招標文件第 48 號
Tender Document No. 48

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

何文田嘉道理道24A號
St. George's Mansions
的以下物業
The following property(ies) of St. George's Mansions, 24A Kadoorie Avenue, Ho Man Tin

Tower 座	Floor 樓	Flat 單位
1	2	C
1	6	C
1	15	C
1	18	C
2	2	C
2	3	C
2	6	C
2	10	C

Tower 座	Floor 樓	Flat 單位
2	17	C
2	20	C
2	21	C
2	22	C
2	23	C
3	6	C
3	9	C
3	21	C

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(UNLESS THE PROPERTY(IES) IS/ARE SOLD OR THE PROPERTY(IES) HAS/HAVE BEEN PREVIOUSLY WITHDRAWN)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「**St. George's Mansions 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」) (註：如售樓處多於一個，則其中一個售樓處)。

Tenders must be submitted with the specified **Form of Tender**, in a sealed plain envelope clearly marked "**Tender for St. George's Mansions**", and must be submitted to the sales office as specified in the relevant Information on Sales Arrangements ("Sales Office") (Note: if there is more than one Sales Office, then any one of the Sales Office) during the tender period as set out in the relevant Information on Sales Arrangements.

招標公告
TENDER NOTICE

1. 中電地產投資有限公司(作為「**擁有人**」))*及寶勢有限公司(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**」)。
CLP Property Investment Limited (as **"Owner"**)* and Pacific Shine Limited (as **"Person so Engaged"**)[#] (collectively as the **"Vendor"**) invite tenders for the purchase of the property(ies) (or one or more of the properties, if applicable) described in the **Particulars of the Property(ies)** 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」指本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 Development.「如此聘用的人」指擁有人聘用以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。

物業詳情
PARTICULARS OF THE PROPERTY(IES)

何文田嘉道理道24A號
St. George's Mansions (「發展項目」) 的以下物業
The following property(ies) of St. George's Mansions (the "Development"), 24A Kadoorie Avenue, Ho Man Tin

Tower 座	Floor 樓	Flat 單位
1	2	C
1	6	C
1	15	C
1	18	C
2	2	C
2	3	C
2	6	C
2	10	C

Tower 座	Floor 樓	Flat 單位
2	17	C
2	20	C
2	21	C
2	22	C
2	23	C
3	6	C
3	9	C
3	21	C

註：有意遞交本物業的投標書的人士敬請檢視發展項目的成交紀錄冊，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 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 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，並保留絕對權利及酌情決定權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 absolute right and discretion to accept or reject any tender.

(b) 賣方保留權利在接納任何投標書之前的任何時間，撤回本物業不予出售。
The Vendor reserves the right, at any time before acceptance of any 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，以及變更、修訂或修改本招標公告和投標表格的任何部份。賣方無須就該等更改另行通知投標者。
The Vendor has the absolute right and discretion to change the tender closing date and/or time of the tender, and to modify, amend or revise any part of this Tender Notice and the Form of Tender from time to time by amending the Information on Sales Arrangements relating to the Property. The Vendor is not obliged to separately notify the tenderers of such change.

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（如下所述）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, or he may instruct the Vendor's Solicitors (as mentioned below) to act for him as well as for the Vendor.

(b) 賣方律師，即孖士打律師行及胡關李羅律師行，在本投標過程中並不代表任何投標者。
The Vendor's Solicitors, Johnson Stokes & Master and Woo Kwan Lee & Lo, 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**一式兩份**；
made in the **Form of Tender** (in **DUPLICATE**) (in the form annexed hereto as **Appendix A**) and the **Preliminary Agreement** (in **DUPLICATE**) (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.

請勿於臨時合約填上日期，但請於投標表格填上簽署日期。

(b) 放入普通信封內封密，信封面須清楚註明「**St. George's Mansions投標書**」； 以及
enclosed in a sealed plain envelope clearly marked **"Tender for St. George's Mansions"**; 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.

凡於相關銷售安排資料的任何出售日中的出售時間內天文台發出八號或更高熱帶氣旋警告信號或黑色暴雨警告時，該出售日的截標日期及截標時間將順延至下一個天文台沒有發出八號或更高熱帶氣旋警告信號或黑色暴雨警告的出售日的相關日期及時間。
In the case where a Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued during the time of sale on any date of sale under the relevant Information on Sales Arrangements, the tender closing date and the tender closing time of that date of sale will be postponed to the relevant date and time of the next date of sale where no Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued.

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) 一張或多張由根據《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）的5%以作為臨時訂金，而上述所有銀行本票抬頭為「**孖士打律師行**」。
One or more cashier order(s) issued by a bank duly licensed under Section 16 of the Banking Ordinance in a total sum which constitutes 5% of the Tender Price (as defined in the Form of Tender) being the preliminary deposit, and the above cashier order(s) shall be made payable to **"Johnson Stokes & Master "**.

(b) 已由投標者簽署的「有關連人士聲明」的確認書(按照**附件C**所列的格式)。
A "Declaration on Related Party" (in the form annexed hereto as **Appendix C**) duly signed by the tenderer.

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

signed by the tenderer.

(d) 已由投標者簽署的「收集個人資料聲明」(按照**附件 E(i)** 及 **E(ii)**所列的格式)。
A "Personal Information Collection Statement" (in the form annexed hereto as **Appendix E(i)** and **E(ii)**) duly signed by the tenderer.

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

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

(g) 已由投標者簽署的「關於代繳從價印花稅優惠確認函」(按照**附件H**所列的格式) (如適用)。
An "Acknowledgement Letter Regarding Ad Valorem Stamp Duty Benefit" (in the form annexed hereto as **Appendix H**) duly signed by the tenderer (if applicable).

(h) 已由投標者簽署的「關於家具優惠的確認書」(按照**附件 I** 所列的格式) (只適用於第1座2樓C單位、第2座3樓C單位及第3座9樓C單位)。
An "Acknowledgement Letter Regarding Furniture Benefit" (in the form annexed hereto as **Appendix I**) duly signed by the tenderer (Applicable to Flat C on 2/F of Tower 1, Flat C on 3/F of Tower 2 and Flat C on 9/F of Tower 3 only).

(i) 投標者委任之地產代理（如有）的地產代理牌照副本及其名片。
A copy of the estate agent's licence and name card of the estate agent (if any) appointed by the tenderer.

(j) 投標人的身份證明文件副本。如投標人為個人，指香港身分證（如不適用，則指其他有效的身份證明文件（如護照）；如投標人為公司，指公司註冊證明書、商業登記證、最近之董事名冊、最近之股東名冊、最近之周年申報表。請注意：上述文件須由投標人的至少一位董事簽署。於簽定本物業的正式合約前，投標人的董事及／或股東不可作出轉變。
A copy of the tenderer's identification document(s). If the tenderer is an individual, the HKID card and where not applicable, other valid identification document such as the passport. If the tenderer is a company, the Certificate of Incorporation, the Business Registration Certificate, the latest register of directors, the latest register of shareholders and the latest annual return. Please note that the above documents must be signed by at least one of the directors of the tenderer. There shall not be any change in director(s) and / or shareholder(s) of the tenderer before the signing of the Agreement of the Property.

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

6. 在賣方尚未決定接受任何要約前，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，隨該投標書附上的銀行本票將作兌現及將視作臨時合約中提述之臨

時訂金。其他落選投標者的銀行本票賣方將於下文第8段所定義的指定日期起計14天內，按投標書所載之地址以平郵方式退還予該投標者，一切郵遞涉及之風險由投標者承擔。

All cashier order(s) submitted by the tenderers will be retained uncashed until the Vendor has decided to accept any offer. If a tender is accepted, the cashier order(s) submitted therewith will be cashed and will be treated as the Preliminary Deposit under the Preliminary Agreement. For the cashier order(s) of those unsuccessful tenderers, the Vendor will return the cashier order(s) to that tenderer by ordinary post at the sole risk of the tenderer to the address specified in the tender, on or before the 14th day from the Specified Date as defined in paragraph 8 below.

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個工作天下午6時正或之前（「指定日期」）**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 agreement to consider the tenderer(s)' offers and to pay the tenderer(s) HK$10.00 upon receipt of a written request from such tenderer(s), tenderer(s) agree that their tender 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 working 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、電話或電郵至投標書上填寫之地址／電話號碼／電郵地址或以其他任何有效方法接受中標者之要約。賣方接受要約後，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 or email to the address / telephone number(s) / email address specified in his Form of Tender or by any other effective means. After the acceptance of the offer, the Vendor will return to the successful tenderer one duplicate of the Preliminary Agreement executed by the Vendor dated no later than the Specified Date as soon as practicable;

(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不應被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不應被視作闡述、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D**。
A bilingual version of the "Warning to Purchasers" mentioned in the Preliminary Agreement is attached hereto as **Appendix D**.

13. 賣方建議投標者可參閱發展項目的售樓說明書以取得本物業的詳情。
Vendor advises the tenderers to refer to the sales brochure of the Development 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. **「提前成交優惠」現金回贈 "Early Completion Benefit" Cash Rebate**

如買方於投標表格第 4 節指明的期間內付清售價全數及完成本物業的成交 (早於正式合約訂明的付款限期日) 及在所有方面履行和遵守本物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），可根據投標表格第 4 節獲賣方送出**「提前成交優惠」現金回贈**。
Where the Purchaser fully pays the Purchase Price and completes the purchase of the Property within the period(s) specified in Section 4 in the Tender Form (which is earlier than the due date of payment specified in the Agreement) and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Purchaser shall be entitled to the **"Early Completion Benefit" Cash Rebate** offered by the Vendor according to Section 4 in the Tender Form.

(a) 買方須不少於擬提前成交日的 30 日前以書面通知賣方，賣方會於確認有關資料無誤後將「提前成交優惠」現金回贈於本物業成交時直接用於支付部份售價餘款。
The Purchaser shall give prior written notice to the Vendor at least 30 days before the proposed completion date. After the Vendor has duly verified the information, the Vendor will apply the "Early Completion Benefit" Cash Rebate for part payment of the balance of the Purchase Price directly upon completion of the Property.

(b) 如「提前成交優惠」列表中訂明的任何期間的最後一日不是工作日 (按《一手住宅物業銷售條例》所定義)，則以下一個工作日 (按《一手住宅物業銷售條例》所定義)為該期間的最後一日。
If the last day of any of the period as set out in the "Early Completion Benefit" Table is not a working day (as defined in the Residential Properties (First-hand Sales) Ordinance), the next working day (as defined in the Residential Properties (First-hand Sales) Ordinance) shall be regarded as the last day of that period.

16. **「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit**

在買方按正式合約付清售價的情況下，買方可享有「代繳從價印花稅」優惠。「代繳從價印花稅」優惠金額相等就正式合約須繳付之從價印花稅的實際金額或售價的 4.25%，以較低者為準。
Subject to the settlement of the Purchase Price in accordance with the Agreement, the Purchaser shall be eligible for the "Ad Valorem Stamp Duty" Benefit. The amount of the "Ad Valorem Stamp Duty" Benefit shall be equal to the actual amount of ad valorem stamp duty payable on the Agreement or 4.25% of the Purchase Price, whichever is lower.

(a) 「代繳從價印花稅」優惠只作繳付正式合約應繳之從價印花稅之用。賣方將應用「代繳從價印花稅」優惠直接代買方繳付正式合約的應繳的從價印花稅（「AVD」）（或其部份）。買方仍須負上繳付 AVD 的責任，及須負責繳付實際 AVD 的金額與「代繳從價印花稅」優惠的金額之間的差額（如有）。
The "Ad Valorem Stamp Duty" Benefit shall be used for the purpose of payment of the ad valorem stamp duty payable on the Agreement only. The "Ad Valorem Stamp Duty" Benefit will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the Agreement ("AVD") on behalf of the Purchaser. The Purchaser shall remain liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the "Ad Valorem Stamp Duty" Benefit.

(b) 賣方在繳付或應用「代繳從價印花稅」優惠後，賣方對買方關於此優惠的責任將完結。即使日後售價提高（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），「代繳從價印花稅」優惠的金額不會因售價提高而調整。但如日後售價降低（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），而印花稅優惠之金額多於已支付該合約之從價印花稅之金額，則本人/我們須在賣方提出要求時立即向賣方退還該等超額金額。
After the Vendor has paid or applied the "Ad Valorem Stamp Duty" Benefit as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is an increase in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the "Ad Valorem Stamp Duty" Benefit will not be adjusted as a result of the increase in the Purchase Price. However, if there is a decrease in the

Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason) and the amount of the Stamp Duty Benefit exceeds the amount of ad valorem stamp duty paid for the Agreement, I/we shall refund to the Vendor such excess amount forthwith upon demand by the Vendor.

(c) 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之售價餘款，買方將不能享有「代繳從價印花稅」優惠及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅」優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之 AVD 及應賣方要求向賣方提供所有上述退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Purchase Price in accordance with the terms and conditions of the Agreement, the Purchaser shall no longer be entitled to the "Ad Valorem Stamp Duty" Benefit and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the "Ad Valorem Stamp Duty" Benefit paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid AVD on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

(d) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

(e) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅、額外印花稅 (如有) 及印花稅署徵收之罰款 (如適用)。「代繳從價印花稅」優惠乃屬如此聘用的人提供或安排之補貼，賣方與本優惠無關，亦不會就有關本優惠的申索承擔任何責任。所有有關本優惠的申索及爭議，買方應直接聯絡如此聘用的人。如此聘用的人或賣方在任何情況下均不須就提供「代繳從價印花稅」優惠之任何延遲或因任何原因導致「代繳從價印花稅」優惠(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty, additional stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The "Ad Valorem Stamp Duty" Benefit is only a subsidy offered or arranged by the Person so Engaged. The Vendor is not related to this benefit and shall not be responsible for any claims in respect of this benefit. All claims and disputes in respect of the said benefit shall be directed to the Person so Engaged. The Person so Engaged nor the Vendor will under no circumstances be liable for any delay in offering the "Ad Valorem Stamp Duty" Benefit or be responsible for any penalty or loss if there is any late payment of the "Ad Valorem Stamp Duty" Benefit (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

(f) 若有爭議，賣方的決定為最終決定並對買方具有約束力。
In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

17. **<u>備用兩年第一按揭貸款 Standby 2-Year First Mortgage Loan</u>**

受限於投標人於投標表格第 4 節及本第 17 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 「備用兩年第一按揭貸款」。
Subject to section 4 of the Form of Tender and the terms and conditions of this paragraph 17 and the relevant document(s), the Purchaser may apply for "Standby 2-Year First Mortgage Loan" from the Vendor's designated financing company ("**Designated Financing Company**").

(1) 買方必須於正式合約內訂明的付清售價餘款之日期前最少 60 日以書面向指定財務機構申請備用第一按揭貸款。
The Purchaser shall make a written application to the Vendor's Designated Financing Company for the Standby2-Year First Mortgage Loan ("**First Mortgage Loan**") not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the Agreement.

(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淨售價的 80%。
The maximum amount of First Mortgage Loan shall be 80% of the Net Purchase Price.

(6) 備用兩年第一按揭貸款之按揭利率應為投標表格第 4 節所列的按揭利率。
Interest rate of the Standby 2-Year First Mortgage Loan shall be the interest rate as stated in Section 4 of Tender Form.

(i)買方只需按月就備用兩年第一按揭貸款向指定財務機構繳付利息。
The Purchaser shall only pay interest to the Designated Financing Company for the Standby 2-Year First Mortgage Loan by monthly instalments.

(7) 第一按揭貸款年期最長為 2 年。
The maximum tenor of First Mortgage Loan shall be 2 years.

(8) 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).

(9) 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.

(10) 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.

(11) 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，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的售價全數。
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 Purchase Price of the residential property in accordance with the Agreement.

(12) 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.

(13) 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.

(14) 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.

(15) 第一按揭貸款只限個人買方或有限公司申請。公司買家須提供個人擔保。
Only individual Purchaser(s) or limited companies are eligible to apply for the First Mortgage Loan. Personal guarantee is required for company Purchaser(s).

(16) 「沒有使用貸款」現金回贈 "Not utilized Mortgage Loan" Cash Rebate

(a) 如買方沒有使用第 17 段所述的第一按揭貸款；及按正式合約付清售價餘款，買方可獲賣方送出現金回贈作為「沒有使用貸款」現金回贈。「沒有使用貸款」現金回贈的金額相等於售價 3%。
Where the Purchaser has not utilized the First Mortgage Loan as set out in paragraph 17; and settles the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a cash rebate as "Not utilized Mortgage Loan" Cash Rebate offered by the Vendor. The amount of the "Not utilized Mortgage Loan" Cash Rebate shall be equal to 3% of the Purchase Price.

(b) 買方須於付清售價餘款之日前最少 60 日以書面向賣方申請「沒有使用貸款」現金回贈，賣方會於收到申請並證實有關資料無誤後將「沒有使用貸款」現金回贈於本物業成交時直接用於支付部份售價餘款。
The Purchaser shall apply to the Vendor in writing for the "Not utilized Mortgage Loan" Cash Rebate at least 60 days before the date of settlement of the balance of the Purchase Price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the "Not utilized Mortgage Loan" Cash Rebate for part payment of the balance of the Purchase Price directly upon completion of the Property.

