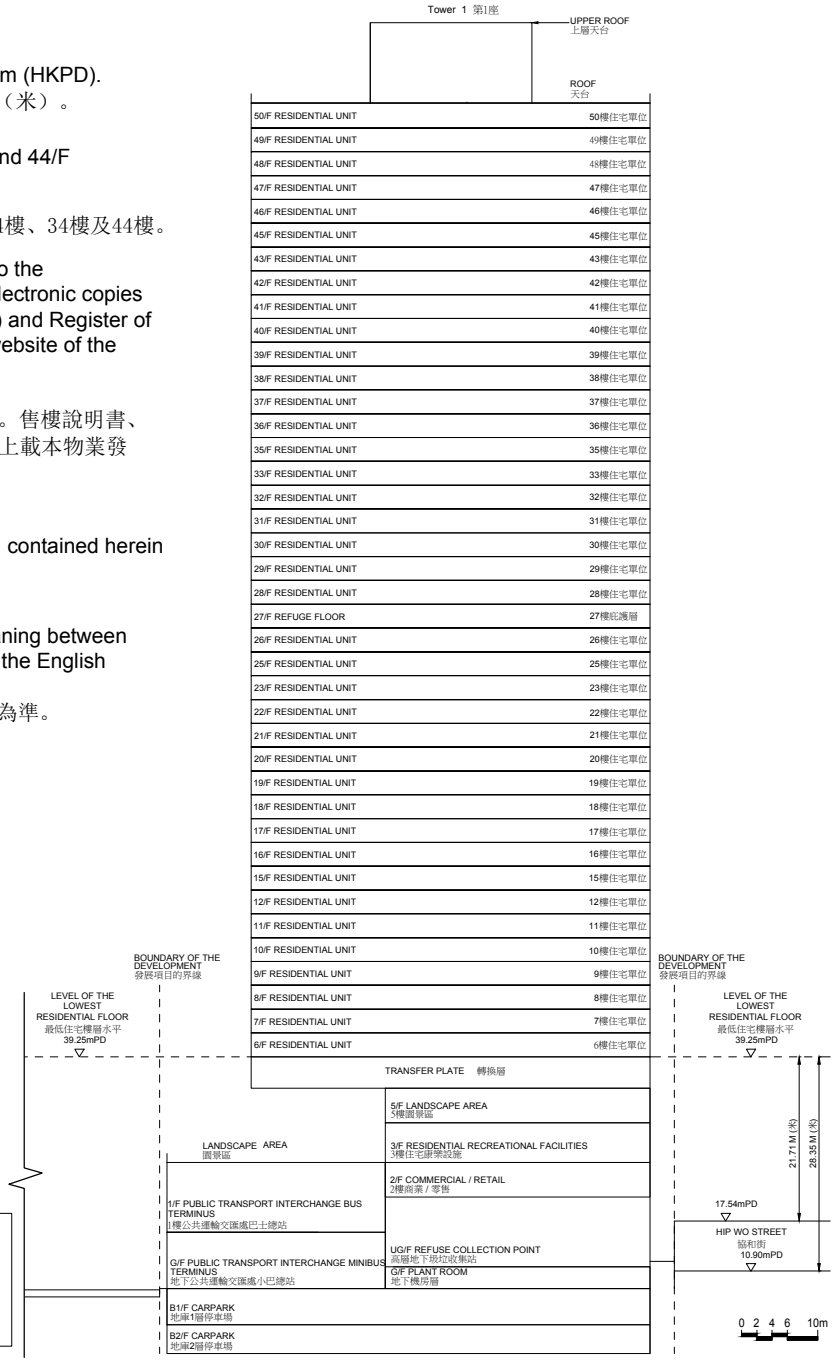

Phase 期數 I Tower 座 1 Floor 樓 50 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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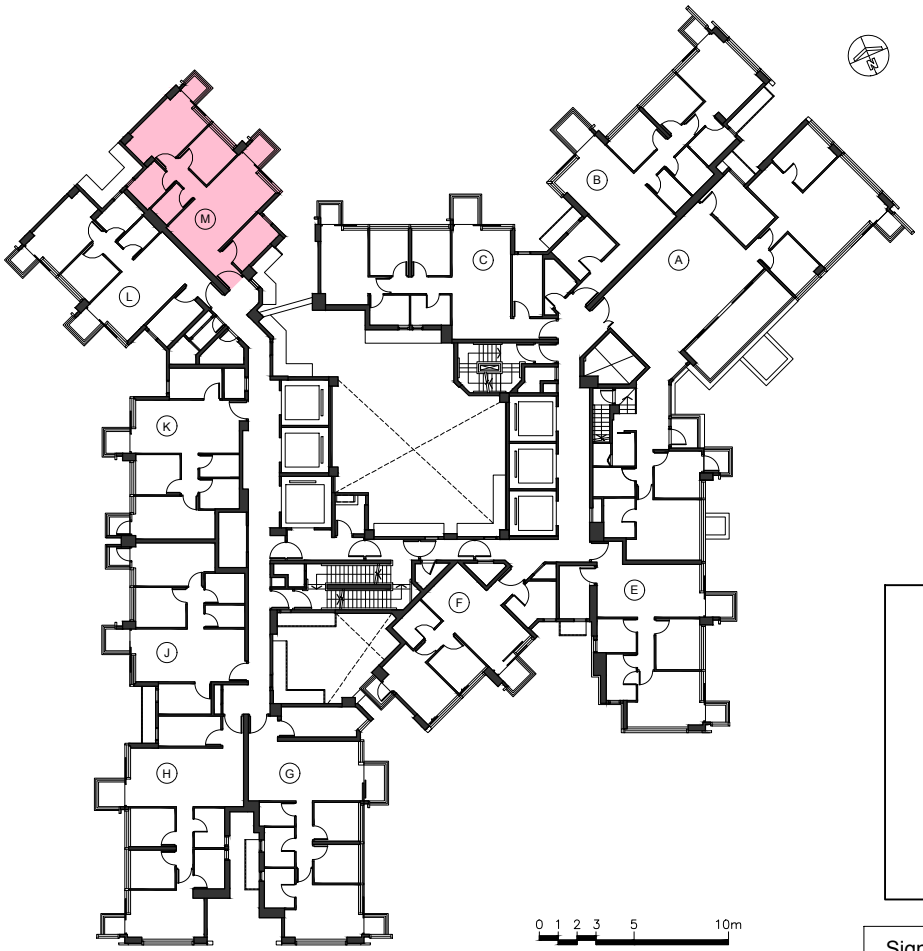

Section Plan 橫截面圖

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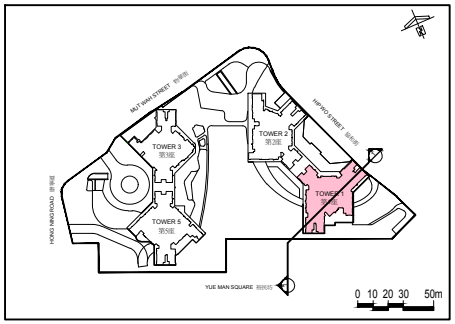
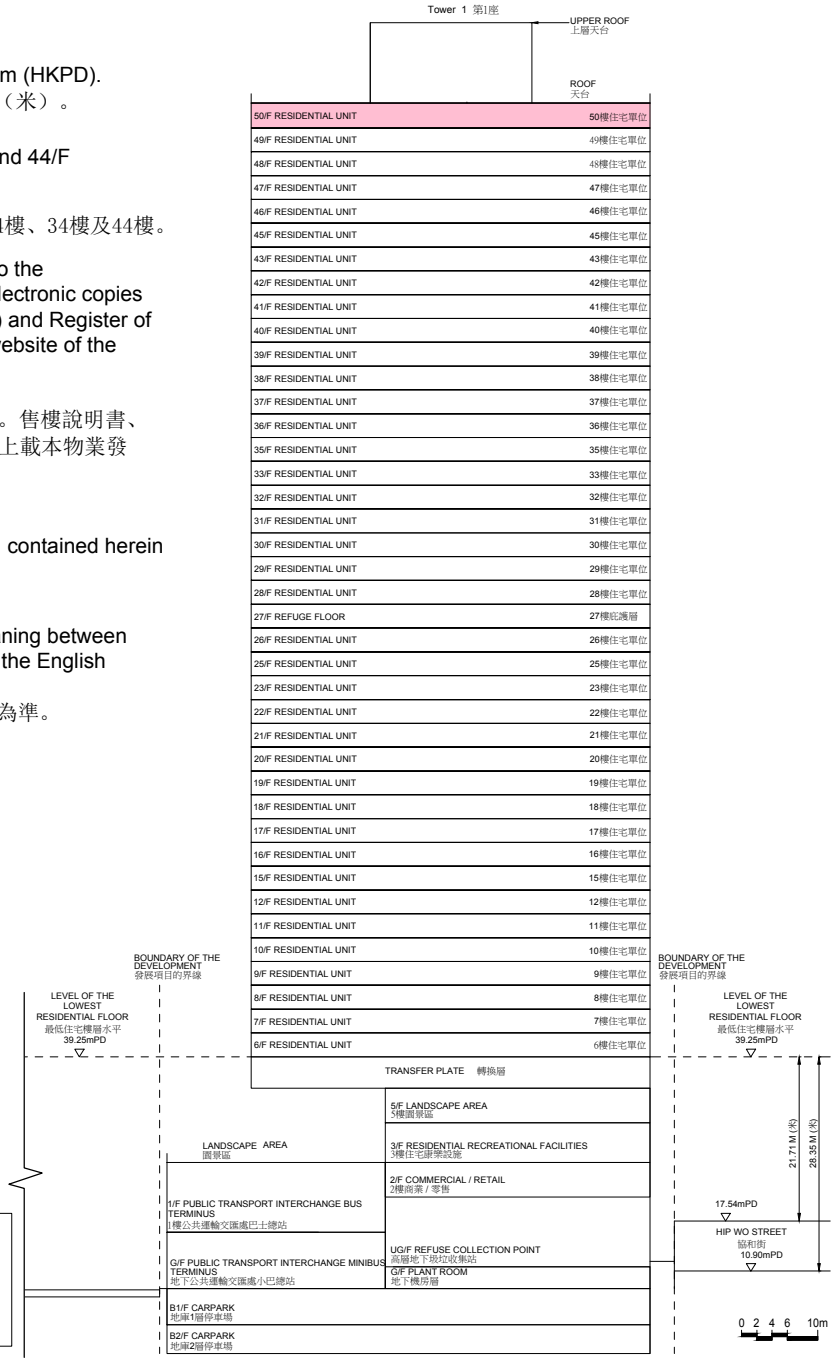


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 1 Floor 樓 ROOF Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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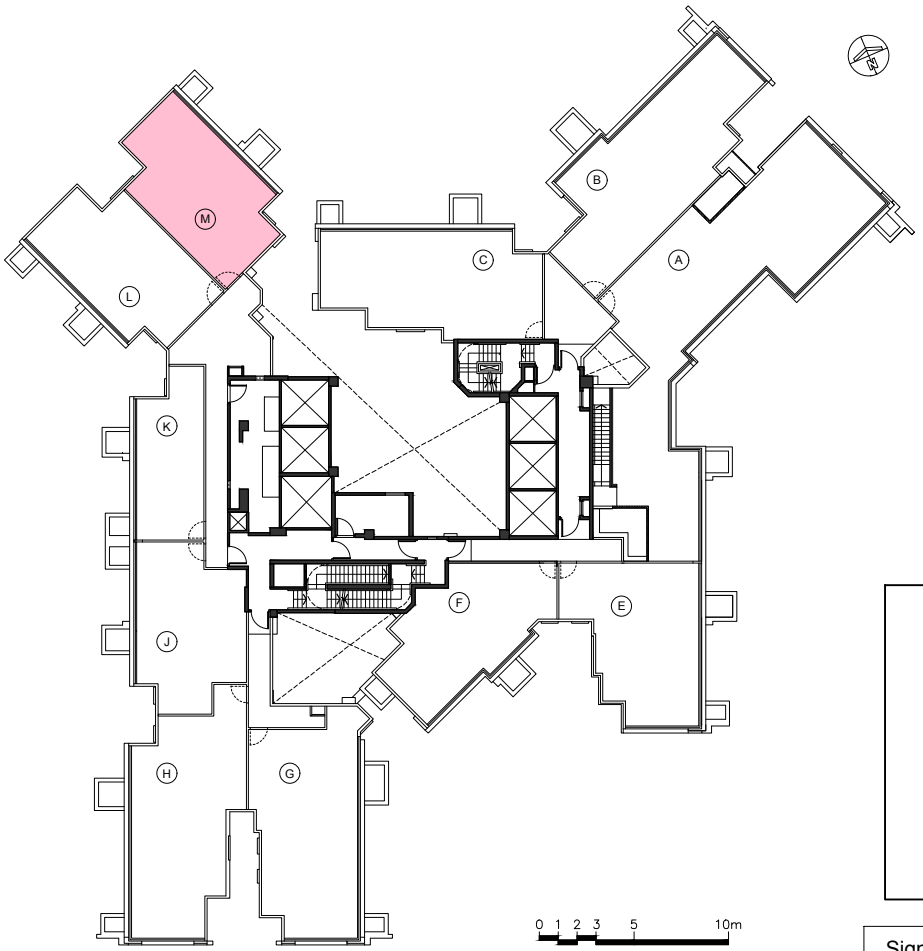
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
4/F,13/F,14/F,24/F,34/F and 44/F are omitted.
附註：
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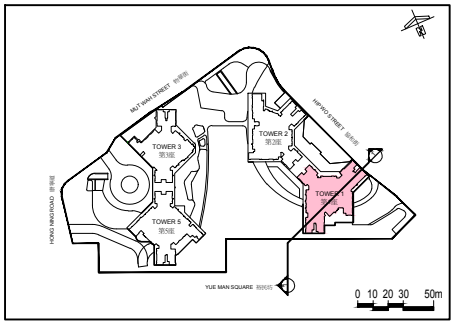
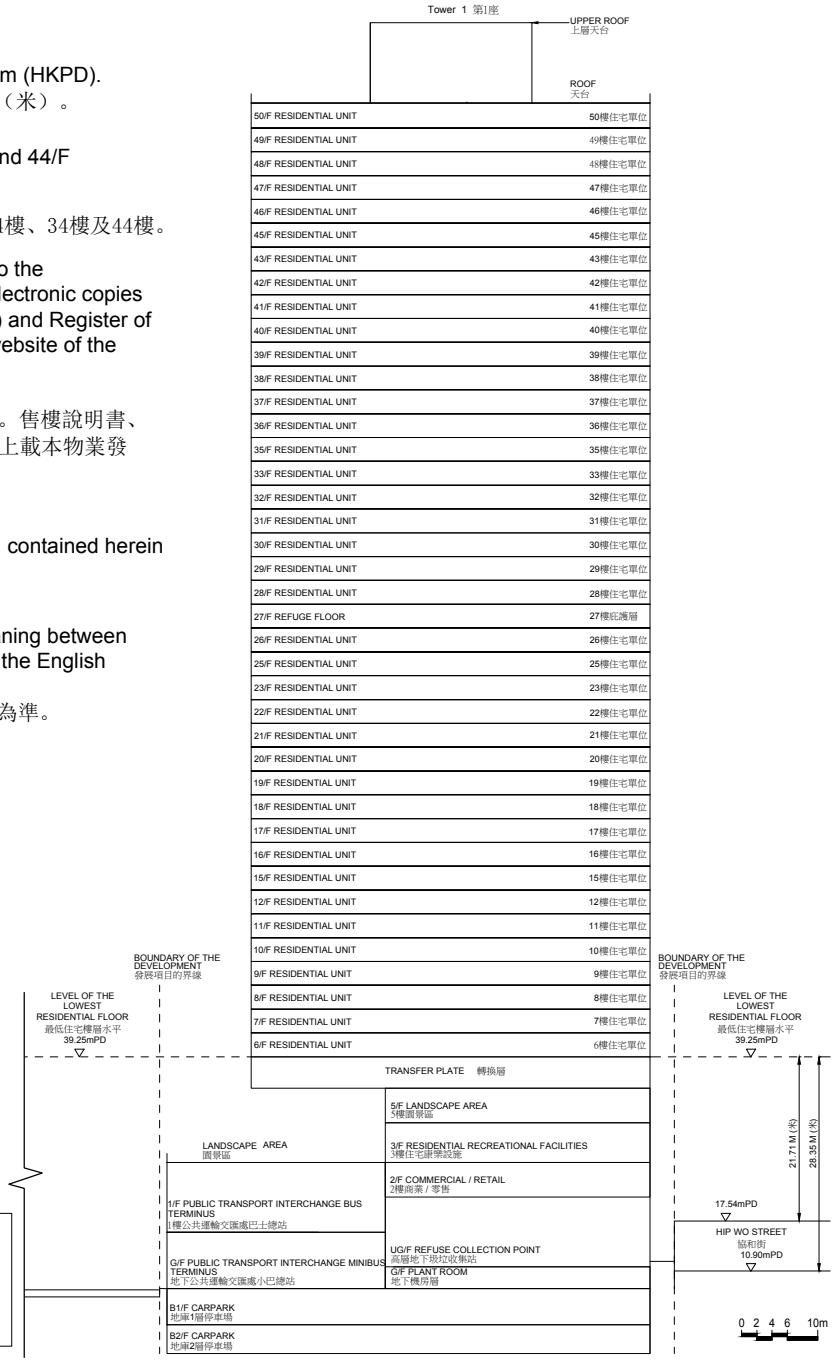


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 6 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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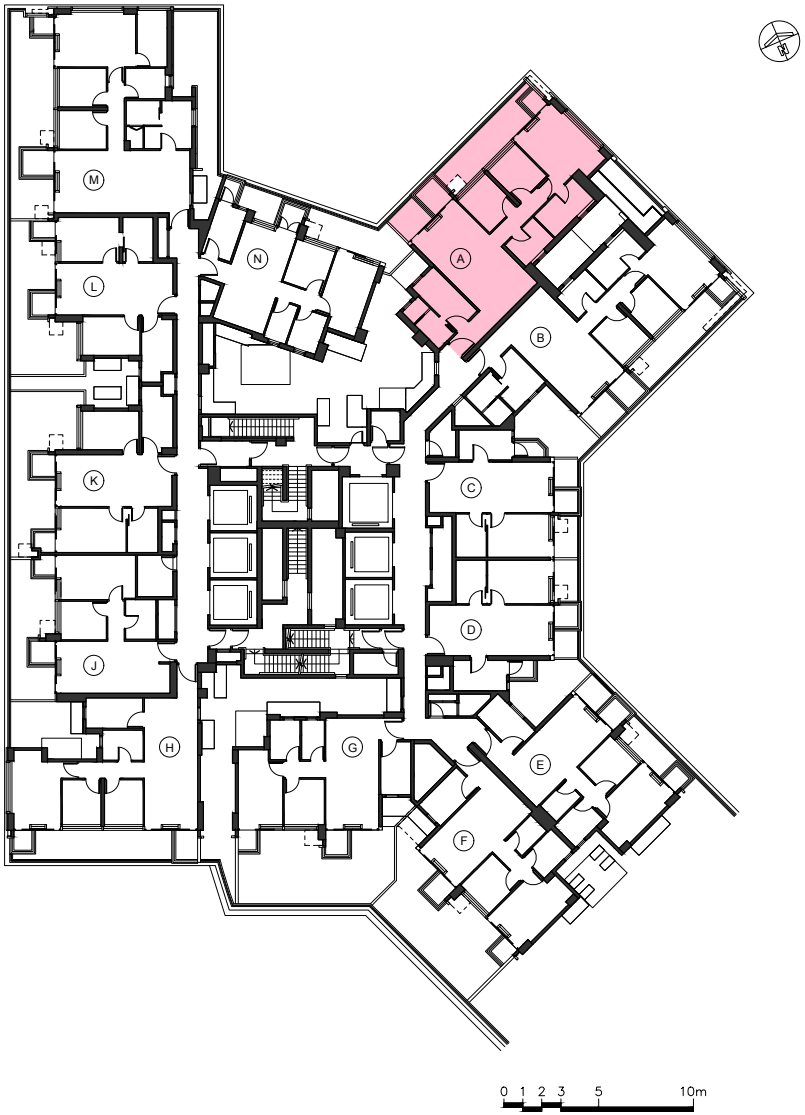

Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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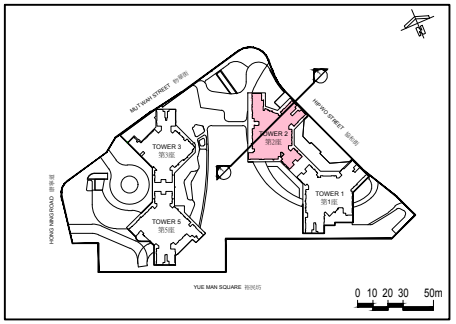

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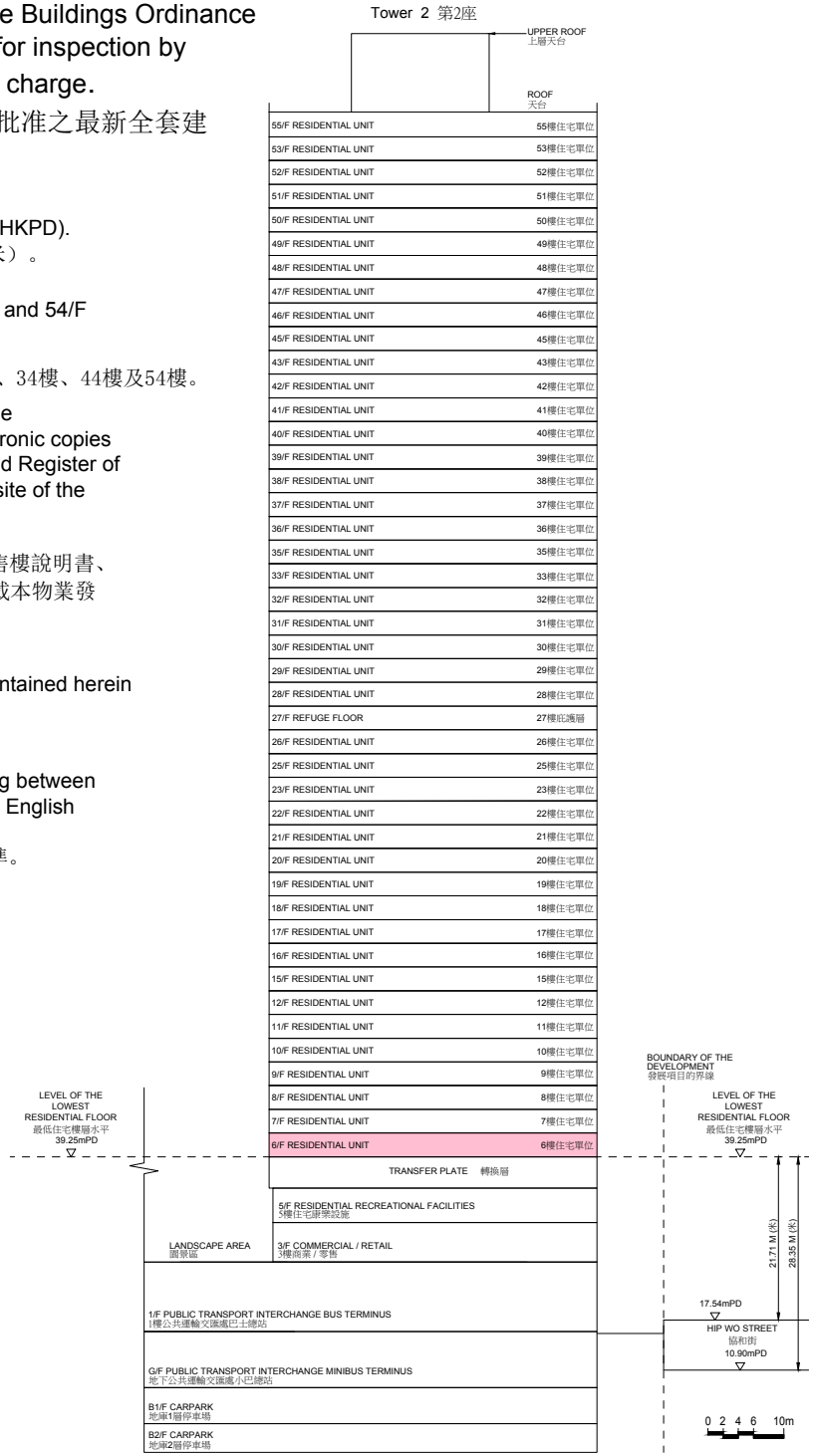

Phase 期數 I Tower 座 2 Floor 樓 28 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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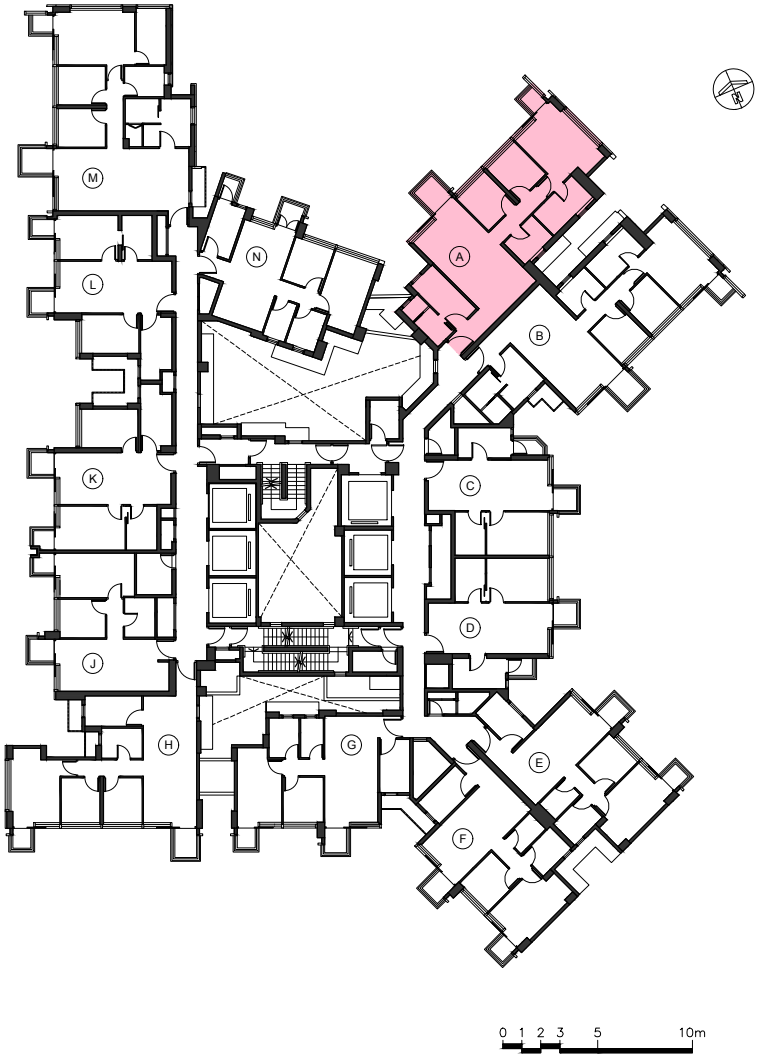

Section Plan 橫截面圖

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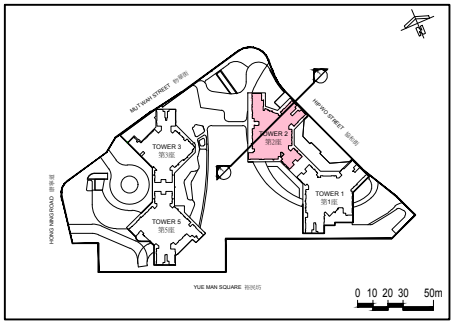

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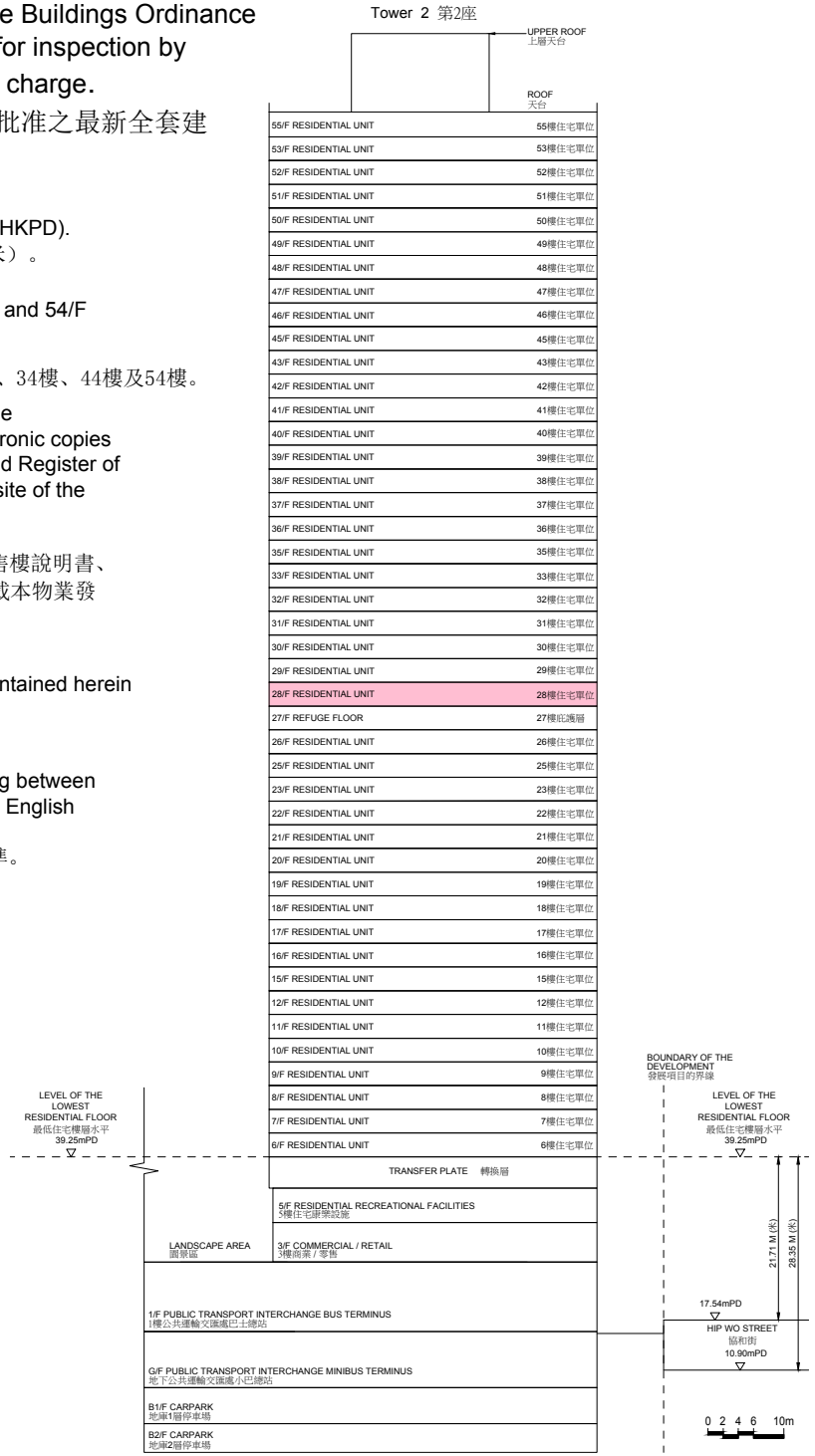

Phase 期數 I Tower 座 2 Floor 樓 35 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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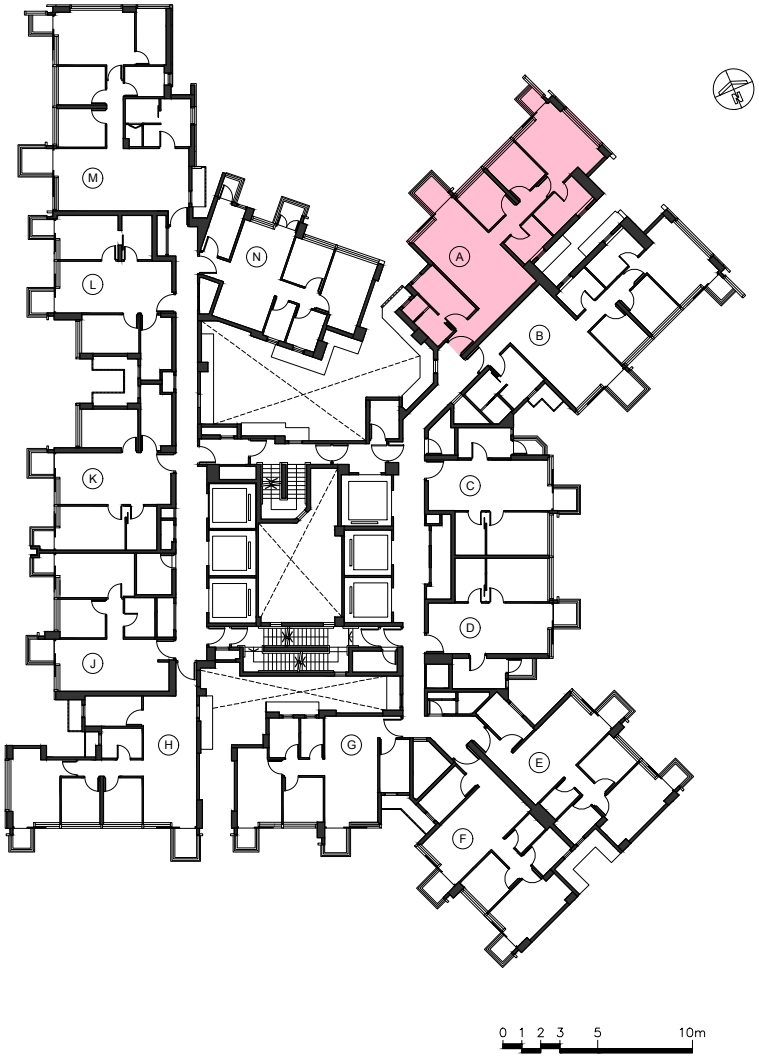

Section Plan 橫截面圖

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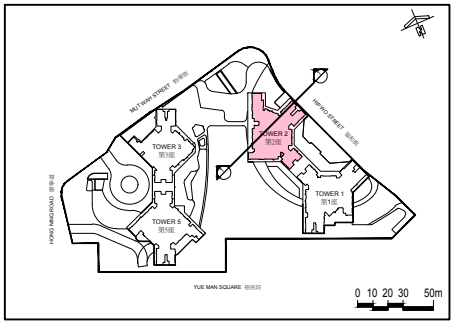

