

**招標文件第4號**  
**Tender Document No. 4**

**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

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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	22	A

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PREVIOUSLY WITHDRAWN)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	22	A

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, Mayer Brown 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**，但請於簽署投標表格時填上簽署日期。

- (b) 放入普通信封內封密，信封面須清楚註明「**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.

如於招標截止日期當日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，招標截止日期將順延至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下一日，惟招標截止時間將維持不變。In 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 the tender closing date, the tender closing date will be postponed to the next calendar day where no Tropical Cyclone Warning Signal No.8 or above is hoisted or Black Rainstorm Warning is issued whilst the tender closing time will remain unchanged.

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 “Mayer Brown”.
- (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「保證修繕缺漏函」(按照**附件E**所列的格式)。  
A “Defects Warranty Letter” (in the form annexed hereto as **Appendix E**) duly signed by the tenderer.
- (e) 已由投標者簽署的「收集個人資料聲明」(按照**附件 F(i) 及 F(ii)**所列的格式)。  
A “Personal Information Collection Statement” (in the form annexed hereto as **Appendix F(i) and F(ii)**) duly signed by the tenderer.
- (f) 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.
- (g) 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（除第(5)(d)段的「保證修繕缺漏函」外）時，請填上簽署日期。  
Please date the documents listed in this paragraph 5 (except the “Defects Warranty Letter” under paragraph (5)(d)) 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條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 14<sup>th</sup> 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日下午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楼處審閱。

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之責任。  
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. (a) 投標者可同時認購最多三個以下表格A所列的住宅停車位（如該住宅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 parking spaces from those set out in Table A below (unless that residential parking space has been sold or withdrawn).

**表格A Table A**

指定住宅停車位 Designated Residential Parking Space
R039, R040, R041

- (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停車位（如適用）的總價值。相關住宅物業及住宅停車位（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 parking space (if applicable) that the tenderer offers to purchase. The relevant residential property and residential parking space (if applicable) shall be covered by one single Agreement and one single Assignment.
- (c) 有關住宅停車位的售價，請參考賣方不時發出或將發出的住客停車位價單（包括其修訂版本）。  
For the purchase price(s) of the designated residential parking space(s), please refer to the price list(s) of residential parking spaces (including revision thereof) made or to be made available by the Vendor from to time.
- (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.
16. (a) 受制於以下第(16)(b) – (16)(f)段的條款，賣方其後以價單形式發售與本物業為同一座數及同一層數的其他住宅物業時（「**同層單位**」）（除非該同層單位已出售則除外），賣方將在相關銷售安排中訂明買方或買方的近親（按下文定義）可優先選擇購買（為免疑問，買方的優先次序將高於買方的近親）該同層單位。本招標公告不構成賣方的任何探求或接納對同層單位的任何購樓意向。賣方現拒絕對同層單位的任何購樓意向。

Subject to the terms and conditions under paragraphs (16)(b) – (16)(f) below, when the Vendor later offers the other residential property which is located on the same floor and in the same tower as the Property (the "**Neighboring Flat**") for sale by way of Price List (unless the Neighboring Flat is previously sold), the Vendor will stipulate in the relevant sales arrangements that the Purchaser or the Close Relative (as defined below) of the Purchaser shall have the priority (for avoidance of doubt, the Purchaser shall have higher priority than the Close Relative of the

Purchaser) to select and purchase the Neighboring Flat. Nothing herein shall constitute any seeking of or accepting any expression of intent to purchase the Neighboring Flat by the Vendor. Any expression of intent to purchase the Neighboring Flat is hereby rejected by the Vendor.

- (b) 如買方或買方的近親有意購買同層單位，買方或買方的近親須根據賣方日後公佈有關同層單位之價單及銷售安排所規定的售價、時限、條款及方法認購同層單位，否則買方或買方的近親不會因未能購買同層單位而獲得任何補償。

If the Purchaser or the Close Relative of the Purchaser wishes to purchase the Neighboring Flat, the Purchaser or the Close Relative of the Purchaser shall purchase the Neighboring Flat in accordance with the price, time limit, terms and manner as prescribed by the Price List and sales arrangements of the Neighboring Flat to be announced by the Vendor. Otherwise, the Purchaser or the Close Relative of the Purchaser shall not be entitled to any compensation for not being able to successfully purchase the Neighboring Flat.

- (c) 同層單位的售價及銷售安排詳情將由賣方全權及絕對酌情決定。

The price and sales arrangements details of the Neighboring Flat will be determined by the Vendor at its sole and absolute discretion.

- (d) 優先次序僅屬銷售安排的一種並僅向買方或買方的近親提供，賣方無須因優先次序所引發或有關的任何事情向買方或買方的近親或任何第三方負上任何責任。

The order of priority is a kind of sales arrangements only and will only be provided to the Purchaser or the Close Relative of the Purchaser, and in no circumstances shall the Vendor be held liable to the Purchaser or the Close Relative of the Purchaser or any third party for anything arising from or in connection with the order of priority.

- (e) 賣方不會就(i) 同層單位會否提供發售，(ii) 同層單位發售時間 或(iii)同層單位會否以價單形式發售作出任何保證或陳述。

No warranty or representation whatsoever is given by the Vendor as to (i) whether the Neighboring Flat will be offered for sale, (ii) when the Neighboring Flat will be offered for sale or (iii) whether the Neighboring Flat will be offered for sale by Price List.