上文「淨售價」一詞指售價扣除第(15)段所述的「提前成交優惠」現金回贈（如有）及第(16)段所述的「代繳從價印花稅」優惠（如有）後的金額。
"Net Purchase Price" above means the amount of Purchase Price after deducting the "Early Completion Benefit" Cash Rebate (if any) as set out in paragraph 15 and "Ad Valorem Stamp Duty" Benefit (if any) as set out in paragraph 16.

18. **<u>先住後付優惠 Early Occupation Benefit</u>**
(適用於所有物業(第3座6樓C單位及第3座9樓C單位除外))
(Applicable to all properties except Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3)

在買方滿足以下先決條件的前提下，賣方可給予買方許可證以准許買方以許可人的身份在本物業買賣交易完成前佔用本物業:-
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may grant a licence to the Purchaser to occupy the Property as a licencee prior to the completion of sale and purchase of the Property:-

(a) 於簽署許可協議時，買方必須已向賣方繳付不少於售價的10%。
Upon signing of the Licence Agreement, the Purchaser shall have paid to the Vendor not less than 10% of the Purchase Price.

於簽署許可協議時，買方必須已向賣方繳付不少於售價的12%。(只適用於第1座2樓C單位及第2座3樓C單位)
Upon signing of the Licence Agreement, the Purchaser shall have paid to the Vendor not less than 12% of the Purchase Price. (Applicable to Flat C on 2/F of Tower 1 and Flat C on 3/F of Tower 2 only)

(b) 買方須於許可佔用期開始前最少30天以書面向賣方作出申請<u>先住後付優惠</u>。許可佔用期的首日不可早於臨時合約日期後的第65日。許可佔用期必須在正式合約所訂明本物業的成交日期或本物業實際之成交日期終止(以較早者為準)。
The Purchaser shall make written application to the Vendor for the Early Occupation Benefit not less than 30 days before the commencement of the licence period. The

commencement date of the licence period shall not be earlier than 65 days after the date of the Preliminary Agreement. The licence period shall end upon the date of completion of sale and purchase of the Property as specified in the Agreement or the actual date of completion of sale and purchase of the Property, whichever is the earlier.

(c) 買方已簽署賣方指定格式及內容之許可協議及其他所需文件(買方不得要求任何修改)，並已繳付許可證費用之按金及保證金的總金額為港幣80,000元（許可證費用之按金及保證金之金額各為港幣40,000 元）。
The Purchaser has duly signed the Licence Agreement and other required documents in the form and content prescribed by the Vendor without any amendment, and has paid to the Vendor the licence fee deposit and security deposit in the total sum of HK$80,000 (of which HK$40,000 being the licence fee deposit and HK$40,000 being the security deposit).

(d) 買方於簽署許可協議時已向賣方繳付相等於售價1%作為許可期首90天的許可證費用； 並其後於許可佔用期內每90天向賣方繳付相等於售價1%的許可證費用，並在該90天期間的第一天繳付。
The Purchaser has paid to the Vendor the licence fee for the first 90 days of the licence period in the amount equivalent to 1% of the Purchase Price upon signing of the Licence Agreement; and shall pay to the Vendor the licence fee in the amount equivalent to 1% of the Purchase Price for every 90 days of the licence period which shall be paid on the first day of such 90 days period.

(e) 除上述外，就上述許可協議，買方確認知悉並同意以下各項：
Other than the aforesaid, the Purchaser acknowledges and agrees to the following regarding the Licence Agreement:

i. 買方同意負責所有就許可協議及相關文件而產生的法律費用、開支及稅項（如有）。
The Purchaser shall bear all legal costs, expenses and tax (if any) arising from the Licence Agreement and related documents..

ii. 在許可佔用期內，買方須負責本物業之管理費、地租、差餉及所有其他雜費(統稱「相關開支」)。
The Purchaser shall be responsible for management fees, Government rent and rates, and all other outgoings and expenses of the Property (collectively "Relevant Expenses") during the licence period.

iii. 在許可佔用期內，買方須支付為本物業提供的任何公用事業服務的所有按金，以及支付本物業之所有公用事業服務收費。為免疑問，公用事業服務的按金及收費並不構成相關開支的一部分。
The Purchaser shall pay all deposits payable in respect of the supply of any utility to the Property and pay all utility charges for the Property during the licence period. For the avoidance of doubt, the utility deposits and utility charges do not form part of the Relevant Expenses.

iv. 於許可佔用期內，買方不可出租、分租、許可、分許可、分享或分開擁有或佔用本物業或其任何部份。
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the Property or any part thereof during the licence period.

v. 於許可佔用期內，買方不可在未有賣方書面同意的情況下改變本物業的內部佈局或間隔或於本物業進行任何工程。
The Purchaser shall not alter the internal layout or partition of the Property or carry out any works to the Property without the prior written consent of the Vendor during the licence period.

vi. 在許可協議終止後（按正式合約完成本物業買賣交易則除外），買方須恢復本物業及本物業的裝置、裝修物料和設備至許可佔用期開始時的狀況並負責所有有關的費用及開支。
Upon the termination of the Licence Agreement (except upon the completion of the sale and purchase of the Property in accordance with the Agreement), the Purchaser shall reinstate the Property and the fittings, finishes and appliances of the Property as at the commencement date of the licence period and be responsible for all costs and expenses in relation thereto.

vii. 賣方會在本物業買賣完成時將許可證費用直接用於支付部份售價餘款，但前提是：
(1) 買方已根據正式合約完成本物業的交易;
(2) 許可證費用已依照許可協議訂定的日期付清; 及
(3) 許可協議的條款及條件已獲全面遵守。
The licence fee shall be applied by the Vendor towards settlement of part of the balance of purchase price of the Property upon completion of the sale and purchase subject to the fulfillment of the following conditions:-
(1) the Purchaser having duly completed the purchase of the Property in accordance with the terms and conditions of the Agreement;
(2) the licence fee has been paid in the manner as set out in the Licence Agreement; and
(3) the terms and conditions of the Licence Agreement have been complied with in all respects.

為免存疑，如不符合本第vii款規定的任何條件，賣方不會將許可證費用用於支付部份售價餘款，買方不能向賣方提出任何索償要求退還許可費用或其任何部分或其任何利息。
For the avoidance of doubt, in the event that any one of the conditions stipulated under this paragraph vii. is not fulfilled, the Vendor shall not apply the licence fee towards settlement of part of the balance of the purchase price of the Property and the Purchaser shall have no claim whatsoever against the Vendor for any refund of the licence fee or any part thereof or any interest thereon.

19. **<u>連傢俱發售之住宅物業 Residential Property Sold with Furniture</u>**
(只適用於第1座2樓C單位、第2座3樓C單位及第3座9樓C單位)
(Applicable to Flat C on 2/F of Tower 1, Flat C on 3/F of Tower 2 and Flat C on 9/F of Tower 3 only)

(a) 在成交時，該物業將免費附贈附件I附錄所述之傢俱和物件(「**該傢俱**」)。On completion, the Property will be provided with the furniture and chattels as set out in the annex to Appendix I (the "**Furniture**") free of charge.

(b) 賣方或其代表不會就該傢俱或其任何部分作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、陳述或保養。該傢俱將於成交日以成交時之狀況連同本物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，「保證修繕缺漏函」所述由如此聘用的人提供的保證修繕缺漏不適用於該傢俱。
No warranty or representation whatsoever is given by the Vendor or any person on

behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, representation or maintenance 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 residential property in such condition as at completion together with the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the defects warranty provided by the Person so Engaged under the "Defects Warranty Letter" does not apply to the Furniture.

(c) 賣方有權(但沒有責任)以類似或相若質素(由賣方全權及絕對酌情決定)、數量、氛圍、設計、款式、尺寸、飾面及/或顏色之傢俱或物件代替及/或調整該傢俱或其任何部份，而不須向買方作出通知。買方同意不會就任何前述事宜提出任何異議或質詢。

The Vendor shall have the right (but not the obligation) to substitute and/or adjust the Furniture or any part of it, with furniture or chattels of similar or comparable quality (to be decided in the Vendor's sole and absolute discretion), quantity, ambience, design, style, size, finishes and/or colour without notice to the Purchaser, and the Purchaser agrees not to raise any objection or requisition to any of the aforesaid.

20. **<u>連現有租約出售 Sold subject to existing tenancy</u>**

(只適用於第3座6樓C單位及第3座9樓C單位)
(Applicable to Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3 only)

本物業連同現有租約一併出售。有關本物業的租約(「該租約」)副本可於招標期間在售樓處審閱。

The Property is sold subject to the existing tenancy. Copy of the existing tenancy agreement in respect of the Property ("the Tenancy Agreement") is available for inspection during the tender period at the Sales Office.

(a) 賣方並不保證租客現在或將來是否有違反或不履行租約內任何條款及條件。

The Vendor does not warrant whether there is any existing breach or non-performance or there will be any breach or non-performance of any of the terms and conditions of the Tenancy Agreement by the tenant.

(b) 賣方不保證在成交日或之前該租約任何一方會否行使提早終止租約的權利及於該租約下的租賃在成交時是否仍然生效。

The Vendor does not warrant whether either party to the Tenancy Agreement will exercise its right to early terminate the Tenancy Agreement on or before the completion date and whether the tenancy granted under the Tenancy Agreement will be subsisting on the completion date.

(c) 若該租約屆滿或因任何原因於成交前終止，買方不能因此提出任何反對，而買方須在成交時接受本物業按 「現狀」交吉出售，即使本臨時合約已有任何規定。賣方亦不保證是否以交吉形式完成本物業交易。 在不損害前述條文的原則下，賣方無須在成交日或之前，從本物業移走可能發現或留在本物業或其任何部分的任何家具、物件、物品、垃圾、廢棄物或任何其他東西(「**棄置物品**」)。買方同意在接收本物業時受所有棄置物品的限制，並應自費負責移走或處置棄置物。若租客因任何原因未能於租約屆滿或提前終止時將本物業交吉予賣方，買方不得因此提出任何反對，亦不得拒絕成交，及買方須於成交後自費採取行動收回本物業的管有權，並明確同意在此情況下，毋須於成交時向買方交付本物業的空置管有權。

If the tenancy shall expire or shall terminate for whatever reason before completion, the

Purchaser shall not raise any objection thereto and the Purchaser shall accept the Property with vacant possession on "as is" basis on completion notwithstanding anything contained herein. The Vendor also does not warrant whether vacant possession of the Property will be delivered to the Purchaser on completion. Without prejudice to the foregoing, the Vendor shall not be required to remove from the Property, any furniture, chattels, goods, rubbish, refuse or things whatsoever (the "**Abandoned Items**") that may be found or left at the Property or any part thereof. The Purchaser agrees to take the Property subject to all the Abandoned Items and shall be responsible for removal or disposal of the same at his own costs and expenses. If the tenant fails to deliver vacant possession of the Property to the Vendor upon expiration or earlier termination of the tenancy agreement for whatever reason, the Purchaser shall not be entitled to raise any objection thereto nor to refuse completion and the Purchaser shall at its own costs take steps to recover possession of the Property after completion and it is expressly agreed that in such circumstances delivery of vacant possession of the Property to the Purchaser on completion is not required.

(d) 賣方保留權利向租客追討根據該租約到期應付及拖欠的所有租金及其他款項（如有）直至及包括成交日期止，以及就成交日期前任何違反該租約的所有損害賠償。如賣方提出要求，買方須向賣方簽立及交付賣方合理要求的所有文件，將就上述租金及其他款項的欠款及違約提出起訴的權利轉讓予賣方。

It is reserved unto the Vendor the right to claim from the tenant all arrears (if any) of rents and other moneys due and owing under the Tenancy Agreement up to and inclusive of the completion date and all damages in respect of any breach of the Tenancy Agreement before completion date. The Purchaser shall if so required by the Vendor execute and deliver to the Vendor all such documents as may be reasonably requested by the Vendor assigning to the Vendor the right to sue for the said arrears of rent and other moneys and breach.

21. (a) 投標者可同時認購最多三個以下表格A所列的住宅電單車停車位（如該住宅電單車停車位已出售或撤回則除外）。

The tenderer may at the same time offer to purchase not more than THREE residential motor cycle parking spaces from those set out in Table A below (unless that residential motor cycle parking space has been sold or withdrawn).

表格A Table A

指定住宅電單車停車位 Designated Residential Motor Cycle Parking Space
M01, M02, M03, M04, M05, M06, M08, M09, M10, M11, M12, M13

(b) 為免疑問，投標者在投標表格上所填寫之投標價代表其投標認購的住宅物業及住宅電單車停車位（如適用）的總價值。相關住宅物業及住宅電單車停車位（如適用）必須受同一份正式合約及轉讓契所涵蓋。

For the avoidance of doubt, the Tender Price stated in the Form of Tender submitted by the tenderer shall cover the total consideration of the residential property and residential motor cycle parking space (if applicable) that the tenderer offers to purchase. The relevant residential property and residential motor cycle parking space (if applicable) shall be covered by one single Agreement and one single Assignment.

(c) 有關發展項目住宅停車位出售之詳情將由賣方全權及絕對酌情決定，並受容後公佈之相關交易文件條款及條件限制。
Details in relation to the sale of the residential parking spaces in the Development shall be determined by the Vendor at its sole and absolute discretion and is subject to the terms and conditions of the relevant transaction documents which will be announced later.

(d) 根據發展項目批地文件規定，轉讓予發展項目任何一個住宅單位的擁有人或出租予發展項目任何一個住宅單位的住客的住客停車位及住客電單車停車位總數不得多於3個。詳情請參閱批地文件；一切以批地文件條款為準。
According to the Land Grant of the Development, not more than three in number of the total of the residential parking spaces and residential motorcycle parking spaces shall be assigned to the owner or underlet to the resident of any one residential property in the Development. Please refer to the Land Grant for details; Subject to the terms and conditions of the Land Grant.

22. 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 has not been 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 circumstances 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 verification.

23. 時間在各方面均為要素。
Time shall in all respects be of the essence.

24. 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).

25. 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：2026年6月11日(於2026年11月13日修改)
Dated: 11 June 2026 (Revised on 13 November 2026)

****

投標表格 FORM OF TENDER

茲投標按照本投標表格、招標公告及臨時買賣合約(「臨時合約」) 所訂明的條款及條件以單一交易形式承購位於何文田嘉道理道 24A 號 St. George's Mansions 的以下住宅物業(「本物業」)

Tender for the purchase of the following residential property(ies) of St. George's Mansions, 24A Kadoorie Avenue, Ho Man Tin as one transaction subject to the terms and conditions contained in this Form of Tender, 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 the copy(ies) attached hereto) (連同其影印副本)
個人香港通訊地址/ 公司香港登記地址 Correspondence Address in Hong Kong/Hong Kong Registered Office	
聯絡資料 Contact Details	
聯絡人 Contact Person	
電話 Telephone	
電郵地址 Email Address	

第 2 節 Section 2			
投標物業 Tendered Property (「本物業」the "Property")			
座 Tower	樓 Floor	單位 Flat	住宅停車位（如適用） Residential Parking Space (if applicable)
投標價 Tender Price (「售價」"Purchase 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表格一併附上 The following cashier order(s) made payable to "**Johnson Stokes & Master**" as preliminary deposit are enclosed with this Form of Tender			
銀行本票 Cashier order	金額 Amount	銀行 Bank	本票號碼 Cashier Order no.
	港幣 HK$		
	港幣 HK$		
	港幣 HK$		

第 3 節 Section 3

付款辦法 Payment Plan (請剔適用者 Please tick as appropriate)

❑ 付款辦法 Payment Plan A

(a) 售價 5% 即臨時訂金於買方簽署臨時合約時繳付。
5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement.

(b) 售價 5% 即加付訂金於買方簽署臨時合約後 60 日內繳付。
5% of Purchase Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement.

(c) 售價 90% 即售價餘款於買方簽署臨時買賣合約 180 天內繳付。
90% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement.

❑ 付款辦法 Payment Plan B

(a) 售價 5% 即臨時訂金於買方簽署臨時合約時繳付。
5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement.

(b) 售價 _____% 即加付訂金於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being further deposit shall be paid within _____ days after signing of the Preliminary Agreement.

(c) 售價 _____% 即部份售價於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being part payment shall be paid within _____ days after signing of the Preliminary Agreement.

(d) 售價 _____% 即部份售價於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being part payment shall be paid within _____ days after signing of the Preliminary Agreement.

(e) 售價 _____% 即售價餘款於買方簽署臨時合約後 _____ 日*內繳付。
_____% of Purchase Price being balance of Purchase Price shall be paid within _____ days* after signing of the Preliminary Agreement.

*售價餘款須於買方簽署臨時合約後 360 日內繳付。
The balance of Purchase Price shall be paid within 360 days after signing of the Preliminary Agreement.

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.

「提前成交優惠」現金回贈 "Early Completion Benefit" Cash Rebate
詳情請參閱招標公告第 15 段 (Please refer to paragraph 15 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)
(Δ請填寫數字 Please fill in figure)

*❑ 本人/我們**選擇**「提前成交優惠」現金回贈，若簽署臨時合約的日期後 Δ_____日內付售價餘款，可享現金回贈，金額為售價的 Δ ____%
I/We **select** the "Early Completion Benefit" Cash Rebate, which shall be Δ ___% of Purchase Price for settlement of balance of Purchase Price in Δ _____days after the date of signing of the Preliminary Agreement.