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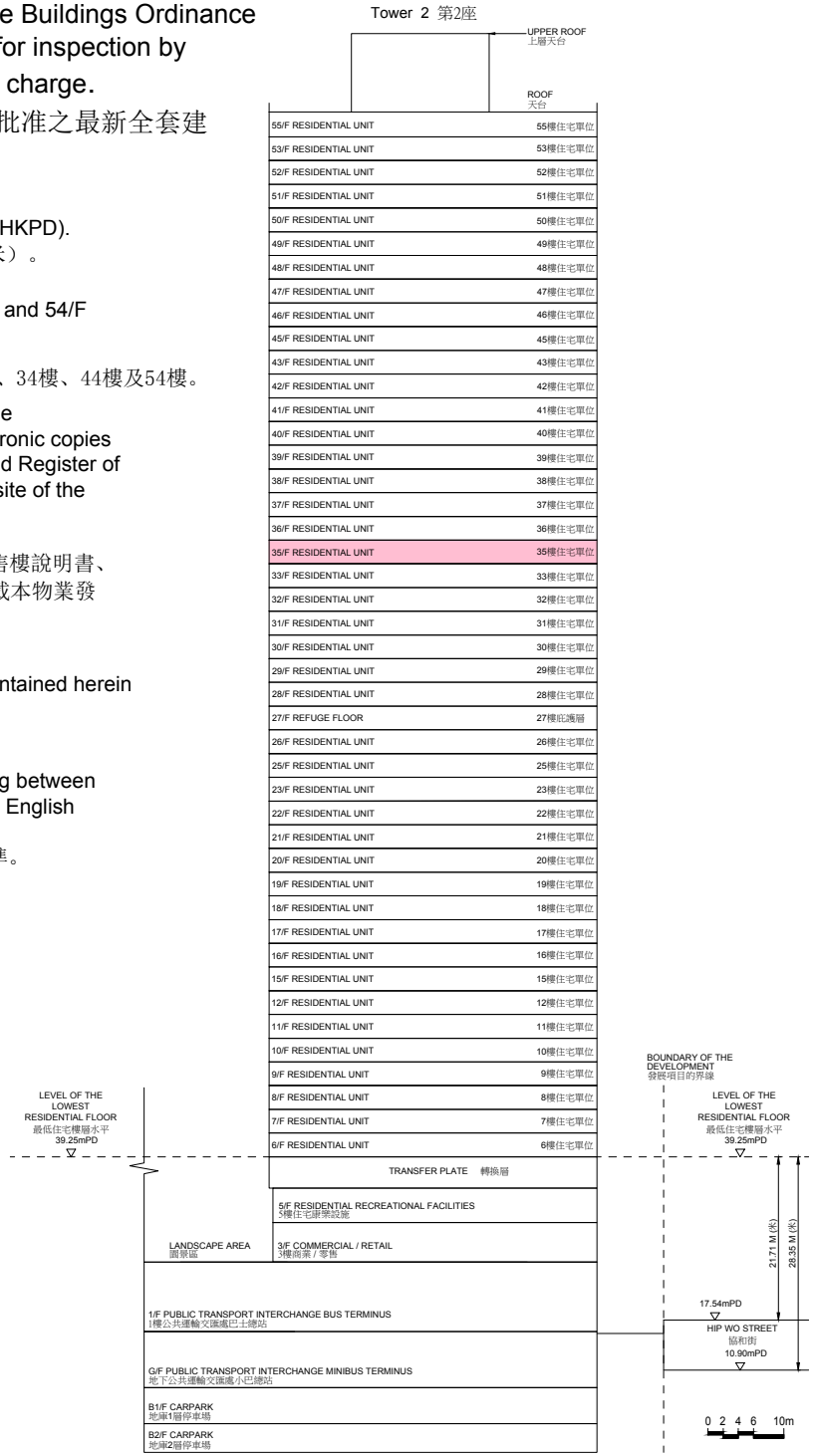

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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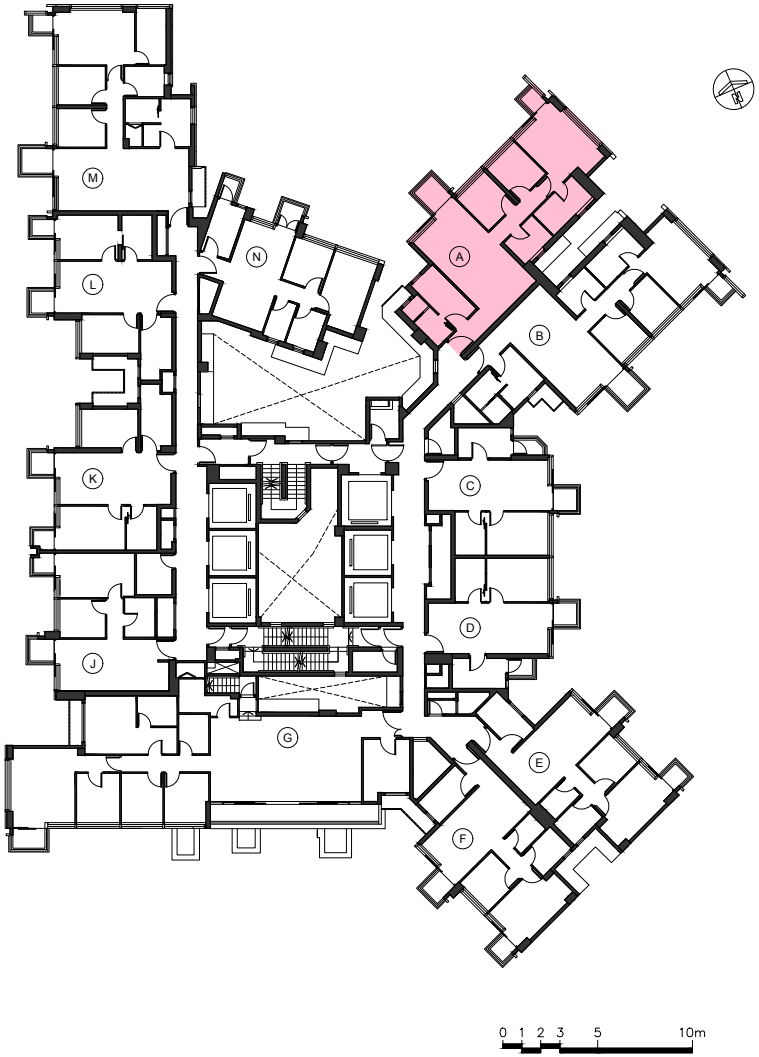

Section Plan 橫截面圖

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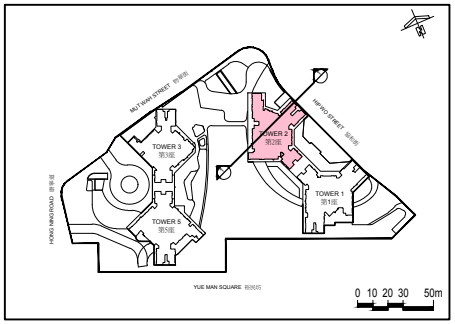

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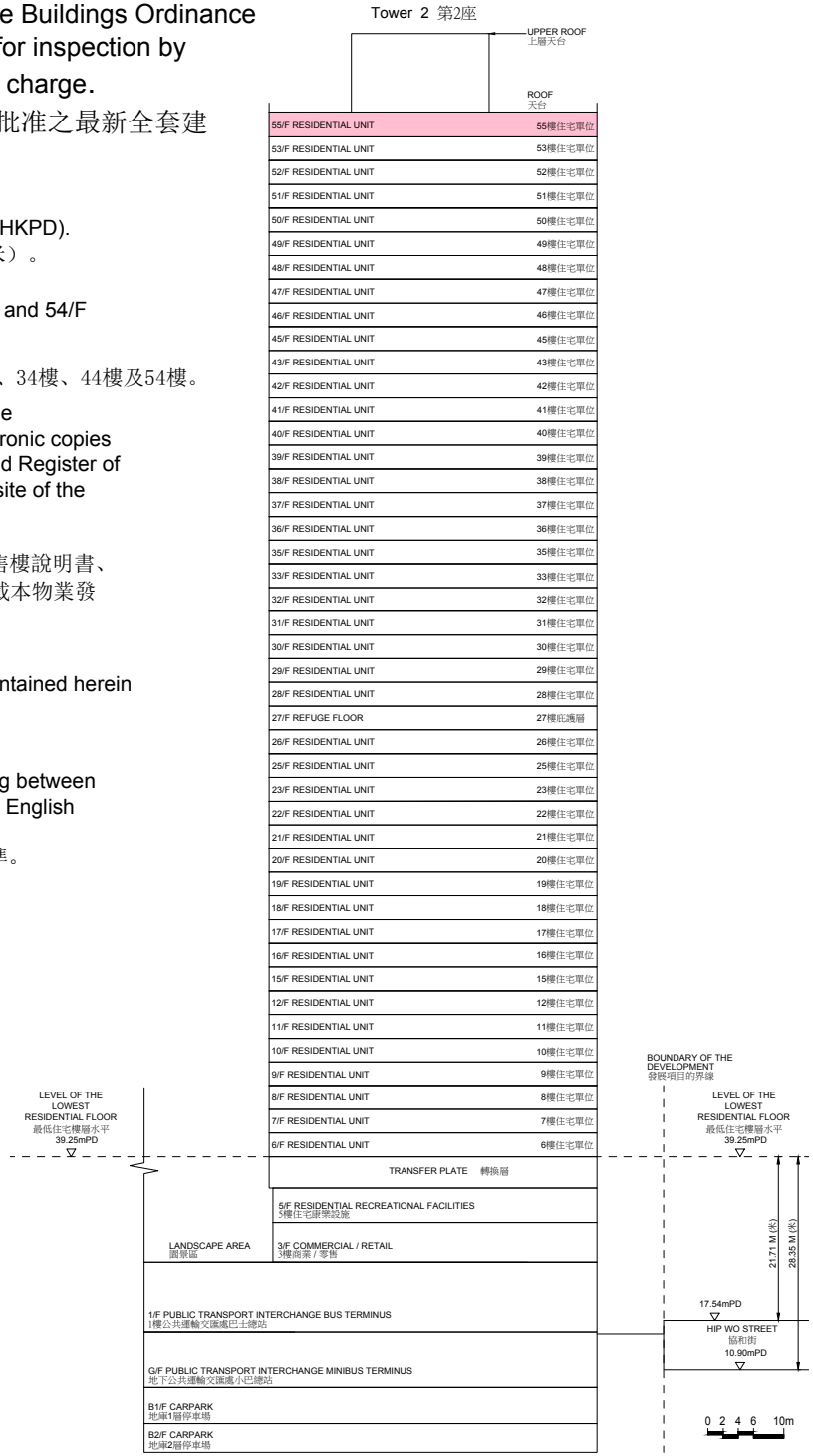

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 A
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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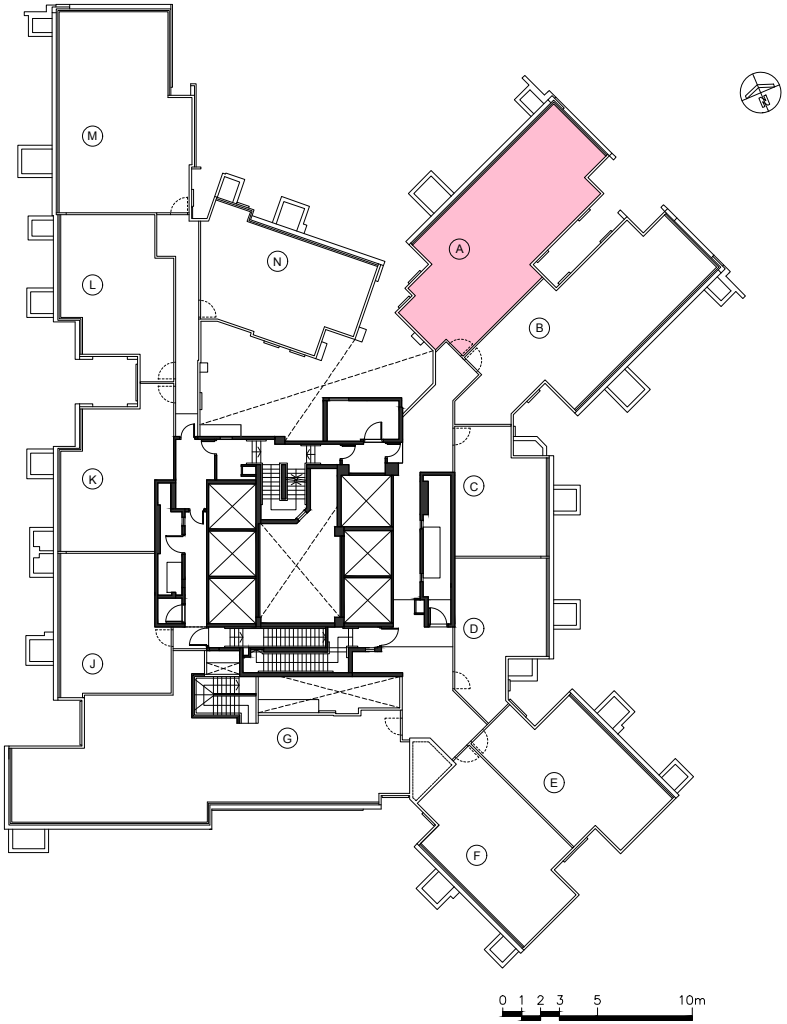

Section Plan 橫截面圖

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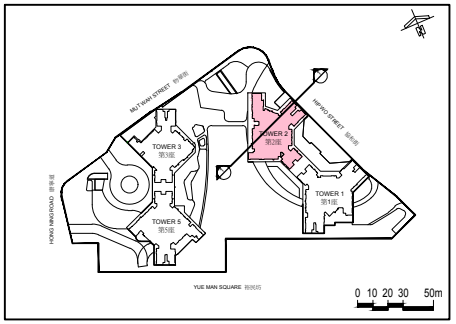

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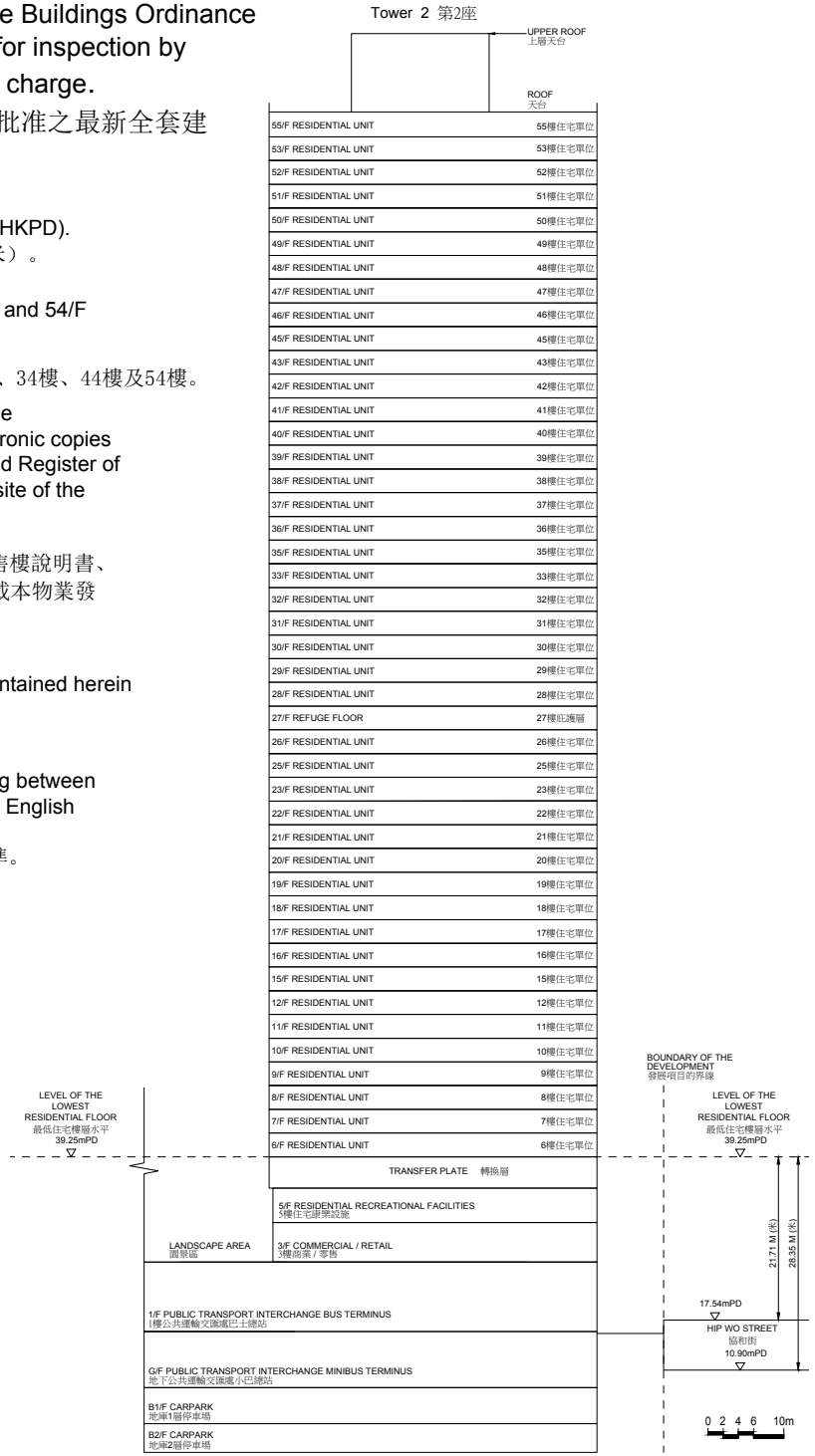

Phase 期數 I Tower 座 2 Floor 樓 6 Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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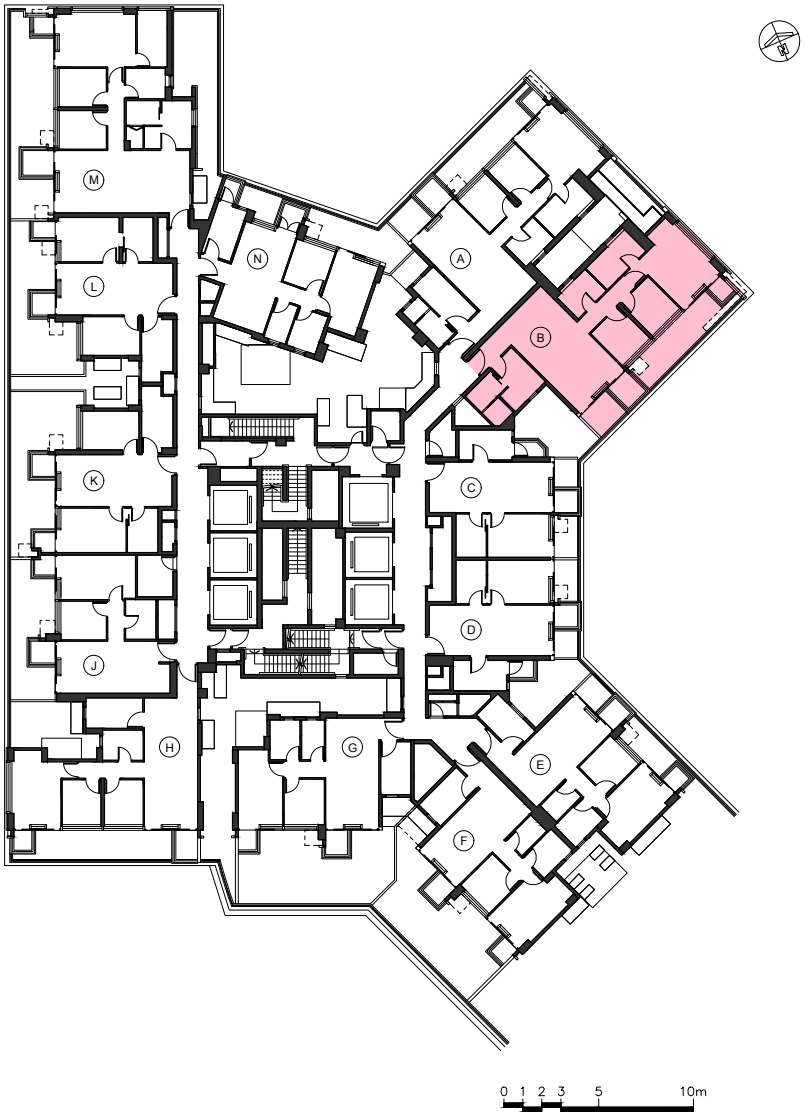

Section Plan 橫截面圖

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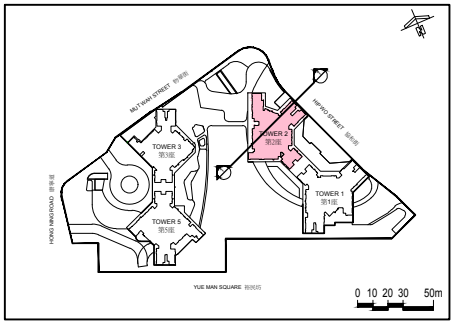

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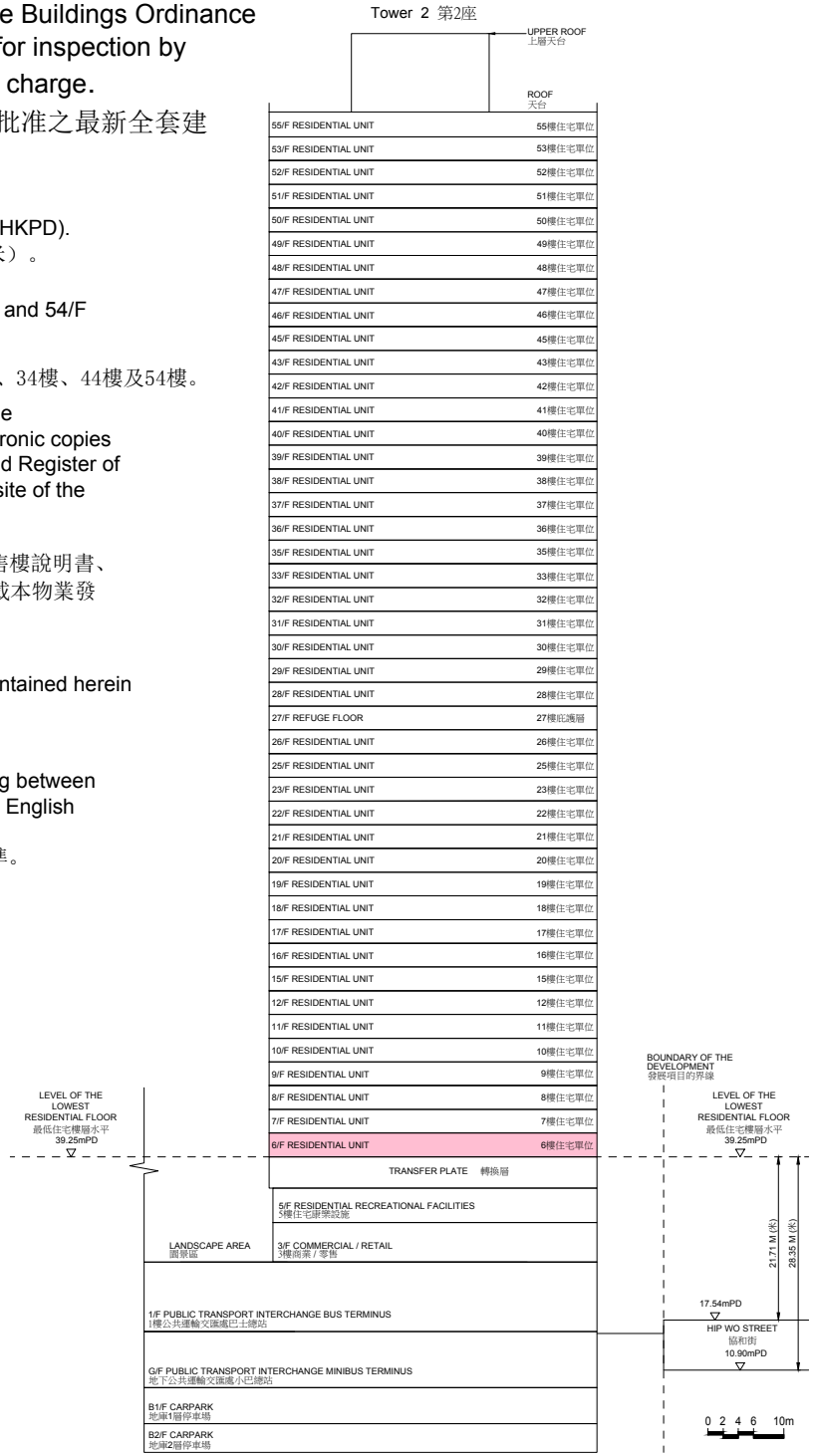

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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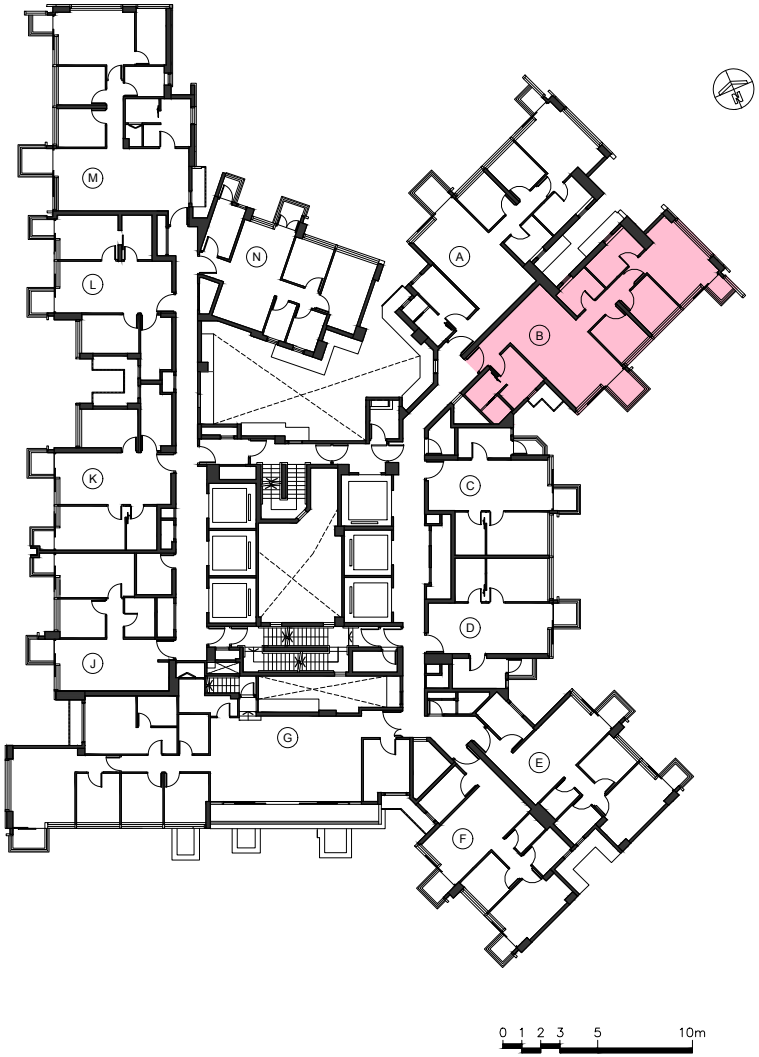

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
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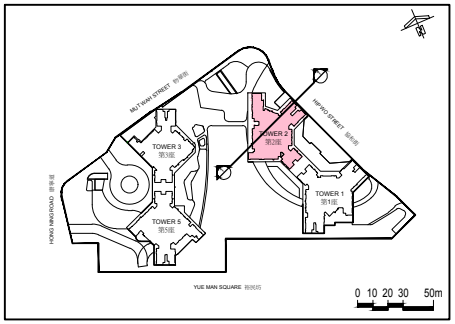
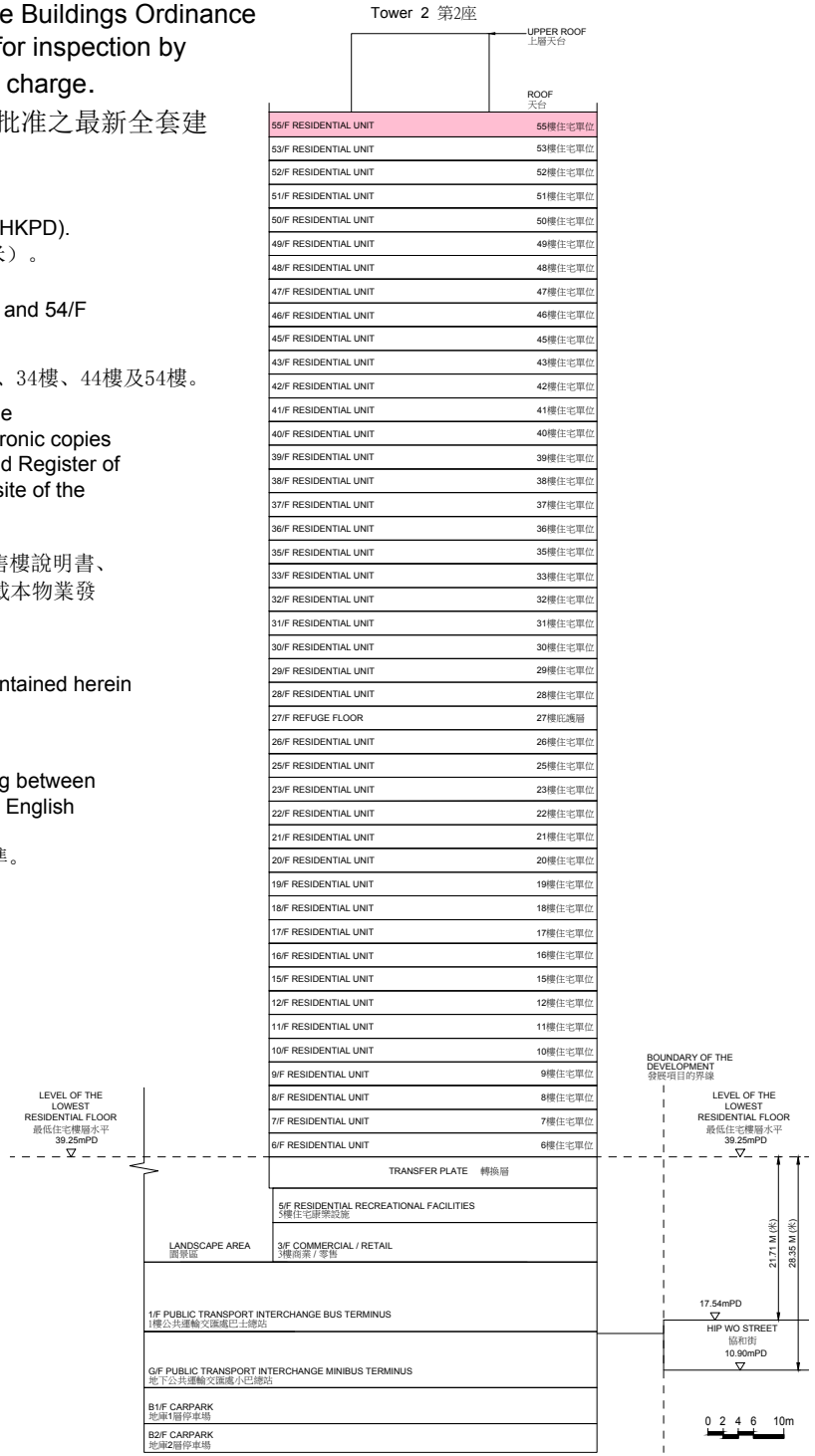


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 B
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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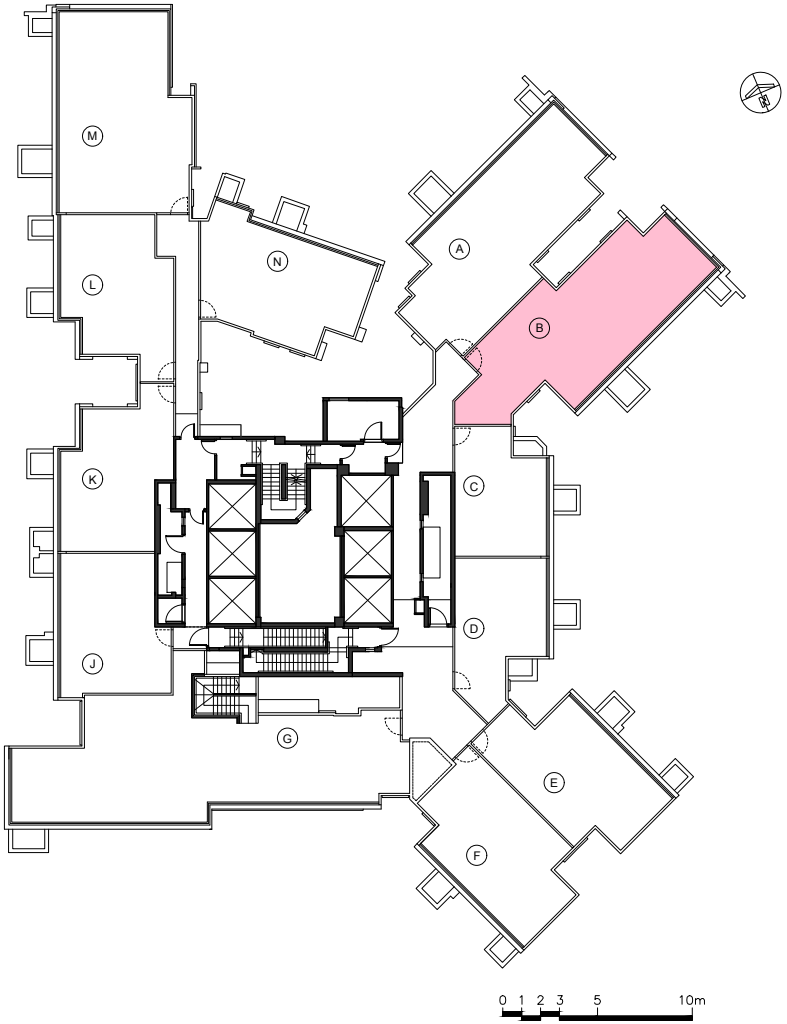

Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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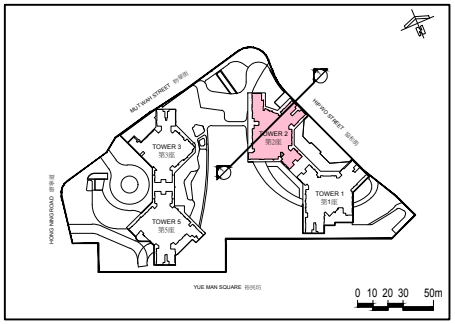
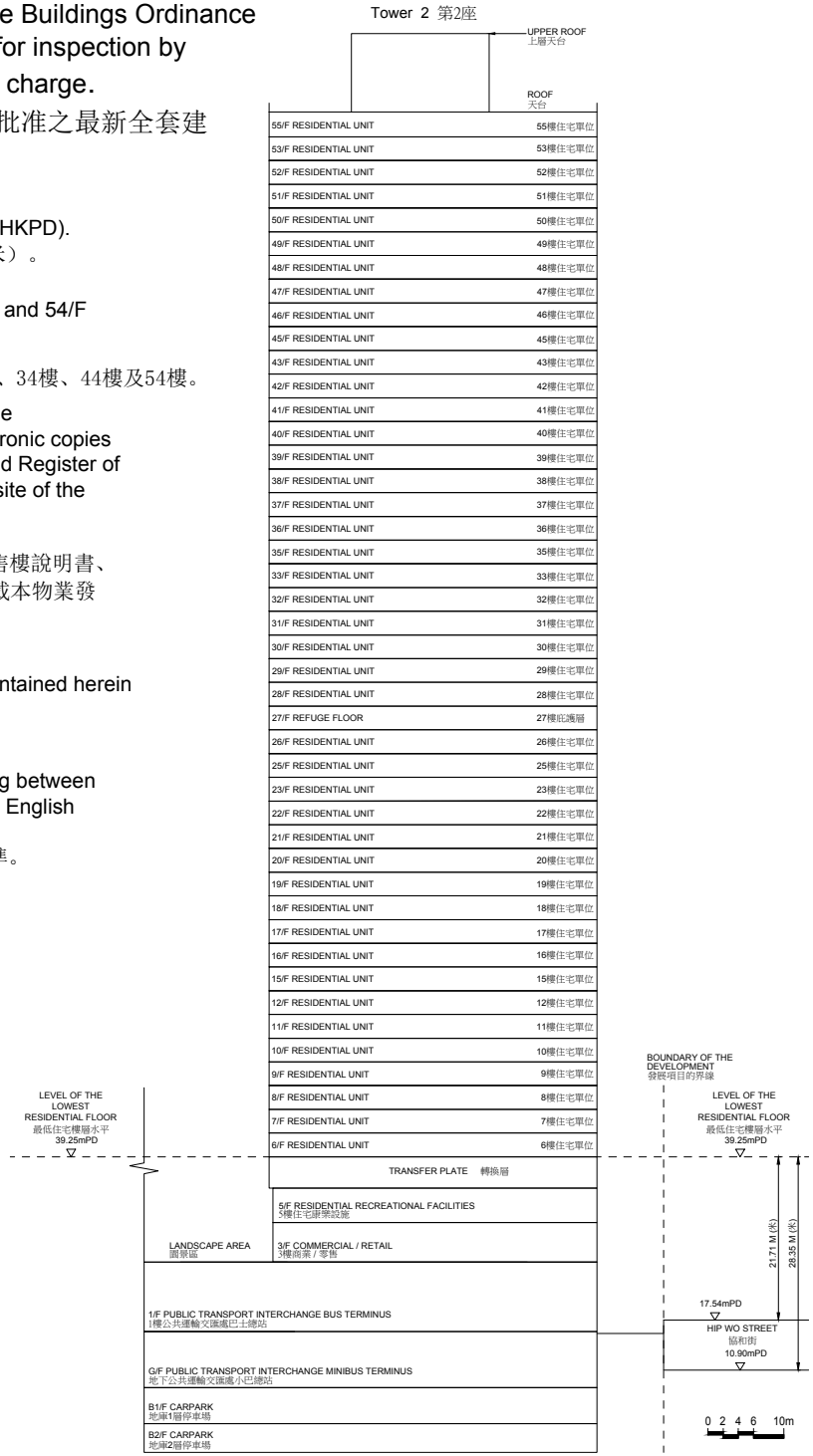


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 C
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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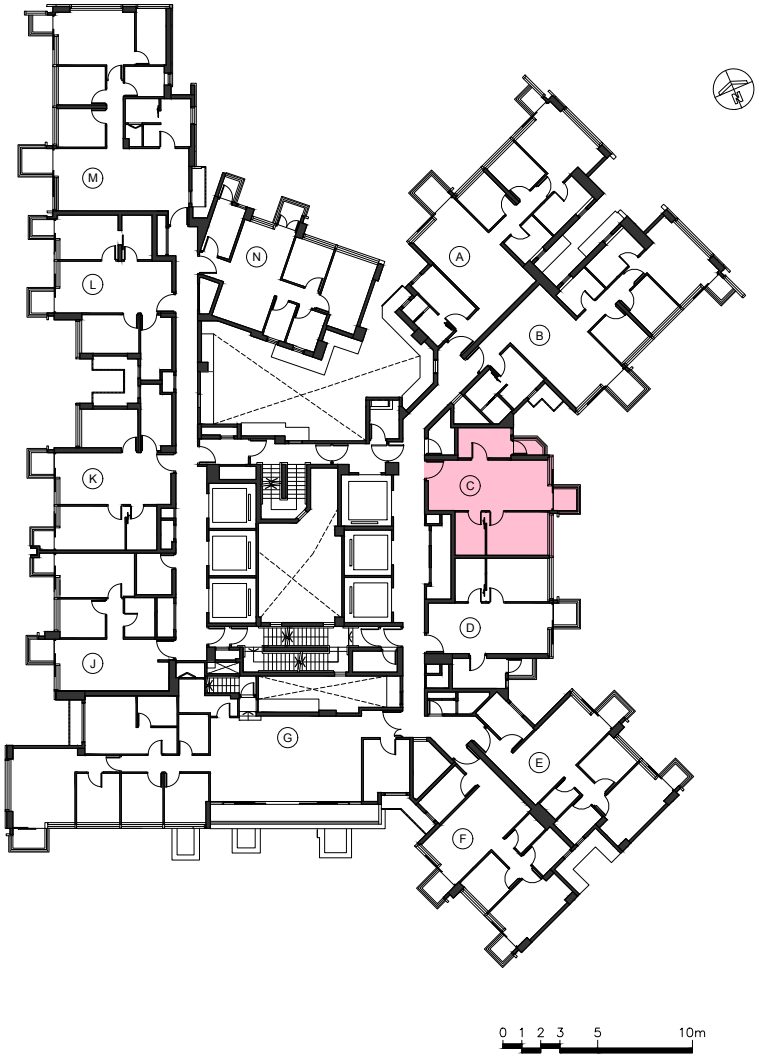

Section Plan 橫截面圖

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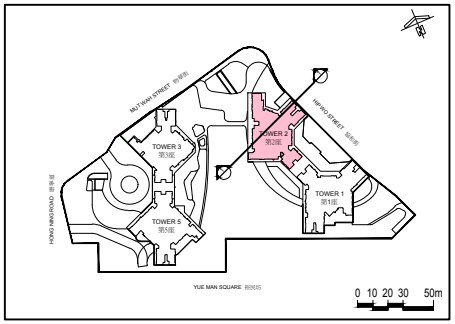

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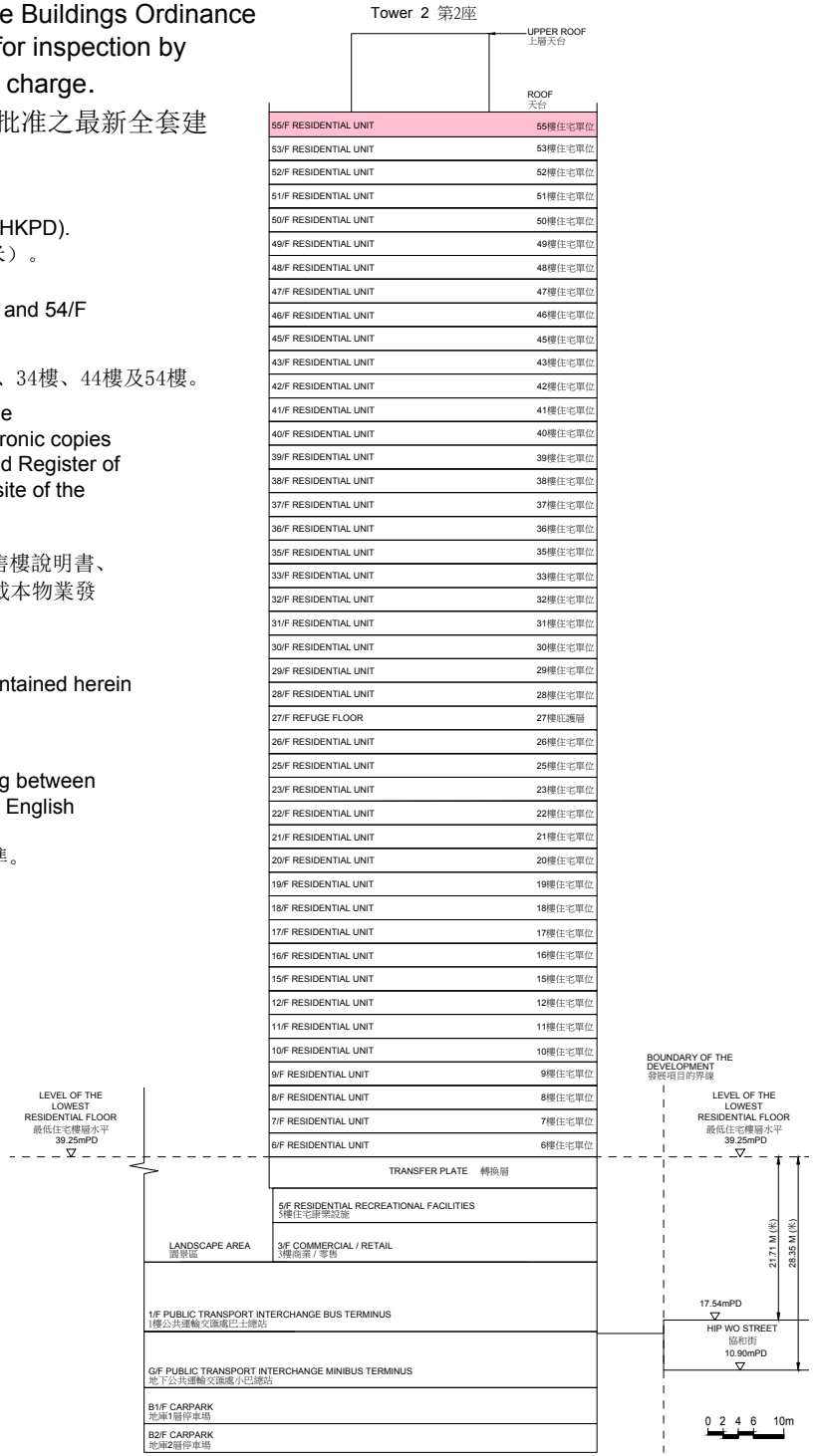

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 C
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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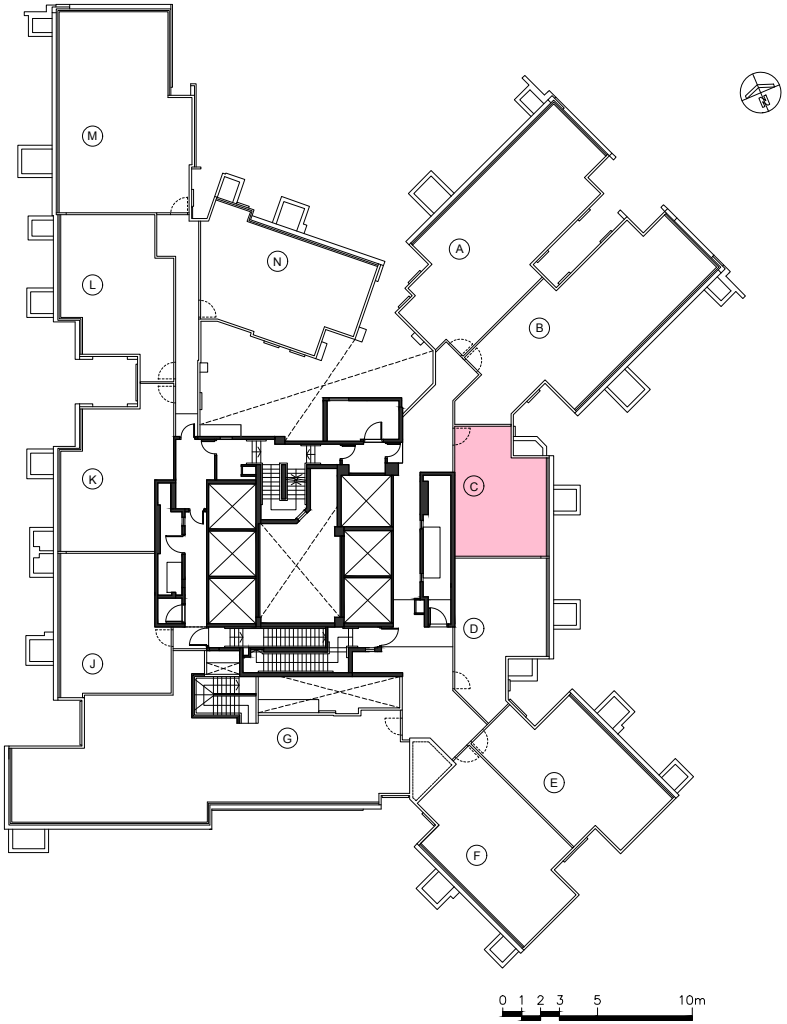

Section Plan 橫截面圖

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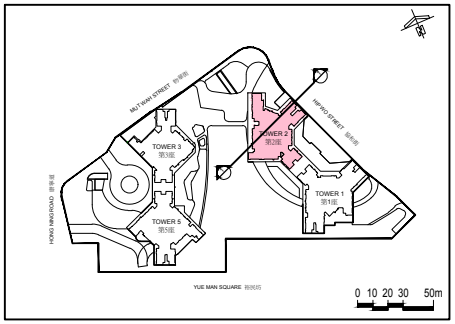

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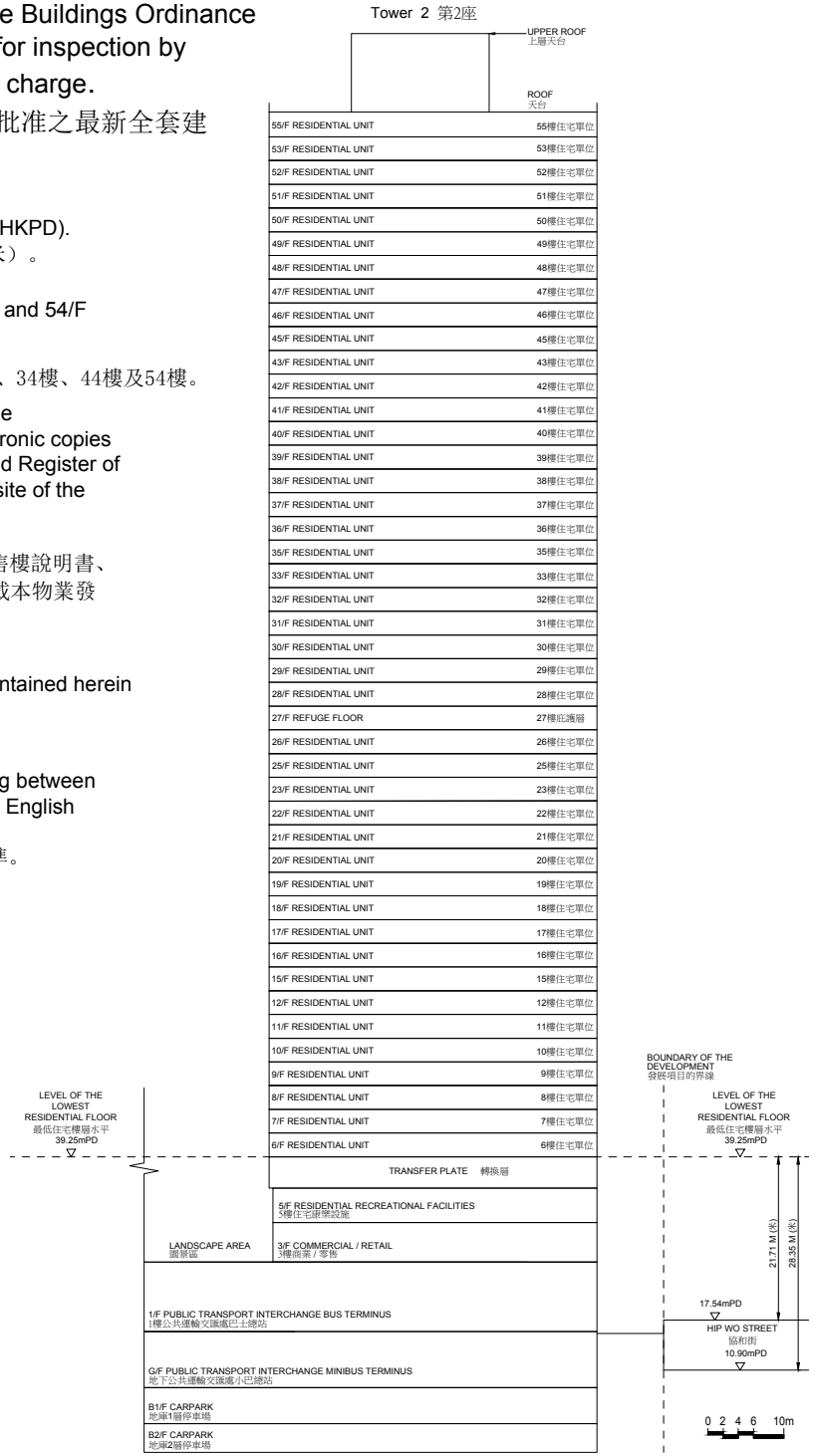

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 D
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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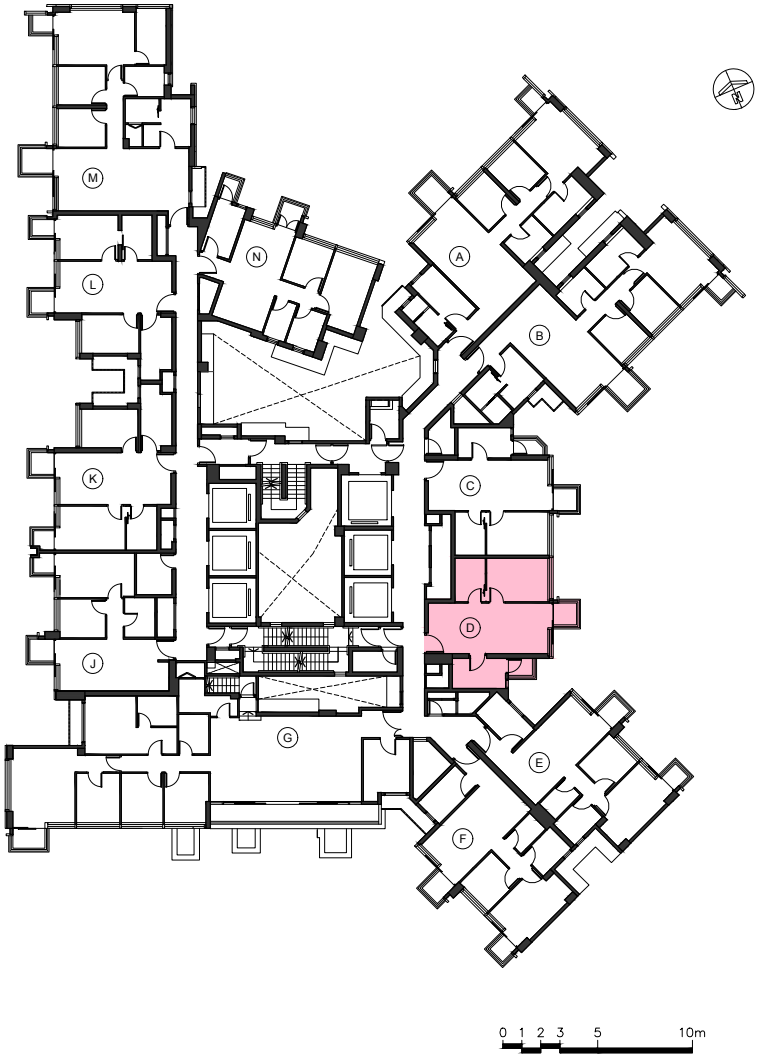

Section Plan 橫截面圖

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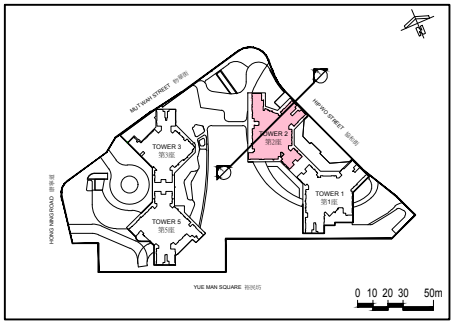

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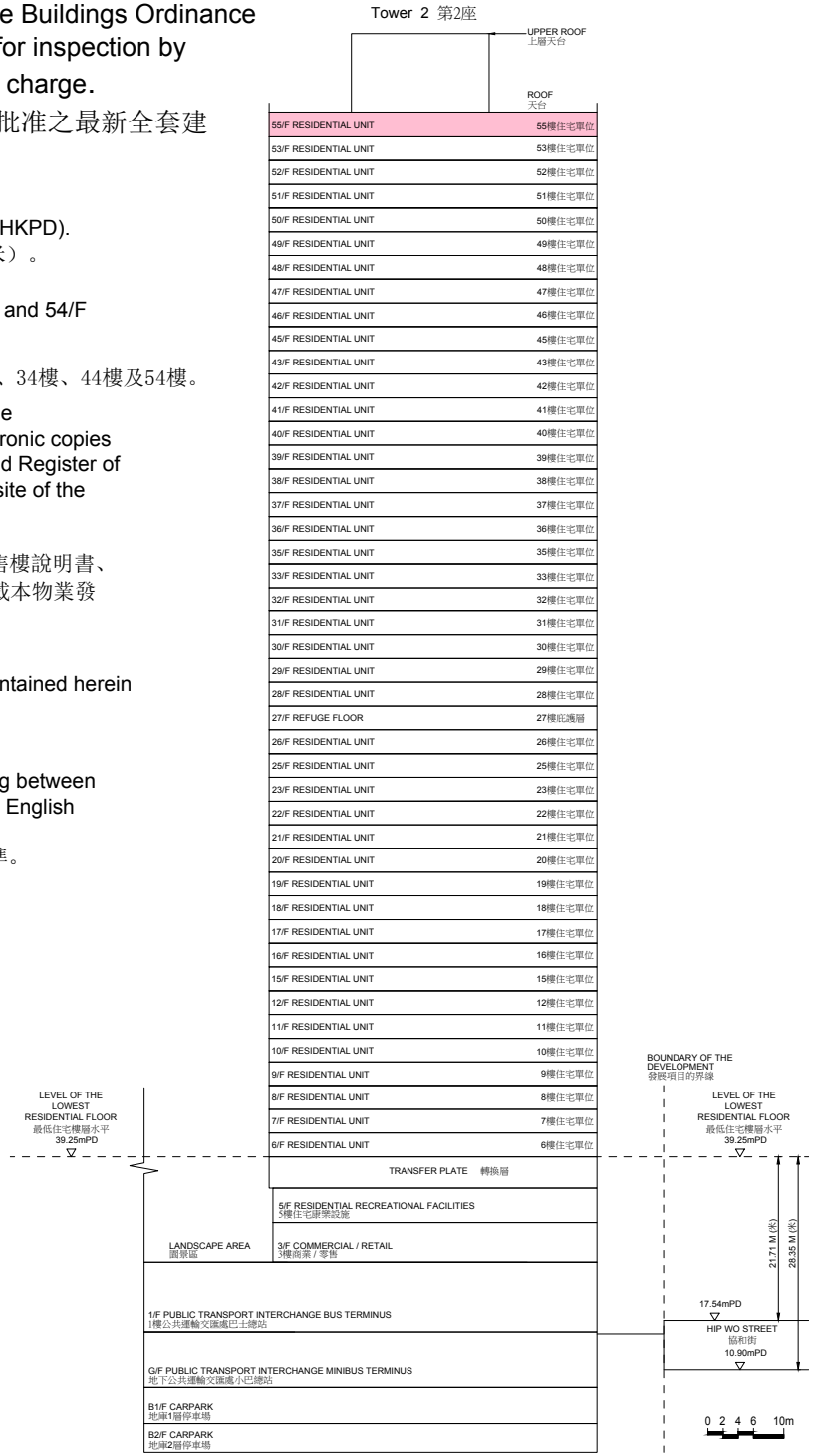

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 D
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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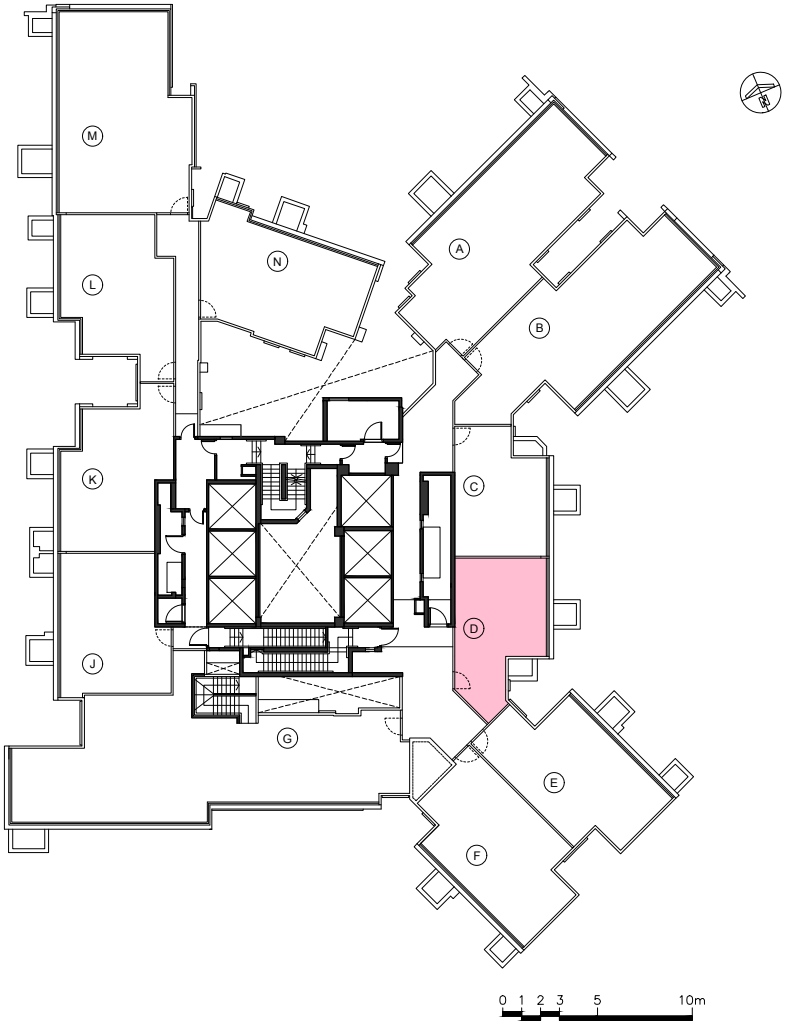

Section Plan 橫截面圖

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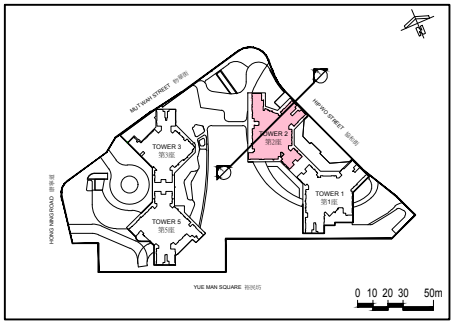

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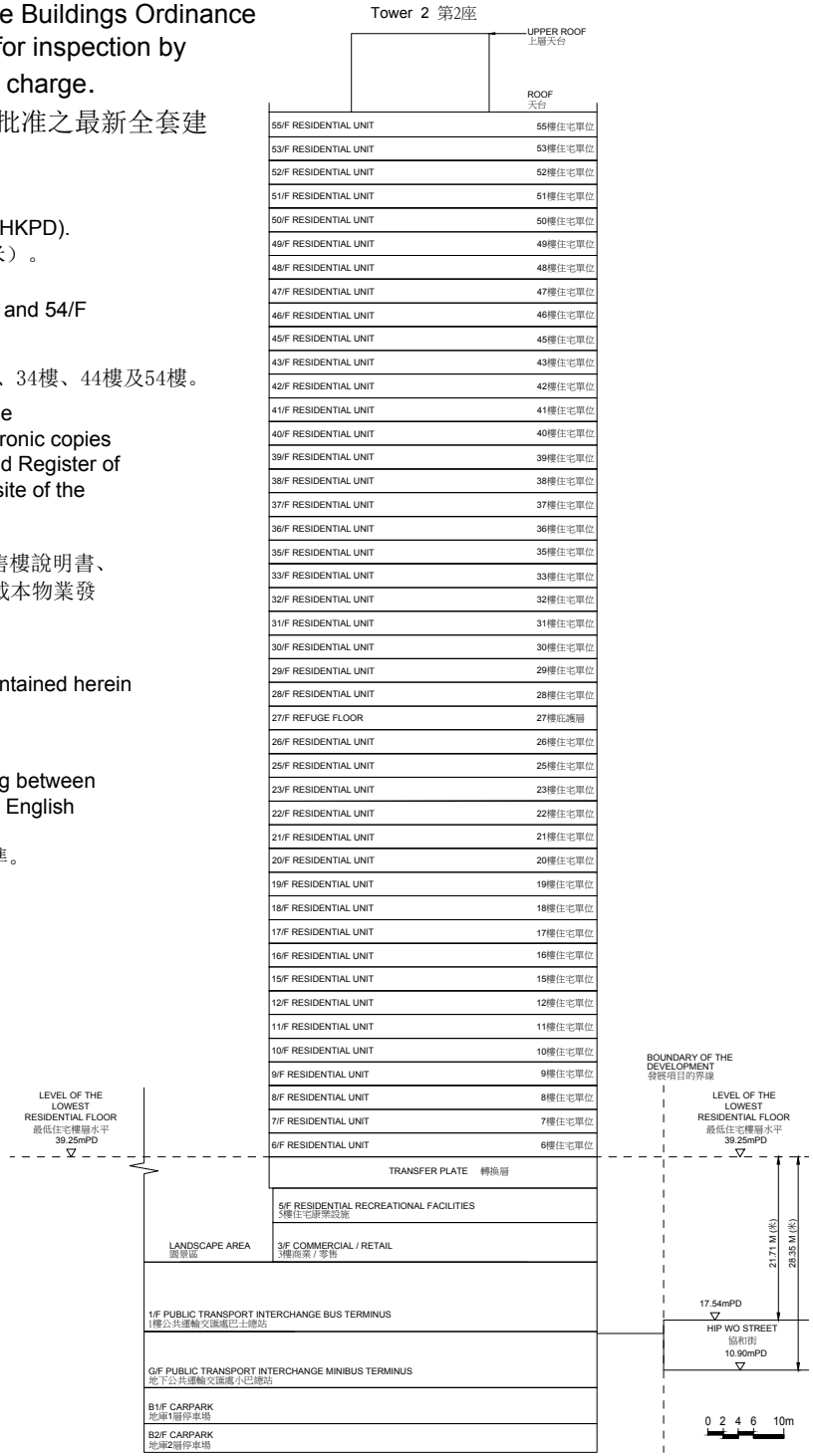

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 E
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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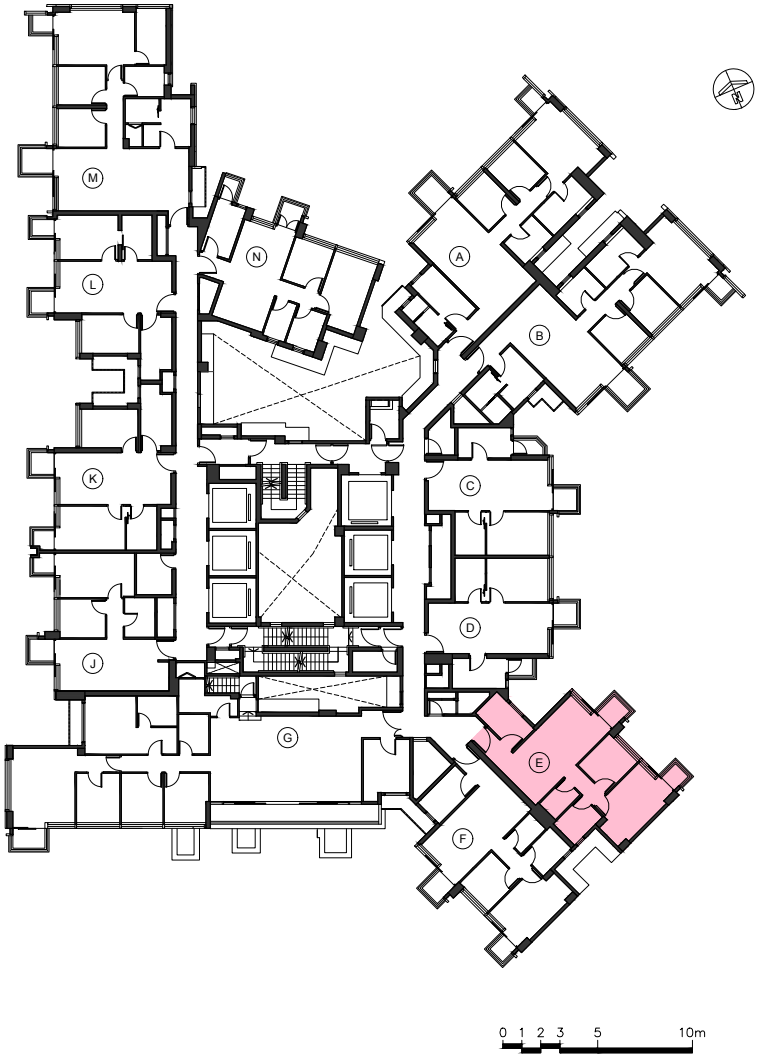

Section Plan 橫截面圖

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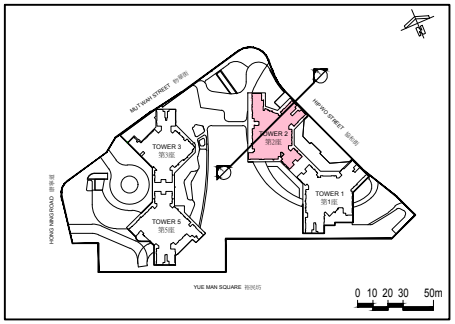