*❑ 本人/我們**不選擇**「提前成交優惠」現金回贈
I/We **do not select** "Early Completion Benefit" Cash Rebate

「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit
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**「代繳從價印花稅」優惠
I/We **select** the "Ad Valorem Stamp Duty" Benefit

*❑ 本人/我們**不選擇**「代繳從價印花稅」優惠
I/We **do not select** the "Ad Valorem Stamp Duty" Benefit

按揭貸款安排 Mortgage Loan Arrangement
詳情請參閱招標公告第 17 段 (Please refer to paragraph 17 of the Tender Notice)
(Δ請填寫數字 Please fill in figure)

☑ 備用兩年第一按揭貸款 , 按揭利率如下所列:
The Standby 2-Year First Mortgage Loan at the interest rate as stated below:
第一年 First Year: Δ 年息 _____ % per annum
第二年 Second Year: Δ 年息 _____ % per annum

第 5 節 Section 5

相關投標書 (如有) (*請剔適用者)
Related Tender(s) (if any) (*Please tick as appropriate)

*❑ 在以下列表列出名稱之本人／我們之近親(見義如下)(以近親的名義或與他人聯名)已遞交以下個別的投標表格(「**相關投標書**」):
My/our Close Relative(s) (as hereinafter defined) (in the Close Relative(s)'s sole name(s) or in joint names with other(s)), whose name(s) is/are set out in the table below, has/have submitted separate Tender Form(s) as follows ("Related Tender(s)"):

近親 (及其他聯名投票者)之名稱 Name(s) of the Close Relative(s) (and other joint tenderers)	身份證號碼 ID No.	與本人/我們之近親關係 (如適用) Close Relative relationship (if applicable) with me/us	座數 Tower	樓層 Floor	單位 Flat	住宅停車位 (如適用) Residential Parking Space (if applicable)
1.						
2.						
3.						
4.						
5.						

本人／我們提交本人／我們提交本投標書的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。
I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們附上近親關係的證明文件 (例如：身份證、出世紙、結婚證書等) 證明近親與本人／我們的關係供賣方考慮。I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) to prove the relationship between the Close Relative and myself/ourselves for the Vendor's consideration.

為本第 5 節的目的，「近親」指投標者(或其中一位投標者)的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫子及孫女。
For the purpose of this Section 5, "Close Relative" means a spouse, parent, child, sibling, grandparent or grandchild of the Tenderer (or any one of the Tenderer).

第6節 Section 6

下列文件連同本投標書一併附上 (標註 # 的文件不應填寫日期)：
The following are enclosed with this Tender (documents marked # should be left undated):

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 "Johnson Stokes & Master" 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 "Form of Tender" (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「有關連人士聲明」(按照招標公告**附件C**所列的格式)
A "Declaration on Related Party" (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「對買方的警告」(按照招標公告**附件D**所列的格式)
A "Warning to Purchasers" (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「收集個人資料聲明 (「本聲明」)」(按照**附件E(i) 及E(ii)** 所列的格式)
A "Personal Information Collection Statement ("PICS")" (in the form annexed hereto as **Appendix E(i) and E(ii)**) duly signed by me/us

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

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

9. 已由投標者簽署的「關於代繳從價印花稅優惠確認函」(按照**附件H**所列的格式) (如適用)
An "Acknowledgement Letter Regarding Ad Valorem Stamp Duty Benefit" (in the form annexed hereto as **Appendix H**) duly signed by the tenderer (if applicable)

10. 已由投標者簽署的「關於家具優惠的確認書」(按照**附件I**所列的格式) (只適用於第1座2樓C單位、第2座3樓C單位及第3座9樓C單位)。
An "Acknowledgement Letter Regarding Furniture Benefit" (in the form annexed hereto as **Appendix I**) duly signed by the tenderer (Only applicable to Flat C on 2/F of Tower 1, Flat C on 3/F of Tower 2 and Flat C on 9/F of Tower 3)

11. 本人/我們委任之地產代理的地產代理牌照影印副本及其名片 (如適用)
A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)

12. 本人/我們的香港身份證明文件影印副本（如香港身份證或護照）(如適用)
A copy of my/our identification document(s), such as Hong Kong Identity Card(s)/Passport(s) (if applicable)

13. 我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之股東名冊、最近之周年申報表 (如適用)
A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors, our latest register of shareholders and annual return (if applicable)

第7節 Section 7

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.

(只適用於連現有租約出售的投標物業 Only applicable to Tendered Property which is sold subject to existing tenancy)

投標者已查閱現有租約的副本（現有租約的副本已可供查閱）及本人/我們確認本人/我們已知悉現有租約的內容及其條款及條件(包括但不限於租期、月租金額和租金按金金額），並確認本人/我們會在受限於現有租約的情況下購買本物業。
Tenderer(s) have inspected a copy of the existing tenancy agreement which has been made available for inspection and I/we confirm that I/we understood the contents, terms and conditions therein (including but not limited to the term of tenancy, the amount of monthly rent, and the amount of rental deposit) and confirm that I/we shall purchase the Property subject to the existing tenancy agreement.

投標者簽名 Signature(s) of the Tenderer(s)	
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.	(連同地產代理牌照影印副本及其名片兩張) (with copy of the Estate Agent's Licence and 2 name cards attached hereto)

第 8 節 Section 8

接受要約 Acceptance of offer
在受到招標公告和臨時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.

Authorised signatory 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、招標公告及臨時買賣合約(「臨時合約」) 所訂明的條款及條件以單一交易形式承購位於何文田嘉道理道 24A 號 St. George's Mansions 的以下住宅物業(「本物業」)

Tender for the purchase of the following residential property(ies) of St. George's Mansions, 24A Kadoorie Avenue, Ho Man Tin as one transaction subject to the terms and conditions contained in this Form of Tender, 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 the copy(ies) attached hereto) (連同其影印副本)
個人香港通訊地址/ 公司香港登記地址 Correspondence Address in Hong Kong/Hong Kong Registered Office	
聯絡資料 Contact Details	
聯絡人 Contact Person	
電話 Telephone	
電郵地址 Email Address	

第 2 節 Section 2			
投標物業 Tendered Property (「本物業」the "Property")			
座 Tower	樓 Floor	單位 Flat	住宅停車位（如適用） Residential Parking Space (if applicable)
投標價 Tender Price (「售價」"Purchase 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表格一併附上 The following cashier order(s) made payable to "**Johnson Stokes & Master**" as preliminary deposit are enclosed with this Form of Tender			
銀行本票 Cashier order	金額 Amount	銀行 Bank	本票號碼 Cashier Order no.
	港幣 HK$		
	港幣 HK$		
	港幣 HK$		

第 3 節 Section 3

付款辦法 Payment Plan (請剔適用者 Please tick as appropriate)

❑ 付款辦法 Payment Plan A

(a) 售價 5% 即臨時訂金於買方簽署臨時合約時繳付。
5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement.

(b) 售價 5% 即加付訂金於買方簽署臨時合約後 60 日內繳付。
5% of Purchase Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement.

(c) 售價 90% 即售價餘款於買方簽署臨時買賣合約 180 天內繳付。
90% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement.

❑ 付款辦法 Payment Plan B

(a) 售價 5% 即臨時訂金於買方簽署臨時合約時繳付。
5% of Purchase Price being preliminary deposit shall be paid upon signing of the Preliminary Agreement.

(b) 售價 _____% 即加付訂金於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being further deposit shall be paid within _____ days after signing of the Preliminary Agreement.

(c) 售價 _____% 即部份售價於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being part payment shall be paid within _____ days after signing of the Preliminary Agreement.

(d) 售價 _____% 即部份售價於買方簽署臨時合約後 _____ 日內繳付。
_____% of Purchase Price being part payment shall be paid within _____ days after signing of the Preliminary Agreement.

(e) 售價 _____% 即售價餘款於買方簽署臨時合約後 _____ 日*內繳付。
_____% of Purchase Price being balance of Purchase Price shall be paid within _____ days* after signing of the Preliminary Agreement.

*售價餘款須於買方簽署臨時合約後 360 日內繳付。
The balance of Purchase Price shall be paid within 360 days after signing of the Preliminary Agreement.

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.

「提前成交優惠」現金回贈 "Early Completion Benefit" Cash Rebate
詳情請參閱招標公告第 15 段 (Please refer to paragraph 15 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)
(Δ請填寫數字 Please fill in figure)

*❑ 本人/我們**選擇**「提前成交優惠」現金回贈，若簽署臨時合約的日期後 Δ_____日內付售價餘款，可享現金回贈，金額為售價的 Δ ____%
I/We **select** the "Early Completion Benefit" Cash Rebate, which shall be Δ ___% of Purchase Price for settlement of balance of Purchase Price in Δ _____days after the date of signing of the Preliminary Agreement.

*❑ 本人/我們**不選擇**「提前成交優惠」現金回贈
I/We **do not select** "Early Completion Benefit" Cash Rebate

「代繳從價印花稅」優惠 "Ad Valorem Stamp Duty" Benefit
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**「代繳從價印花稅」優惠
I/We **select** the "Ad Valorem Stamp Duty" Benefit

*❑ 本人/我們**不選擇**「代繳從價印花稅」優惠
I/We **do not select** the "Ad Valorem Stamp Duty" Benefit

按揭貸款安排 Mortgage Loan Arrangement
詳情請參閱招標公告第 17 段 (Please refer to paragraph 17 of the Tender Notice)
(Δ請填寫數字 Please fill in figure)

☑ 備用兩年第一按揭貸款 , 按揭利率如下所列:
The Standby 2-Year First Mortgage Loan at the interest rate as stated below:
第一年 First Year: Δ 年息 _____ % per annum
第二年 Second Year: Δ 年息 _____ % per annum

第 5 節 Section 5

相關投標書 (如有) (*請剔適用者)
Related Tender(s) (if any) (*Please tick as appropriate)

*❑ 在以下列表列出名稱之本人／我們之近親(見義如下)(以近親的名義或與他人聯名)已遞交以下個別的投標表格(「**相關投標書**」):
My/our Close Relative(s) (as hereinafter defined) (in the Close Relative(s)'s sole name(s) or in joint names with other(s)), whose name(s) is/are set out in the table below, has/have submitted separate Tender Form(s) as follows ("Related Tender(s)"):

近親 (及其他聯名投票者)之名稱 Name(s) of the Close Relative(s) (and other joint tenderers)	身份證號碼 ID No.	與本人/我們之近親關係 (如適用) Close Relative relationship (if applicable) with me/us	座數 Tower	樓層 Floor	單位 Flat	住宅停車位 (如適用) Residential Parking Space (if applicable)
1.						
2.						
3.						
4.						
5.						

本人／我們提交本人／我們提交本投標書的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。
I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人／我們附上近親關係的證明文件 (例如：身份證、出世紙、結婚證書等) 證明近親與本人／我們的關係供賣方考慮。I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) to prove the relationship between the Close Relative and myself/ourselves for the Vendor's consideration.

為本第 5 節的目的，「近親」指投標者(或其中一位投標者)的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫子及孫女。
For the purpose of this Section 5, "Close Relative" means a spouse, parent, child, sibling, grandparent or grandchild of the Tenderer (or any one of the Tenderer).

第6節 Section 6

下列文件連同本投標書一併附上 (標註 # 的文件不應填寫日期)：
The following are enclosed with this Tender (documents marked # should be left undated):

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 "Johnson Stokes & Master" 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 "Form of Tender" (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「有關連人士聲明」(按照招標公告**附件C**所列的格式)
A "Declaration on Related Party" (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「對買方的警告」(按照招標公告**附件D**所列的格式)
A "Warning to Purchasers" (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「收集個人資料聲明 (「本聲明」)」(按照**附件E(i) 及E(ii)** 所列的格式)
A "Personal Information Collection Statement ("PICS")" (in the form annexed hereto as **Appendix E(i) and E(ii)**) duly signed by me/us

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

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

9. 已由投標者簽署的「關於代繳從價印花稅優惠確認函」(按照**附件H**所列的格式) (如適用)
An "Acknowledgement Letter Regarding Ad Valorem Stamp Duty Benefit" (in the form annexed hereto as **Appendix H**) duly signed by the tenderer (if applicable)

10. 已由投標者簽署的「關於家具優惠的確認書」(按照**附件I**所列的格式) (只適用於第1座2樓C單位、第2座3樓C單位及第3座9樓C單位)。
An "Acknowledgement Letter Regarding Furniture Benefit" (in the form annexed hereto as **Appendix I**) duly signed by the tenderer (Only applicable to Flat C on 2/F of Tower 1, Flat C on 3/F of Tower 2 and Flat C on 9/F of Tower 3)

11. 本人/我們委任之地產代理的地產代理牌照影印副本及其名片 (如適用)
A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)

12. 本人/我們的香港身份證明文件影印副本（如香港身份證或護照）(如適用)
A copy of my/our identification document(s), such as Hong Kong Identity Card(s)/Passport(s) (if applicable)

13. 我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之股東名冊、最近之周年申報表 (如適用)
A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors, our latest register of shareholders and annual return (if applicable)

第7節 Section 7

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.

(只適用於連現有租約出售的投標物業 Only applicable to Tendered Property which is sold subject to existing tenancy)

投標者已查閱現有租約的副本（現有租約的副本已可供查閱）及本人/我們確認本人/我們已知悉現有租約的內容及其條款及條件(包括但不限於租期、月租金額和租金按金金額），並確認本人/我們會在受限於現有租約的情況下購買本物業。
Tenderer(s) have inspected a copy of the existing tenancy agreement which has been made available for inspection and I/we confirm that I/we understood the contents, terms and conditions therein (including but not limited to the term of tenancy, the amount of monthly rent, and the amount of rental deposit) and confirm that I/we shall purchase the Property subject to the existing tenancy agreement.

投標者簽名 Signature(s) of the Tenderer(s)	
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.	(連同地產代理牌照影印副本及其名片兩張) (with copy of the Estate Agent's Licence and 2 name cards attached hereto)

第 8 節 Section 8

接受要約 Acceptance of offer
在受到招標公告和臨時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.

Authorised signatory for and on behalf of the Vendor
經授權賣方代表簽署

_____

日期 Date :

St. George's Mansions

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

Serial no.編號:
Date 日期:

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司
Vendor's Solicitors 賣方律師: ☐ Johnson Stokes & Master 孖士打律師行 Tel 電話: 28432211
☐ Woo Kwan Lee & Lo 胡關李羅律師行 Tel 電話: 25869898

Purchaser 買方:

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

Purchaser's Hong Kong Correspondence/Hong Kong Registered Address 買方香港通訊/香港註冊地址:

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:

St. George's Mansions
24A Kadoorie Avenue, Ho Man Tin
何文田嘉道理道 24A 號

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

Tower 座	Floor 樓	Flat 單位	Residential Parking Space 住宅停車位

Payment Term 付款方法 :

The Purchase Price of the Property is 本物業的售價為	HK 港幣$	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$	equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement 即售價的 5% 於簽署本臨時合約時支付
Further Deposit 加付訂金	HK 港幣$	shall be paid on or before 須於以下日子或之前支付: / /
Part Payment 部份售價	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付: / /
Part Payment 部份售價	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付: / /
Balance of Purchase Price 售價餘款	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付。 / /

The sale and purchase of the Property shall be completed on or before / / /.
買方須於 _____ 年 _____ 月 _____ 日或之前完成本物業之買賣交易。

*delete as appropriate 刪除不適用者

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 由買方於 或之前簽立(即本臨時合約的簽署日期之後的第五個工作日)；及
(b) by the Vendor on or before / / (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). 由賣方於 或之前簽立(即本臨時合約的簽署日期之後的第八個工作日)。

Received the Preliminary Deposit in the sum of HK$ 上述所列臨時訂金經已收妥此據
Cheque / Cashier Order No. 支票 / 本票號碼:

Cheque/Cashier Order, subject to Bank Clearance 交來支票/本票以銀行過數作實

The Vendor agrees to sell and the Purchaser agrees to purchase the Property on the foregoing terms and conditions and subject to the "Other Terms and Conditions" hereinbelow. 賣方及買方於此同意根據上述條款及受下述其他條款及條件限制出售及購買本物業。
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 paragraph (a) of the Schedule 2 referred to in clause 6 is calculated in accordance with section 8(3) of that Ordinance; and
(d) the area of an item under paragraph (b) of the Schedule 2 referred to in clause 6 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 條提及的附表二(a)段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 條提及的附表二(b) 段所指的項目的面積，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. 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。

12. **(Applicable to all residential properties except Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3)**
(適用於所有住宅物業(第 3 座 6 樓 C 單位及第 3 座 9 樓 C 單位除外))
Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser on an "as is" basis.
賣方須於完成本物業買賣交易時將本物業以現狀交吉予買方。

OR

(Applicable to Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3 only)
(只適用於第 3 座 6 樓 C 單位及第 3 座 9 樓 C 單位)

(a) (i) The Property is subject to an existing tenancy. The Purchaser confirms that the Purchaser has inspected a copy of the Tenancy Agreement dated _____ (the "Tenancy Agreement") which has been made available for inspection.
本物業連租約出售。買方確認買方已查閱日期為 _____ 年 _____ 月 _____ 日的租賃協議（「該租約」）的副本（該租約的副本已可供查閱）。

(ii) The Purchaser acknowledges that he purchases the Property with full knowledge of the terms and conditions of the Tenancy Agreement. No requisition or objection shall be made by the Purchaser in relation to the Tenancy Agreement.
買方確認在完全得悉該租約的條款及條件下購買本物業。買方不得就該租約提出任何提問或反對。

(iii) Subject to the execution by the Purchaser an Undertaking and Indemnity in the form prescribed by the Vendor, the Vendor shall, on completion, transfer to the Purchaser an amount equivalent to the rental deposit paid by the tenant and held by the Vendor (as landlord) under the Tenancy Agreement (less any deduction which the Vendor is entitled to make pursuant to the terms therein) on completion.
在買方簽署由賣方訂明之承諾及補償書後，賣方須於成交時向買方轉讓相等於租客已繳付並由賣方（作為業主）根據該租約持有的租金按金（減去賣方根據該租約的條款有權作出的任何扣減）的款項。

(iv) (i) The Vendor does not warrant whether there is any existing breach or non-performance or there will be any breach or non-performance of any of the terms and conditions of the Tenancy Agreement by the tenant.
賣方並不保證租客現在或將來是否有違反或不履行租約內任何條款及條件。

(ii) The Vendor does not warrant whether either party to the Tenancy Agreement will exercise its right to early terminate the Tenancy Agreement on or before the completion date and whether the tenancy granted under the Tenancy Agreement will be subsisting on the completion date.
賣方不保證在成交日或之前該租約任何一方會否行使提早終止租約的權利及於該租約下的租賃在成交時是否仍然生效。

(iii) If the tenancy shall expire or shall terminate for whatever reason before completion, the Purchaser shall not raise any objection thereto and the Purchaser shall accept the Property with vacant possession on "as is" basis on completion notwithstanding anything contained herein. The Vendor also does not warrant whether vacant possession of the Property will be delivered to the Purchaser on completion. Without prejudice to the foregoing, the Vendor shall not be required to remove from the Property, any furniture, chattels, goods, rubbish, refuse or things whatsoever (the "**Abandoned Items**") that may be found or left at the Property or any part thereof. The Purchaser agrees to take the Property subject to all the Abandoned Items and shall be responsible for removal or disposal of the same at his own costs and expenses. If the tenant fails to deliver vacant possession of the Property to the Vendor upon expiration or earlier termination of the tenancy agreement for whatever reason, the Purchaser shall not be entitled to raise any objection thereto nor to refuse completion and the Purchaser shall at its own costs take steps to recover possession of the Property after completion and it is expressly agreed that in such circumstances delivery of vacant possession of the Property to the Purchaser on completion is not required.
若該租約屆滿或因任何原因於成交前終止，買方不能因此提出任何反對，而買方須在成交時接受本物業按「現狀」交吉出售，即使本臨時合約已有任何規定。賣方亦不保證是否以交吉形式完成本物業交易。在不損害前述條文的原則下，賣方無須在成交日或之前，從本物業移走可能發現或留在本物業或其任何部分的任何家具、物件、物品、垃圾、廢棄物或任何其他東西(「**棄置物品**」)。 買方同意在接收本物業時受所有棄置物品的限制，並應自費負責移走或處置棄置物。若租客因任何原因未能於租約屆滿或提前終止時將本物業交吉予賣方，買方不得因此提出任何反對，亦不得拒絕成交，及買方須於成交後自費採取行動收回本物業的管有權，並明確同意在此情況下，毋須於成交時向買方交付本物業的空置管有權。

(iv) It is reserved unto the Vendor the right to claim from the tenant all arrears (if any) of rents and other moneys due and owing under the Tenancy Agreement up to and inclusive of the completion date and all damages in respect of any breach of the Tenancy Agreement before completion date. The Purchaser shall if so required by the Vendor execute and deliver to the Vendor all such documents as may be reasonably requested by the Vendor assigning to the Vendor the right to sue for the said arrears of rent and other moneys and breach.

賣方保留權利向租客追討根據該租約到期應付及拖欠的所有租金及其他款項（如有）直至及包括成交日期止，以及就成交日期前任何違反該租約的所有損害賠償。如賣方提出要求，買方須向賣方簽立及交付賣方合理要求的所有文件，將就上述租金及其他款項的欠款及違約提出起訴的權利轉讓予賣方。

(b) The Property is sold on "as is" basis. The Purchaser further acknowledges, confirms and accepts the following:-
本物業以現狀形式出售。買方確認、同意及接受：-

(i) the Property is at present let to a tenant and it is not reasonably practicable for the Property to be viewed by the Purchaser;
本物業目前已出租予租客，開放本物業供買方參觀並非合理地切實可行；

(ii) the Property together with the fittings, finishes and appliances set out in Schedule 1 are subject to fair wear and tear or defects resulting from the tenant's use, and the Vendor is not responsible for making good the same; and
本物業與列於附表一的裝置、裝修物料及設備均有正常損耗或因有租客使用過而衍生的欠妥之處，而賣方不須負責就該等正常損耗或欠妥之處作出補救；及

(iii) the Purchaser further undertakes that he will not make any claims for loss or compensation whatsoever against the Vendor arising from the aforesaid.
買方並承諾不會就上述事宜向賣方提出任何申索。

13. 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。

14. 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. Subject to Clause 15, 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。除第 14 條另有規定外，只有簽署本臨時合約之買方才能夠簽署正式合約。

15. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfer the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including but not limited to any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as sub-clause (i) above.
買方須與賣方在正式合約中訂明，若買方轉售本物業或將正式合約權益轉讓予第三者，則每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、獲提名人及其他買、賣本物業或任何相關利益人仕的詳細資料(包括但不限於身份証號碼及地址)，及全數金額或其他代價，包括但不限於任何佣金、訂購或代理費用、或任何在其間交易所需繳付予任何人仕的款項，及(ii)在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人或新買家履行第(i)分條中的責任。

16. 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）。

17. 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, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the Agreement and the Assignment, (d) all stamp duty (including without limitation special stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (e) 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. 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; (b)業權文件認正副本之一切費用； (c) 本物業的正式合約及轉讓契之圖則費； (d) 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及從價印花稅)、登記費及其他支出費用；及 (e)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 (e) 項。

18. 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。

19. 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。

20. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

21. Upon termination of this Preliminary Agreement, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf, the Vendor may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
如本臨時合約終止，而買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。

22. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.
賣方保留權利修改有關售價及支付條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。

23. If the Property consists of residential unit(s) as well as parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
如本物業包括住宅單位也同時包括停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

24. If the Property consists of residential unit(s) as well as parking space(s), the Purchaser acknowledges and confirms that:-
如本物業包括住宅單位也同時包括停車位，買方謹此敬悉及確認:-

(a) the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces of the Development shall not be (i) assigned except (I) together with undivided shares in the land on which the Development is erected (the "**Land**") giving the right of exclusive use and possession of a residential unit or units in the Development; or (II) to a person who is already the owner of undivided shares in the Land with the right of exclusive use and possession of a residential unit or units in the Development; (ii) underlet except to residents of the residential units in the Development;

Provided that in any event not more than three in number of the total of the Residential Parking Space(s) and the Residential Motor Cycle Parking Space(s) shall be assigned to the owner or underlet to the resident of any one residential unit in the Development;

發展項目之住客停車位及住客電單車停車位不能 (i) 轉讓, 除非 (I) 連同發展項目所在的地段（「**該地段**」）附有發展項目的一個或多個住宅單位的專用權及管有權的不分割份數一同轉讓；或 (II) 轉讓予一名已擁有該地段附有發展項目的一個或多個住宅單位的專用權及管有權的不分割份數的人士； (ii) 出租，除非出租予發展項目的住宅單位的住戶；

但是在任何情況下，不得轉讓予任何一位發展項目的住宅單位的業主或出租予發展項目的住宅單位的住戶總共超過 3 個住客停車位及住客電單車停車位；

(b) the Residential Parking Spaces and Residential Motor Cycle Parking Spaces of the Development shall not be used for any purpose other than for the parking of motor vehicles or motor cycles (as the case may be) licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona-fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

發展項目之住客停車位及住客電單車停車位只供根據香港法例《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及彼等之真正客人、訪客或獲邀請人之車輛或電單車停泊；該等住客停車位及住客電單車停車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

25. 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。

26. This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
本臨時買賣合約取代雙方過往所有之談判、申述、理解及協議。

27. 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。

28. The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.
本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如解釋有任何差異、出入或爭議，概以英文版本為準。

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

For and on behalf of the Vendor
Sino Real Estate Agency Limited
代表賣方簽署
信和地產代理有限公司

St. George's Mansions

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

Serial no.編號:
Date 日期:

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司
Vendor's Solicitors 賣方律師: ☐ Johnson Stokes & Master 孖士打律師行 Tel 電話: 28432211
☐ Woo Kwan Lee & Lo 胡關李羅律師行 Tel 電話: 25869898

Purchaser 買方:

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

Purchaser's Hong Kong Correspondence/Hong Kong Registered Address 買方香港通訊/香港註冊地址:

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:

St. George's Mansions
24A Kadoorie Avenue, Ho Man Tin
何文田嘉道理道 24A 號

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

Tower 座	Floor 樓	Flat 單位	Residential Parking Space 住宅停車位

Payment Term 付款方法 :

The Purchase Price of the Property is 本物業的售價為	HK 港幣$	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$	equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement 即售價的 5% 於簽署本臨時合約時支付
Further Deposit 加付訂金	HK 港幣$	shall be paid on or before 須於以下日子或之前支付: / /
Part Payment 部份售價	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付: / /
Part Payment 部份售價	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付: / /
Balance of Purchase Price 售價餘款	HK 港幣$	*shall be paid on or before 須於以下日子或之前支付。 / /

The sale and purchase of the Property shall be completed on or before / / /.
買方須於 _____ 年 _____ 月 _____ 日或之前完成本物業之買賣交易。

*delete as appropriate 刪除不適用者

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 由買方於 或之前簽立(即本臨時合約的簽署日期之後的第五個工作日)；及
(b) by the Vendor on or before / / (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). 由賣方於 或之前簽立(即本臨時合約的簽署日期之後的第八個工作日)。

Received the Preliminary Deposit in the sum of HK$ 上述所列臨時訂金經已收妥此據
Cheque / Cashier Order No. 支票 / 本票號碼:

Cheque/Cashier Order, subject to Bank Clearance 交來支票/本票以銀行過數作實

The Vendor agrees to sell and the Purchaser agrees to purchase the Property on the foregoing terms and conditions and subject to the "Other Terms and Conditions" hereinbelow. 賣方及買方於此同意根據上述條款及受下述其他條款及條件限制出售及購買本物業。
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 paragraph (a) of the Schedule 2 referred to in clause 6 is calculated in accordance with section 8(3) of that Ordinance; and
(d) the area of an item under paragraph (b) of the Schedule 2 referred to in clause 6 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 條提及的附表二(a)段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 條提及的附表二(b) 段所指的項目的面積，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. 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。

12. **(Applicable to all residential properties except Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3)**
(適用於所有住宅物業(第 3 座 6 樓 C 單位及第 3 座 9 樓 C 單位除外))
Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser on an "as is" basis.
賣方須於完成本物業買賣交易時將本物業以現狀交吉予買方。

OR

(Applicable to Flat C on 6/F of Tower 3 and Flat C on 9/F of Tower 3 only)
(只適用於第 3 座 6 樓 C 單位及第 3 座 9 樓 C 單位)

(a) (i) The Property is subject to an existing tenancy. The Purchaser confirms that the Purchaser has inspected a copy of the Tenancy Agreement dated _____ (the "Tenancy Agreement") which has been made available for inspection.
本物業連租約出售。買方確認買方已查閱日期為 _____ 年 _____ 月 _____ 日的租賃協議（「該租約」）的副本（該租約的副本已可供查閱）。

(ii) The Purchaser acknowledges that he purchases the Property with full knowledge of the terms and conditions of the Tenancy Agreement. No requisition or objection shall be made by the Purchaser in relation to the Tenancy Agreement.
買方確認在完全得悉該租約的條款及條件下購買本物業。買方不得就該租約提出任何提問或反對。

(iii) Subject to the execution by the Purchaser an Undertaking and Indemnity in the form prescribed by the Vendor, the Vendor shall, on completion, transfer to the Purchaser an amount equivalent to the rental deposit paid by the tenant and held by the Vendor (as landlord) under the Tenancy Agreement (less any deduction which the Vendor is entitled to make pursuant to the terms therein) on completion.
在買方簽署由賣方訂明之承諾及補償書後，賣方須於成交時向買方轉讓相等於租客已繳付並由賣方（作為業主）根據該租約持有的租金按金（減去賣方根據該租約的條款有權作出的任何扣減）的款項。

(iv) (i) The Vendor does not warrant whether there is any existing breach or non-performance or there will be any breach or non-performance of any of the terms and conditions of the Tenancy Agreement by the tenant.
賣方並不保證租客現在或將來是否有違反或不履行租約內任何條款及條件。

(ii) The Vendor does not warrant whether either party to the Tenancy Agreement will exercise its right to early terminate the Tenancy Agreement on or before the completion date and whether the tenancy granted under the Tenancy Agreement will be subsisting on the completion date.
賣方不保證在成交日或之前該租約任何一方會否行使提早終止租約的權利及於該租約下的租賃在成交時是否仍然生效。

(iii) If the tenancy shall expire or shall terminate for whatever reason before completion, the Purchaser shall not raise any objection thereto and the Purchaser shall accept the Property with vacant possession on "as is" basis on completion notwithstanding anything contained herein. The Vendor also does not warrant whether vacant possession of the Property will be delivered to the Purchaser on completion. Without prejudice to the foregoing, the Vendor shall not be required to remove from the Property, any furniture, chattels, goods, rubbish, refuse or things whatsoever (the "**Abandoned Items**") that may be found or left at the Property or any part thereof. The Purchaser agrees to take the Property subject to all the Abandoned Items and shall be responsible for removal or disposal of the same at his own costs and expenses. If the tenant fails to deliver vacant possession of the Property to the Vendor upon expiration or earlier termination of the tenancy agreement for whatever reason, the Purchaser shall not be entitled to raise any objection thereto nor to refuse completion and the Purchaser shall at its own costs take steps to recover possession of the Property after completion and it is expressly agreed that in such circumstances delivery of vacant possession of the Property to the Purchaser on completion is not required.
若該租約屆滿或因任何原因於成交前終止，買方不能因此提出任何反對，而買方須在成交時接受本物業按「現狀」交吉出售，即使本臨時合約已有任何規定。賣方亦不保證是否以交吉形式完成本物業交易。在不損害前述條文的原則下，賣方無須在成交日或之前，從本物業移走可能發現或留在本物業或其任何部分的任何家具、物件、物品、垃圾、廢棄物或任何其他東西(「**棄置物品**」)。 買方同意在接收本物業時受所有棄置物品的限制，並應自費負責移走或處置棄置物。若租客因任何原因未能於租約屆滿或提前終止時將本物業交吉予賣方，買方不得因此提出任何反對，亦不得拒絕成交，及買方須於成交後自費採取行動收回本物業的管有權，並明確同意在此情況下，毋須於成交時向買方交付本物業的空置管有權。

(iv) It is reserved unto the Vendor the right to claim from the tenant all arrears (if any) of rents and other moneys due and owing under the Tenancy Agreement up to and inclusive of the completion date and all damages in respect of any breach of the Tenancy Agreement before completion date. The Purchaser shall if so required by the Vendor execute and deliver to the Vendor all such documents as may be reasonably requested by the Vendor assigning to the Vendor the right to sue for the said arrears of rent and other moneys and breach.