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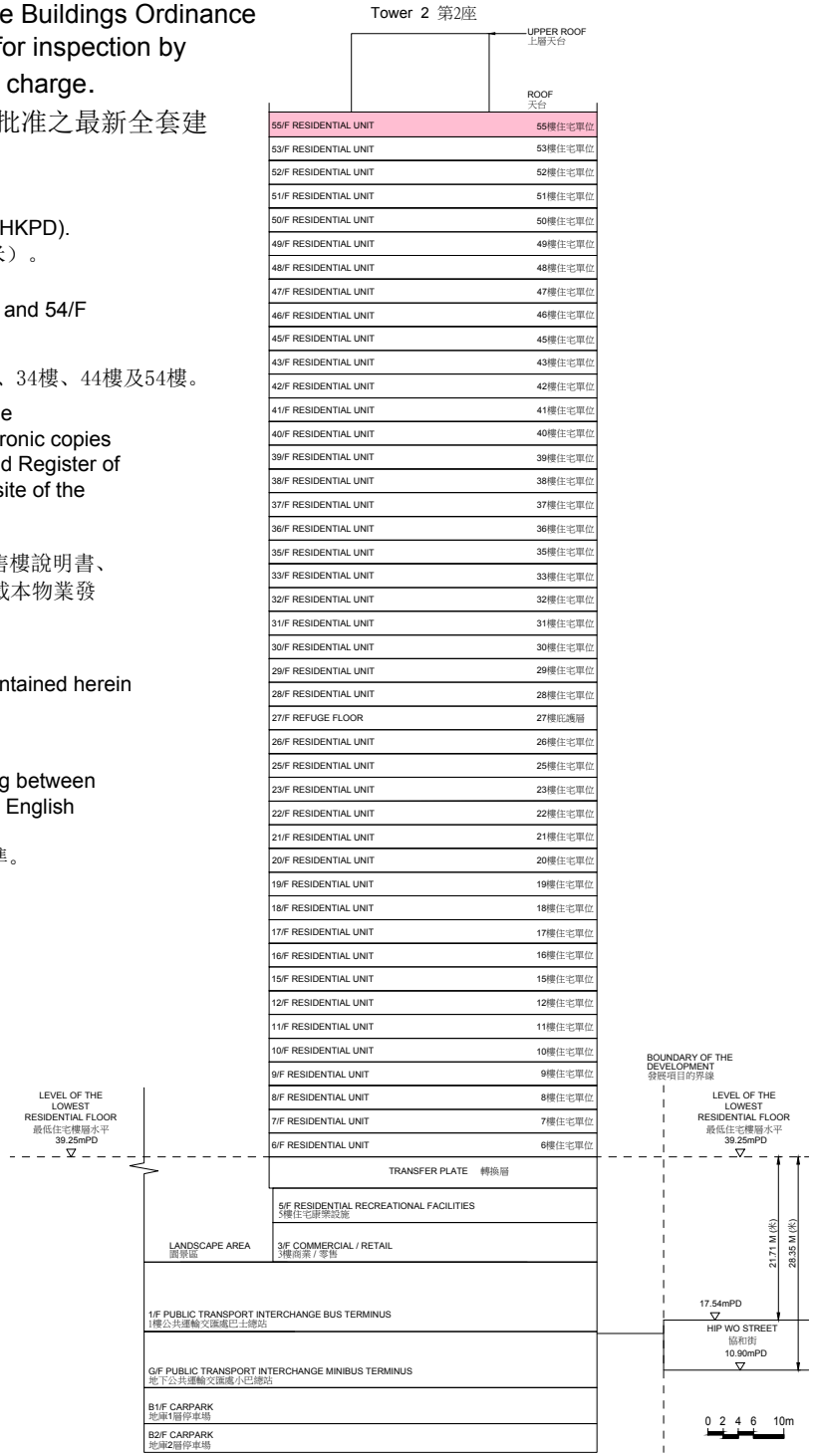

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 E
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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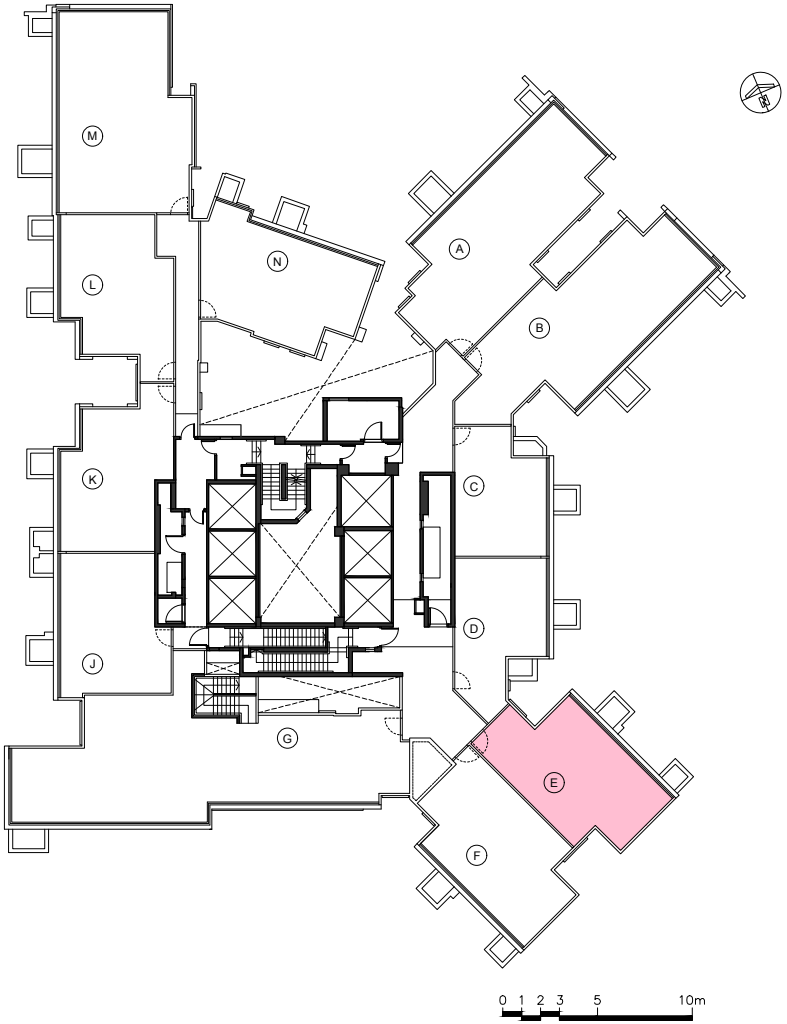

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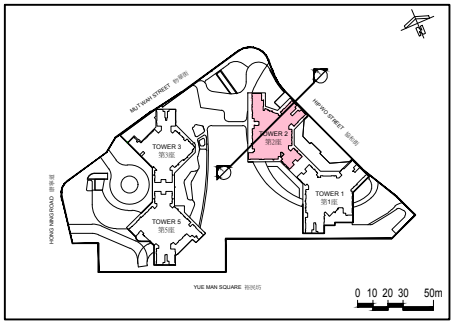

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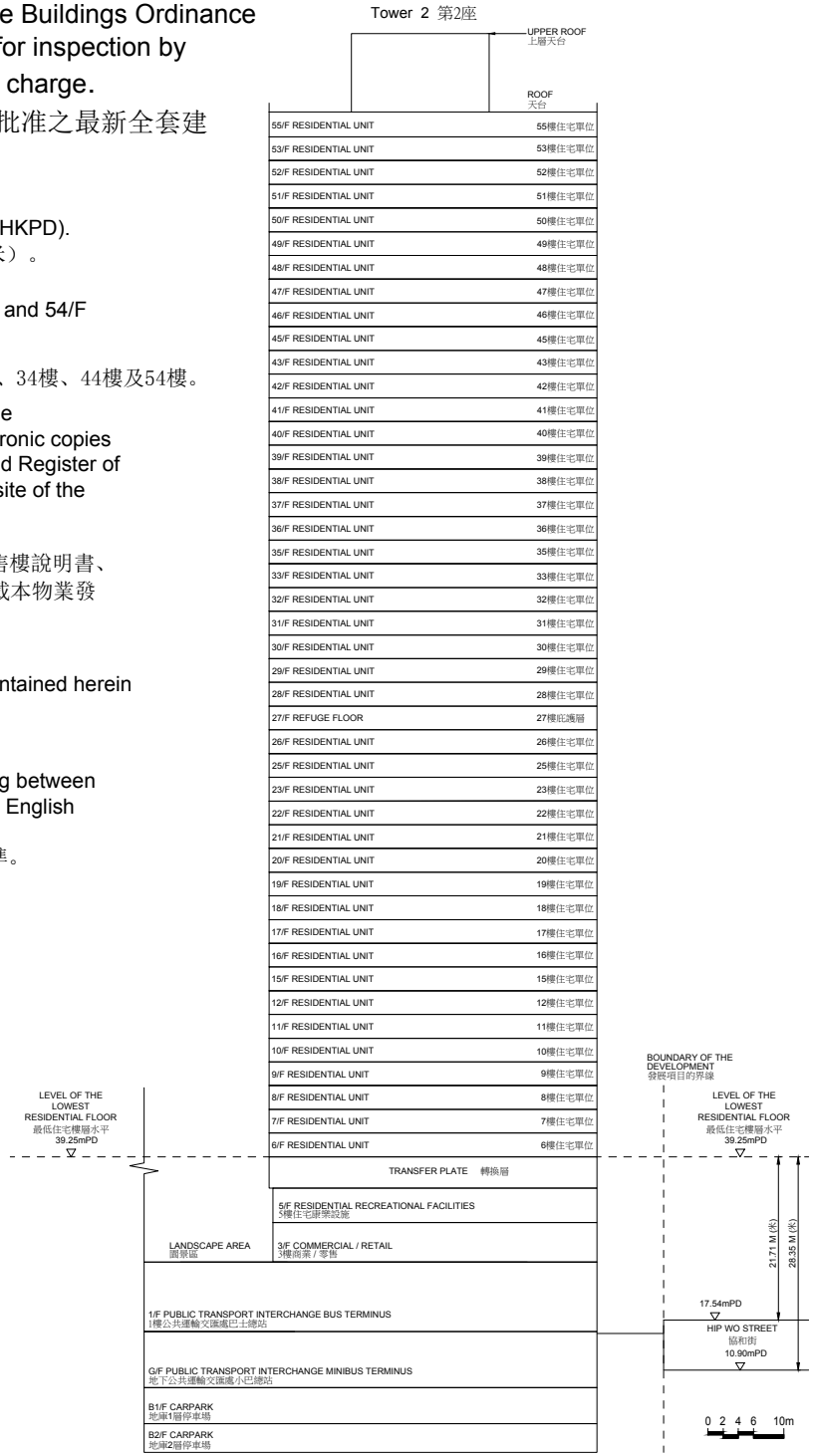

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 F
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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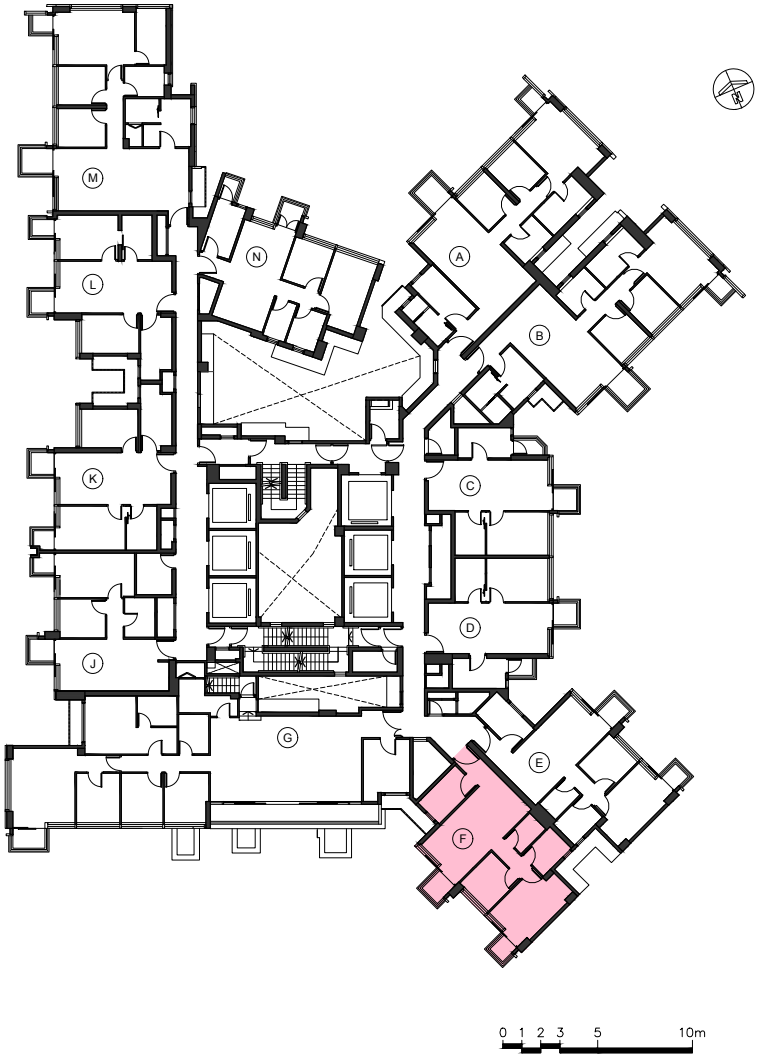
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
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附註：
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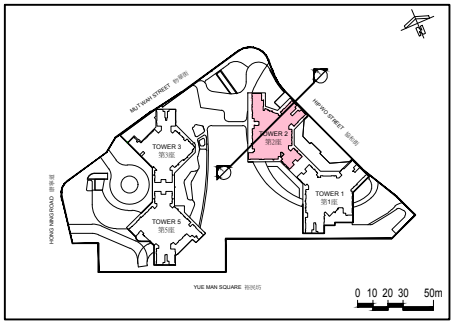
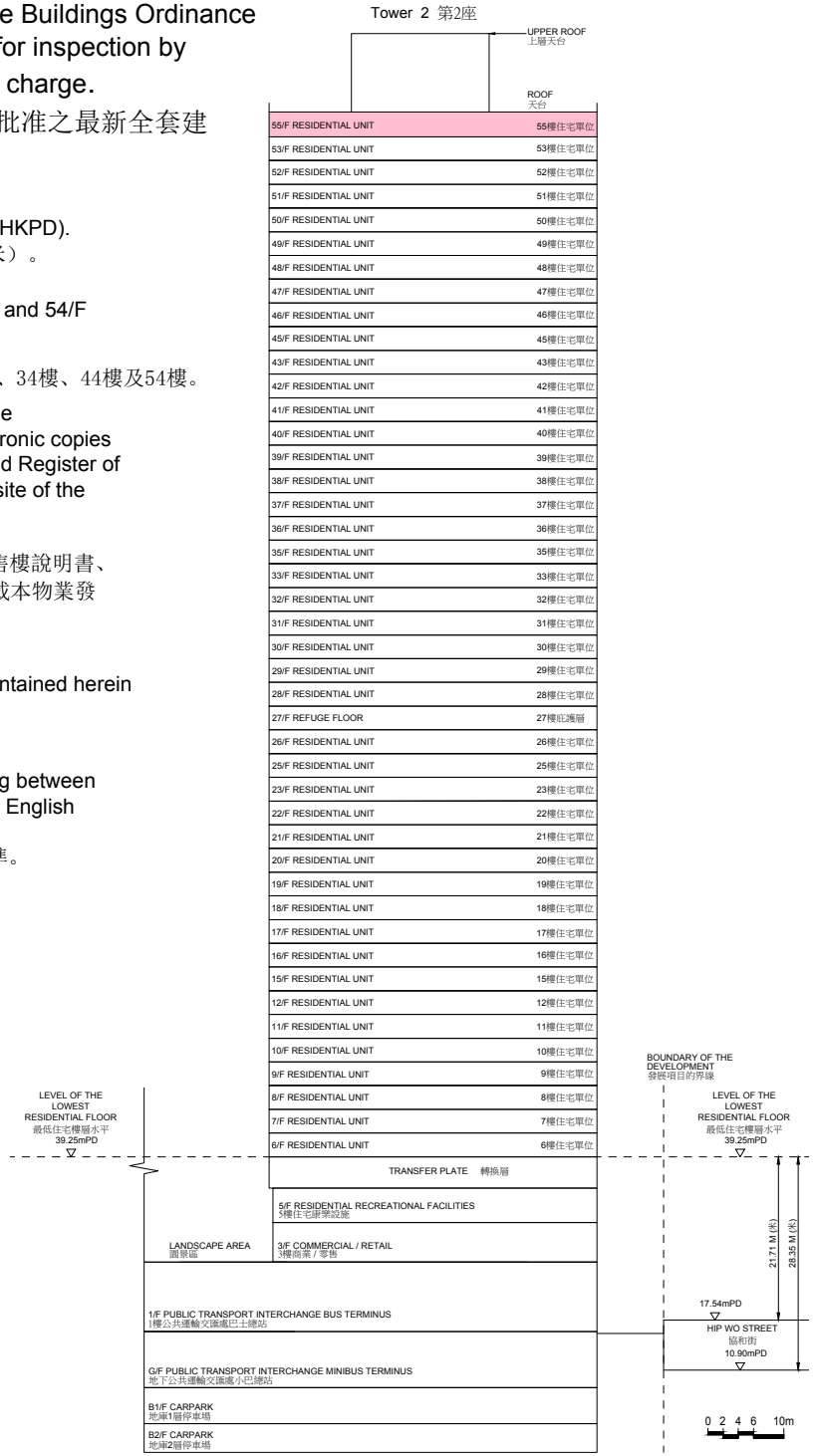


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 F
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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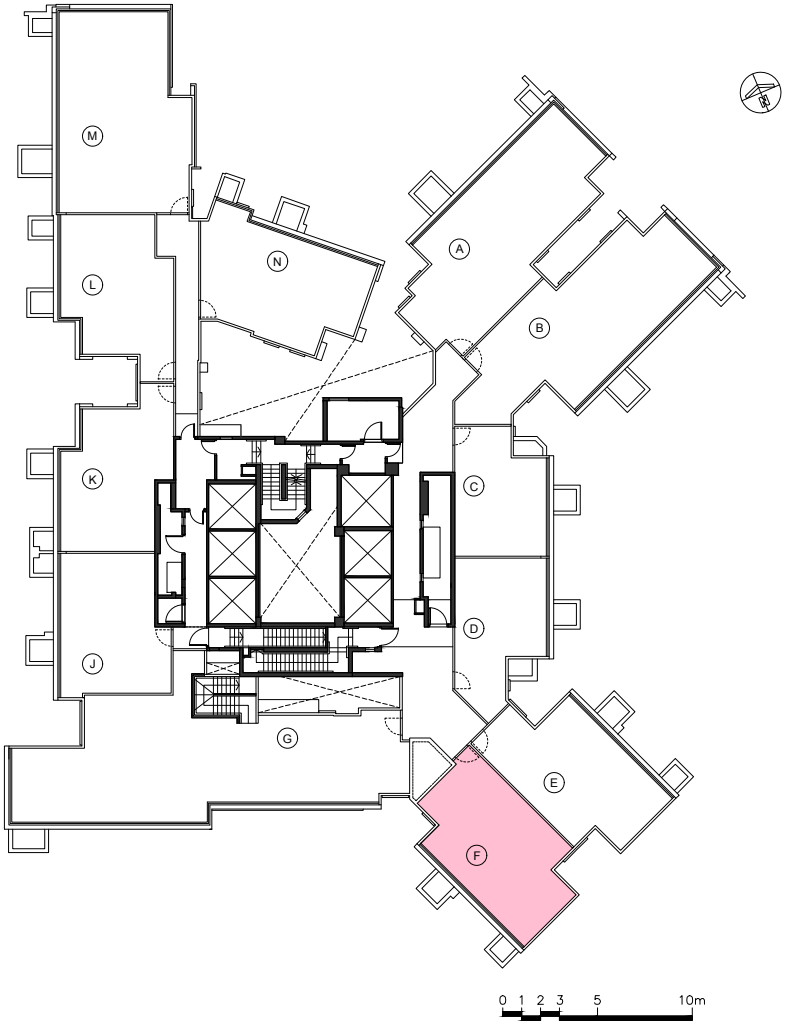

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

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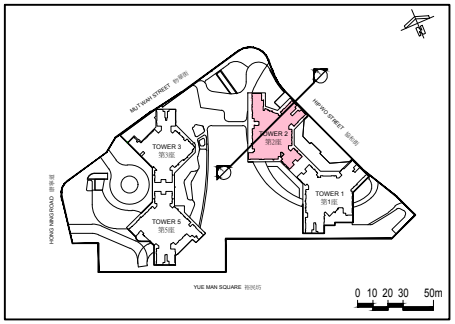

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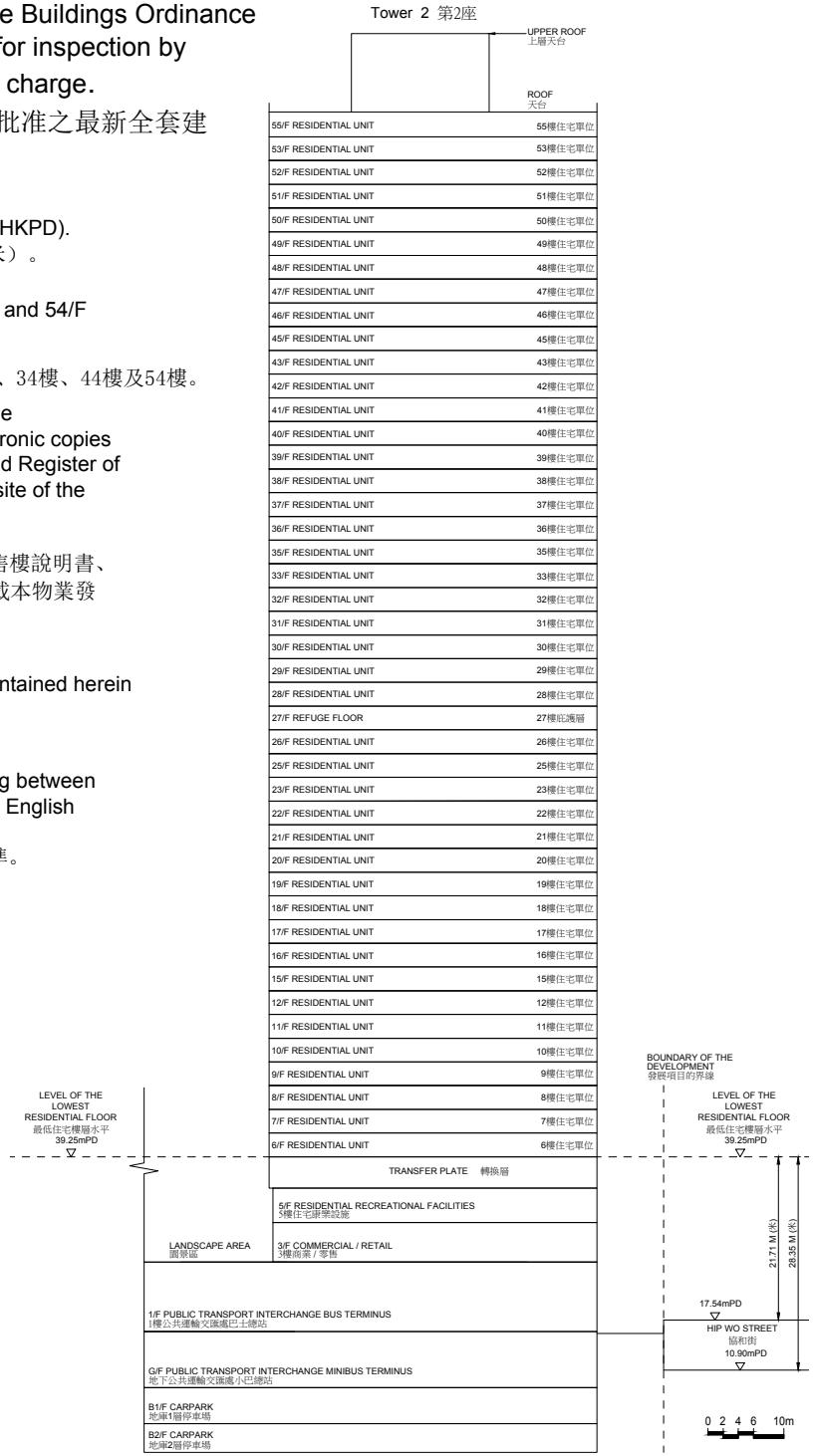

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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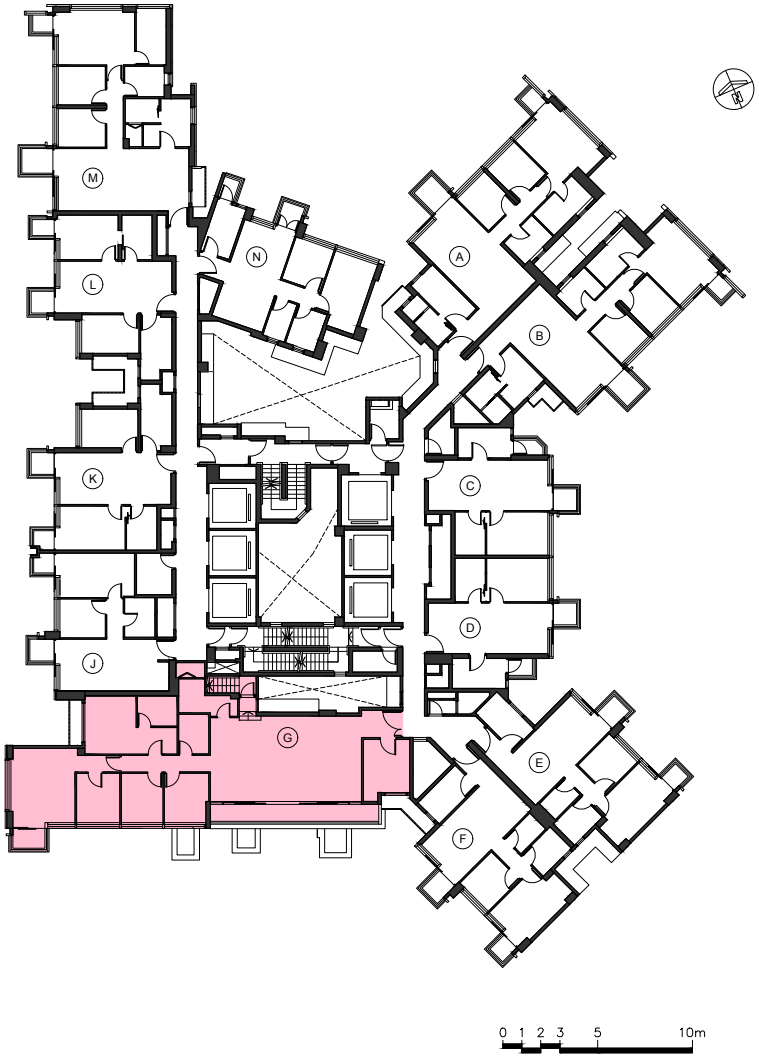

Section Plan 橫截面圖

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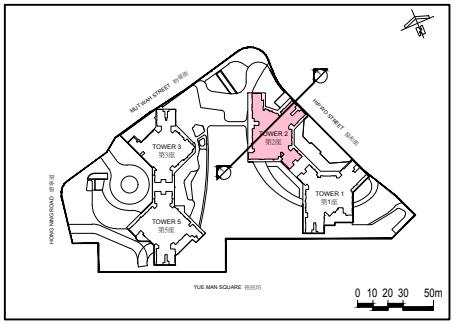

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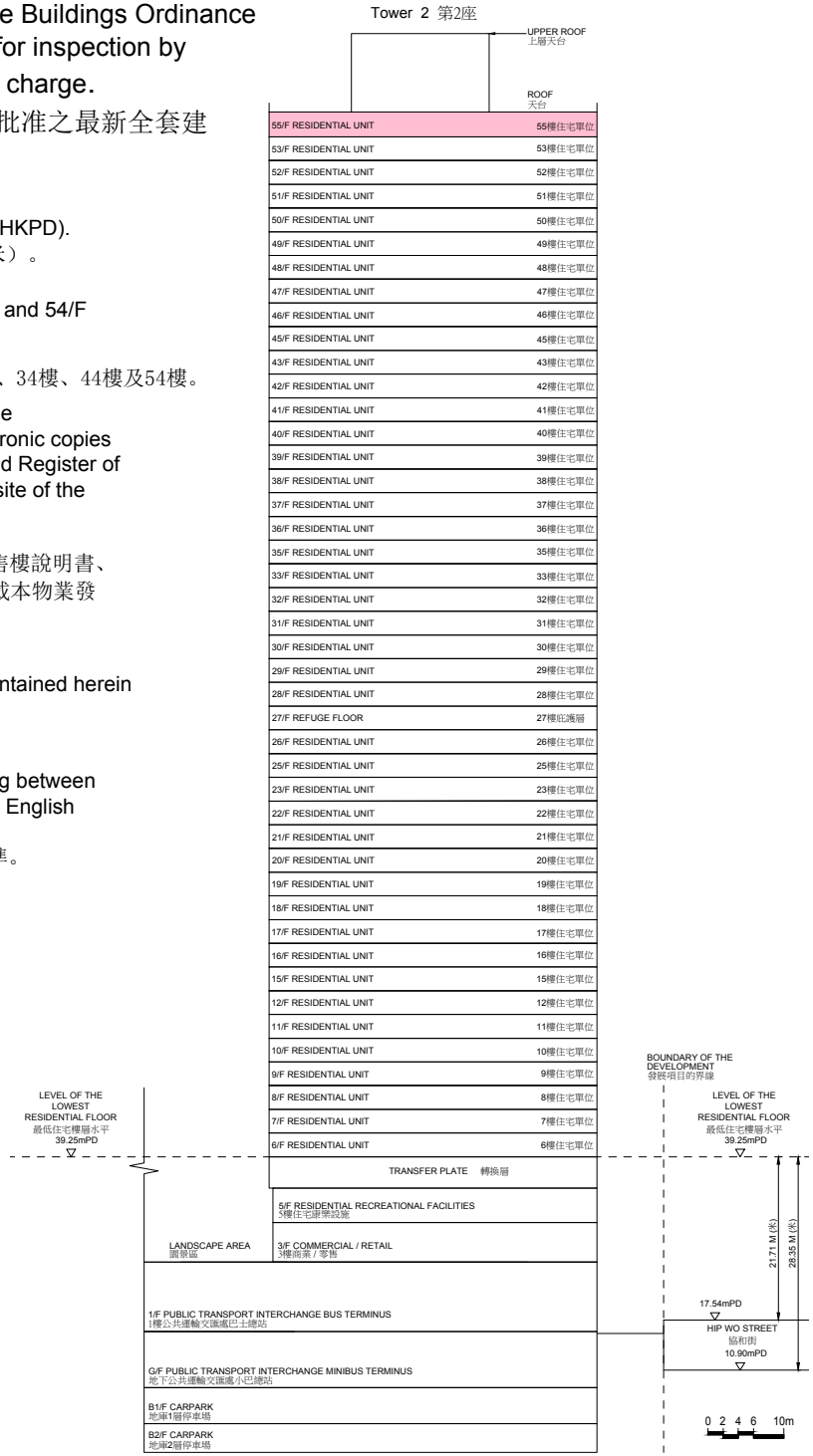

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 G
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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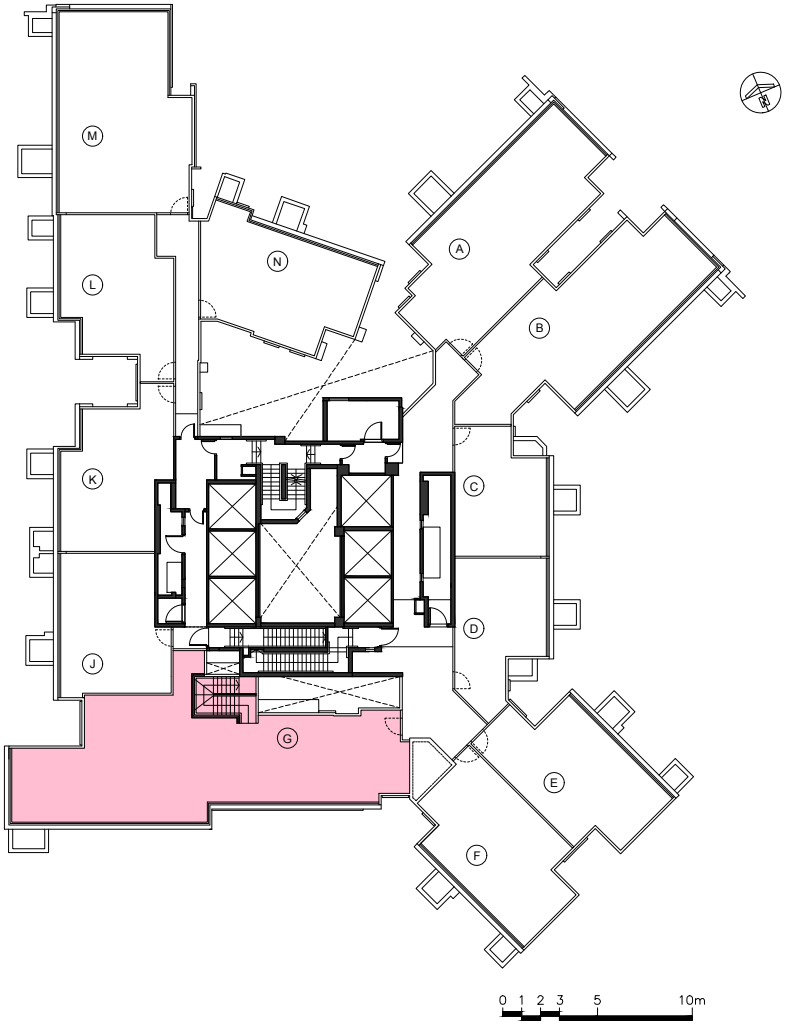

Section Plan 橫截面圖

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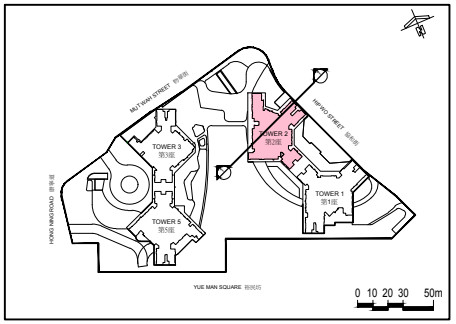