賣方保留權利向租客追討根據該租約到期應付及拖欠的所有租金及其他款項（如有）直至及包括成交日期止，以及就成交日期前任何違反該租約的所有損害賠償。如賣方提出要求，買方須向賣方簽立及交付賣方合理要求的所有文件，將就上述租金及其他款項的欠款及違約提出起訴的權利轉讓予賣方。

(b) The Property is sold on "as is" basis. The Purchaser further acknowledges, confirms and accepts the following:-
本物業以現狀形式出售。買方確認、同意及接受：-

(i) the Property is at present let to a tenant and it is not reasonably practicable for the Property to be viewed by the Purchaser;
本物業目前已出租予租客，開放本物業供買方參觀並非合理地切實可行；

(ii) the Property together with the fittings, finishes and appliances set out in Schedule 1 are subject to fair wear and tear or defects resulting from the tenant's use, and the Vendor is not responsible for making good the same; and
本物業與列於附表一的裝置、裝修物料及設備均有正常損耗或因有租客使用過而衍生的欠妥之處，而賣方不須負責就該等正常損耗或欠妥之處作出補救；及

(iii) the Purchaser further undertakes that he will not make any claims for loss or compensation whatsoever against the Vendor arising from the aforesaid.
買方並承諾不會就上述事宜向賣方提出任何申索。

13. 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。

14. 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. Subject to Clause 15, 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。除第 14 條另有規定外，只有簽署本臨時合約之買方才能夠簽署正式合約。

15. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfer the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including but not limited to any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as sub-clause (i) above.
買方須與賣方在正式合約中訂明，若買方轉售本物業或將正式合約權益轉讓予第三者，則每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、獲提名人及其他買、賣本物業或任何相關利益人仕的詳細資料(包括但不限於身份証號碼及地址)，及全數金額或其他代價，包括但不限於任何佣金、訂購或代理費用、或任何在其間交易所需繳付予任何人仕的款項，及(ii)在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人或新買家履行第(i)分條中的責任。

16. 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）。

17. 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, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the Agreement and the Assignment, (d) all stamp duty (including without limitation special stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (e) 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. 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; (b)業權文件認正副本之一切費用； (c) 本物業的正式合約及轉讓契之圖則費； (d) 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及從價印花稅)、登記費及其他支出費用；及 (e)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 (e) 項。

18. 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。

19. 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。

20. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

21. Upon termination of this Preliminary Agreement, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf, the Vendor may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
如本臨時合約終止，而買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。

22. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.
賣方保留權利修改有關售價及支付條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。

23. If the Property consists of residential unit(s) as well as parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
如本物業包括住宅單位也同時包括停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

24. If the Property consists of residential unit(s) as well as parking space(s), the Purchaser acknowledges and confirms that:-
如本物業包括住宅單位也同時包括停車位，買方謹此敬悉及確認:-

(a) the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces of the Development shall not be (i) assigned except (I) together with undivided shares in the land on which the Development is erected (the "**Land**") giving the right of exclusive use and possession of a residential unit or units in the Development; or (II) to a person who is already the owner of undivided shares in the Land with the right of exclusive use and possession of a residential unit or units in the Development; (ii) underlet except to residents of the residential units in the Development;

Provided that in any event not more than three in number of the total of the Residential Parking Space(s) and the Residential Motor Cycle Parking Space(s) shall be assigned to the owner or underlet to the resident of any one residential unit in the Development;

發展項目之住客停車位及住客電單車停車位不能 (i) 轉讓, 除非 (I) 連同發展項目所在的地段（「**該地段**」）附有發展項目的一個或多個住宅單位的專用權及管有權的不分割份數一同轉讓；或 (II) 轉讓予一名已擁有該地段附有發展項目的一個或多個住宅單位的專用權及管有權的不分割份數的人士； (ii) 出租，除非出租予發展項目的住宅單位的住戶；

但是在任何情況下，不得轉讓予任何一位發展項目的住宅單位的業主或出租予發展項目的住宅單位的住戶總共超過 3 個住客停車位及住客電單車停車位；

(b) the Residential Parking Spaces and Residential Motor Cycle Parking Spaces of the Development shall not be used for any purpose other than for the parking of motor vehicles or motor cycles (as the case may be) licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the Development and their bona-fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

發展項目之住客停車位及住客電單車停車位只供根據香港法例《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於發展項目的住客及彼等之真正客人、訪客或獲邀請人之車輛或電單車停泊；該等住客停車位及住客電單車停車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

25. 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。

26. This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
本臨時買賣合約取代雙方過往所有之談判、申述、理解及協議。

27. 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。

28. The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.
本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如解釋有任何差異、出入或爭議，概以英文版本為準。

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

For and on behalf of the Vendor
Sino Real Estate Agency Limited
代表賣方簽署
信和地產代理有限公司

Schedule 2 附表二

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:
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:

Tower 座	Floor 樓	Flat 單位	Tower 座	Floor 樓	Flat 單位
1	2	C	1	15	C
1	6	C	1	18	C

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

70.955	平方米 square metres/	764	平方呎，其中 square feet of which -
3.540	平方米 square metres/	38	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.

Tower 座	Floor 樓	Flat 單位	Tower 座	Floor 樓	Flat 單位
2	2	C	2	20	C
2	3	C	2	21	C
2	6	C	2	22	C
2	10	C	2	23	C
2	17	C			

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

70.993	平方米 square metres/	764	平方呎，其中 square feet of which -
3.540	平方米 square metres/	38	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.

Tower 座	Floor 樓	Flat 單位	Tower 座	Floor 樓	Flat 單位
3	6	C	3	21	C
3	9	C			

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

71.693	平方米 square metres/	772	平方呎，其中 square feet of which -
3.540	平方米 square metres/	38	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.

2. INTERIOR FINISHES

			Type of wall finishes	Type of floor finishes	Type of ceiling finishes
a.	Lobby	Residential Lift Lobby at LG1/F-LG4/F	Natural stone, tile, glass, mirror, metal and plastic laminate	Natural stone and tile	Painted gypsum board false ceiling
		Firemen Lift Lobby at LG1/F-LG4/F	Natural stone, tile, glass, mirror, metal and plastic laminate	Natural stone and tile	Painted gypsum board false ceiling
		Shuttle Lift Lobby at LG1/F-G/F	Natural stone, glass, mirror, metal and wallcovering	Natural stone	Painted gypsum board false ceiling and metal
		Residential Entrance Lift Lobby at G/F	Natural stone, wallcovering, glass, mirror and metal	Natural stone	Painted gypsum board false ceiling wallcovering and metal
		Private Lift Lobby	All flats except flat specified below: Natural stone, glass, mirror, metal, paint and wallcovering For the following flat: Timber veneered, glass, metal and wallcovering - Flat B on 12/F of Tower 2	All flats except flat specified below: Natural stone For the following flat: Timber and natural stone - Flat B on 12/F of Tower 2	All flats except flat specified below: Painted gypsum board false ceiling For the following flat: Wallcovering finished gypsum board false ceiling with timber veneered light trough - Flat B on 12/F of Tower 2
		Private Lobby	Wallcovering, natural stone	Natural stone	Painted gypsum board false ceiling
		Residential Typical Lift Lobby	Timber veneered, metal, mirror and natural stone	Natural stone	Painted gypsum board false ceiling
			Type of wall finishes		Type of ceiling finishes
b.	Internal wall and ceiling	Living Room, Dining Room and Bedroom (including Master Ensuite, Ensuite, Master Bedroom & Bedroom)	All flats except flat specified below: Exposed surface plastered and painted with emulsion paint For the following flat: Timber veneered, glass, metal, leather covering and wall covering - Flat B on 12/F of Tower 2		All flats except flat specified below: Exposed surface plastered and painted with emulsion paint, gypsum board bulk head finished with emulsion paint For the following flat: Texture painted light trough and wallcovering - Flat B on 12/F of Tower 2

2. 室內裝修物料

			牆壁的裝修物料的類型	地板的裝修物料的類型	天花板 的裝修物料的類型
a.	大堂	低層地下 1 樓至低層地下 4 樓住宅升降機大堂	天然石材、瓷磚、玻璃、鏡、金屬及膠板	天然石材及瓷磚	石膏板假天花髹上油漆
		低層地下 1 樓至低層地下 4 樓消防升降機大堂	天然石材、瓷磚、玻璃、鏡、金屬及膠板	天然石材及瓷磚	石膏板假天花髹上油漆
		低層地下 1 樓至地下穿梭升降機大堂	天然石材、玻璃、鏡、金屬及牆紙	天然石材	石膏板假天花髹上油漆及金屬
		地下住宅入口升降機大堂	天然石材、牆紙、玻璃、鏡及金屬	天然石材	石膏板假天花髹上油漆 牆紙及金屬
		私人升降機大堂	所有單位除以下指定單位外：天然石材、玻璃 、鏡 、金屬、油漆及牆紙 以下單位：木飾面、玻璃 、金屬及牆紙 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：天然石材 以下單位：木材及天然石材 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：石膏板假天花髹上油漆 以下單位：石膏板假天花貼上牆紙飾面及木飾面燈槽 - 第 2 座 12 樓 B 單位
		私人大堂	牆紙、天然石材	天然石材	石膏板假天花髹上油漆
		住宅標準層升降機大堂	木飾面、金屬、鏡及天然石材	天然石材	石膏板假天花髹上油漆
			牆壁的裝修物料的類型		天花板的裝修物料的類型
b.	內牆及天花板	客廳、飯廳及睡房（包括主人套房、套房、主人睡房及睡房）	所有單位除以下指定單位外：外露部份批盪後再髹乳膠漆 以下單位: 木飾面 、玻璃 、金屬、真皮及牆紙 - 第 2 座 12 樓 B 單位		所有單位除以下指定單位外：外露部份批盪後再髹乳膠漆、石膏板假樑髹上乳膠漆 以下單位：紋理漆燈槽及牆紙 - 第 2 座 12 樓 B 單位

2. INTERIOR FINISHES

			Material of floor		Material of skirting	
c.	Internal floor	Living Room, Dining Room and Bedroom (including Master Ensuite, Ensuite, Master Bedroom & Bedroom)	Timber and natural stone		Timber	
			Wall		Floor	Ceiling
d.	Bathroom	Type of finishes	For the Master Bathroom, Ensuite Bathroom of following flats: Natural stone and mirror on exposed surface - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A on 22/F-23/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A on 23/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 - Flat A on 22/F-23/F of Tower 3 For the Bathroom of following flats: Natural stone and mirror on exposed surface - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat C on 22/F-23/F of Tower 1 - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat C on 23/F of Tower 2 - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 - Flat C on 22/F-23/F of Tower 3 For the Toilet of following flats: Natural stone and mirror on exposed surface - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3	For the Master Bathroom and Ensuite Bathroom of following flats: Natural stone on exposed surface - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A on 22/F-23/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A on 23/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 - Flat A on 22/F-23/F of Tower 3 For the Bathroom of following flats: Tile and natural stone on exposed surface - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3 For the Bathroom of following flats: Natural stone on exposed surface - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat C on 22/F-23/F of Tower 1 - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat C on 23/F of Tower 2 - Flat A, B & C on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 - Flat C on 22/F-23/F of Tower 3 For the Toilet of following flats: Natural stone on exposed surface - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3	Suspended gypsum board false ceiling finished with emulsion paint
			For the Bathroom of following flats: Tile on exposed surface - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3 For the Toilet of following flats: Tile on exposed surface - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3	For the Toilet of following flats: Tile on exposed surface - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3	Aluminum false ceiling and metal grille
		Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Natural stone on exposed surface	Natural stone on exposed surface	Suspended gypsum board false ceiling finished with emulsion paint	Solid surface
		Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

2. 室內裝修物料

			地板的用料		牆腳線的用料	
c.	內部地板	客廳、飯廳及睡房（包括主人套房、套房、主人睡房及睡房）	木材及天然石材		木材	
			牆壁		地板	天花板
d.	浴室	裝修物料的類型	以下單位之主人浴室及套房浴室：外露部分舖砌天然石材及鏡 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之浴室：外露部分舖砌天然石材及鏡 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A、B 及 C 單位 - 第 1 座 22 樓至 23 樓 C 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A、B 及 C 單位 - 第 2 座 23 樓 C 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A、B 及 C 單位 - 第 3 座 22 樓至 23 樓 C 單位 以下單位之洗手間：外露部分舖砌天然石材及鏡 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位		以下單位之主人浴室及套房浴室：外露部分舖砌天然石材 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之浴室：外露部分舖砌瓷磚及天然石材 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之浴室：外露部分舖砌天然石材 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A、B 及 C 單位 - 第 1 座 22 樓至 23 樓 C 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A、B 及 C 單位 - 第 2 座 23 樓 C 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A、B 及 C 單位 - 第 3 座 22 樓至 23 樓 C 單位 以下單位之洗手間：外露部分舖砌天然石材 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位	石膏板假天花髹上乳膠漆
			以下單位之浴室：外露部分舖砌瓷磚 - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之洗手間：外露部分舖砌瓷磚 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位		以下單位之洗手間：外露部分舖砌瓷磚 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位	鋁質假天花及金屬格柵
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	外露部分舖砌天然石材	外露部分舖砌天然石材	石膏板假天花飾以乳膠漆	實體面材
		牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

3. INTERIOR FITTINGS

			Material	Finishes	Accessories
a.	Doors	Entrance	Fire-rated double leaf solid core timber door	All flats except flat specified below: Timber veneered, high gloss lacquer and metal trim strip For the following flat: Timber veneered and metal trim strip - Flat B on 12/F of Tower 2	All flats except flat specified below: Door viewer, door closer, lockset with handle and door stopper For the following flat: Door closer, lockset, handle and door stopper - Flat B on 12/F of Tower 2
		Master Bathroom, Ensuite Bathroom and Bathroom	Hollow core timber door with timber grille	All flats except flat specified below: High gloss lacquer For the following flat: Timber veneered and high gloss lacquer - Flat B on 12/F of Tower 2	All flats except flat specified below: Lockset with handle and door stopper For the following flat: Door closer, lockset, handle and door stopper - Flat B on 12/F of Tower 2
		Toilet (except Toilet inside the Store Room) and Bathroom inside the Utility Room	Hollow core timber door with timber grille	All flats except flat specified below: High gloss lacquer For the following flat: Timber veneered and high gloss lacquer - Flat B on 12/F of Tower 2	All flats except flat specified below: Lockset with handle and door stopper For the following flat: Door closer, lockset, handle and door stopper - Flat B on 12/F of Tower 2
		Toilet inside Store Room	Aluminum frame with glass door	Glass and fluorocarbon coated aluminum frame	Lockset
		Balcony	Aluminum frame with glass door	Glass and fluorocarbon coated aluminum frame	Lockset with handle and door stopper
		Utility Platform	Aluminum frame with glass door	Glass and fluorocarbon coated aluminum frame	For the following flats: Lockset with handle and door stopper - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 2 - Flat B on 22/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 For the following flats: Lockset with handle and self-closing mechanism - Flat C on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 1 - Flat C on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 2 - Flat C on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 3
		Kitchen to Utility Room	Fire-rated solid core timber door	High gloss lacquer	Lockset with handle, door closer and door stopper
		Utility Room to Private Lobby	Fire-rated solid core timber door	Timber veneered and high gloss lacquer	Lockset with handle, door closer and door stopper
		Flat Roof	Aluminum frame with glass door	Glass and fluorocarbon coated aluminum frame	Lockset with handle and door stopper
		Staircase to Roof	Aluminum frame with glass door	Glass and fluorocarbon coated aluminum frame	Lockset with handle and door stopper
		Kitchen	Fire-rated solid core timber door with fire-rated glass vision panel	All flats except flat specified below: High gloss lacquer For the following flat: Timber veneered and high gloss lacquer - Flat B on 12/F of Tower 2	All flats except flat specified below: Lockset with handle, door closer and door stopper For the following flat: Door closer, lockset, handle and door stopper - Flat B on 12/F of Tower 2
		Door to Residential Typical Lift Lobby	Fire-rated solid core timber door	Timber veneered	Lockset with handle, door closer and door stopper
		Private Lift Lobby to Private Lobby	Fire-rated solid core timber door	Timber veneered and metal strip	Lockset with handle, door closer and door stopper
		Kitchen to Private Lobby	Fire-rated solid core timber door	Timber veneered and high gloss lacquer	All flats except flats specified below: Lockset with handle and door closer For the following flat: Lockset with handle, door closer and door stopper - Flat A on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3
		Master Ensuite, Ensuite, Master Bedroom and Bedroom	Hollow core timber door	All flats except flat specified below: High gloss lacquer For the following flat: Timber veneered - Flat B on 12/F of Tower 2	All flats except flat specified below: Lockset with handle, door closer and door stopper For the following flat: Door closer, lockset, handle and door stopper - Flat B on 12/F of Tower 2

3. 室內裝置

			用料	裝修物料	配件
a.	門	大門	防火實心雙木門	所有單位除以下指定單位外：木皮飾面、高光漆面及金屬線邊 以下單位：木皮飾面及金屬線邊 - 第 2 座 12 樓B 單位	所有單位除以下指定單位外：防盜眼、門鼓、門鎖連拉手及門擋 以下單位：門鼓、門鎖、拉手及門擋 - 第 2 座 12 樓B 單位
		主人浴室、套房浴室及浴室	空心木門連木格柵	所有單位除以下指定單位外：高光漆面 以下單位：木皮飾面及高光漆面 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：門鎖連拉手及門擋 以下單位：門鼓、門鎖、拉手及門擋 - 第 2 座 12 樓B 單位
		洗手間（於儲物房內之洗手間除外）及工作間內的浴室	空心木門連木格柵	所有單位除以下指定單位外：高光漆面 以下單位：木皮飾面及高光漆面 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：門鎖連拉手及門擋 以下單位：門鼓、門鎖、拉手及門擋 - 第 2 座 12 樓B 單位
		儲物房內的洗手間	鋁質框配玻璃門	玻璃及氟化碳塗鋁質門框	門鎖
		露台	鋁質框配玻璃門	玻璃及氟化碳塗鋁質門框	門鎖連拉手及門擋
		工作平台	鋁質框配玻璃門	玻璃及氟化碳塗鋁質門框	以下單位：門鎖連拉手及門檔 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 22 樓 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 以下單位：門鎖連拉手及自動關閉門裝置 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 C 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 C 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 C 單位
		廚房通往工作間	防火實心木門	高光漆面	門鎖連拉手、門鼓及門擋
		工作間通往私人大堂	防火實心木門	木皮飾面及高光漆面	門鎖連拉手、門鼓及門擋
		平台	鋁質框配玻璃門	玻璃及氟化碳塗鋁質門框	門鎖連拉手及門擋
		通往天台的樓梯	鋁質框配玻璃門	玻璃及氟化碳塗鋁質門框	門鎖連拉手及門擋
		廚房	防火實心木門配防火玻璃視窗	所有單位除以下指定單位外：高光漆面 以下單位：木皮飾面及高光漆面 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：門鎖連拉手、門鼓及門擋 以下單位：門鼓、門鎖、拉手及門擋 - 第 2 座 12 樓B 單位
		通往住宅標準層升降機大堂	防火實心木門	木皮飾面	門鎖連拉手、門鼓及門擋
		私人電梯大堂通往私人大堂	防火實心木門	木皮飾面及金屬線	門鎖連拉手、門鼓及門擋
		廚房通往私人大堂	防火實心木門	木皮飾面及高光漆面	所有單位除以下指定單位外：門鎖連拉手及門鼓 以下單位：門鎖連拉手、門鼓及門擋 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 單位
		主人套房、套房、主人睡房及睡房	空心木門	所有單位除以下指定單位外：高光漆面 以下單位：木皮飾面 - 第 2 座 12 樓 B 單位	所有單位除以下指定單位外：門鎖連拉手、門鼓及門擋 以下單位：門鼓、門鎖、拉手及門擋 - 第 2 座 12 樓B 單位

3. INTERIOR FITTINGS

				Material	Finishes	Accessories
a.	Doors	Store Room		For the following flats: Hollow core sliding timber door with timber grille - Flat A on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3	High gloss lacquer	Lockset, sliding track and door stopper
				For the following flats: Hollow core swing timber door with timber grille - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3		Lockset and door stopper

				Type	Material	
b.	Bathroom	(i)	Fittings and equipment	Basin cabinet	Wood and metal	
				Basin countertop	Natural stone	
				Wash basin	Vitreous China	
				Towel rod	Metal	
				Coat hook	Metal	
				Mixer	Metal	
				Water closet	Vitreous China	
				Paper holder	Metal	
				Mirror cabinet	Glass, mirror and metal	
		(ii)	Water supply system	For type and material of water supply system, please refer to "Water Supply" below		
		(iii)	Bathing facilities (including shower or bathtub, if applicable)	Shower	Metal	
				Bathtub	Acrylic	For the Master Bathroom of the following flats: - Flat A on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 1 - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A on 23/F of Tower 2 - Flat A on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 3 - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3
					Enamelled pressed steel	For the Ensuite Bathroom of the following flats: - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 For the Ensuite Bathroom 3 of the following flats: - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3 For the Ensuite Bathroom 4 of the following flat : - Flat A on 23/F of Tower 2
				Shower cubicle	Glass and metal	
		(iv)	Size of bathtub, if applicable	For the Master Bathroom of the following flats: 1700mm(L) x 850mm(W) x 420mm(D) - Flat A on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 1/F-3/F, 5/F-12/F, 15/F-23/F of Tower 3 For the Master Bathroom of the following flats: 1600mm(L) x 750mm(W) x 420mm(D) - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 Ensuite Bathroom of the following flats: 1500mm(L) x 700mm(W) x 390mm(D) - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 1 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-22/F of Tower 2 - Flat A & B on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3 For the Ensuite Bathroom 3 of the following flats: 1500mm(L) x 700mm(W) x 390mm(D) - Flat A on 22/F-23/F of Tower 1 - Flat A on 23/F of Tower 2 - Flat A on 22/F-23/F of Tower 3 For the Ensuite Bathroom 4 of the following flat: 1500mm(L) x 700mm(W) x 390mm(D) - Flat A on 23/F of Tower 2		

3. 室內裝置

				用料		裝修物料	配件
a.	門	儲物房		以下單位：空心趟木門連木格柵 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 單位		高光漆面	門鎖、趟軌及門擋
				以下單位：空心平開木門連木格柵 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位			門鎖及門擋

				類型	用料	
b.	浴室	(i)	裝置及設備	洗手盆櫃	木材及金屬	
				洗手盆檯面	天然石材	
				洗手盆	陶瓷	
				毛巾棍	金屬	
				衣帽鉤	金屬	
				水龍頭	金屬	
				坐廁	陶瓷	
				廁紙架	金屬	
				鏡櫃	玻璃，鏡及金屬	
		(ii)	供水系統	有關供水系統的類型和用料，請參閱以下「供水」的部份		
		(iii)	沐浴設施（包括花灑或浴缸(如適用的話)）	花灑套裝	金屬	
				浴缸	丙烯酸樹脂	以下單位之主人浴室： - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 A 單位 - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位
					搪瓷鋼板	以下單位之套房浴室： - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 以下單位之套房浴室 3： - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之套房浴室 4： - 第 2 座 23 樓 A 單位
				淋浴間	玻璃及金屬	
		(iv)	浴缸大小（如適用的話）	以下單位之主人浴室：1700 毫米 (長) x 850 毫米 (闊) x 420 毫米 (深) - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 A 單位 以下單位之主人浴室：1600 毫米 (長) x 750 毫米 (闊) x 420 毫米 (深) - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 B 單位 以下單位之套房浴室：1500 毫米 (長) x 700 毫米 (闊) x 390 毫米 (深) - 第 1 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 - 第 2 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓 A 及 B 單位 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 及 B 單位 以下單位之套房浴室 3：1500 毫米 (長) x 700 毫米 (闊) x 390 毫米 (深) - 第 1 座 22 樓至 23 樓 A 單位 - 第 2 座 23 樓 A 單位 - 第 3 座 22 樓至 23 樓 A 單位 以下單位之套房浴室 4：1500 毫米 (長) x 700 毫米 (闊) x 390 毫米 (深) - 第 2 座 23 樓 A 單位		

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. INTERIOR FITTINGS

					Material	
c.	Kitchen	(i)	Sink Unit		Stainless steel	
		(ii)	Water supply system		For material of water supply system, please refer to "Water Supply" below	
					Material	Finishes
		(iii)	Kitchen cabinet		Wood and metal	High gloss lacquer
					Description	
		(iv)	Type of all other fittings and equipment		Metal hot and cold water mixer	
					Type	Material
d.	Bedroom	Fittings (including built-in wardrobe) of all flats except Flat A & C on 15/F of Tower 1			Not applicable	Not applicable
		Fittings (including built-in wardrobe) of Flat A on 15/F of Tower 1		Master Ensuite	Built-in wardrobe	Metal, mirror, fabric, leather and timber veneer
					Built-in desk	Metal, timber veneer, natural stone and fabric
					Built-in shelf	Metal, glass, timber veneer, mirror, fabric and natural stone
				Ensuite	Built-in wardrobe	Metal, glass, mirror, fabric, natural stone, leather and timber veneer
					Built-in shelf	Metal and glass
				Bedroom 1	Built-in television wall	Timber veneer, metal and natural stone
				Bedroom 2	Built-in wardrobe	Metal, glass, fabric, natural stone, mirror and timber veneer
					Built-in desk	Metal, timber veneer, leather and fabric
					Built-in shelf	Metal and glass
		Fittings (including built-in wardrobe) of Flat C on 15/F of Tower 1		Master Bedroom	Built-in wardrobe	Metal, glass, mirror, fabric, natural stone, high gloss lacquer, leather and timber veneer
				Bedroom 2	Built-in wardrobe	Metal, glass, mirror, high gloss lacquer and timber veneer
					Description	
e.	Telephone	Location and number of connection points			For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
f.	Aerials	Location and number of connection points			For the location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
g.	Electrical installations	(i)	Electrical fittings (including safety devices)		Switch, faceplate for socket and electricity supply board with miniature circuit breakers	
		(ii)	Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
		(iii)	Location and number of power points and air-conditioner points		For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Units"	
h.	Gas supply	Type			Town Gas	
		System			Gas supply pipe is provided and connected to gas hob and water heater	
		Location			Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	
i.	Washing machine connection point	Location			Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	
		Design			Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter	
j.	Water supply	(i)	Material of water pipes		Copper pipes are used for hot and cold water supply uPVC pipes are used for flush water supply	
		(ii)	Whether water pipes are concealed or exposed		Water pipes are partly concealed and partly exposed Other than those parts of water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
		(iii)	Whether hot water is available		Hot water is available for kitchen, bathroom and toilet	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. INTERIOR FITTINGS

					用料	
c.	廚房	(i)	洗滌盆		不銹鋼	
		(ii)	供水系統		有關供水系統的用料，請參閱以下「供水」的部份	
					用料	裝修物料
		(iii)	廚櫃		木材及金屬	高光漆面
					描述	
		(iv)	所有其他裝置及設備的類型		金屬冷熱水龍頭	
					類型	用料
d.	睡房	裝置（包括嵌入式衣櫃）（所有單位除第 1 座 15 樓 A 及 C 單位外）			不適用	不適用
		裝置（包括嵌入式衣櫃）（第 1 座 15 樓 A 單位）		主人套房	嵌入式衣櫃	金屬、鏡、布飾、皮革及木飾面
					嵌入式書檯	金屬、木飾面、天然石材及布飾
					嵌入式層架	金屬、玻璃、木飾面、鏡、布飾及天然石材
				套房	嵌入式衣櫃	金屬、玻璃、鏡、布飾、天然石材、皮革及木飾面
					嵌入式層架	金屬及玻璃
				睡房 1	嵌入式電視櫃	木飾面、金屬及天然石材
				睡房 2	嵌入式衣櫃	金屬、玻璃、布飾、天然石材、鏡及木飾面
					嵌入式書檯	金屬、木飾面、皮革及布飾
					嵌入式層架	金屬及玻璃
		裝置（包括嵌入式衣櫃）（第 1 座 15 樓 C 單位）		主人睡房	嵌入式衣櫃	金屬、玻璃、鏡、布飾、天然石材、高光油漆物料、皮革及木飾面
				睡房 2	嵌入式衣櫃	金屬、玻璃、鏡、高光油漆物料及木飾面
					描述	
e.	電話	接駁點的位置及數目			有關接駁點的位置及數目，請參考「住宅單位機電裝置數量説明表」	
f.	天線	接駁點的位置及數目			有關接駁點的位置及數目，請參考「住宅單位機電裝置數量説明表」	
g.	電力裝置	(i)	供電附件（包括安全裝置）		開關掣、插座之面板及電力配電箱並裝置微型斷路器	
		(ii)	導管是隱藏或外露		導管是部分隱藏及部分外露 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物件遮蓋或暗藏	
		(iii)	電插座及空調機接駁點的位置及數目		有關電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量説明表」	
h.	氣體供應	類型			煤氣	
		系統			煤氣喉接駁煤氣煮食爐及熱水爐	
		位置			請參閱「住宅單位機電裝置數量説明表」	
i.	洗衣機接駁點	位置			請參閱「住宅單位機電裝置數量説明表」	
		設計			設有洗衣機直徑 40 毫米之去水接駁喉位及直徑 15 毫米之來水接駁喉位	
j.	供水	(i)	水管的用料		冷熱水供應採用銅喉管 沖廁水喉採用膠喉管	
		(ii)	水管是隱藏或外露		水管部分隱藏並部分外露 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能以假天花、假陣、櫃、飾面板、混凝土分隔牆、管道槽或其他物料覆蓋或掩藏	
		(iii)	有否熱水供應		於廚房、浴室及洗手間內有熱水供應	

5. SECURITY FACILITIES

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance lobbies, car parks, clubhouse, lifts and common areas and connected to the Management Office. Visitor intercom panel and security system are provided at tower entrance lobbies. Vehicular control system is installed at car parks. Each residential unit is equipped with video door phone connected to entrance lobby.

6. APPLIANCES

Item	Description
Brand name and model number	For brand name and model number of appliances provision, please refer to the “Appliances Schedule”.

5. 保安設施

細項	描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口大堂、停車場、會所、升降機內及公用地方均設有閉路電視連接管理處。 各座入口大堂均提供訪客對講機及保安系統。停車場設有汽車控制系統。每戶住宅單位設有視像對講機連接入口大堂。

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」。

Appliances Schedule 設備說明表
Tower 1 第 1 座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-21/F 2樓-3樓、5樓-12樓、15樓-21樓			22/F 22樓		23/F 23樓	
			A	B	C	A	B	C	A	C	A	C
VRV Indoor Unit 可變製冷劑流量系統室內機	Daikin 大金	FXDP22QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FXDP28QPVC	Y	Y	Y	Y	Y	Y	-	Y	-	Y
		FXDP36QPVC	Y	Y	-	Y	Y	-	Y	-	Y	-
		FXDP45QPVC	Y	Y	-	Y	Y	-	Y	-	Y	-
		FXDP56QPVC	-	Y	Y	-	Y	Y	-	Y	-	Y
		FXDP71QPVC	-	-	-	-	-	-	Y	-	Y	-
		FXAQ20AVM	Y	Y	-	Y	Y	-	Y	-	Y	-
VRV Outdoor Unit 可變製冷劑流量系統室外機		RJZQ4AAV	-	-	Y	-	-	Y	-	Y	-	Y
		RJZQ5AAV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron	DHE 27 SLi	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DHE 18/21/24 SLi	Y	Y	-	Y	Y	-	Y	-	Y	-
		DHM 6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cooker Hood 抽油煙機	Gaggenau	AW442 120	Y	Y	-	Y	Y	-	Y	-	Y	-
		AW240 191	-	-	Y	-	-	Y	-	Y	-	Y
Gas Cooking Hob (Single Burner) 單頭氣體煮食爐		VG231 320HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐		VG232 320HK	Y	Y	-	Y	Y	-	Y	-	Y	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐		VI232 120	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Microwave Oven 微波爐		BMP224110	Y	-	-	Y	-	-	Y	-	Y	-
		BMP225110	-	Y	Y	-	Y	Y	-	Y	-	Y
Steamer 蒸爐		BSP220111	-	-	-	-	-	-	-	-	Y	-
		BSP221111	Y	Y	-	Y	Y	-	Y	-	-	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	Y	-	Y
Electric Oven 電焗爐		BOP210112	-	-	-	-	-	-	-	-	Y	-
		BOP211112	Y	Y	-	Y	Y	-	Y	-	-	-
Coffee Machine 咖啡機		CMP250 112	Y	Y	-	Y	Y	-	Y	-	Y	-
Wine Cellar 酒櫃		RW404 261	Y	Y	-	Y	Y	-	Y	-	Y	-
Plate Warmer 暖碟抽屜		WSP221 110	Y	Y	-	Y	Y	-	Y	-	Y	-
Dishwasher 洗碗碟機		DF480162	Y	Y	-	Y	Y	-	Y	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設 4 樓、13 樓及 14 樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表
Tower 1 第 1 座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-21/F 2樓-3樓、5樓-12樓、15樓-21樓			22/F 22樓		23/F 23樓	
			A	B	C	A	B	C	A	C	A	C
Double Door Refrigerator 雙門雪櫃	Sub-Zero	ICBBI 42S/S/TH	Y	Y	-	Y	Y	-	Y	-	Y	-
Built-in Double Door Refrigerator 嵌入式雙門雪櫃	Gaggenau	RB280303	-	-	Y	-	-	Y	-	Y	-	Y
Washer 洗衣機	Miele	WDD 020	Y	Y	-	Y	Y	-	Y	-	Y	-
Dryer 乾衣機		TDD 120 WP	Y	Y	-	Y	Y	-	Y	-	Y	-
Washer & Dryer 洗衣乾衣機	Gaggenau	WD200140	-	-	Y	-	-	Y	-	Y	-	Y
Thermo Ventilator 浴室寶	Panasonic	FV-30BC3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-40BE2H	Y	Y	-	Y	Y	-	Y	-	Y	-
Exhaust Air Fan 抽氣扇	Nicotra	DPT07-13H	Y	Y	Y	Y	Y	Y	-	Y	-	Y
		DPT10-24H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-32B	-	-	Y	-	-	Y	-	Y	-	Y
		DPT15-34H	-	Y	-	-	Y	-	-	-	-	-
		DPT15-45H	Y	-	-	Y	-	-	-	-	-	-
		DPT20-54B	Y	Y	-	Y	Y	-	Y	-	Y	-
		DPT20-54C	-	-	-	-	-	-	-	-	-	-
		DPT20-56H	-	-	-	-	-	-	Y	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設 4 樓、13 樓及 14 樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表
Tower 2 第2座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-20/F 2樓-3樓、5樓-12樓、15樓-20樓			21/F 21樓			22/F 22樓			23/F 23樓	
			A	B	C	A	B	C	A	B	C	A	B	C	A	C
VRV Indoor Unit 可變製冷劑流量系統室內機	Daikin 大金	FXDP22QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FXDP28QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP36QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP45QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP56QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP71QPVC	-	-	-	-	-	-	-	-	-	-	-	-	Y	-
		FXAQ20AVM	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
VRV Outdoor Unit 可變製冷劑流量系統室外機		RJZQ4AAV	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
		RJZQ5AAV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron	DHE 27 SLi	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DHE 18/21/24 SLi	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		DHM 6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cooker Hood 抽油煙機	Gaggenau	AW442 120	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	-	-
		AW240 191	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
		AW442 160	-	-	-	-	-	-	-	-	-	-	-	-	Y	-
Gas Cooking Hob (Single Burner) 單頭氣體煮食爐		VG231 320HK	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	Y	Y
Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐		VG232 320HK	Y	Y	-	Y	Y	-	-	Y	-	Y	Y	-	Y	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐		VI232 120	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	Y	Y
Microwave Oven 微波爐		BMP224110	-	Y	-	-	Y	-	-	Y	-	Y	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	-
		BSP221111	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
Electirc Oven 電焗爐		BOP210112	-	Y	-	-	Y	-	-	Y	-	-	Y	-	-	-
		BOP211112	Y	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-
Coffee Machine 咖啡機		CMP250 112	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Wine Cellar 酒櫃		RW404 261	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Plate Warmer 暖碟抽屜		WSP221 110	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dishwasher 洗碗碟機		DF480162	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Electirc Grill 電烤爐		VR230 120	-	-	-	-	-	-	-	-	-	-	-	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設4樓、13樓及14樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表
Tower 2 第2座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-20/F 2樓-3樓、5樓-12樓、15樓-20樓			21/F 21樓			22/F 22樓			23/F 23樓	
			A	B	C	A	B	C	A	B	C	A	B	C	A	C
Double Door Refrigerator 雙門雪櫃	Sub-Zero	ICBBI 42S/S/TH	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Built-in Double Door Refrigerator 嵌入式雙門雪櫃	Gaggenau	RB280303	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
Washer 洗衣機	Miele	WDD 020	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dryer 乾衣機		TDD 120 WP	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Washer & Dryer 洗衣乾衣機	Gaggenau	WD200140	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
Thermo Ventilator 浴室寶	Panasonic	FV-30BC3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-40BE2H	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Exhaust Air Fan 抽氣扇	Nicotra	DPT07-13H	-	Y	Y	-	Y	Y	-	Y	Y	-	-	Y	-	Y
		DPT10-24H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-32B	-	-	Y	-	-	Y	-	-	Y	-	-	Y	-	Y
		DPT15-34H	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	-	-
		DPT20-54B	Y	Y	-	Y	Y	-	Y	Y	-	Y	Y	-	-	-
		DPT20-54C	-	-	-	-	-	-	-	-	-	-	-	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設 4 樓、13 樓及 14 樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表
Tower 3 第3座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-20/F 2樓-3樓、5樓-12樓、15樓-20樓			21/F 21樓			22/F 22樓		23/F 23樓	
			A	B	C	A	B	C	A	B	C	A	C	A	C
VRV Indoor Unit 可變製冷劑流量系統室內機	Daikin 大金	FXDP22QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FXDP28QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y
		FXDP36QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
		FXDP45QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
		FXDP56QPVC	-	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y
		FXDP71QPVC	-	-	-	-	-	-	-	-	-	Y	-	Y	-
		FXAQ20AVM	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
VRV Outdoor Unit 可變製冷劑流量系統室外機		RJZQ4AAV	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
		RJZQ5AAV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron	DHE 27 SLi	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DHE 18/21/24 SLi	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
		DHM 6	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cooker Hood 抽油煙機	Gaggenau	AW442 120	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
		AW240 191	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
Gas Cooking Hob (Single Burner) 單頭氣體煮食爐		VG231 320HK	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐		VG232 320HK	Y	Y	-	Y	Y	-	Y	-	-	Y	-	Y	-
Induction Hob (2 Cooking Zones) 雙頭電磁爐		VI232 120	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	Y
Microwave Oven 微波爐		BMP224110	-	Y	-	-	Y	-	-	Y	-	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	Y	-	Y	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	-	-
		BSP221111	-	-	-	-	-	-	-	-	-	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
Electric Oven 電焗爐		BOP210112	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	-	-
		BOP211112	-	-	-	-	-	-	-	-	-	-	-	Y	-
Coffee Machine 咖啡機		CMP250 112	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Wine Cellar 酒櫃		RW404 261	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Plate Warmer 暖碟抽屜		WSP221 110	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Dishwasher 洗碗碟機		DF480162	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y"表示此設備於該住宅單位內提供及/或安裝。符號"-"表示"不提供"。
2. 不設4樓、13樓及14樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Appliances Schedule 設備說明表
Tower 3 第3座