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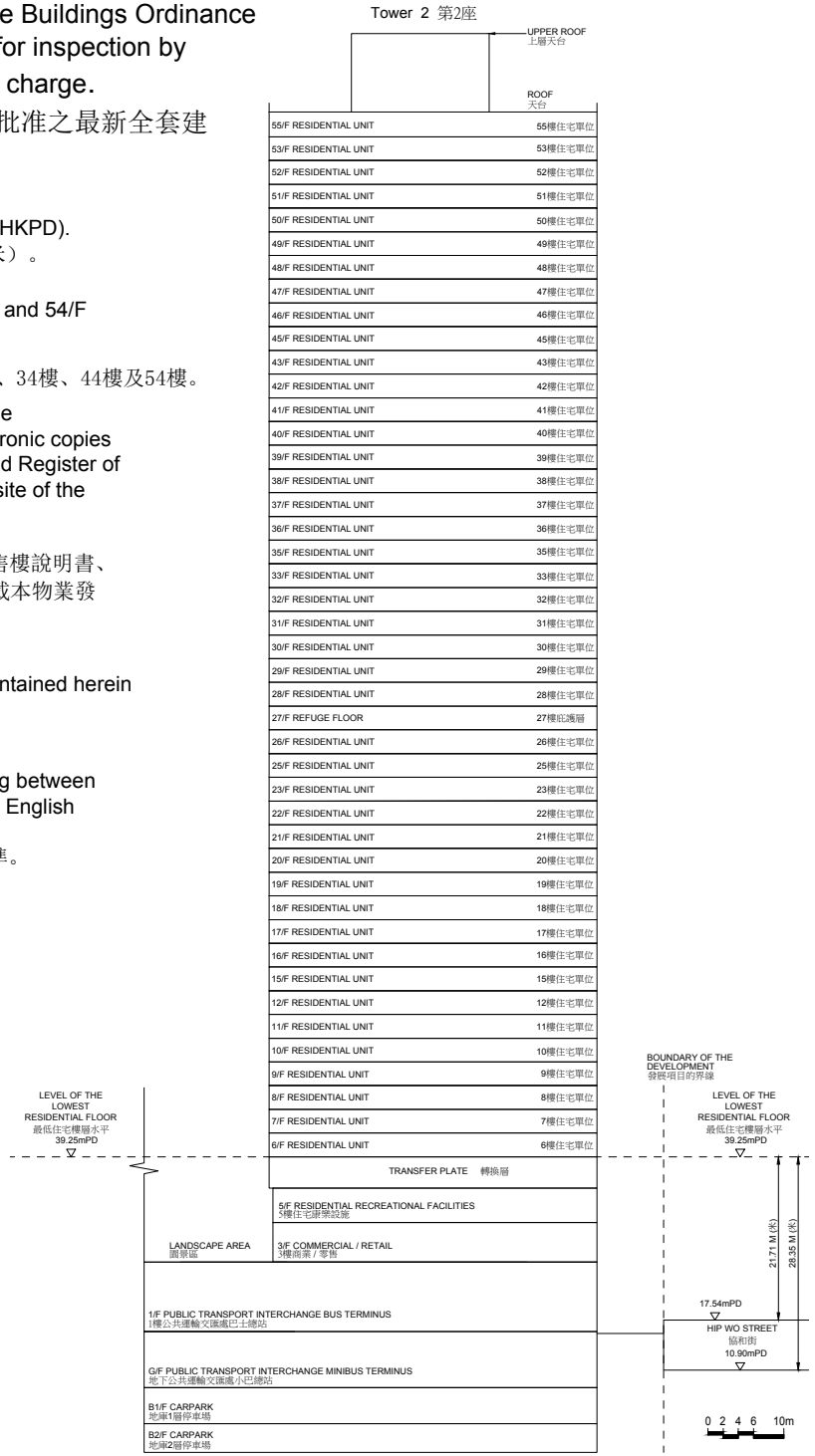

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 J
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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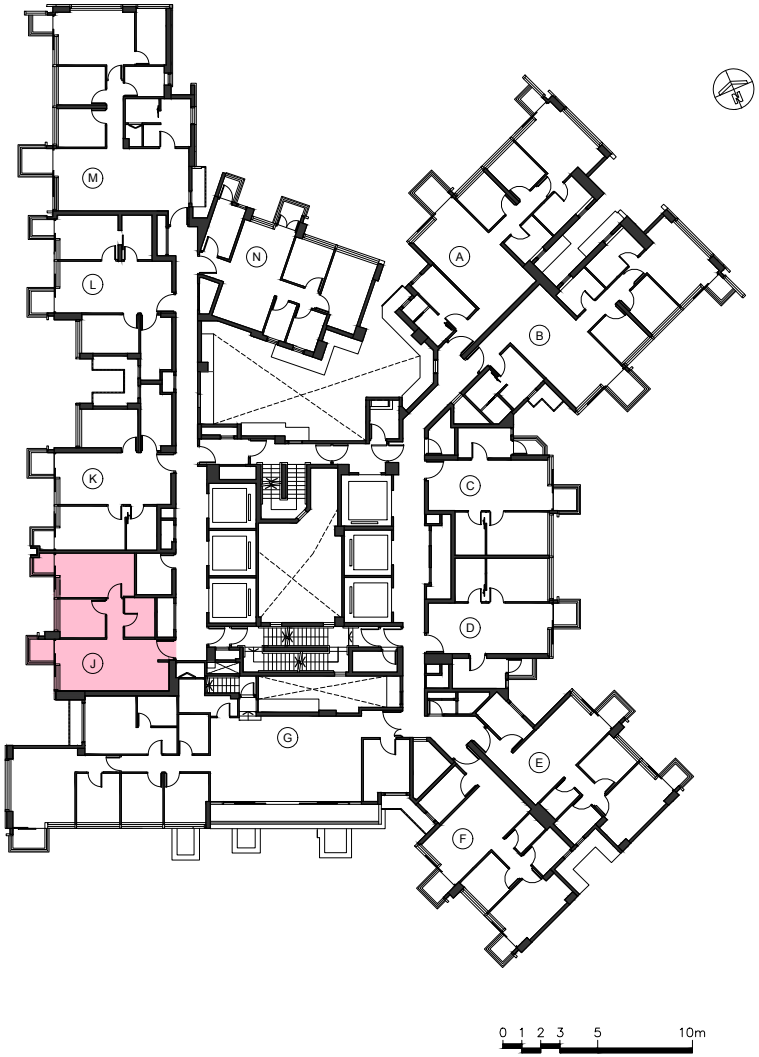
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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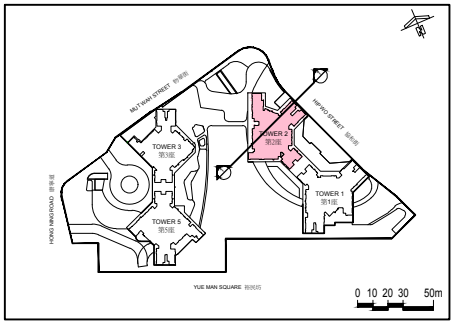

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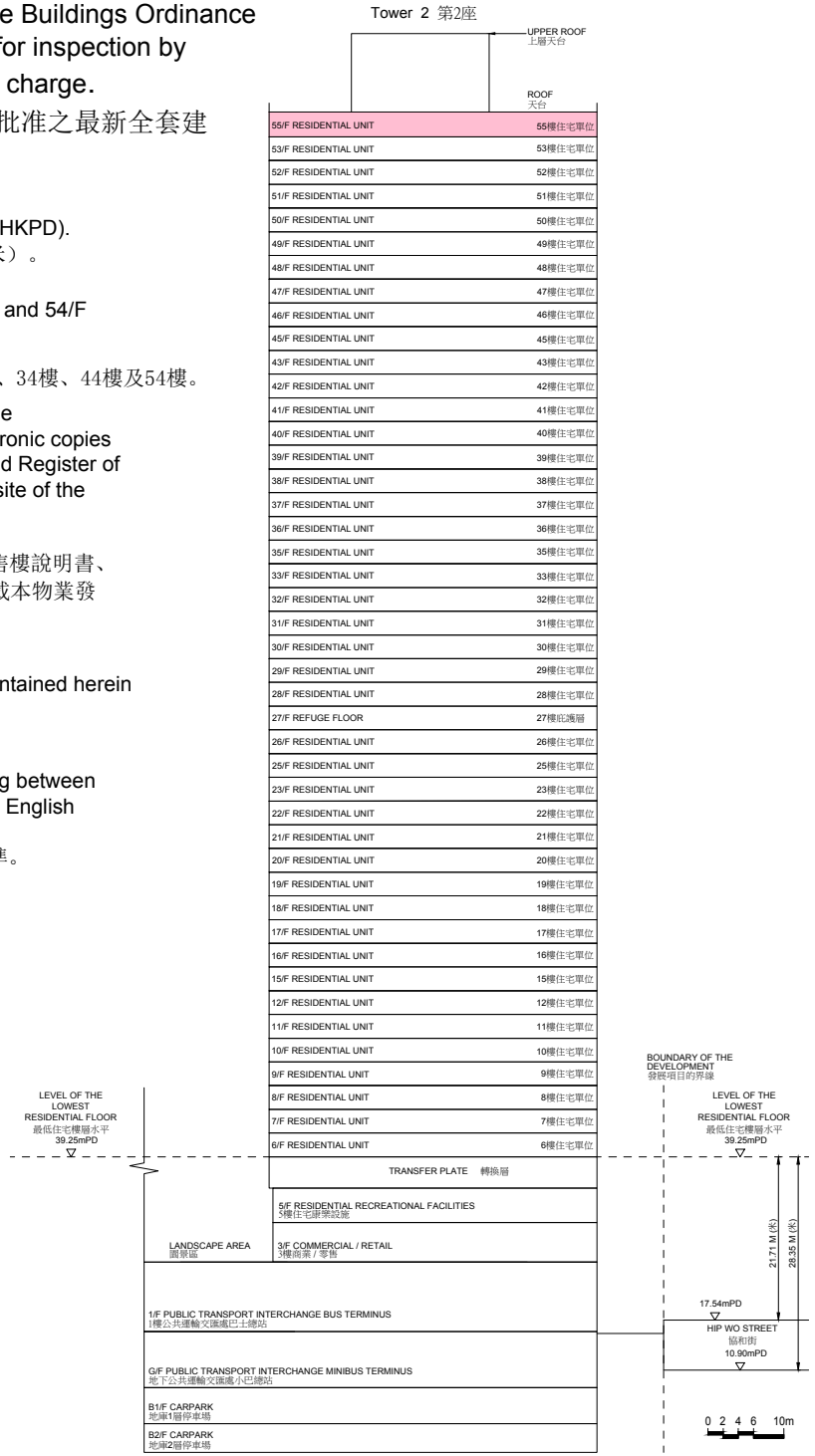

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 J
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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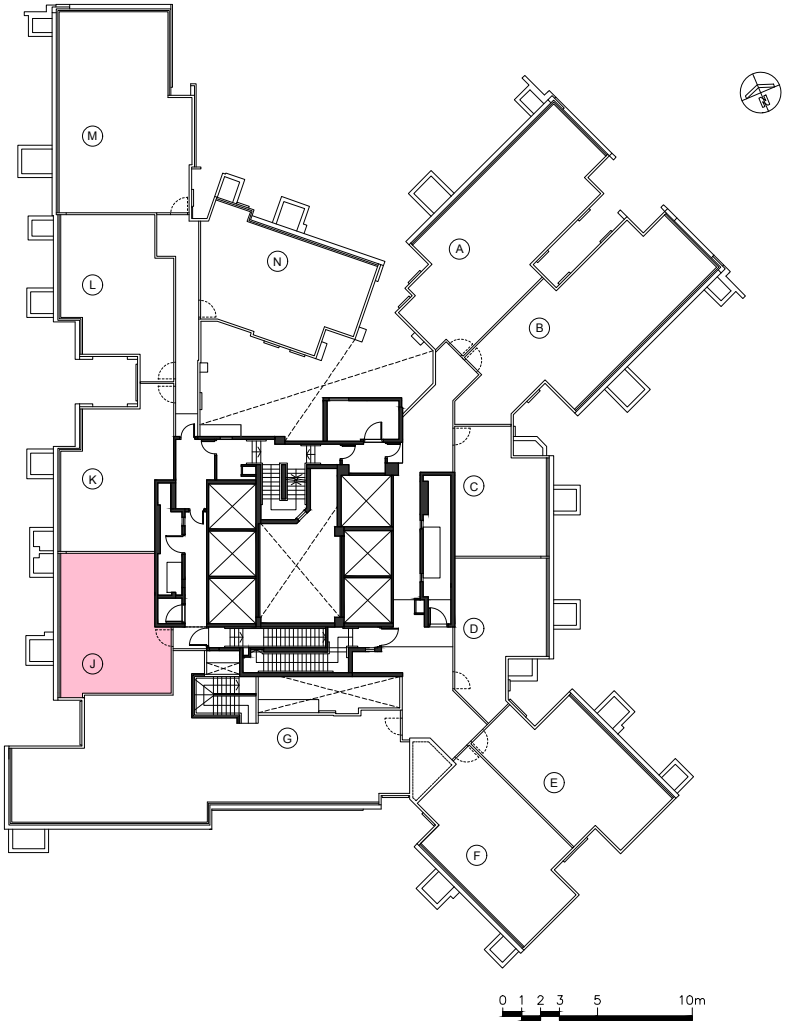

Section Plan 橫截面圖

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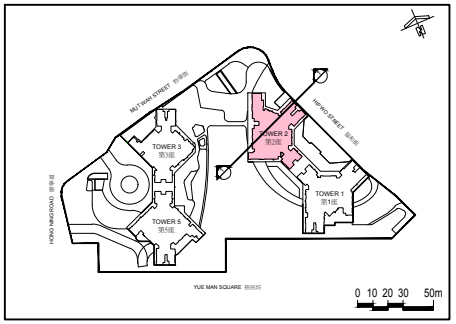

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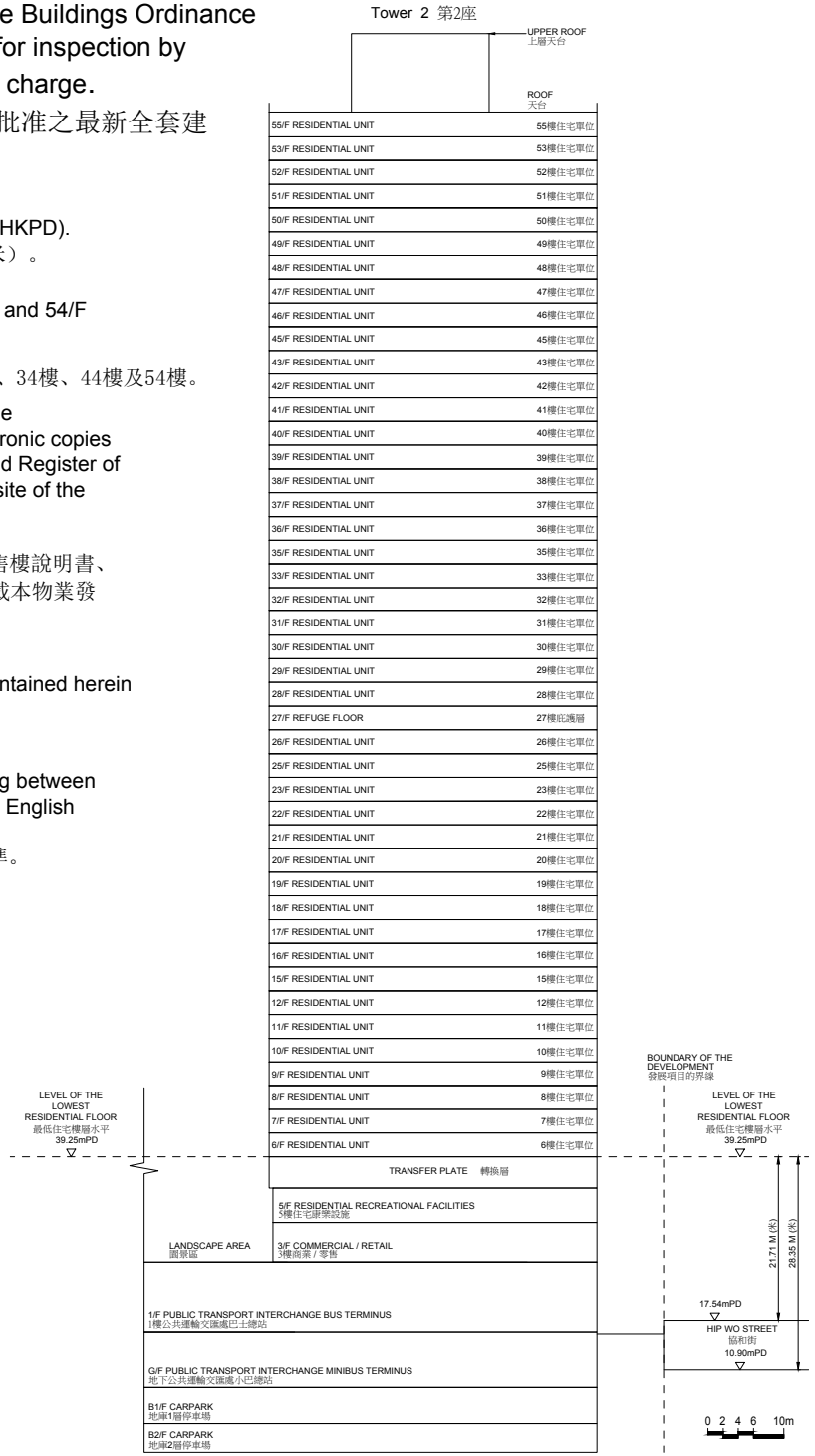

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 K
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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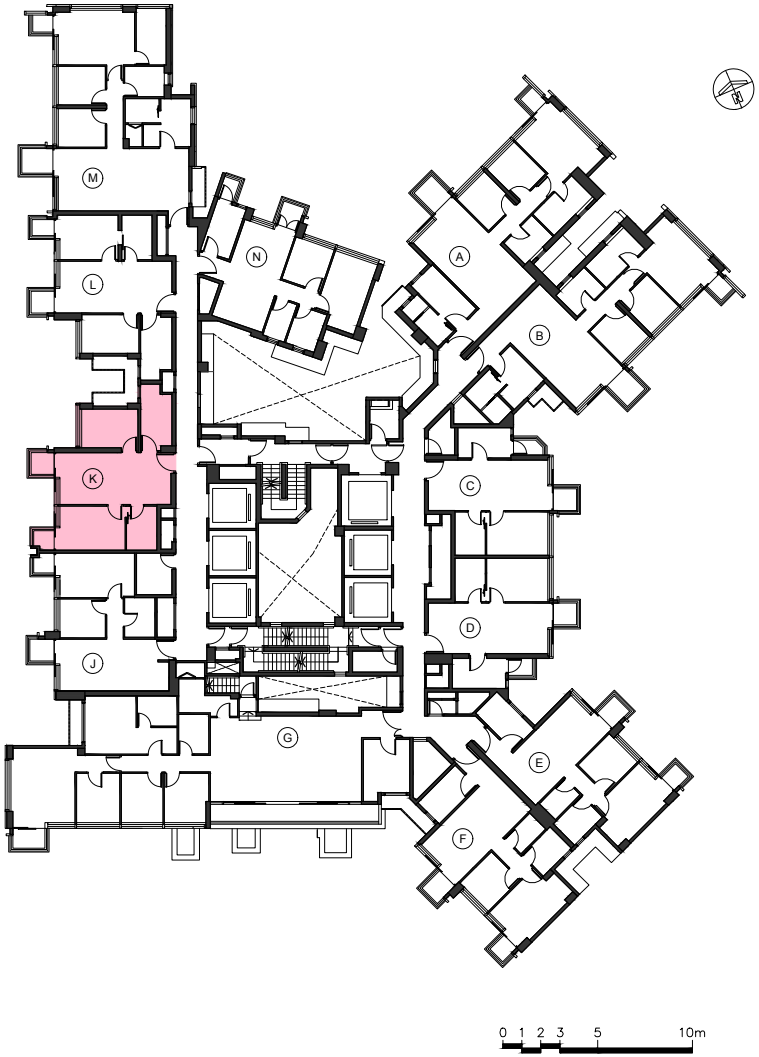

Section Plan 橫截面圖

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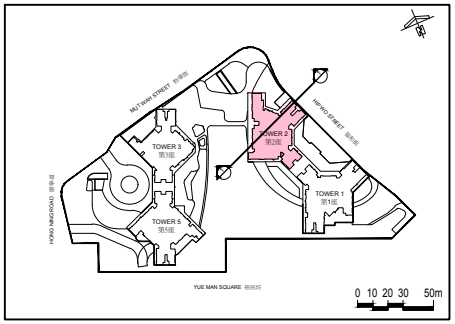

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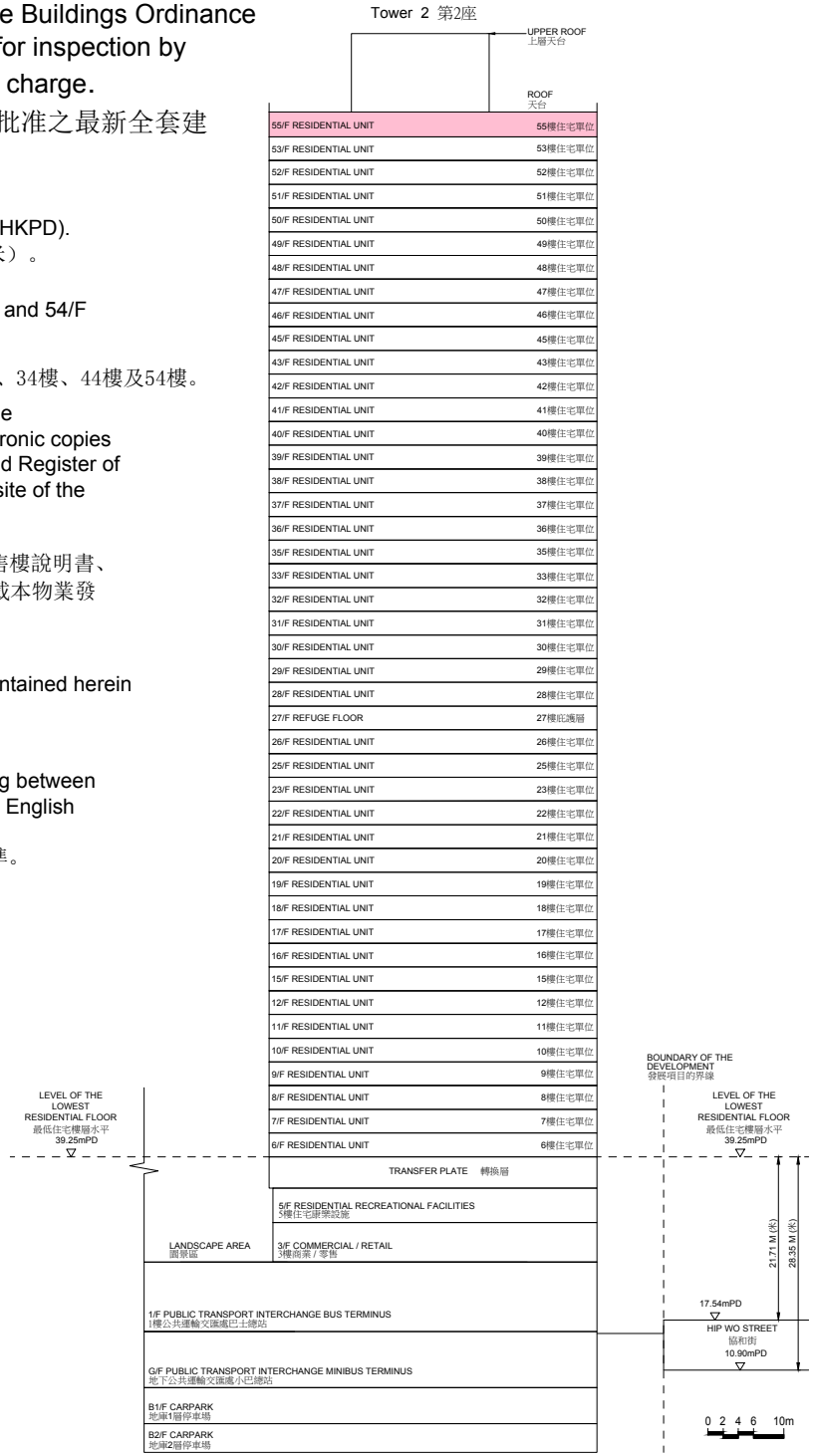

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 K
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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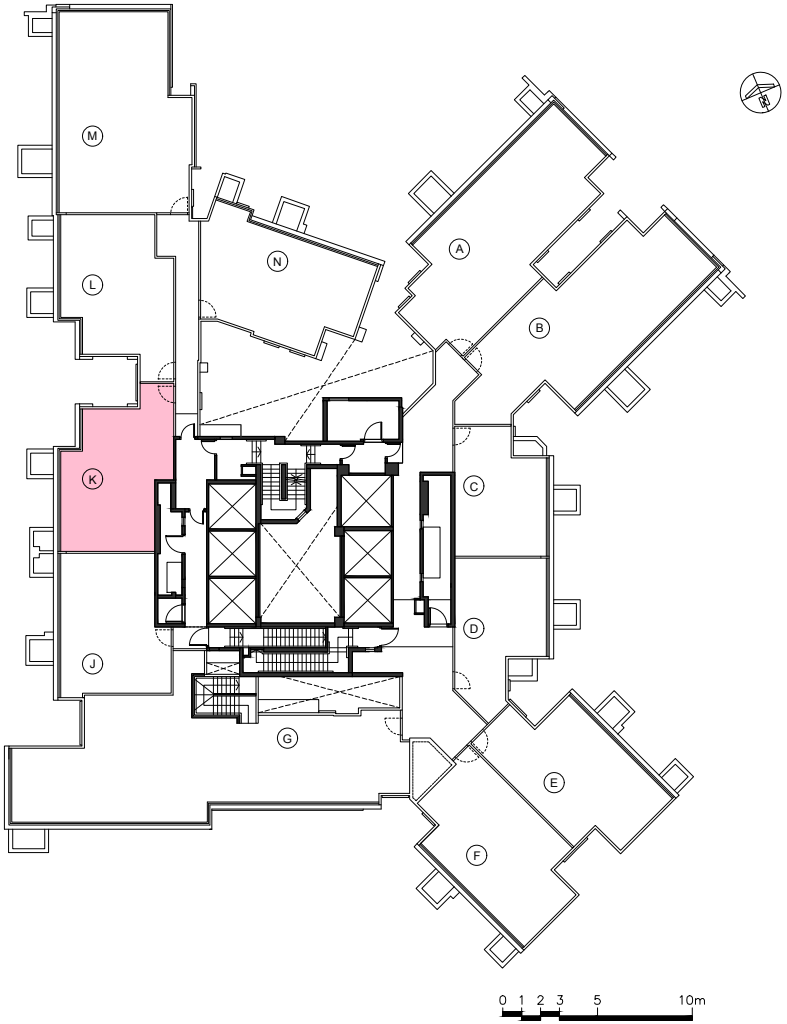

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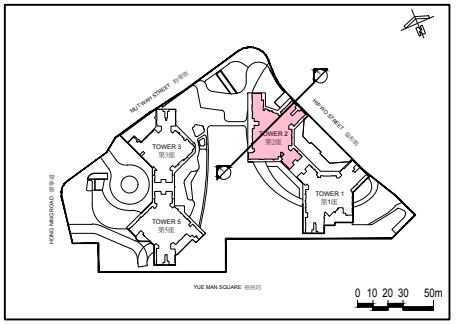
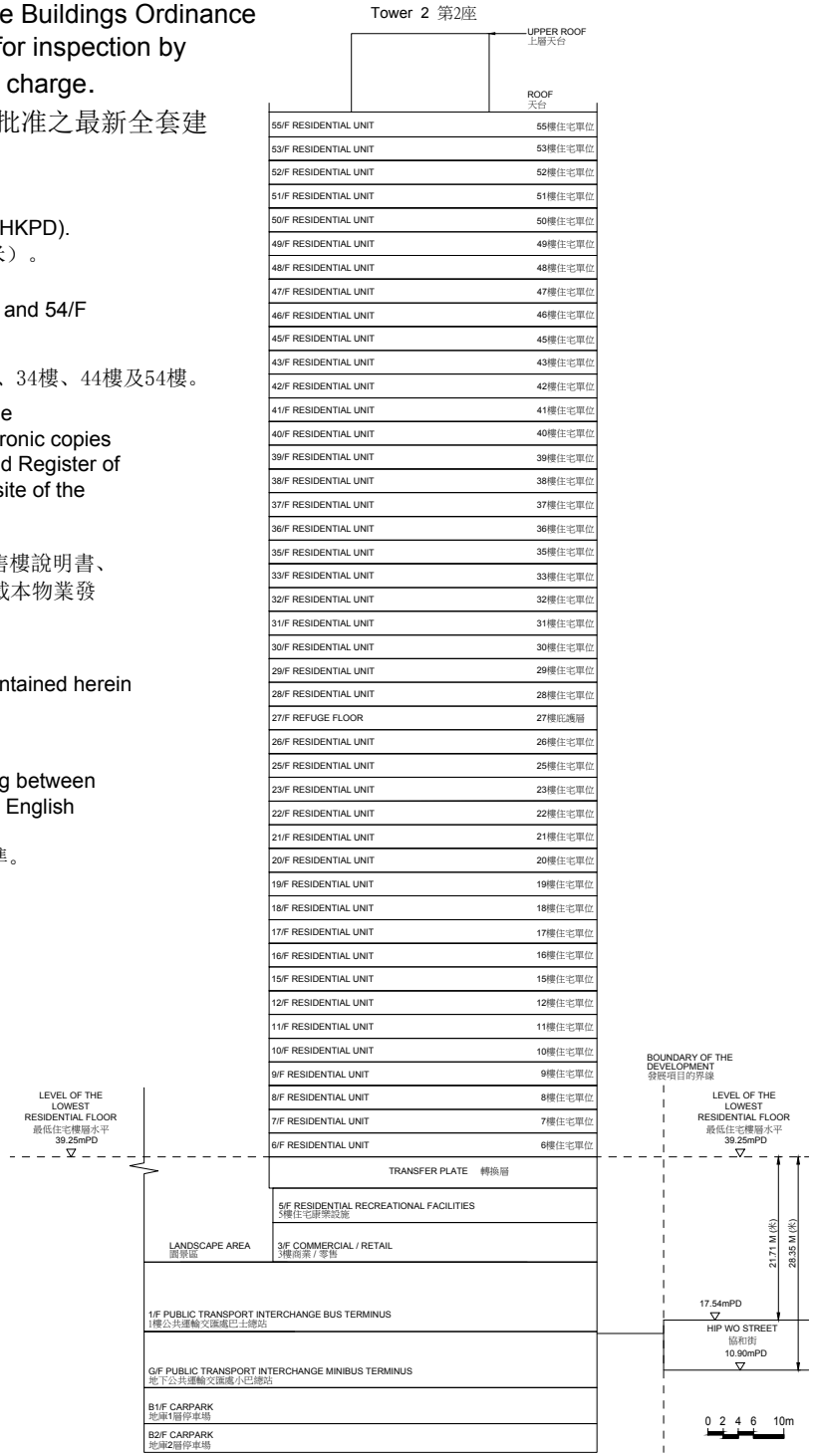


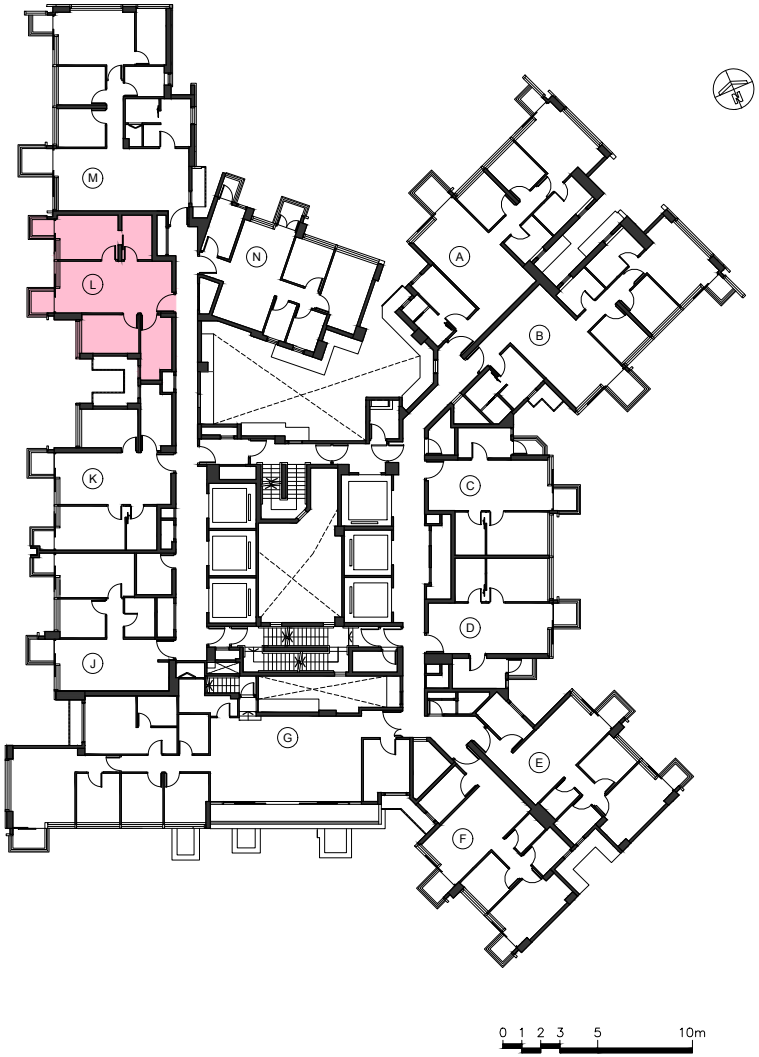
Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 L
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