Appliance 設備	Brand Name 品牌名稱	Model Number 產品型號	1/F 1樓			2/F-3/F, 5/F-12/F, 15/F-20/F 2樓-3樓、5樓-12樓、15樓-20樓			21/F 21樓			22/F 22樓		23/F 23樓	
			A	B	C	A	B	C	A	B	C	A	C	A	C
Double Door Refrigerator 雙門雪櫃	Sub-Zero	ICBBI 42S/S/TH	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Built-in Double Door Refrigerator 嵌入式雙門雪櫃	Gaggenau	RB280303	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
Washer 洗衣機	Miele	WDD 020	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Dryer 乾衣機		TDD 120 WP	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Washer & Dryer 洗衣乾衣機	Gaggenau	WD200140	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
Thermo Ventilator 浴室寶	Panasonic	FV-30BG3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-40BE2H	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
Exhaust Air Fan 抽氣扇	Nicotra	DPT07-13H	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y
		DPT10-24H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-32B	-	-	Y	-	-	Y	-	-	Y	-	Y	-	Y
		DPT15-34H	-	Y	-	-	Y	-	-	Y	-	-	-	-	-
		DPT15-45H	Y	-	-	Y	-	-	Y	-	-	-	-	-	-
		DPT20-54B	Y	Y	-	Y	Y	-	Y	Y	-	Y	-	Y	-
		DPT20-54C	-	-	-	-	-	-	-	-	-	-	-	-	-
		DPT20-56H	-	-	-	-	-	-	-	-	-	Y	-	Y	-

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Notes:

1. "Y" denotes such appliance(s) is/are provided and/or installed in the residential unit. "-" denotes "not provided".
2. 4/F, 13/F and 14/F are omitted.
3. The Vendor may substitute the appliances with a model of the same specification but with opposite side of hinge or a different model with comparable quality.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. "Y" 表示此設備於該住宅單位內提供及/或安裝。符號 "-" 表示 "不提供"。
2. 不設 4 樓、13 樓及 14 樓。
3. 賣方可能以相同規格但對等相反鉸鏈的型號，或以品質相若的不同型號代替設備。

Declaration on Related Party
有關連人士聲明

Dear vendor(s), 致：賣方

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)*
Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: St. George's Mansions

Address 地址: 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號

Property 物業: Flat on Floor of Tower 第 座 樓 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:

The Purchaser(s) hereby make 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 the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (the "Ordinance")? 就《一手住宅物業銷售條例》（「條例」）而言，買方是否賣方的有關連人士*?

Yes 是☐ / No 否☐ (Please "✓" 請選擇)

(In respect of the Development and for the purpose of the Ordinance, a person is a related party to the 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.

For the purpose of this declaration:-

"associate corporation", in relation to a corporation or specified body, means -
(a) a subsidiary of the corporation or specified body; or
(b) a subsidiary of a holding company of the corporation or specified body;
"manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
"private company" has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
"subsidiary" means a subsidiary within the meaning of the Companies Ordinance (Cap 622).

就發展項目及該條例而言，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。

就本聲明而言:-

"有聯繫法團" 就某法團或指明團體而言，指 -
(a) 該法團或指明團體的附屬公司；或
(b) 該法團或指明團體的控權公司的附屬公司；
"經理" 具有《公司條例》(第622章)第2(1)條給予該詞的涵義；
"私人公司" 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及
"附屬公司" 指《公司條例》(第 622 章)所指的附屬公司。)

Remarks: 備註:
* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

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

Signed by the Purchaser(s) 買方簽署

_____

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

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)*
Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: St. George's Mansions

Address 地址: 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號

Property 物業: Flat on Floor of Tower 第 座 樓 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:

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(s) 買方簽署：_____

Note 備註:
* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

Personal Information Collection Statement ("PICS")

收集個人資料聲明 (「本聲明」)

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: St. George's Mansions

Address 地址: 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號

Property 物業: Flat on Floor of Tower 第 座 樓 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

如此聘用的人及信和地產代理有限公司(「**本公司**」、「**我們**」)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。

The Person so engaged and **Sino Real Estate Agency Limited** ("**Company**", "**we**") comply with the requirements of the Personal Data (Privacy) Ordinance (Cap. 486 of Laws of Hong Kong), are committed to safeguarding your privacy, and notify 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, 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,賣方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,而且賣方/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 Vendor 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 Vendor/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 尊尚會員並同意如此聘用的人及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 the Person so Engaged and 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/及同意如此聘用的人及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 the Person so Engaged and 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.

☐ 本人不同意如此聘用的人及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 the Person so Engaged and 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.

☐ 本人不同意如此聘用的人及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 the Person so Engaged and 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.

☐ 本人不同意如此聘用的人及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 the Person so Engaged and 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」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

Personal Information Collection Statement (CLP Property Investment Limited) ("PICS")

收集個人資料聲明 (中電地產投資有限公司) (「本聲明」)

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Development 發展項目: St. George's Mansions

Address 地址: 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號

Property 物業: Flat on Floor of Tower 第 座 樓 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:

1. CLP Property Investment Limited ("**CLPPIL**") is committed to protecting your privacy. Set out below is information that explains our practices about the way your personal data ("**the Data**") is collected and used.
中電地產投資有限公司(「**中電地產**」)致力於保護您的私隱。以下所列示信息解釋我們的操作慣例和收集及使用閣下個人資料的方式。

Purpose of Collection
收集個人資料的用途

2. CLPPIL may use the personal data you provide for processing the sale and purchase of the Property and any directly related purposes. CLPPIL may also use such personal data:
中電地產使用閣下提供的個人資料主要用於處理本物業買賣及任何直接有關的用途上。中電地產也可能使用閣下的個人資料:
   - in the steps involved in negotiating and completing the purchase of the Property;
     磋商及完成購買物業的所有步驟;
   - for verification of your identity;
     核實閣下的身份;
   - to communicate with you; and
     與閣下溝通;
   - for purposes directly relating to the above purposes.
     與任何上述用途直接有關的用途。

3. You are not required to provide the personal data requested. However, CLPPIL may not be able to process the sale and purchase of the Property unless you provide the necessary personal data.
中電地產並無規定閣下必須提供個人資料，但除非閣下向中電地產提供需要的個人資料，否則中電地產可能無法處理本物業買賣。

Transfer of Personal Data
個人資料的轉移

4. CLPPIL may transfer your personal data to the CLP Group if necessary for any of the purposes stated above.
為滿足上述用途之需要，中電地產可能會將閣下的個人資料轉移給中電集團。

5. CLPPIL will disclose data when required to do so by law and may also disclose such data in response to requests from law enforcement agencies or regulatory authorities.
如有法例規定，中電地產會披露有關資料，也會應執法機關或監管部門的要求披露上述資料。

Access and Correction of Personal Data
查閱或更正你的個人資料的方法

6. You have a right to request access to, the correction and erasure of, your personal data in accordance with, where applicable, the provisions of the Personal Data (Privacy) Ordinance (Cap. 486), and any other data protection law as applicable. Requests for access, correction and/or erasure of personal data, as well as withdrawal of consent, where applicable, should be by letter or email and addressed to Mr. Callistus Teng, the Manager – Group Property Development of CLPPIL at 3/F, 8 Laguna Verde Avenue, Hung Hom, Kowloon, Hong Kong (email address: callistus.teng@clp.com.hk).
根據《個人資料(私隱)條例》(第 486 章) 及其他適用的個人資料保護法例，你有權知道中電地產是否擁有你的個人資料，亦可索取有關資料副本，並更正和刪除中電地產保存的有關資料。有關索閱、更正及/或刪除中電地產記錄內任何有關你的個人資料的要求，以及撤回同意的要求(如適用)，必須以書面送交香港九龍紅磡海逸道 8 號 3 樓或電郵至中電地產的集團地產發展經理 鄧仲萱先生 (電郵地址: callistus.teng@clp.com.hk)。

Privacy Policy Statement
私隱政策聲明

7. You can find out more about CLPPIL's policies on privacy and personal data protection by accessing our privacy policy statement available on the CLP Group website at https://www.clpgroup.com/en/Pages/Privacy.aspx.
你可以登入中電集團的網站 https://www.clpgroup.com/en/Pages/Privacy.aspx 查閱中電地產的私隱政策聲明, 以了解更多關於中電地產在私隱及個人資料保護方面的政策。

8. Unless specified otherwise, references to the "CLP Group" shall mean CLP Holdings Limited, its subsidiaries and affiliates.
除非文義明確另有所指，本文所提及的「中電集團」是指中電控股有限公司、其附屬公司及關聯公司。

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

Signed by the Purchaser
買方簽署

Note 備註:
* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

Vendor's Information Form 賣方資料表格

The Development 發展項目	St. George's Mansions 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道24A號
The Property 該物業	Tower 座___Floor 樓 ____ Flat 單位 ____
The Vendor 賣方	CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#

Date of printing /印製日期: 13/11/2026

(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:

Tower 座	Floor 樓	Flat 單位	Monthly Management Fee (HK $) 每月管理費 (港幣 $)	Tower 座	Floor 樓	Flat 單位	Monthly Management Fee (HK $) 每月管理費 (港幣 $)
1	2	C	5,329	2	17	C	5,329
1	6	C	5,329	2	20	C	5,329
1	15	C	5,329	2	21	C	5,329
1	18	C	5,329	2	22	C	5,329
2	2	C	5,329	2	23	C	5,329
2	3	C	5,329	3	6	C	5,404
2	6	C	5,329	3	9	C	5,404
2	10	C	5,329	3	21	C	5,404

(b) The amount of the Government rent (if any) that is payable for the Property: (26/12/2025-24/6/2026)
須就該物業繳付的地稅（如有的話）的款額: (26/12/2025-24/6/2026)

Tower 座	Floor 樓	Flat 單位	Government rent (HK $) 地稅 (港幣 $)	Tower 座	Floor 樓	Flat 單位	Government rent (HK $) 地稅 (港幣 $)
1	2	C	5,360	2	17	C	5,706
1	6	C	5,477	2	20	C	5,796
1	15	C	5,679	2	21	C	5,864
1	18	C	5,769	2	22	C	5,877
2	2	C	5,360	2	23	C	5,733
2	3	C	5,450	3	6	C	5,549
2	6	C	5,477	3	9	C	5,589
2	10	C	5,585	3	21	C	5,940

(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

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。

Signed by Purchaser(s) 買方簽署

_____

Name of Purchaser(s):
買方姓名:
Date 日期:

Note 備註:

* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

Acknowledgement Letter for Properties Viewing 物業參觀確認函

Vendor 賣方:	**CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#**
Development 發展項目:	**St. George's Mansions**
Address 地址:	**24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號**
Property 該物業:	**Tower 座 ____ Floor 樓層 _____ Flat 單位 ____**
Purchaser(s)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 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 of Purchaser(s) / 買方簽署 Date / 日期

Note 備註:

* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

ACKNOWLEDGEMENT LETTER
REGARDING Ad Valorem Stamp Duty Benefit
關於代繳從價印花稅優惠確認書

Vendor 賣方: CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)*	
Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#	
Development 發展項目: St. George's Mansions	
Address 地址: 24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號	
Property 本物業: Flat on Floor of Tower 第 座 樓 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, the undersigned, 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 (the "Preliminary Agreement"):-
本人/我們特此確認及聲明，本人/我們簽署該本物業的臨時買賣合約(「臨時合約」)前已清楚明白及接受下列事項:-

1. "Ad Valorem Stamp Duty Benefit" (the "Stamp Duty Benefit") means: Subject to me/our full observance and performance of and compliance with the terms and conditions set out in this Letter, I/we shall be entitled to the Stamp Duty Benefit, which amount shall be equal to the actual amount of ad valorem stamp duty payable on the formal agreement for sale and purchase of the Property (the "Agreement") or 4.25% of the purchase price as stipulated in the Agreement (the "Purchase Price"), whichever is lower. In case of dispute, the Vendor has the absolute right to determine the amount of the Stamp Duty Benefit and such determination shall be final and binding on me/us.
「代繳從價印花稅優惠」 (「印花稅優惠」)指：在本人/我們完全遵守、履行及符合本函所列的條款及條件的前提下，本人/我們將享有印花稅優惠下，金額相等於本物業之正式買賣合約(「該合約」)應付之從價印花稅的實際金額或該合約所列明之售價的 4.25%，以較低者為準。在有爭議的情況下，賣方擁有決定印花稅優惠的金額的絕對權利，而該決定將是最終決定並對本人/我們具有約束力。

2. I/We hereby declare that the Stamp Duty Benefit shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.
本人/我們在此表明印花稅優惠只作繳付該合約之從價印花稅之用。

3. The Stamp Duty Benefit will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the Agreement ("AVD") on behalf of myself/ourselves. I/we shall remain liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Benefit.
賣方將應用印花稅優惠直接代本人/我們繳付正式合約的應繳的從價印花稅（「AVD」）（或其部份）。本人/我們仍須負上繳付 AVD 的責任，及須負責繳付實際 AVD 的金額與印花稅優惠的金額之間的差額（如有）。