A complete set of latest building plans approved by the Building Authority under the Buildings Ordinance is available at the sales office for inspection by prospective purchasers free of charge.
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
4/F,13/F,14/F,24/F,34/F,44/F and 54/F are omitted.
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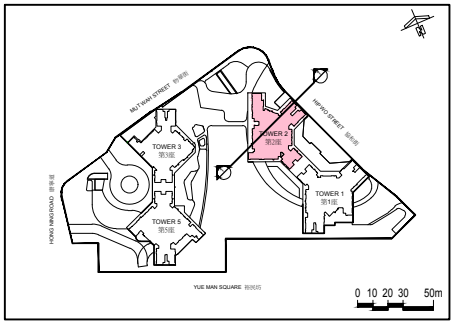
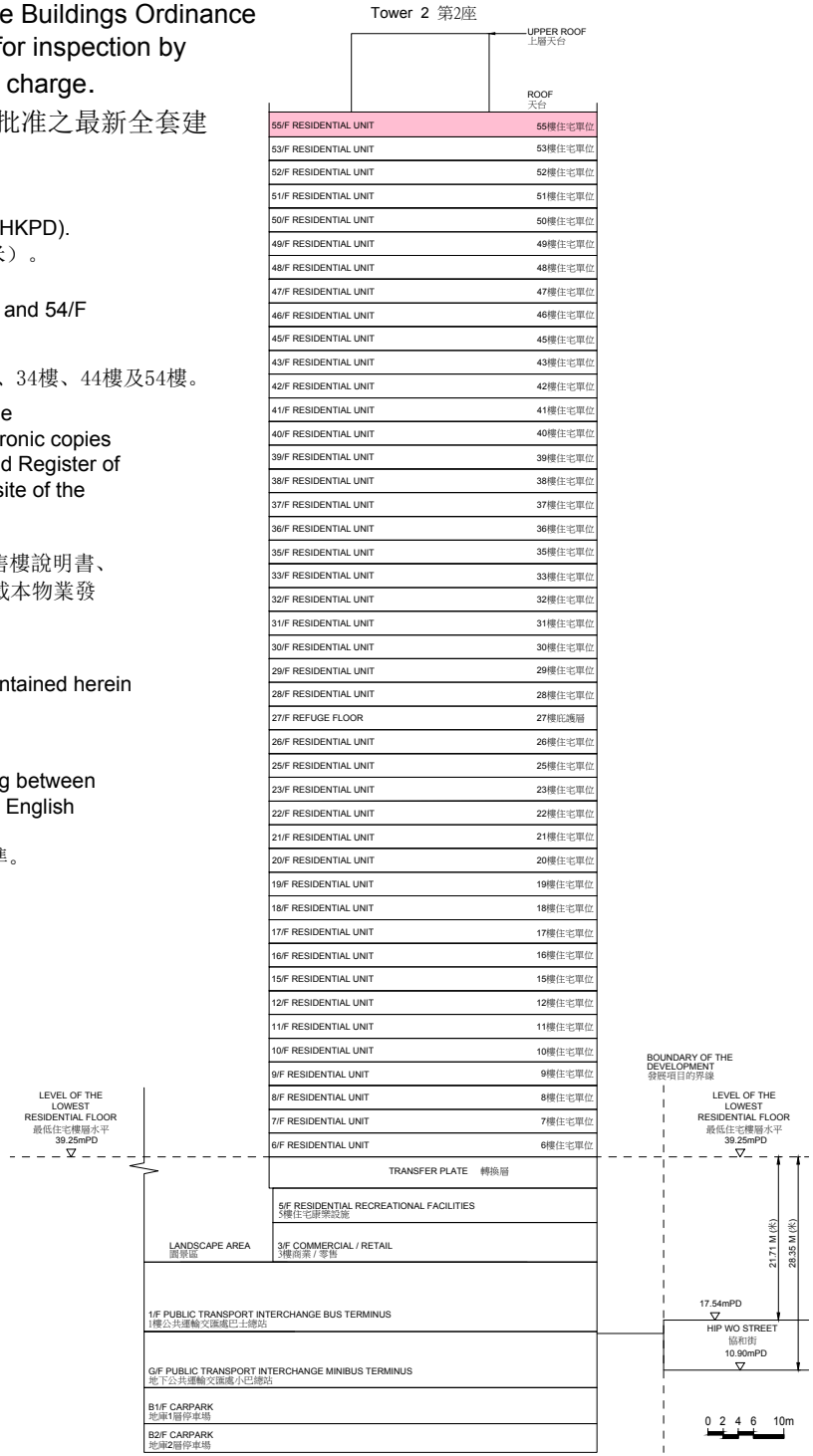


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 L
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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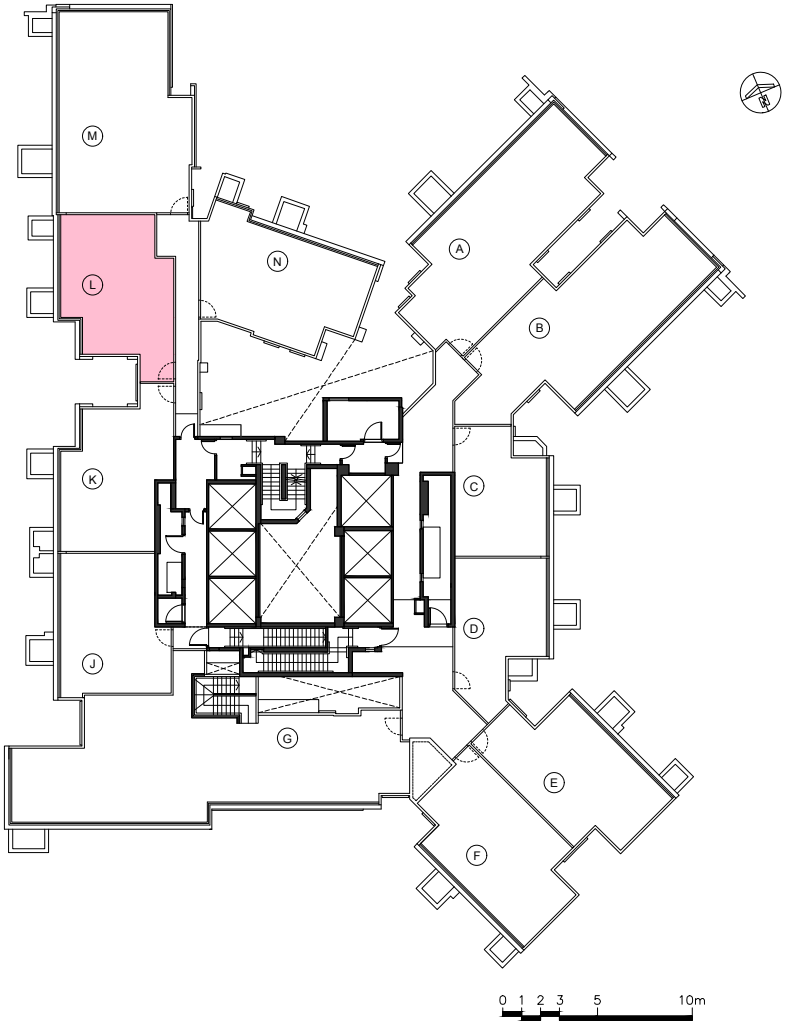
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

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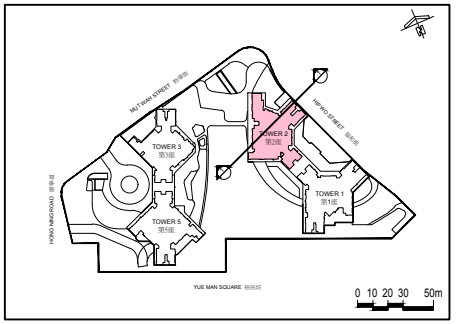
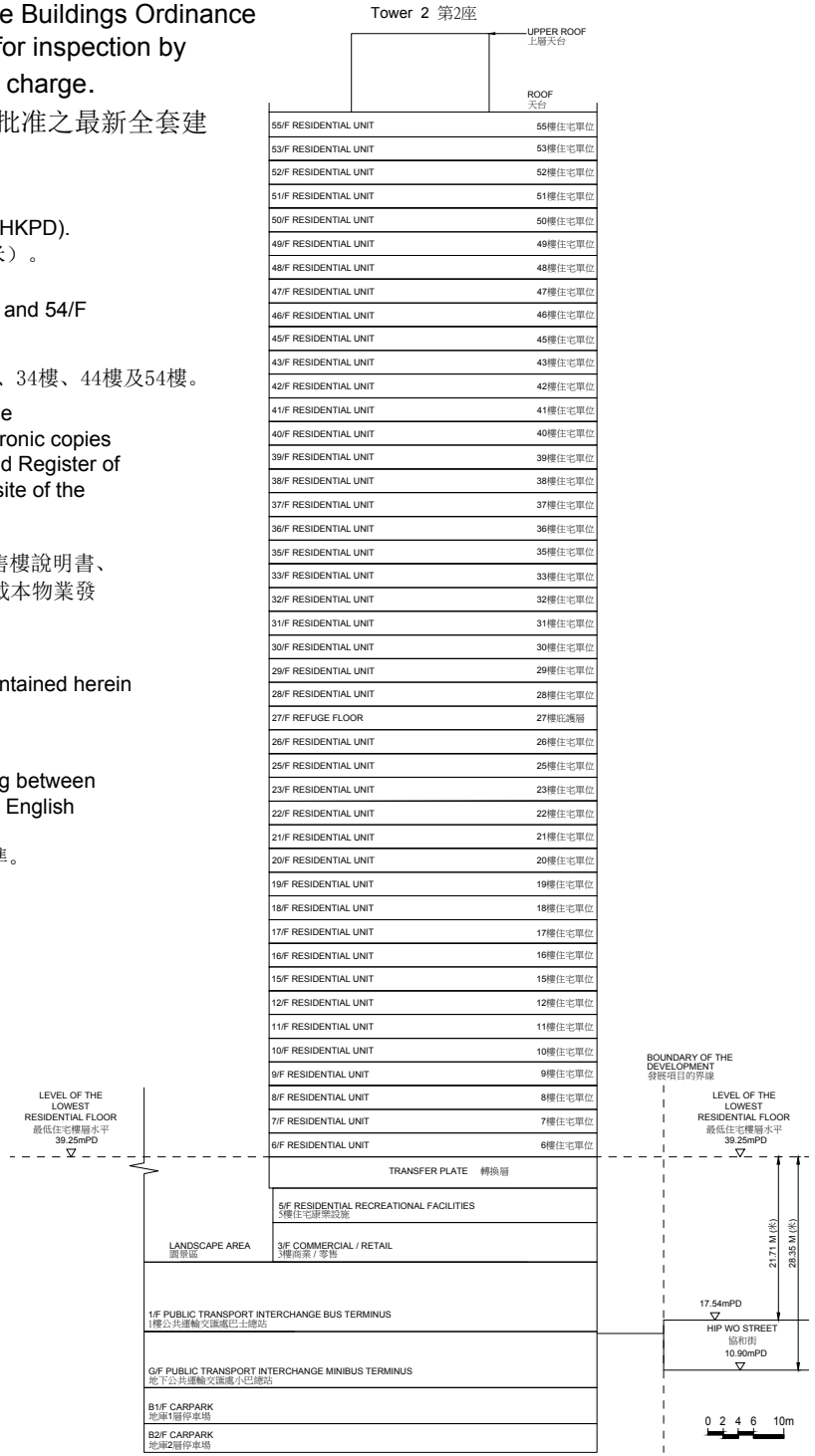


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 6 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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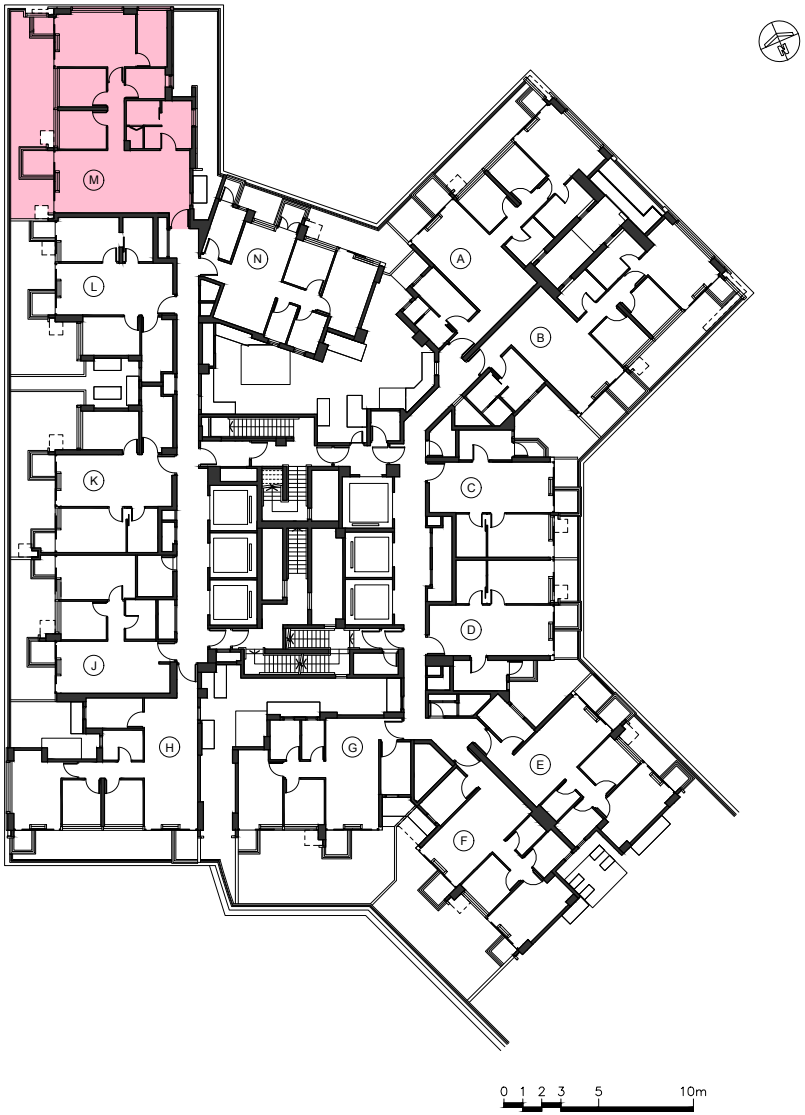
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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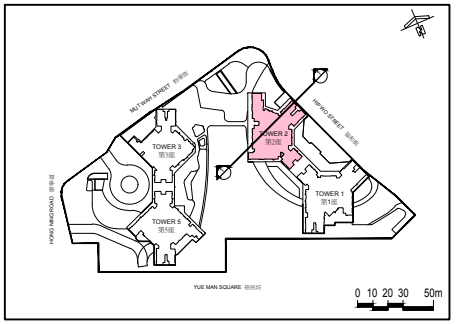

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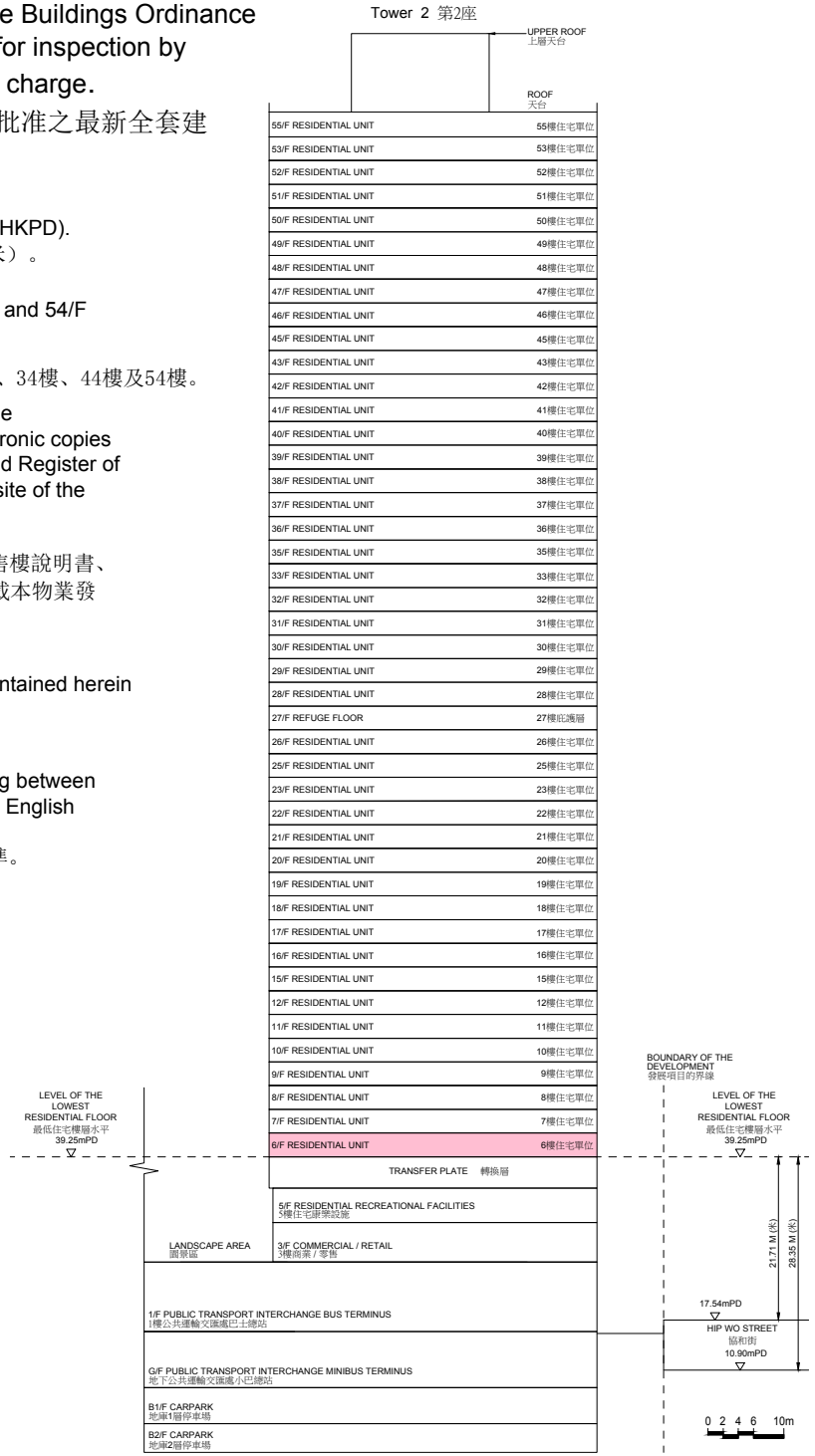

Phase 期數 I Tower 座 2 Floor 樓 49 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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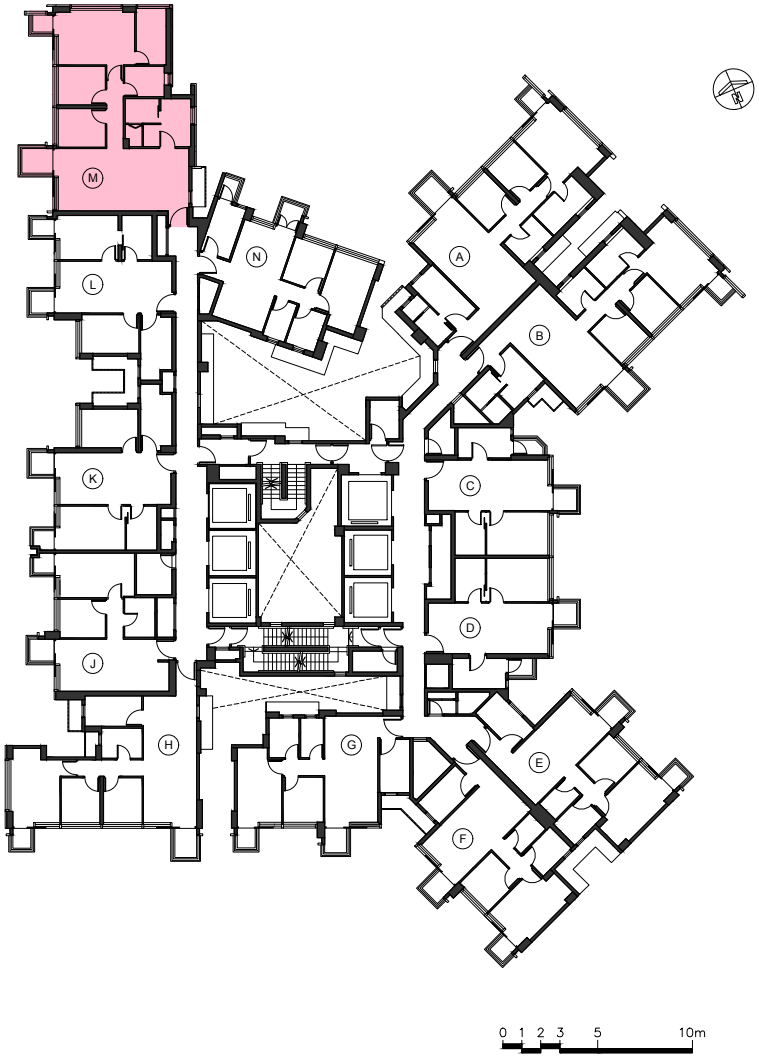
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費參閱。



Section Plan 橫截面圖

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香港主水平基準以上高度（米）。

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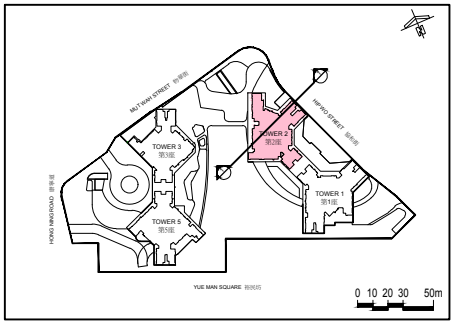

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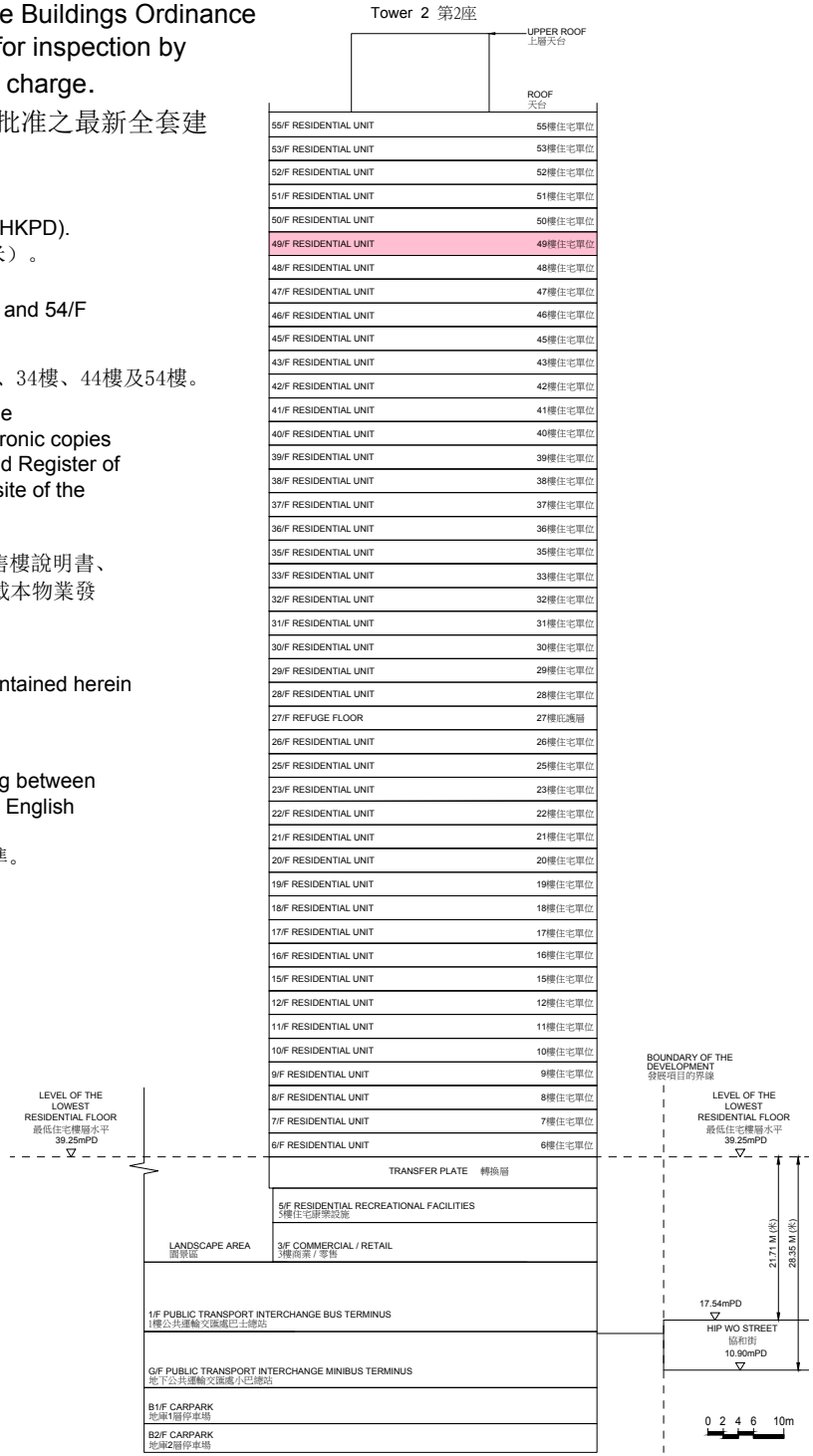

Phase 期數 I Tower 座 2 Floor 樓 50 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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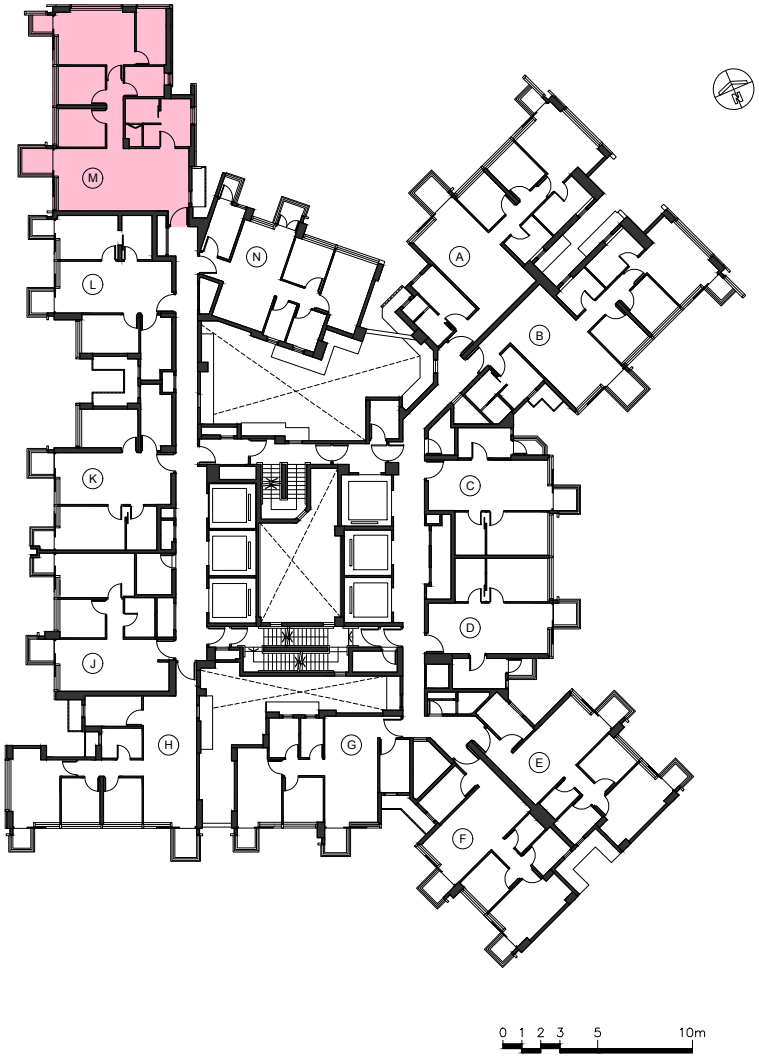

Section Plan 橫截面圖

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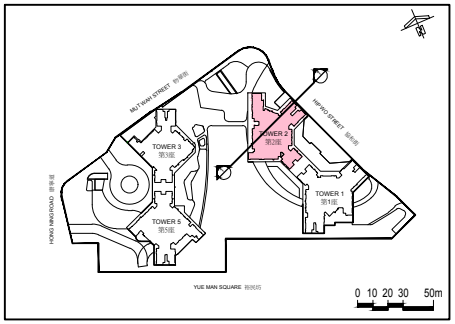

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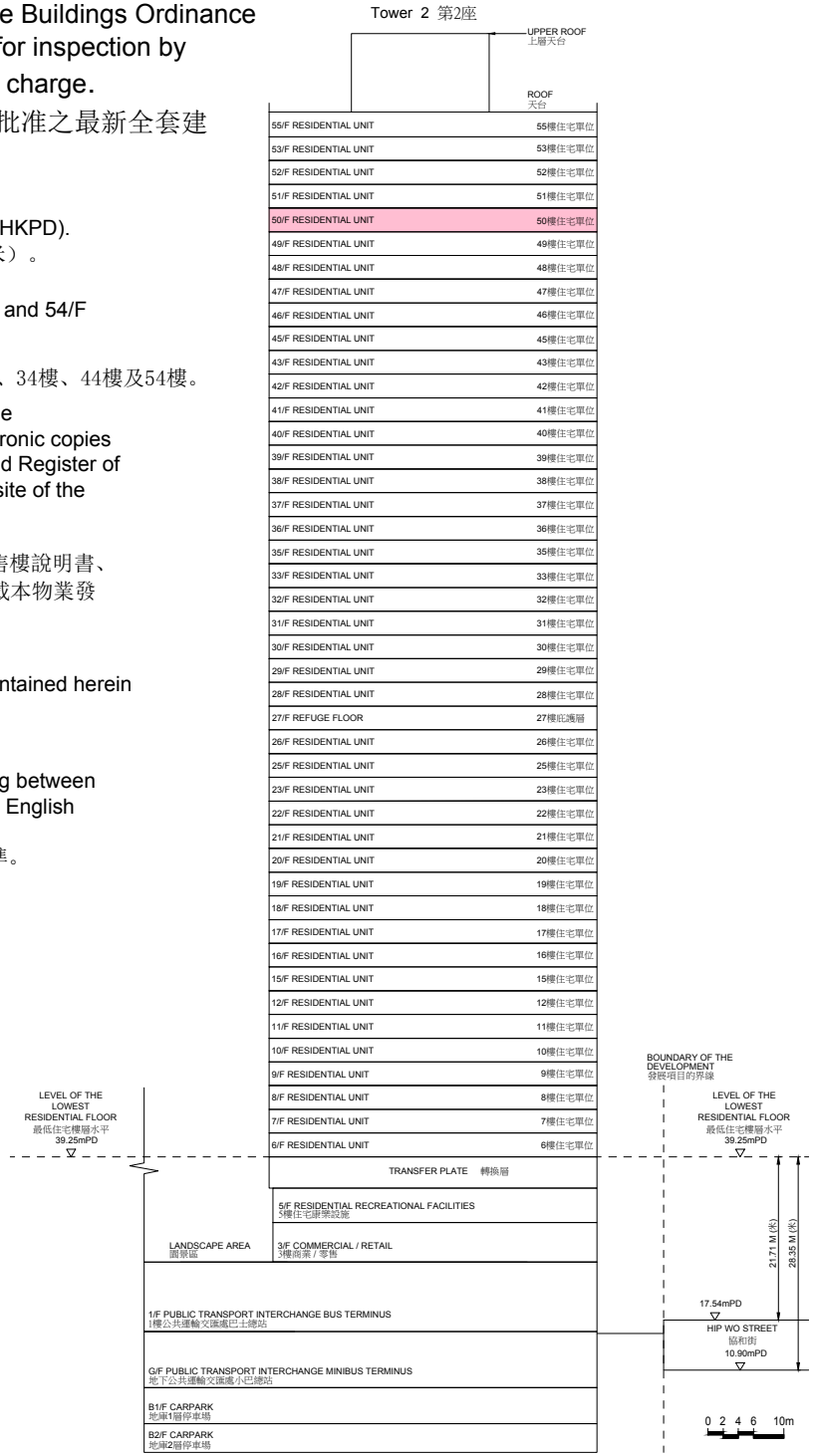

Phase 期數 I Tower 座 2 Floor 樓 51 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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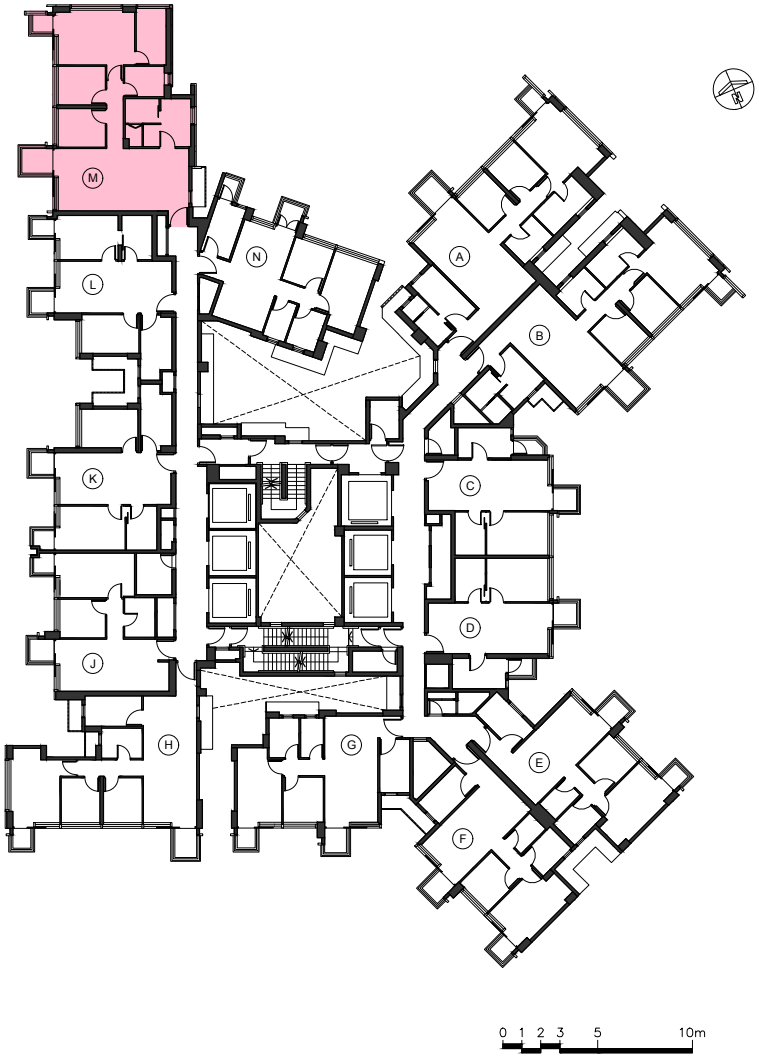

Section Plan 橫截面圖

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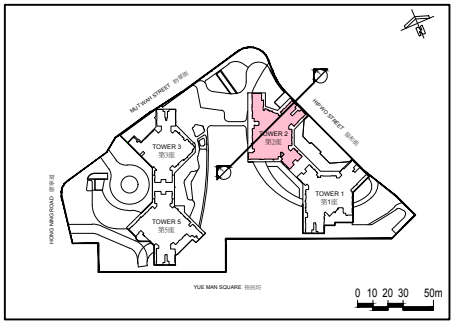

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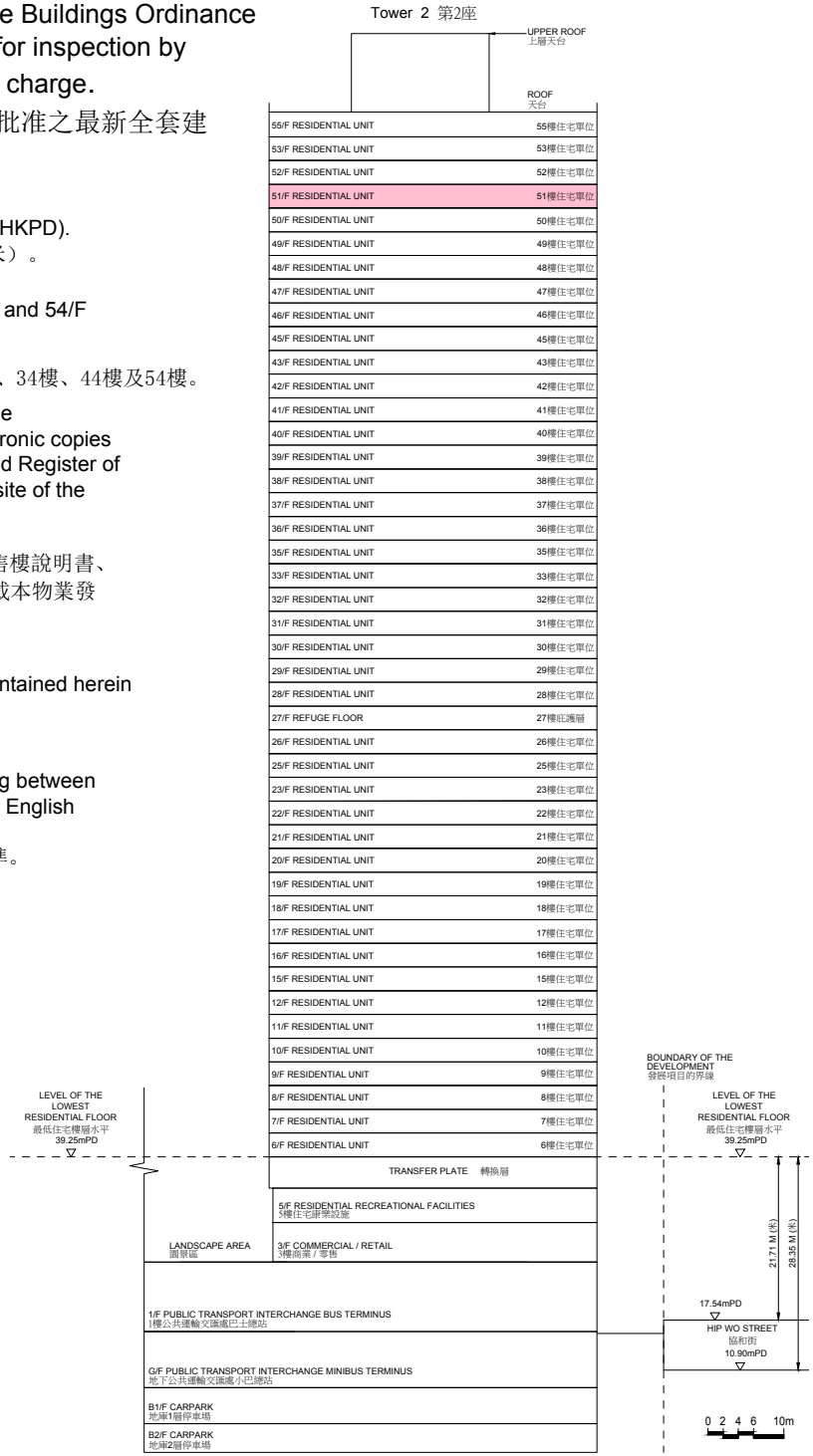

Phase 期數 I Tower 座 2 Floor 樓 52 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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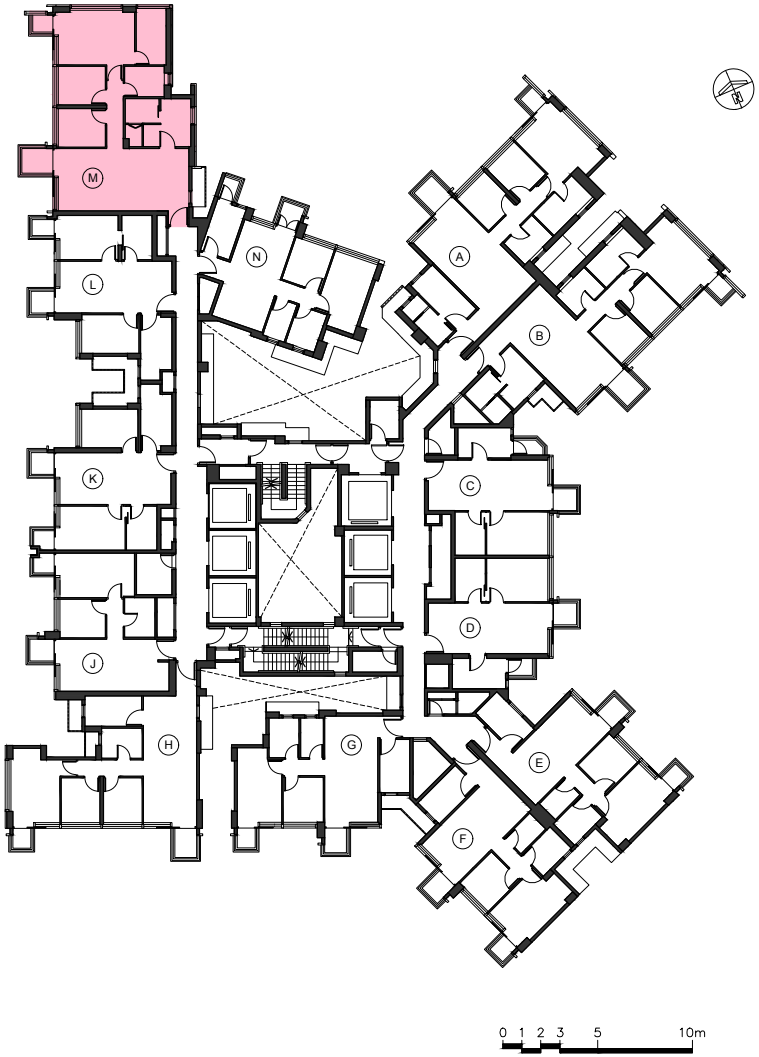

Section Plan 橫截面圖

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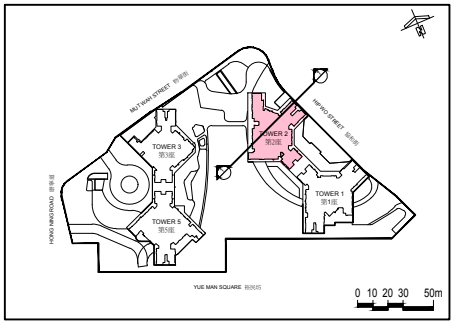
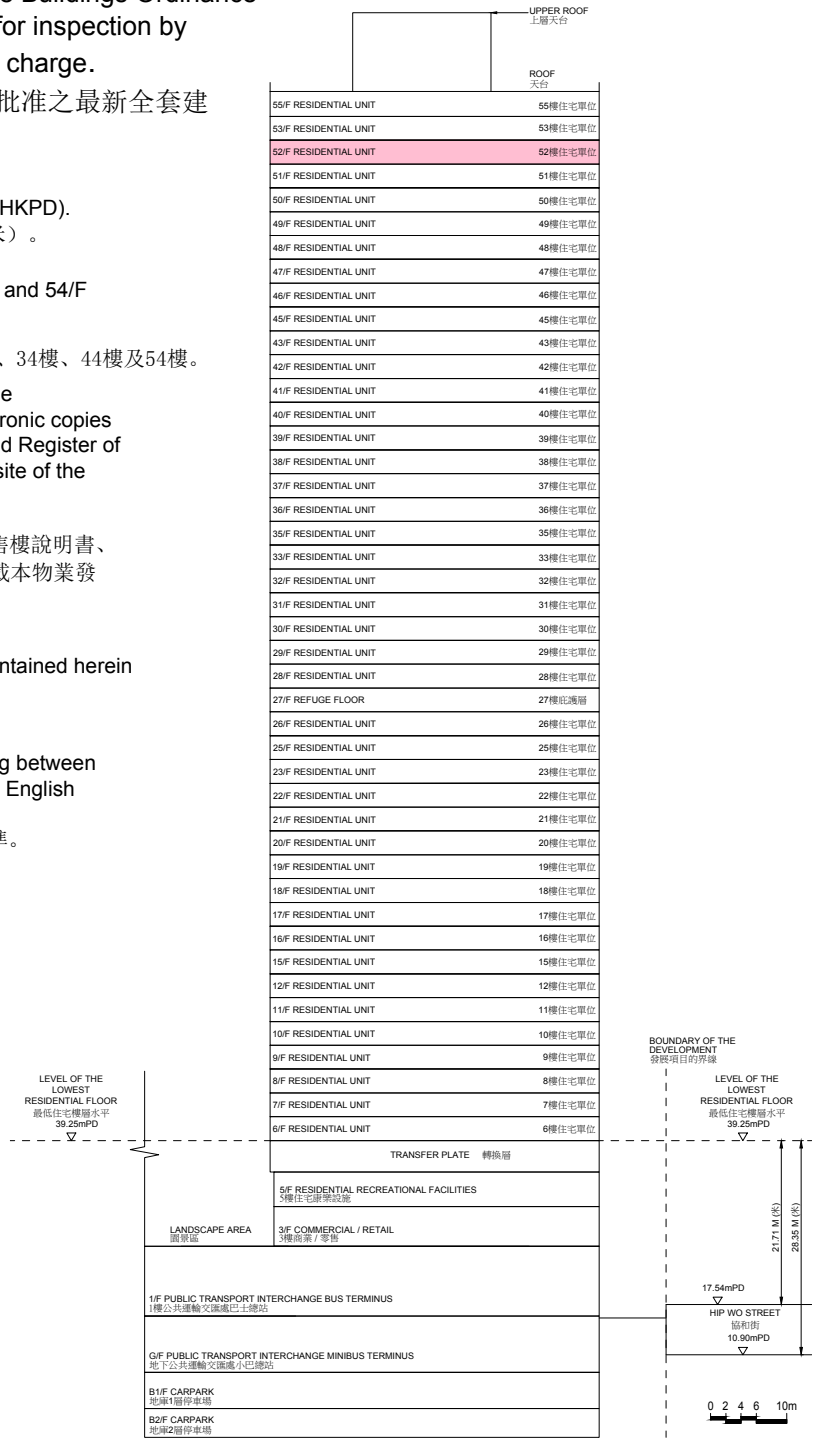


Signed by the Purchaser 買方簽署

Tower 2 第2座



Phase 期數 I Tower 座 2 Floor 樓 53 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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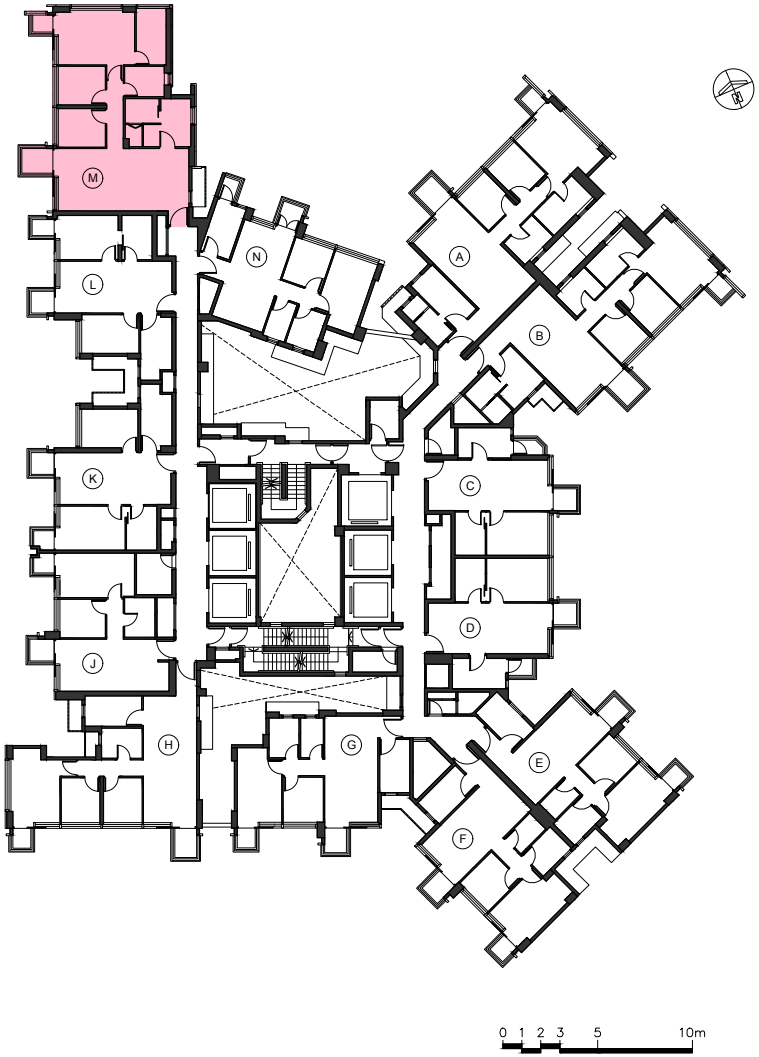

Section Plan 橫截面圖

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mPD ▼ Height in metres above Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度（米）。

Remarks:
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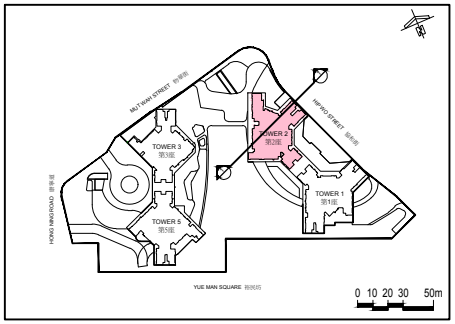
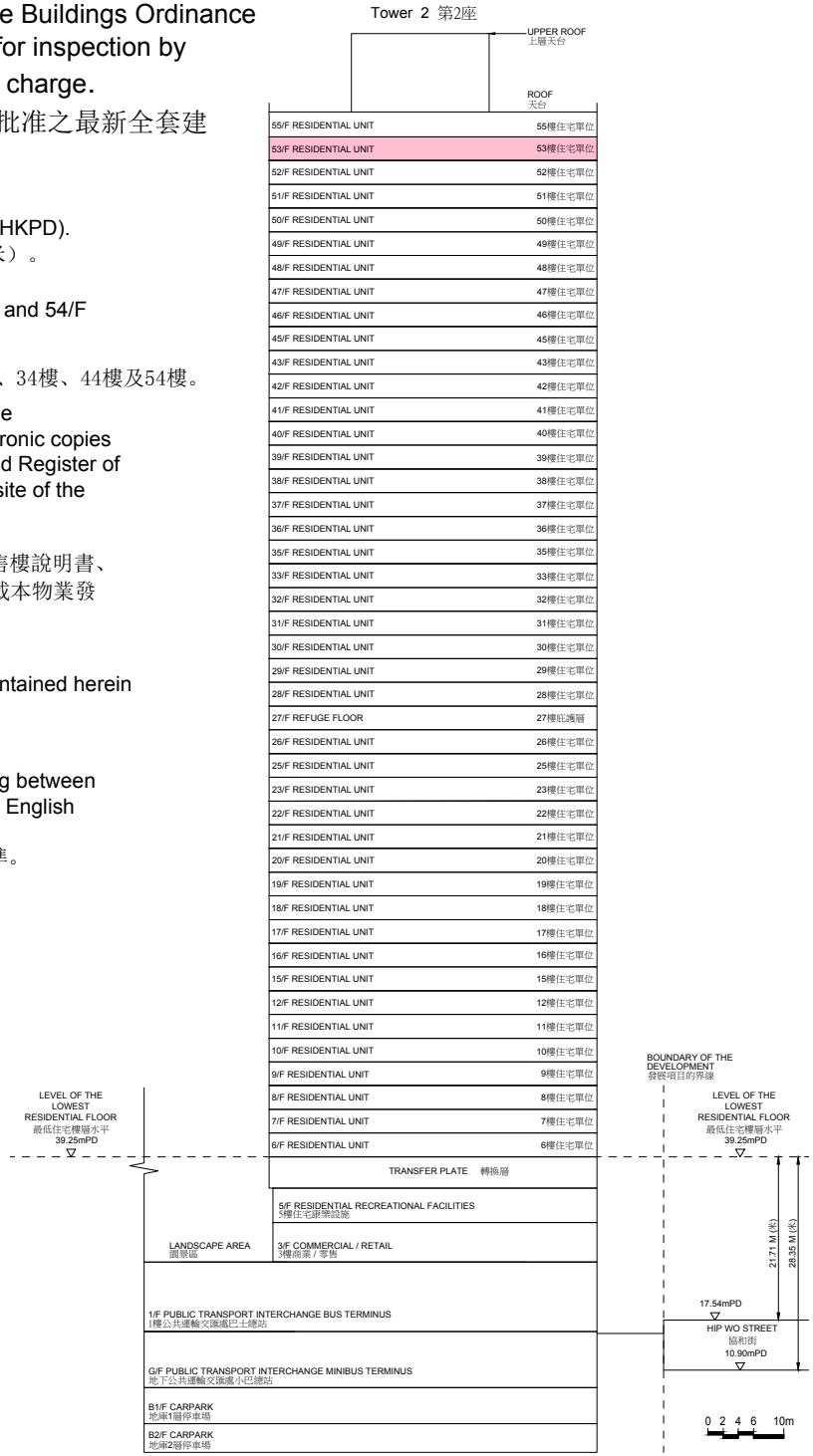


Signed by the Purchaser 買方簽署



Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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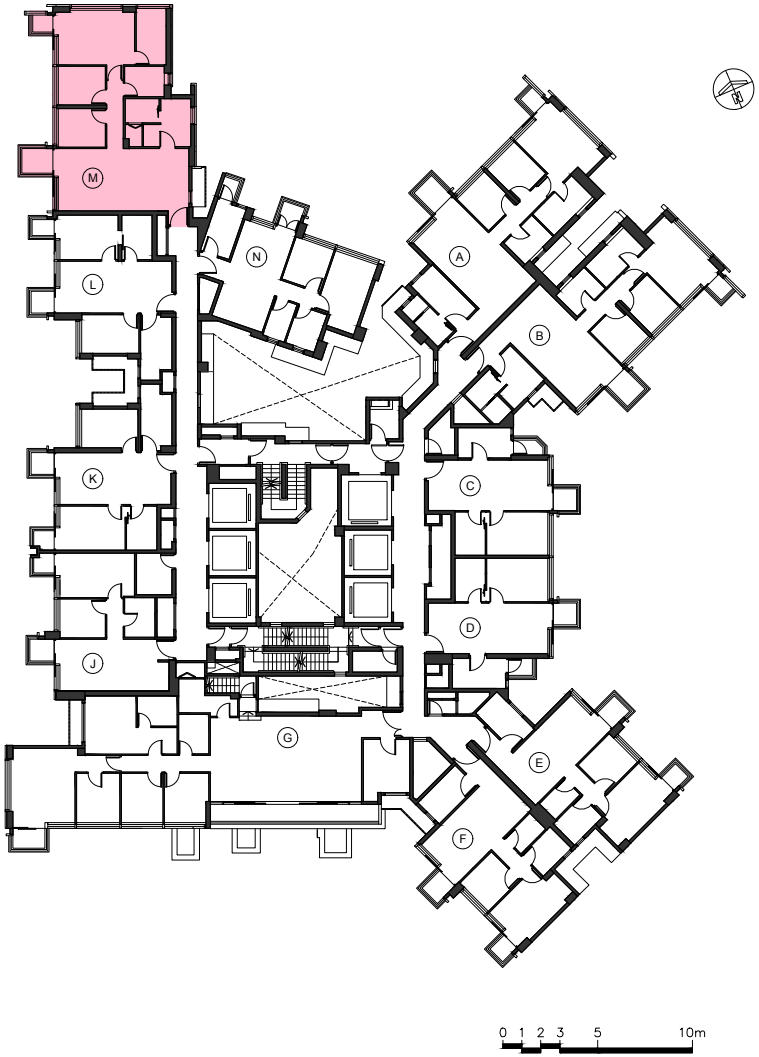

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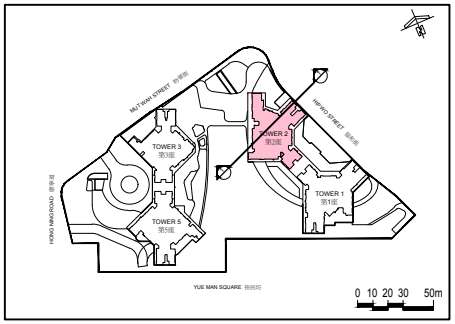

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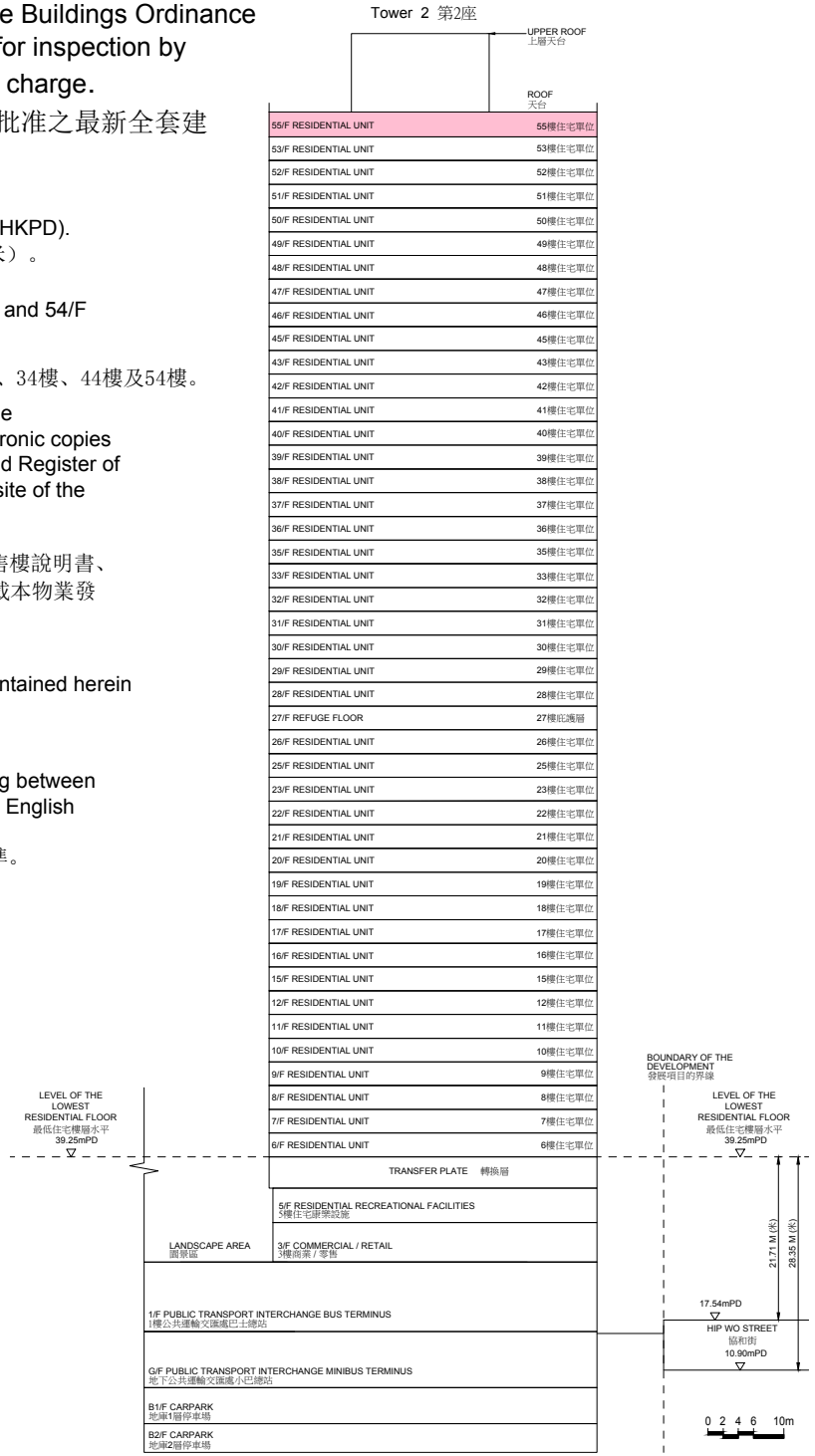

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 M
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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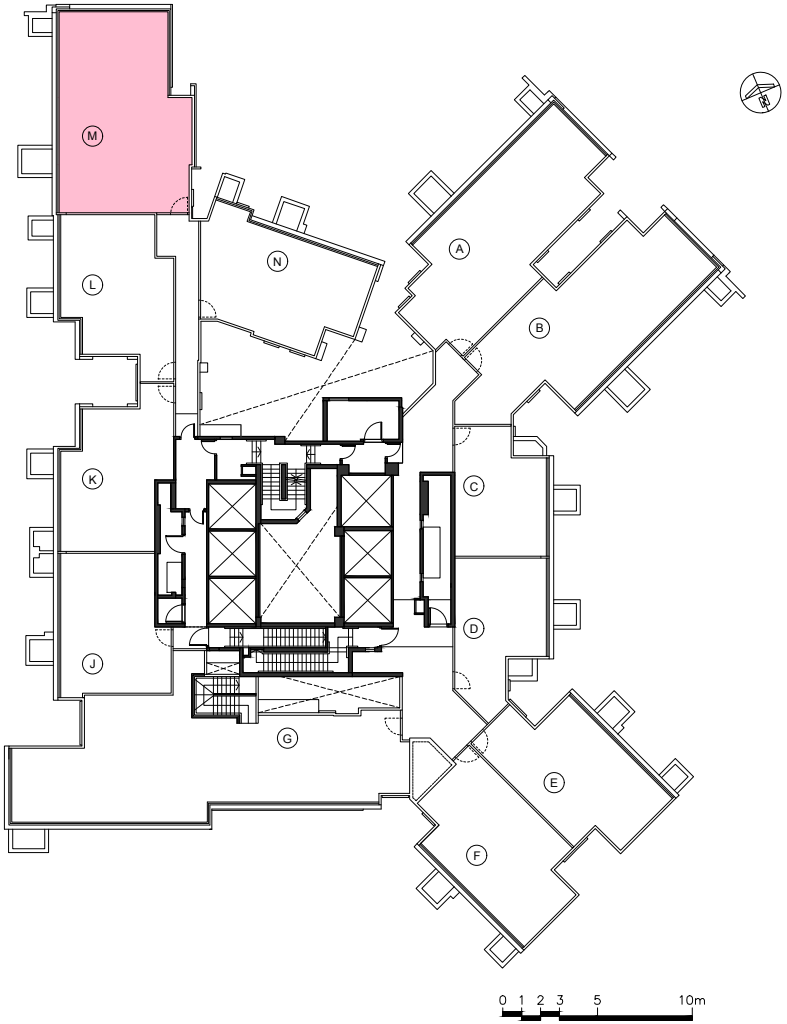

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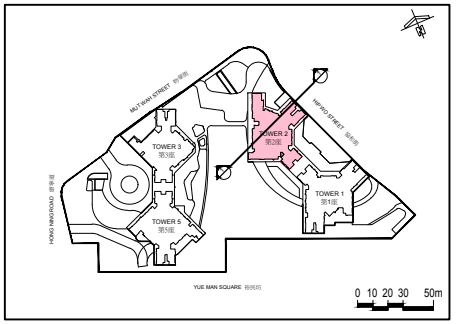

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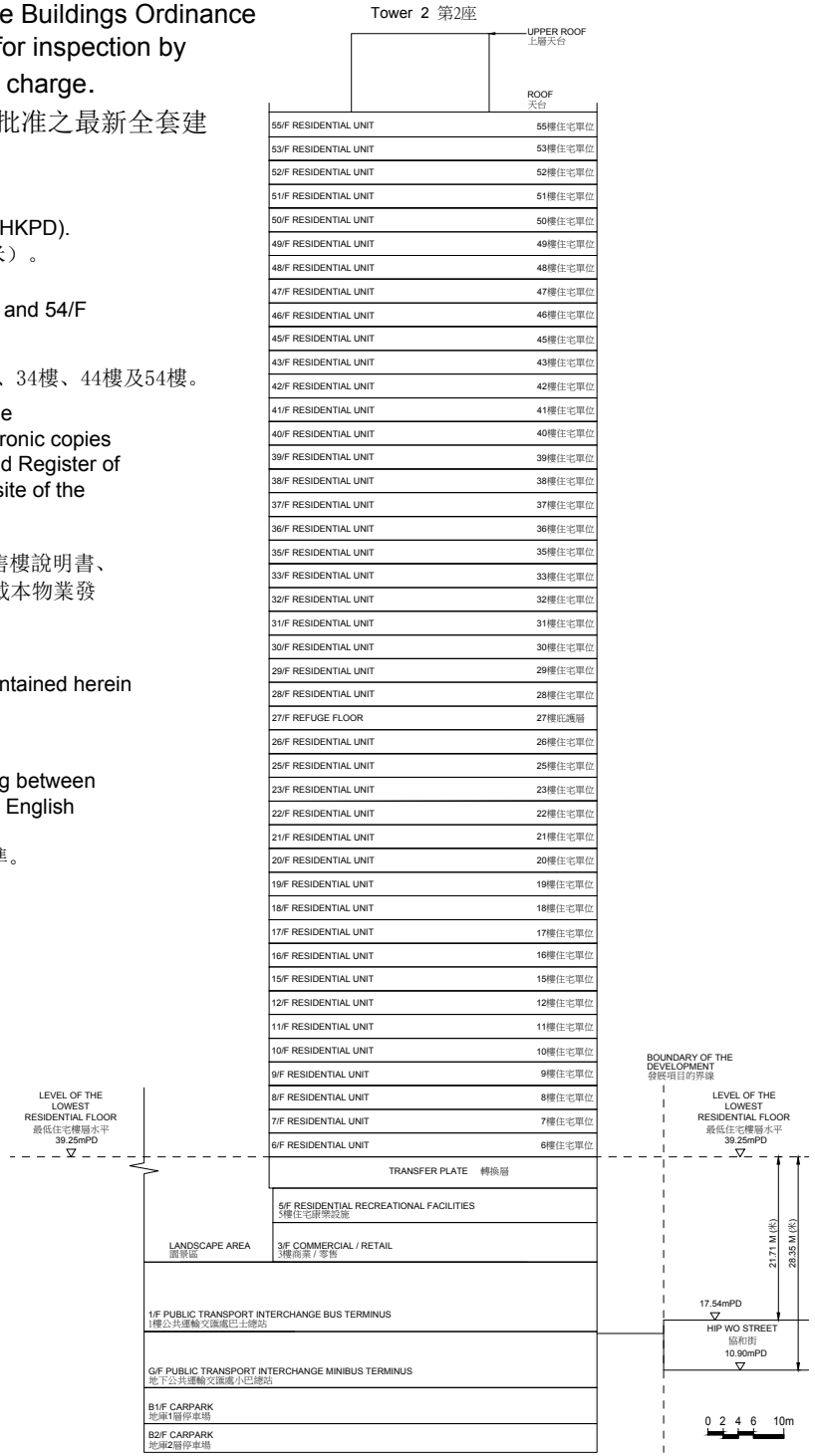

Phase 期數 I Tower 座 2 Floor 樓 55 Unit 室 N
Grand Central, 33 Hip Wo Street
凱滙協和街33號

Layout Plan 平面圖

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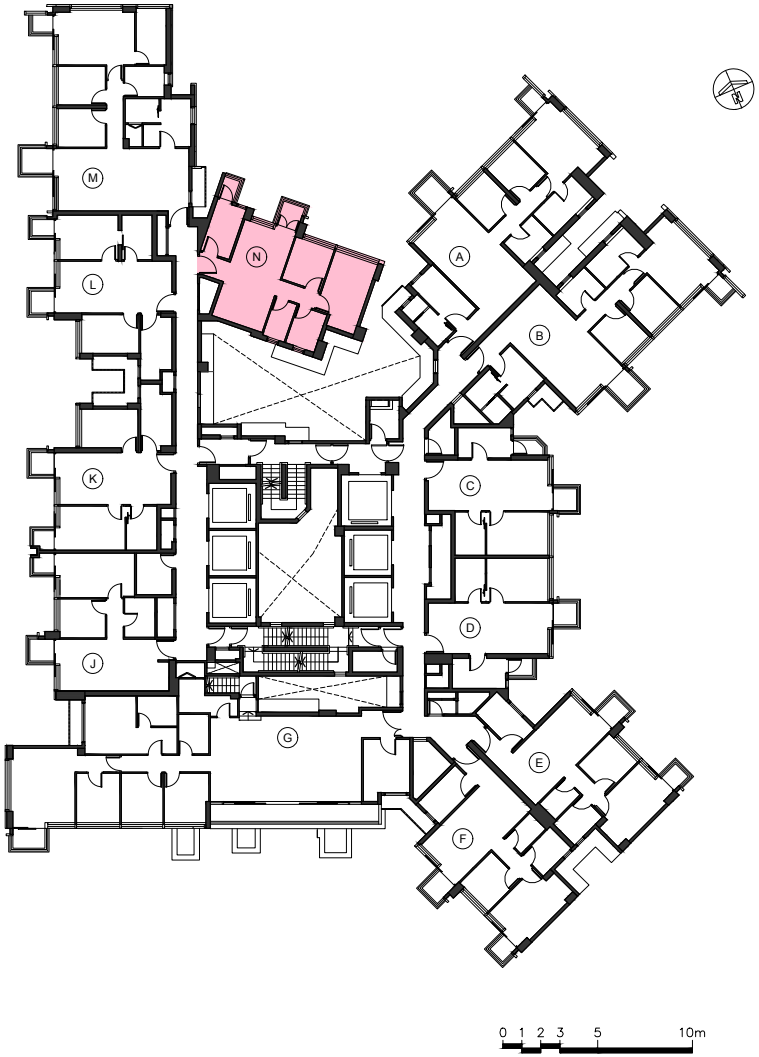

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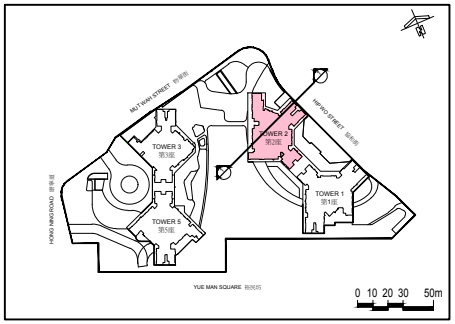