4. After the Vendor has paid or applied the Stamp Duty Benefit as aforesaid, the Vendor's obligation to me/us under this benefit will be discharged. Even if there is an increase in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Benefit will not be adjusted as a result of the increase in the Purchase Price. However, if there is a decrease in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason) and the amount of the Stamp Duty Benefit exceeds the amount of ad valorem stamp duty paid for the Agreement, I/we shall refund to the Vendor such excess amount forthwith upon demand by the Vendor.
賣方在繳付或應用印花稅優惠後，賣方對本人/我們關於此優惠的責任將完結。即使日後售價提高（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），印花稅優惠的金額不會因售

價提高而調整。但如日後售價降低（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），而印花稅優惠之金額多於已支付該合約之從價印花稅之金額，則本人/我們須在賣方提出要求時立即向賣方退還該等超額金額。

5. The Stamp Duty Benefit is provided to me/us subject to my/our full observance and performance of and compliance with the terms and conditions as set out in this Letter, the Preliminary Agreement and the Agreement.
印花稅優惠是在本人/我們完全遵守、履行及符合本函、臨時合約及該合約所列的條款及條件的前提下向本人/我們提供。

6. If I/we fail to observe, perform or comply with any of the terms and conditions contained in this Letter, the Preliminary Agreement or the Agreement or to complete the purchase the Property or to pay the balance of the Purchase Price in accordance with the terms and conditions of the Agreement, I/we shall no longer be entitled to the Stamp Duty Benefit and shall at the option of the Vendor:
若本人/我們未能遵守、履行及符合本函、臨時合約或該合約內的任何條款及條件或未能完成購買本物業或未能按照該合約的條款及條件付清本物業之售價之尾數，本人/我們將不能享有印花稅優惠並須按賣方選擇：

   (a) Forthwith pay to the Vendor an amount equivalent to the Stamp Duty Benefit paid by the Vendor; or
   立即向賣方支付一筆相等同賣方已支付之印花稅優惠之款項；或

   (b) Forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the competent authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.
   立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之該合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

   (c) For the purpose of paragraph 6(b) of this Letter and to secure full refund of the Stamp Duty Benefit to the Vendor, I/we hereby irrevocably authorize the Vendor to make an application to obtain a refund of the paid ad valorem stamp duty on the Agreement from the competent authorities, to utilize such refund to repay the Vendor the amount of the Stamp Duty Benefit paid before returning me/us the excess over the Stamp Duty Benefit (if any) and to do all acts incidental to the said application.
   就本函第 6(b)段及就保障賣方得到印花稅優惠之全數退款，本人/我們在此不可撤回地授權賣方向有關當局申請獲得就該合約已支付之從價印花稅之退款，及利用該退款以向賣方償還賣方已支付之印花稅優惠之金額，及其後將餘額(如有)退回給本人/我們，及作出任何上述申請附帶的行為。

7. For the avoidance of doubt, it is my/our duty as the Purchaser of the Property to pay all stamp duty, including but not limited to ad valorem stamp duty, additional stamp duty (if any) and penalty imposed by the Stamp Office (if applicable). The Stamp Duty Benefit is only a subsidy offered by the Vendor and the Vendor will under no circumstance be liable for any delay in offering the Stamp Duty Benefit or be responsible for any penalty or loss if there is any late payment of the Stamp Duty Benefit (or any part thereof) for whatever reason. Should the Vendor be required to pay any stamp duty and/or penalty, I/we shall reimburse the Vendor for the full amount of any payment or advance made by the Vendor, and together with all legal costs, disbursements and fees incurred by the Vendor in recovering of all amounts of the stamp duty and/or penalty so paid by the Vendor on a full indemnity basis.
為免生疑問，本人/我們作為本物業之買方有責任支付所有印花稅，包括但不限於從價印花稅、額外印花稅 (如有)及印花稅署徵收之罰款 (如適用)。印花稅優惠乃屬賣方提供之補貼，賣方在任何情況下均不須就提供印花稅優惠之任何延遲或因任何原因導致印花稅優惠之延遲支付而造成之任何罰款或損失負責。倘若賣方被要求繳付任何印花稅或罰款，本人/我們須向賣方全數償還所有賣方所代支或支付之任何金額，買方並須完全彌償賣方由於催收所有印花稅及／或罰款而招致的所有法律費用、雜項費用及支出。

8. This Letter is independent from the Preliminary Agreement and the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. Nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, I/we shall remain liable to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement. Any claim that I/we may have under or in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.
本函獨立於臨時合約及該合約，本函任何內容均不得視作取替或更改臨時合約或該合約內的任何條款及/或條件。賣方在臨時合約及該合約下之所有權利及補救方法均不受本函影響。本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約或該合約的運作、有效性或可強制執行性或臨時合約或正式合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本函內之責任，本人/我們仍須遵守及履行臨時合約及該合約的所有條款及條件及按臨時合約及該合約的條款完成購買本物業。所有按或就本函提出的或與本函有關連的而可由閣下對賣方提出的申索，只能是為取得損害賠償的申索。

9. It is expressly provided that the Contracts (Rights of Third Parties) Ordinance (Cap.623) shall not apply to this Letter and nothing herein will create rights under the said Ordinance.
僅此明文說明合約(第三者權利)條例(第 623 章)不適用於本函及本函沒有授予任何該條例下的權利。

10. All the rights and benefits conferred on me/us upon the terms and conditions of this Letter are non-assignable and non-transferrable and can only be exercised and enjoyed by me/us personally.
所有根據本函條款及條件賦予我/我們之權利及優惠均不能轉讓及轉移，及只能由本人/我們本人行使及享用。

11. I/We understand that I/we may have to notify my bank of the Stamp Duty Benefit in the mortgage application process. The bank may take into account the Stamp Duty Benefit in determining the loan amount.
本人/我們明白本人/我們在按揭申請中可能需要通知本人/我們的銀行有關印花稅優惠的安排。銀行決定提供貸款額時可能會考慮印花稅優惠。

12. In case of dispute, the Vendor reserves all rights to make the final decision on all matters arising from this Letter and such decision shall be binding on me/us.
如有爭議，賣方有全權就本函引起之所有事宜作最後決定，該決定對本人/我們有約束力。

13. The Chinese translation of this Letter is for reference purpose only. In case of any disputes, the English version shall prevail.
本函中文譯本僅供參考，如與英文版本有異，概以英文版本為準。

Signed by the Purchaser(s)
買方簽署

Note 備註:

* "Owner" means the legal or beneficial owner of the Property.
「擁有人」指本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 Development.
「如此聘用的人」指擁有人聘用以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。

Acknowledgement Letter Regarding Furniture Benefit
關於家具優惠的確認書

Vendor 賣方	CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#
Name of the Development 發展項目名稱	St. George's Mansions
Address 地址	24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號
Property 本物業	Flat C on 2nd Floor of Tower 1 第 1 座 2 樓 C 單位
Purchaser(s) 買方	
I.D./Passport/B.R. No. 身份證／護照／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 with the furniture as set out in the Annex hereto (the "**Furniture**") free of charge.
在成交時，本物業將免費附贈附錄所述之家具(「**該家具**」)。

2. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, representation or maintenance 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 residential property in such condition as at completion together with the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the defects warranty provided by the Person so Engaged under the "Defects Warranty Letter" does not apply to the Furniture.
賣方或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、陳述或保養。該家具將於本物業成交日以成交時之狀況連同本物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，「保證修繕缺漏函」所述由如此聘用的人提供的保證修繕缺漏不適用於該家具。

3. The Vendor shall have the right (but not the obligation) to substitute and/or adjust the Furniture or any part of it, with furniture or chattels of similar or comparable quality (to be decided in the Vendor's sole and absolute discretion), quantity, ambience, design, style, size, finishes and/or colour without notice to the Purchaser, and the Purchaser agrees not to raise any objection or requisition to any of the aforesaid.
賣方有權(但沒有責任)以類似或相若質素(由賣方全權及絕對酌情決定)、數量、氛圍、設計、款式、尺寸、飾面及/或顏色之家具或物件代替及/或調整該家具或其任何部份，而不須向買方作出通知。買方同意不會就任何前述事宜提出任何異議或質詢。

4. The Purchaser has been specifically requested by the Vendor 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 Preliminary Agreement for Sale and Purchase or the Agreement for Sale and Purchase, the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; and (b) agrees to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to any and all of the Furniture.
賣方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。儘管臨時買賣合約或買賣合約的其他條款，買方茲(a)聲明買家完全滿意並接受該家具；及(b)同意免除任何相關的質詢及反對，並同意不會要求賣方就該家具的任何或所有部份提供業權或業權的證明。

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。

Signed by the Purchaser(s) 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 Development.「如此聘用的人」指擁有人聘用以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。

Annex 附錄 1

Living/Dining Room 客/飯廳			
Sofa 梳化	1	Coffee Table 茶几	2
Dining Table 餐檯	1	Dining Chair 餐椅	4
Chandelier 吊燈	2	Cabinet 櫃	2
Master Bedroom1 主人睡房 1			
Bed 床	1	Side Table 茶几	1
Table Lamp 枱燈	2	Cabinet 櫃	1
Table 檯	1	Chair 椅	1
Chandelier 吊燈	1	--	--
Bedroom 2 睡房 2			
Desk 書枱	1	Chair 椅	2
Shelf 置物架	1	Cabinet 櫃	1
Chandelier 吊燈	1	--	--

[T1-2C]

Acknowledgement Letter Regarding Furniture Benefit
關於家具優惠的確認書

Vendor 賣方	CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#
Name of the Development 發展項目名稱	St. George's Mansions
Address 地址	24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號
Property 本物業	Flat C on 3rd Floor of Tower 2 第 2 座 3 樓 C 單位
Purchaser(s) 買方	
I.D./Passport/B.R. No. 身份證／護照／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：

5. On completion, the Property will be provided with the furniture as set out in the Annex hereto (the "**Furniture**") free of charge.
在成交時，本物業將免費附贈附錄所述之家具(「**該家具**」)。

6. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, representation or maintenance 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 residential property in such condition as at completion together with the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the defects warranty provided by the Person so Engaged under the "Defects Warranty Letter" does not apply to the Furniture.
賣方或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、陳述或保養。該家具將於本物業成交日以成交時之狀況連同本物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，「保證修繕缺漏函」所述由如此聘用的人提供的保證修繕缺漏不適用於該家具。

7. The Vendor shall have the right (but not the obligation) to substitute and/or adjust the Furniture or any part of it, with furniture or chattels of similar or comparable quality (to be decided in the Vendor's sole and absolute discretion), quantity, ambience, design, style, size, finishes and/or colour without notice to the Purchaser, and the Purchaser agrees not to raise any objection or requisition to any of the aforesaid.
賣方有權(但沒有責任)以類似或相若質素(由賣方全權及絕對酌情決定)、數量、氛圍、設計、款式、尺寸、飾面及/或顏色之家具或物件代替及/或調整該家具或其任何部份，而不須向買方作出通知。買方同意不會就任何前述事宜提出任何異議或質詢。

8. The Purchaser has been specifically requested by the Vendor 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 Preliminary Agreement for Sale and Purchase or the Agreement for Sale and Purchase, the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; and (b) agrees to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to any and all of the Furniture.
賣方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。儘管臨時買賣合約或買賣合約的其他條款，買方茲(a)聲明買家完全滿意並接受該家具；及(b)同意免除任何相關的質詢及反對，並同意不會要求賣方就該家具的任何或所有部份提供業權或業權的證明。

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。

Signed by the Purchaser(s) 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 Development.「如此聘用的人」指擁有人聘用以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。

Annex 附錄 1

Living/Dining Room 客/飯廳			
Sofa 梳化	1	Coffee Table 茶几	2
Dining Table 餐檯	1	Dining Chair 餐椅	4
Floor Lamp 座地燈	1	Ceiling Light 吸頂燈	1
Chandelier 吊燈	2	Cabinet 櫃	1
Master Bedroom1 主人睡房 1			
Bed 床	1	Side Table 茶几	2
Bench 長椅	1	Cabinet 櫃	1
Table 檯	1	Chair 椅	1
Chandelier 吊燈	1	--	--
Bedroom 2 睡房 2			
Desk 書枱	1	Chair 椅	1
Chandelier 吊燈	1	--	--

[T2-3C]

Acknowledgement Letter Regarding Furniture Benefit
關於家具優惠的確認書

Vendor 賣方	CLP Property Investment Limited 中電地產投資有限公司 (as "Owner" 作為「擁有人」)* Pacific Shine Limited 寶勢有限公司 (as "Person so Engaged" 作為「如此聘用的人」)#
Name of the Development 發展項目名稱	St. George's Mansions
Address 地址	24A Kadoorie Avenue, Ho Man Tin 何文田嘉道理道 24A 號
Property 本物業	Flat C on 9th Floor of Tower 3 第 3 座 9 樓 C 單位
Purchaser(s) 買方	
I.D./Passport/B.R. No. 身份證／護照／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：

9. On completion, the Property will be provided with the furniture as set out in the Annex hereto (the "**Furniture**") free of charge.
在成交時，本物業將免費附贈附錄所述之家具(「**該家具**」)。

10. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, representation or maintenance 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 residential property in such condition as at completion together with the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the defects warranty provided by the Person so Engaged under the "Defects Warranty Letter" does not apply to the Furniture.
賣方或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、陳述或保養。該家具將於本物業成交日以成交時之狀況連同本物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，「保證修繕缺漏函」所述由如此聘用的人提供的保證修繕缺漏不適用於該家具。

11. The Vendor shall have the right (but not the obligation) to substitute and/or adjust the Furniture or any part of it, with furniture or chattels of similar or comparable quality (to be decided in the Vendor's sole and absolute discretion), quantity, ambience, design, style, size, finishes and/or colour without notice to the Purchaser, and the Purchaser agrees not to raise any objection or requisition to any of the aforesaid.
賣方有權(但沒有責任)以類似或相若質素(由賣方全權及絕對酌情決定)、數量、氛圍、設計、款式、尺寸、飾面及/或顏色之家具或物件代替及/或調整該家具或其任何部份，而不須向買方作出通知。買方同意不會就任何前述事宜提出任何異議或質詢。

12. The Purchaser has been specifically requested by the Vendor 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 Preliminary Agreement for Sale and Purchase or the Agreement for Sale and Purchase, the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; and (b) agrees to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to any and all of the Furniture.
賣方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。儘管臨時買賣合約或買賣合約的其他條款，買方茲(a)聲明買家完全滿意並接受該家具；及(b)同意免除任何相關的質詢及反對，並同意不會要求賣方就該家具的任何或所有部份提供業權或業權的證明。

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。

Signed by the Purchaser(s) 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 Development.「如此聘用的人」指擁有人聘用以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。

Annex 附錄 1

Living/Dining Room 客/飯廳			
Sofa 梳化	1	Coffee Table 茶几	2
Dining Table 餐檯	1	Dining Chair 餐椅	4
Floor Lamp 座地燈	1	Table Lamp 枱燈	1
Chandelier 吊燈	2	Cabinet 櫃	1
Shelf 置物架	1	--	--
Master Bedroom1 主人睡房 1			
Bed 床	1	Side Table 茶几	2
Table Lamp 枱燈	2	Cabinet 櫃	1
Table 檯	1	Chair 椅	1
Bench 長椅	1	--	--
Bedroom 2 睡房 2			
Desk 書枱	1	Chair 椅	1
Bed 床	1	Cabinet 櫃	1
Table Lamp 枱燈	1	--	--

[T3-9C]

Annex to PN01/23

Reminder to Prospective Purchasers

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the vendor or vendor's designated financing company(ies) (Designated FC), BEFORE entering into a preliminary agreement for sale and purchase (PASP), you should:

(a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in **the Price List(s)** and other relevant document(s);

(b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute;

(c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available;

(d) **Do NOT enter into PASP rashly** before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and

(e) **Remain cool-headed** and critically consider the followings:

- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;

- Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;

- Affordability and repayment ability - after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and

- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?

作業備考第 PN01/23 號附件

給準買家的提醒

如你擬選用由賣方或其指定財務公司提供的財務計劃（例如按揭、押記或貸款），你應在簽訂臨時買賣合約**前**：

(a) **細閱**有關**價單**和其他相關文件內列出的財務計劃資料（包括條款及條件等）；

(b) **不要輕信**地產代理等第三方的**口頭承諾**，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應**書寫下來**，並經有關公司加簽，以避免爭議；

(c) **直接向賣方或其指定財務公司**（視屬何種情況而定）**查詢**有關財務計劃的條款及條件（包括任何提早還款的罰款）、批核條件和申請手續（包括有關財務計劃是否只在特定時限內提供）等詳情；

(d) 在賣方或其指定財務公司（視屬何種情況而定）**以書面形式**確認根據財務計劃可取得的貸款額及相關條款前，**切勿貿然簽訂臨時買賣合約**。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及

(e) **保持冷靜**並審慎考慮以下事項：

- 留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；

- 注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響你根據財務計劃取得貸款的能力；

- 對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。

- 負擔能力與還款能力 — 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及

- 就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？