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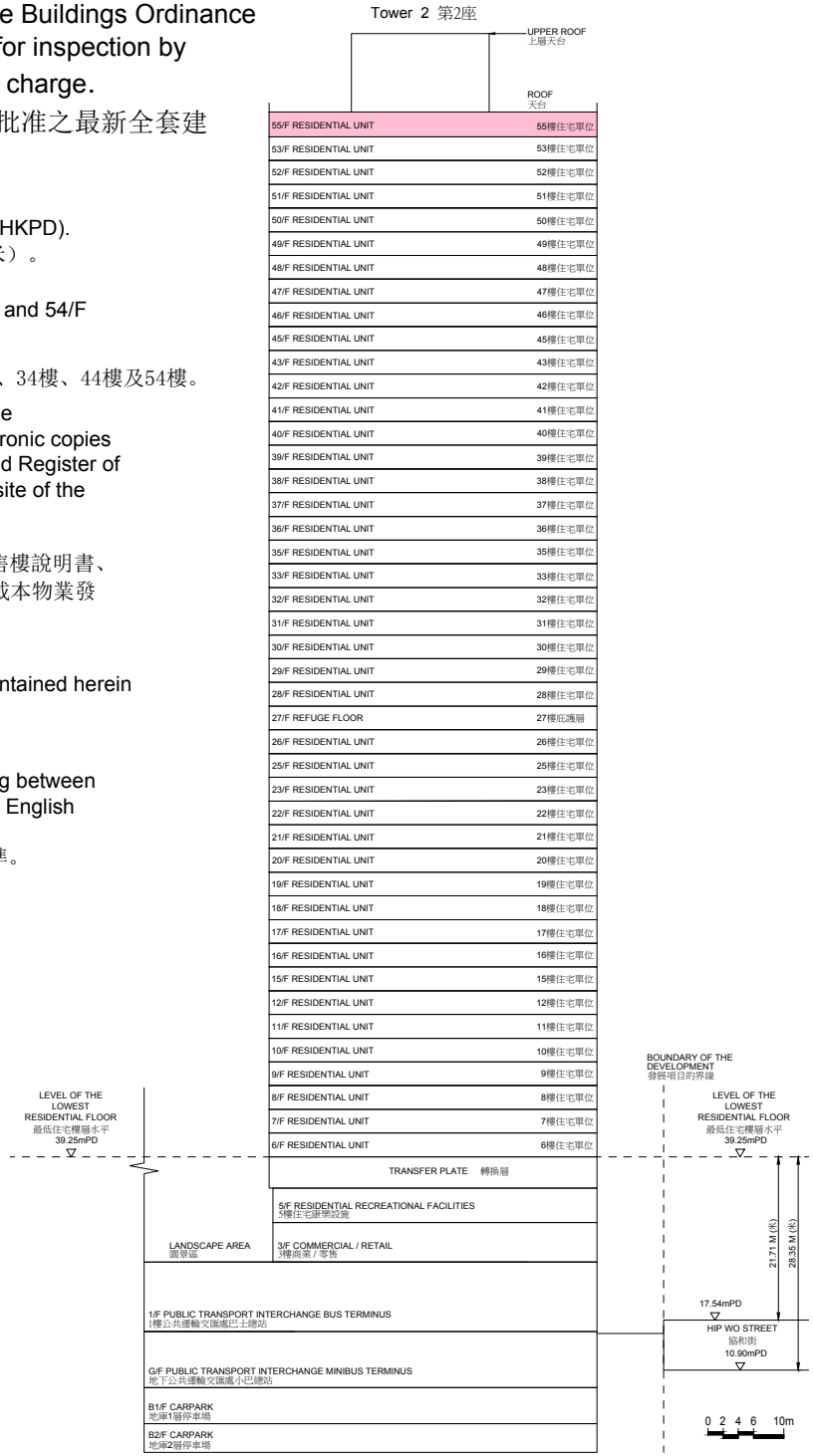

Phase 期數 I Tower 座 2 Floor 樓 ROOF Unit 室 N
Grand Central, 33 Hip Wo Street
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Layout Plan 平面圖

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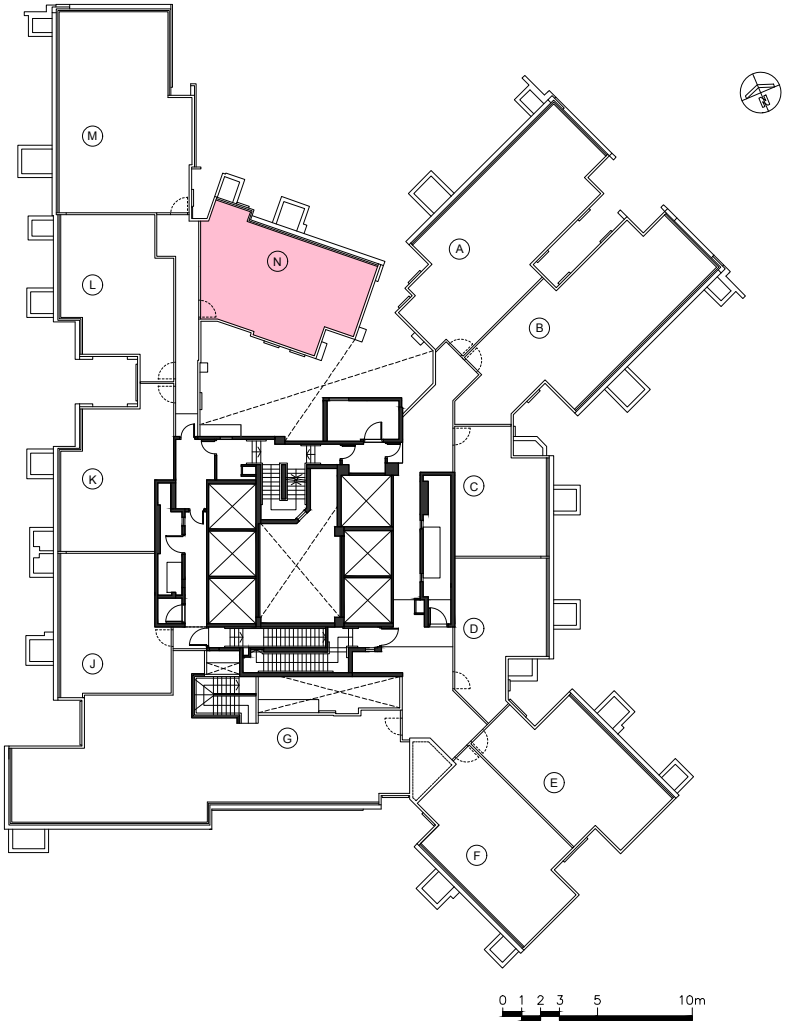

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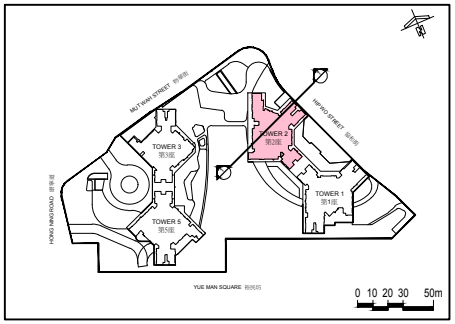

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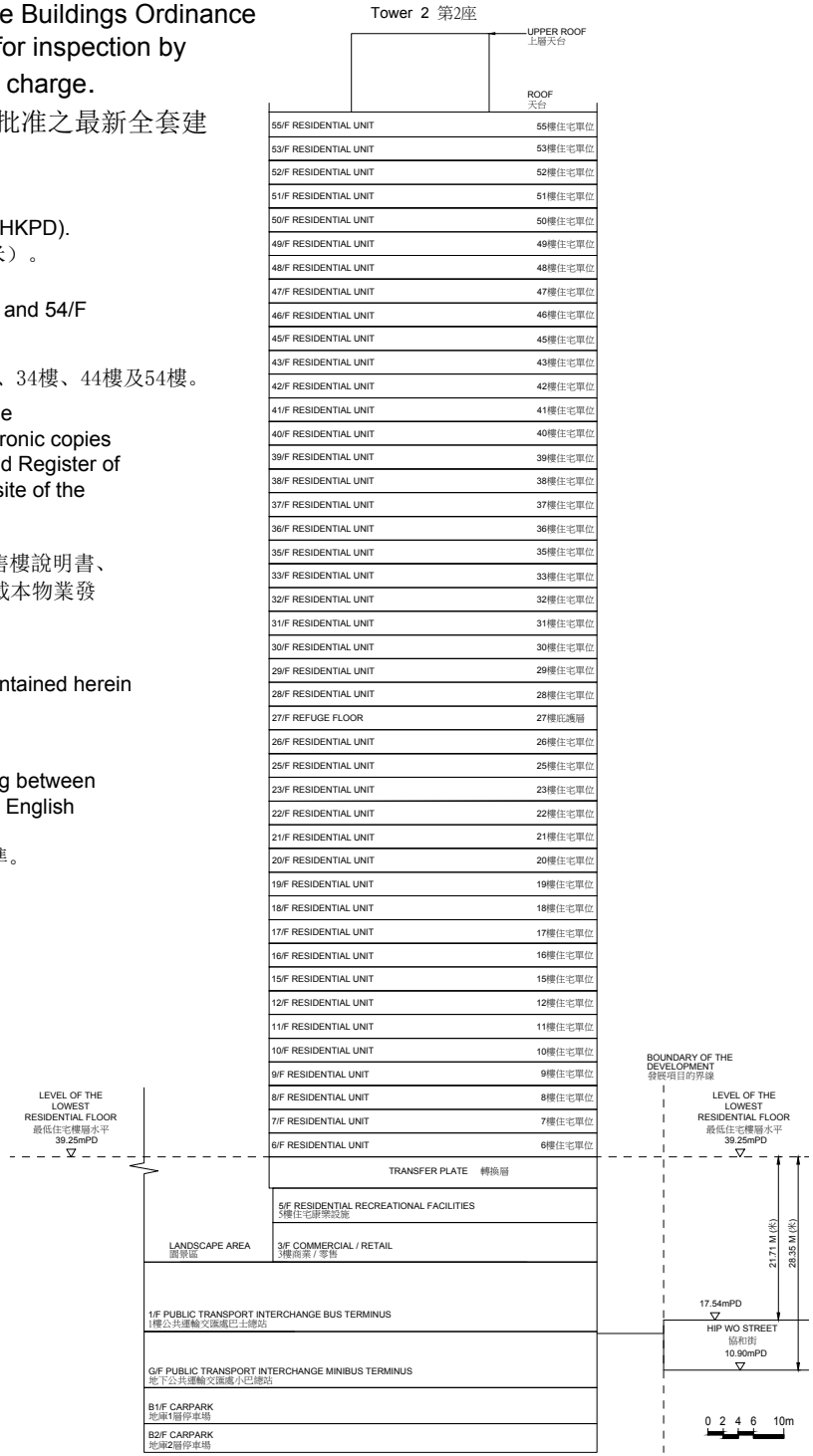

Purchaser's Acknowledgement relating to Open Kitchen
有關開放式廚房之買方確認函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Please refer to the Form of Tender 詳見投標表格

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

1. I/We hereby acknowledge that I/we am/are aware of and understand and accept that under the Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of the Development, owners of the residential units shall at their own costs and expenses observe and comply with the provisions set out in Clause 45 of the Third Schedule and the Fifth Schedule to the DMC (extract of the provisions is attached hereto for easy reference) and shall cause the tenants and occupiers of the Property to observe and comply with the same.
   本人 / 吾等確認本人 / 吾等明白及接受按照發展項目之公契及管理協議（以下簡稱「公契」）規定，住宅單位業主須自費遵守及履行公契內第三附表第 45 條及第五附表所列出之條款(為方便參考，該等條款之摘要已附於本函) ，本人/我們並須促使該物業之租客及佔用人遵守及履行該等條款。

2. I/We hereby acknowledge that the extract is only a summary of the DMC provisions concerned for reference and subject to terms and conditions contained in the DMC and that I/we have been advised to, before entering into the preliminary agreement for sale and purchase of the Property, peruse the DMC (which are available at the sales office) and seek professional advice for details.
   本人 / 吾等確認明白摘要為相關公契條文之概要，僅供參考，一切均以公契內所載之條款及條件作準，另本人 / 吾等亦確認於簽訂該物業臨時買賣合約前已獲建議細閱公契文本（於售樓處有所提供）及尋求專業意見以獲取詳情。

3. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.
   本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉上述之契諾、責任、規定和限制，並將完全遵守及履行該等契諾、責任、規定和限制。

4. In the event of any conflict or discrepancy between the Chinese and English version of this letter, the English version shall prevail.
   如本函之中英文文本有任何歧義，一切以英文文本為準。

Signature(s) of Purchaser 買方簽署

_____

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Extracts of Clause 45 of the Third Schedule to the DMC
公契第三附表第 45 條之摘要

45. Each Owner of Residential Units with Open Kitchen shall at his own costs and expenses observe and comply with the Fire Safety Management Plan, in particular the provisions set out in the FIFTH SCHEDULE hereto, and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall cause his tenants and other occupants of his Residential Unit to observe and comply with the same.
設有開放式廚房的住宅單位業主須自費遵守與履行消防安全管理計劃特別是本公契第五附表載列的條文和管理人不時發出或給予有關實施消防安全管理計劃的任何指引或指南並促使他的住宅單位的租客及其他佔用人遵守與履行上述規定。

Extracts of the Fifth Schedule to the DMC
公契第五附表之摘要

1. An Owner of Residential Unit with Open Kitchen (the "**Relevant Owner**') shall be responsible for maintenance and annual inspection of the fire safety provisions within his Residential Unit at his own costs and expenses.
設有開放式廚房的住宅單位的業主（"相關業主"）應自費負責其住宅單位內的消防安全裝置的保養和年度檢查。

2. The Relevant Owner shall not:-
相關業主不得： -
   a. remove or obstruct any smoke detectors provided inside his Residential Unit and at the common lobby outside his Residential Unit;
   移走或阻擋其住宅單位內及其住宅單元外的公共大堂的任何煙霧探測器；
   b. remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of his Residential Unit; or
   移走或阻擋設在其住宅單位的開放式廚房正上方的天花板上的灑水噴頭; 或
   c. remove the full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of his Residential Unit.
   拆除鄰近其住宅單位出口門的防火等級不低於 -/30/30的全高牆。

3. The Relevant Owner shall allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into his Residential Unit to carry out (at the cost and expense of the Relevant Owner) annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within his Residential Unit.
相關業主應允許管理人和註冊消防裝置承包商在事先合理通知的情況下（緊急情況除外）在任何時候帶同或不帶同工人、承包商及其他人士和帶上或不帶設備及器具進入其住宅單位，以便進行消防安全裝置的年度檢查和保養，包括但不限於其住宅單位內的煙霧探測器和灑水噴頭（費用由相關業主支付）。

4. The Relevant Owner shall observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan.
相關業主應遵守與履行消防安全管理計劃以及管理人不時發布或提供的與實施消防安全管理計劃有關的任何指引或指南。

5. In the event that the Relevant Owner parts with possession of his Residential Unit, such Owner shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan and make it a condition in the relevant agreement (if any).
如果相關業主放棄其住宅單位的管有，該業主應促使租戶，被許可人或佔用人（視情況而定）遵守消防安全管理計劃並使其成為相關協議（如有）的條件。

6. The costs and expenses incurred by the Manager or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire safety provisions within the Residential Units shall be borne by the Relevant Owners on demand.
管理人或註冊消防裝置承辦商就住宅單位內的消防安全規定進行保養和年度檢查所招致的費用及開支須在要求時由相關業主支付。

Acknowledgement Letter for Properties Viewing 物業參觀確認函

Vendor 賣方:	**Urban Renewal Authority 市區重建局 (as the "Owner" 作為「擁有人」)*** **Union Score Investments Limited 溢順投資有限公司 (as the "Person so Engaged"作為「如此聘用的人」)#**
Development 發展項目: Grand Central 凱滙	**Phase 期數: Phase I 第一期**
Address 地址:	**33 Hip Wo Street 協和街 33 號**
Property 物業:	**Please refer to the Form of Tender 詳見投標表格**
Purchaser 買方:	
HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:	
Date 日期:	

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property
本人／我們即下述簽署人，在簽署該物業之臨時買賣合約之前謹此確認以下事項：

Please specify
請選擇:

A. ☐ I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:
本人／我們確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人／我們參觀：

☐ and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過該物業。

Date of viewing of the Property 參觀該物業日期: _____

OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後及出於本人／我們自由意志及選擇，本人／我們決定於簽署該物業之臨時買賣合約之前不參觀該物業。

B. ☐ I / We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us, the Vendor has made the comparable residential property stated below available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property
本人／我們確認由於開放該物業予本人／我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人／我們參觀：

☐ and I / we have viewed the comparable residential property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。

Date of viewing of the comparable residential property
參觀與該物業相若的住宅物業日期: _____

OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property
但經充份考慮後及出於本人／我們自由意志及選擇，本人／我們決定於簽署該物業之臨時買賣合約之前不參觀與該物業相若的住宅物業。

comparable residential property 與該物業相若的住宅物業 ：
發展項目 Phase 期數 _____ Tower 座 _____ Floor 樓 _____ Unit 單位 _____ of the Development

C. ☐ I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me / us before the Property is sold to me / us.
本人／我們確認開放該物業予本人／我們參觀並非合理地切實可行，而開放與該物業相若的住宅物業供本人／我們參觀亦並非合理地切實可行，本人／我們特此同意賣方無須在該物業售予本人／我們之前開放與該物業相若的住宅物業供本人／我們參觀。

_____ _____
Signature(s) of Purchaser / 買方簽署 Date / 日期

Note 備註:
* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指物業的法律上的擁有人或實益擁有人。
\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Vendor's Information Form 賣方資料表格

Vendor 賣方: **Urban Renewal Authority 市區重建局 (as the "Owner" 作為「擁有人」)***
Union Score Investments Limited溢順投資有限公司 (as the "Person so Engaged"作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙

Address 地址: **33 Hip Wo Street 協和街33號**

Property 物業: Phase 期數 I Tower 座 _____ Floor樓層 _____ Unit 單位 _____

Purchaser買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

(a) The amount of the management fee that is payable for the specified residential property:
須就指明住宅物業支付的管理費用的款額:

Phase 期數	Tower 座	Floor 樓	Unit 單位	Monthly Management Fee (HK $) 每月管理費 (港幣 $)	Phase 期數	Tower 座	Floor 樓	Unit 單位	Monthly Management Fee (HK $) 每月管理費 (港幣 $)
I	1	6	A	4,409	I	1	50	K	2,397
	1	38	A	4,324		1	50	L	2,526
	1	39	A	4,324		1	50	M	2,526
	1	40	A	4,324		2	6	A	3,467
	1	41	A	4,324		2	28	A	3,425
	1	42	A	4,324		2	35	A	3,425
	1	43	A	4,324		2	55	A	3,682
	1	45	A	4,324		2	6	B	3,467
	1	46	A	4,324		2	55	B	3,724
	1	47	A	4,324		2	55	C	1,927
	1	48	A	4,324		2	55	D	1,969
	1	49	A	4,324		2	55	E	2,569
	1	50	A	6,721		2	55	F	2,569
	1	40	B	3,382		2	55	G	5,864
	1	50	B	3,682		2	55	J	2,097
	1	50	C	3,297		2	55	K	2,354
	1	50	E	2,911		2	55	L	2,312
	1	50	F	2,397		2	6	M	3,596
	1	6	G	3,425		2	49	M	3,510
	1	47	G	3,297		2	50	M	3,510
	1	48	G	3,297		2	51	M	3,510
	1	49	G	3,297		2	52	M	3,510
	1	50	G	3,553		2	53	M	3,510
	1	50	H	3,297		2	55	M	3,767
	1	50	J	2,526		2	55	N	2,569

(b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (to be assessed by Rating and Valuation Department)
須就該物業繳付的地稅（如有的話）的款額:該物業的每年應課差餉租值的百分之三（有待差餉物業估價署評估）

(c) The name of the owners' incorporation (if any): None
業主立案法團（如有的話）的名稱: 沒有

(d) The name of the manager of the Development: Sino Estates Management Limited
發展項目的管理人的姓名或名稱: 信和物業管理有限公司

(e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
賣方自政府或管理處接獲的關乎該發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有

(f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該發展項目的任何部分恢復原狀的任何通知: 沒有

(g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

Date of printing /印製日期: 12/5/2021

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.
本人／我們，即下述簽署人，謹此確認在簽署該物業之臨時買賣合約之前，本人／我們已收到此份賣方資料表格及完全明白其內容。

Signature(s) of Purchaser 買方簽署

_____

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Acknowledgement Letter regarding Furniture and Chattels
關於家具與實產的確認函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)*
Union Score Investments Limited 溢順投資有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 **Phase 期數: Phase I 第一期**

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Tower 座 1 Floor 樓層 47 Unit 單位 A

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are fully aware of and accept the following matters:-
本人／我們，下述簽署人，僅此聲明及確認本人／我們清楚明白及接受下列事項：

1. On completion, the Property will be provided by the Person so Engaged with the furniture and chattels (collectively, the "**Furniture**") now installed at or placed within the Property as set out in the Table of furniture and chattels below (for reference purpose only) free of charge. Before entering into the Preliminary Agreement for Sale and Purchase in respect of the Property ("**PASP**"):
在成交時，該物業將獲如此聘用的人免費送贈現裝設於或放置於該物業之家具與實產(統稱「**該家具**」)（如以下家具與實產表所列，僅供參考）。在簽訂有關該物業的臨時買賣合約（「**臨約**」）前：

   ☐ the Purchaser has inspected the Furniture in the Property.
   買方已檢查該物業內之該家具。

   OR 或

   ☐ the Purchaser has decided not to inspect the Furniture after due consideration and out of his own free will and choice even though the Person so Engaged had made the Furniture available for inspection.
   即使如此聘用的人已提供該家具予買方檢查，經充份考慮後買方自主選擇決定不檢查該家具。

   (*Please tick as appropriate. 請於適當地方打剔號。*)

2. No warranty, undertaking or representation whatsoever is given by the Owner or the Person so Engaged or any person on behalf of the Owner or the Person so Engaged in any respect regarding the Furniture. In particular, no warranty, undertaking or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the Property in "as is" condition as at completion together with the Property. On delivery, the Furniture may have variations in colour, measurement, grain, texture and/or workmanship from those displayed in the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. The Owner and the Person so Engaged will not provide any replacement, repair or maintenance for the Furniture.
擁有人或其代表或如此聘用的人或其代表不會就該家具作出任何保證、承諾或陳述，更不會就其狀況、狀態、品質及性能，或其是否或會否在可運作狀態作出任何保證、承諾或陳述。該家具將於該物業成交日以成交時之「現狀」連同該物業交付予買方。該家具在交付時可能在顏色、尺寸、紋理、質地及/或手工方面與展示於該物業內者出現差別。在任何情況下，買方不得就該家具提出任何反對或質詢。擁有人及如此聘用的人將不會為該家具提供任何更換、維修或保養。

3. The Purchaser has been specifically requested by the Owner and the Person so Engaged to seek independent legal advice on the foregoing and the Purchaser is fully aware of the legal consequences thereof. Notwithstanding any other provisions contained in the PASP or the Agreement for Sale and Purchase in respect of the Property ("**ASP**"), the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; (b) agrees and confirms to waive any requisitions and objection thereto; and (c) agrees and confirms not to require any proof or giving of title by the Owner or the Person so Engaged in relation to any and all of the Furniture.
擁有人及如此聘用的人特別要求買方就以上諮詢獨立的法律意見，買方充份明白以上的法律後果。儘管臨約或該物業的買賣合約（「**合約**」）的其他條文，買方茲(a)聲明買方完全滿意並接受該家具，(b)同意及確認免除任何相關的質詢及反對，以及(c)同意及確認不會要求擁有人或如此聘用的人就該家具的任何或所有部份提供業權證明或給予業權。

4. This Acknowledgement Letter is independent of the PASP and the ASP. Nothing herein shall supersede,

vary or modify any terms or conditions of the PASP or the ASP. This Acknowledgement Letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Owner or the Purchaser under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this Acknowledgement Letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and the Purchaser shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP.
本確認函獨立於臨約及合約，其任何內容均不取代、改變或修改臨約或合約中任何條款或條件。本確認函不應被解釋為影響或損害臨約或合約下擁有人或買方之責任、權利及補償。倘如此聘用的人未能遵守或履行其在本確認函下之任何責任，臨約或合約中任何條款及條件將不受影響、並維持不變、依舊有效及可予執行，而買方仍有責任遵守及履行臨約及合約所有條款及條件並受其約束。

5. This Acknowledgement Letter shall survive execution of the ASP and the subsequent assignment in respect of the Property.
本確認函在簽立有關該物業的合約及其後的轉讓契之後仍然有效。

In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

_____ _____

Signature(s) of Purchaser / 買方簽署 Date / 日期

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Table of furniture and chattels 家具與實產表

Location 位置	Description 描述	Quantity 數量
Living Room 客廳	Sofa 梳化	1
	Coffee Table 茶几	1
	Side Table 角几	1
	Cabinet 儲物櫃	1
	Table Lamp 枱燈	1
	Hanging Lamp 吊燈	1
Dining Room 飯廳	Dining Table 餐桌	1
	Chair 椅	6
	Cabinet 儲物櫃	1
	Mirror 鏡	1
	Hanging Lamp 吊燈	1
Master Bedroom 主人睡房	Bed 床	1
	Mattress 床褥	1
	Side Table 角几	1
	Table Lamp 枱燈	1
	Wardrobe 衣櫃	1
	Rug 地毯	1
	Hanging Lamp 吊燈	1
Bedroom 1 睡房 1	Bed 床	1
	Mattress 床褥	1
	Side Table 角几	1
	Wardrobe 衣櫃	1
	Table Lamp 枱燈	1
	Hanging Lamp 吊燈	1
Bedroom 2 睡房 2	Shelf 層架	1
	Chair 椅	2
	Table 枱	1
	Table Lamp 枱燈	2
	Rug 地毯	1
	Side Table 角几	1
	Hanging Lamp 吊燈	1
Bedroom 3 睡房 3	Bed 床	1
	Mattress 床褥	1
	Side Table 角几	1
	Table Lamp 枱燈	1
	Table 枱	1
	Stool 圓椅	1
	Mirror 鏡	3
	Hanging Lamp 吊燈	1

[T1-47A]

Acknowledgement Letter regarding Furniture and Chattels
關於家具與實產的確認函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)*
Union Score Investments Limited 溢順投資有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 **Phase 期數: Phase I 第一期**

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Tower 座 2 Floor 樓層 49 Unit 單位 M

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are fully aware of and accept the following matters:-
本人／我們，下述簽署人，僅此聲明及確認本人／我們清楚明白及接受下列事項：

6. On completion, the Property will be provided by the Person so Engaged with the furniture and chattels (collectively, the "**Furniture**") now installed at or placed within the Property as set out in the Table of furniture and chattels below (for reference purpose only) free of charge. Before entering into the Preliminary Agreement for Sale and Purchase in respect of the Property ("**PASP**"):
在成交時，該物業將獲如此聘用的人免費送贈現裝設於或放置於該物業之家具與實產(統稱「**該家具**」)（如以下家具與實產表所列，僅供參考）。在簽訂有關該物業的臨時買賣合約（「**臨約**」）前：

☐ the Purchaser has inspected the Furniture in the Property.
買方已檢查該物業內之該家具。

OR 或

☐ the Purchaser has decided not to inspect the Furniture after due consideration and out of his own free will and choice even though the Person so Engaged had made the Furniture available for inspection.
即使如此聘用的人已提供該家具予買方檢查，經充份考慮後買方自主選擇決定不檢查該家具。

(*Please tick as appropriate. 請於適當地方打剔號。*)

7. No warranty, undertaking or representation whatsoever is given by the Owner or the Person so Engaged or any person on behalf of the Owner or the Person so Engaged in any respect regarding the Furniture. In particular, no warranty, undertaking or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the Property in "as is" condition as at completion together with the Property. On delivery, the Furniture may have variations in colour, measurement, grain, texture and/or workmanship from those displayed in the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. The Owner and the Person so Engaged will not provide any replacement, repair or maintenance for the Furniture.
擁有人或其代表或如此聘用的人或其代表不會就該家具作出任何保證、承諾或陳述，更不會就其狀況、狀態、品質及性能，或其是否或會否在可運作狀態作出任何保證、承諾或陳述。該家具將於該物業成交日以成交時之「現狀」連同該物業交付予買方。該家具在交付時可能在顏色、尺寸、紋理、質地及/或手工方面與展示於該物業內者出現差別。在任何情況下，買方不得就該家具提出任何反對或質詢。擁有人及如此聘用的人將不會為該家具提供任何更換、維修或保養。

8. The Purchaser has been specifically requested by the Owner and the Person so Engaged to seek independent legal advice on the foregoing and the Purchaser is fully aware of the legal consequences thereof. Notwithstanding any other provisions contained in the PASP or the Agreement for Sale and Purchase in respect of the Property ("**ASP**"), the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; (b) agrees and confirms to waive any requisitions and objection thereto; and (c) agrees and confirms not to require any proof or giving of title by the Owner or the Person so Engaged in relation to any and all of the Furniture.
擁有人及如此聘用的人特別要求買方就以上諮詢獨立的法律意見，買方充份明白以上的法律後果。儘管臨約或該物業的買賣合約（「**合約**」）的其他條文，買方茲(a)聲明買方完全滿意並接受該家具，(b)同意及確認免除任何相關的質詢及反對，以及(c)同意及確認不會要求擁有人或如此聘用的人就該家具的任何或所有部份提供業權證明或給予業權。

9. This Acknowledgement Letter is independent of the PASP and the ASP. Nothing herein shall supersede,

vary or modify any terms or conditions of the PASP or the ASP. This Acknowledgement Letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Owner or the Purchaser under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this Acknowledgement Letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and the Purchaser shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP.
本確認函獨立於臨約及合約，其任何內容均不取代、改變或修改臨約或合約中任何條款或條件。本確認函不應被解釋為影響或損害臨約或合約下擁有人或買方之責任、權利及補償。倘如此聘用的人未能遵守或履行其在本確認函下之任何責任，臨約或合約中任何條款及條件將不受影響、並維持不變、依舊有效及可予執行，而買方仍有責任遵守及履行臨約及合約所有條款及條件並受其約束。

10. This Acknowledgement Letter shall survive execution of the ASP and the subsequent assignment in respect of the Property.
本確認函在簽立有關該物業的合約及其後的轉讓契之後仍然有效。

In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

_____ _____

Signature(s) of Purchaser / 買方簽署 Date / 日期

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Table of furniture and chattels 家具與實產表

Location 位置	**Description 描述**	**Quantity 數量**
Living Room 客廳	Sofa 梳化	1
	Floor Lamp 座地燈	1
	Coffee Table 茶几	1
	Rug 地毯	1
	Cabinet 儲物櫃	1
	Hanging Lamp 吊燈	1
Dining Room 飯廳	Cabinet 儲物櫃	1
	Dining Table 餐桌	1
	Hanging Lamp 吊燈	1
	Chair 椅	6
Master Bedroom 主人睡房	Bed 床	1
	Mattress 床褥	1
	Side Table 角几	2
	Table Lamp 枱燈	2
	Wardrobe 衣櫃	1
	Rug 地毯	1
	Mirror 鏡	1
	Hanging Lamp 吊燈	1
Bedroom 1 睡房 1	Bed 床	1
	Mattress 床褥	1
	Side Table 角几	1
	Table Lamp 枱燈	1
	Cabinet 儲物櫃	1
	Mirror 鏡	1
	Hanging Lamp 吊燈	1
Bedroom 2 睡房 2	Bed 床	1
	Mattress 床褥	1
	Cabinet 儲物櫃	1
	Hanging Lamp 吊燈	1
	Rug 地毯	1

[T2-49M]

Letter of Acknowledgement relating to Flat Roof 有關平台之確認函

Vendor 賣方: Urban Renewal Authority 市區重建局 (as "Owner" 作為「擁有人」)* Union Score Investments Limited 溢順投資有限公司(as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: Grand Central 凱滙 Phase 期數: Phase I 第一期

Address 地址: 33 Hip Wo Street 協和街 33 號

Property 物業: Tower 座____Floor 樓層____Unit 單位____

Purchaser 買方:

HKID No(s)./ Passport No(s)./ Business Registration No(s). 香港身份證號碼 / 護照號碼 /商業登記證號碼:

Date 日期:

I/We hereby acknowledge and declare that I/we am/are fully aware of and accept the following matters prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:- 本人/我等謹此確認及聲明，在本人/我等簽署上述物業之臨時買賣合約前，本人/我等完全明白及接受以下事項：

(1) the area(s) left blank in the flat roof of the Property in the plan annexed hereto (the "**Area**") forms part of the common areas of the Development. The Area does not form part of the Property and the Purchaser will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area; 本確認函所附圖則中物業之平台中留白的範圍（"**該範圍**"）屬發展項目公用部分。該範圍並不屬於物業一部份，而買方將無任何獨有權利持有、使用、佔用或享用該範圍；

(2) the use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement in respect of the Development (the "**DMC**"). Without limitation to the generality of the foregoing, the manager of the Development (the "**Manager**") shall have the full right and authority to manage the Area, and shall have the full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the Property (or any part thereof) for the purposes of inspecting, examining, maintaining, repairing and improving as well as abating any hazard or nuisance which are affecting or likely to affect the Area or any other common areas of the Development; 該範圍之使用及運作將受發展項目之公共契約及管理協議（"**公契**"）規管，特別是（無損前文概括性）發展項目之管理人（"**管理人**"）將有十足權利及授權管理該範圍、亦將有十足權利發出合理通知於所有合理時間（如遇緊急情況則無須通知）攜同或不攜同代理人、檢測人員、工作人員或其他人士進入物業（或其任何部分）以視察、檢測、保養、維修及改善該範圍或發展項目任何其他公用部分及消除對或可能對該範圍或發展項目任何其他公用部分造成不利影響的危險情況或煩擾；

(3) the DMC expressly provides that no owner of the Development shall do or permit or suffer to be done and each owner shall take all possible steps to prevent his tenants, occupiers or licensees from doing any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the management and maintenance of the Development; and 公契明文規定，發展項目業主不得作出或允許或容受作出任何可能干擾或影響發展項目的管理及維修的行為或事宜，亦應採取一切可行的方法阻止其租戶、佔用人或獲許可使用人作出上述行為或事宜；及

(4) I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection. 本人/我等購入該物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

The English text of this Letter shall prevail. 本函以英文文本作準。

_____

Signature(s) of Purchaser 買方簽署

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

\# "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Plan Annex 附圖

TOWER 1 6/F FLOOR PLAN
第1座 6樓樓面平面圖

Plan Annex 附圖

TOWER 2 6/F FLOOR PLAN
第2座 6樓樓面平面圖