- (f) 「近親」指買方(或其中一位買方) 的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫子及孫女。如有任何爭議，賣方之決定為最終並對買方有約束力。

“Close Relative” means a spouse, parent, child, sibling, grandparent or grandchild of the Purchaser (or any one of the Purchasers). In case of dispute, the Vendor’s decision shall be final and binding on the Purchasers.

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

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

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

18. 時間在各方面均為要素。  
Time shall in all respects be of the essence.
19. 本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。  
In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
20. 本招標公告及投標表格之中文譯本僅供參考。倘若對本招標公告及投標表格的詮釋有任何懷疑或爭議，一概以英文文本為準。  
The Chinese translation of this Tender Notice and the Form of Tender is for reference only. In the event of any doubt or dispute in the interpretation of this Tender Notice and the Form of Tender, the English version shall prevail.

日期：2021年3月18日  
Dated: 18 March 2021

\*\*\*\*\*

**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.

<b>第 1 節 Section 1</b>	
<b>投標者的資料 Particulars of the Tenderer</b>	
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	
<b>聯絡資料 Contact Details</b>	
聯絡人 Contact Person	
電話 Telephone	
電郵地址 Email Address	

<b>第 2 節 Section 2</b>			
<b>投標物業 Tendered Property (「本物業」 the "Property")</b>			
座 Tower	樓 Floor	單位 Flat	住宅停車位 (如適用) Residential Parking Space (if applicable)
<b>投標價 Tender Price (「售價」 "Purchase Price")</b>			
港幣 HK\$			
<p>下列抬頭為「<b>孖士打律師行</b>」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 "<b>Mayer Brown</b>" as preliminary deposit are enclosed with this Form of Tender</p>			
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 30 日內繳付。  
5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement.
- (c) 售價 90% 即售價餘款於買方簽署臨時合約後 180 日內或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。  
90% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

☐ 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 5% 即加付訂金於買方簽署臨時合約後 30 日內繳付。  
5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement.
- (c) 售價 5% 即部份售價於買方簽署臨時合約後 180 日內繳付。  
5% of Purchase Price being part payment shall be paid within 180 days after signing of the Preliminary Agreement.
- (d) 售價 5% 即部份售價於買方簽署臨時合約後 360 日內繳付。  
5% of Purchase Price being part payment shall be paid within 360 days after signing of the Preliminary Agreement.
- (e) 售價 80% 即售價餘款於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付。  
80% of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

☐ 付款辦法 Payment Plan C

- (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 \_\_\_\_\_ 日內或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。  
\_\_\_\_\_ % of Purchase Price being balance of Purchase Price shall be paid within \_\_\_\_\_ days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- \* ☐ 售價 \_\_\_\_\_ % 即售價餘款於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付。  
\_\_\_\_\_ % of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

\*請剔適用者 Please tick as appropriate

**第 4 節 Section 4**

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 4 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 4, "Close Relative" means a spouse, parent, child, sibling, grandparent or grandchild of the Tenderer (or any one of the Tenderer).

**第5節 Section 5**

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 “Mayer Brown” as Preliminary Deposit
2. 已由本人/我們填妥及簽署的「投標表格」(按照招標公告**附件A**所列的格式)  
A “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「保證修繕缺漏函」(按照招標公告**附件E**所列的格式) #  
A “Defects Warranty Letter” (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us #
7. 已由本人/我們簽署的「收集個人資料聲明(「本聲明」)」(按照**附件F(i) 及F(ii)** 所列的格式)。  
A “Personal Information Collection Statement (“PICS”)” (in the form annexed hereto as **Appendix F(i) and F(ii)**) duly signed by me/us.
8. 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)
9. 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)
10. 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6節 Section 6**

本人/我們同意如賣方接納本投標書，本投標書連同臨時合約將構成賣方與本人/我們之間就出售及購買本物業具有約束力的協議。

I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.

投標者簽名  
Signature(s) of the Tenderer(s)

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7節 Section 7**

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.

<b>第 1 節 Section 1</b>	
<b>投標者的資料 Particulars of the Tenderer</b>	
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	
<b>聯絡資料 Contact Details</b>	
聯絡人 Contact Person	
電話 Telephone	
電郵地址 Email Address	

<b>第 2 節 Section 2</b>			
<b>投標物業 Tendered Property (「本物業」 the "Property")</b>			
座 Tower	樓 Floor	單位 Flat	住宅停車位 (如適用) Residential Parking Space (if applicable)
<b>投標價 Tender Price (「售價」 "Purchase Price")</b>			
港幣 HK\$			
<p>下列抬頭為「<b>孖士打律師行</b>」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 "<b>Mayer Brown</b>" as preliminary deposit are enclosed with this Form of Tender</p>			
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 30 日內繳付。  
5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement.
- (c) 售價 90% 即售價餘款於買方簽署臨時合約後 180 日內或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。  
90% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

☐ **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 5% 即加付訂金於買方簽署臨時合約後 30 日內繳付。  
5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement.
- (c) 售價 5% 即部份售價於買方簽署臨時合約後 180 日內繳付。  
5% of Purchase Price being part payment shall be paid within 180 days after signing of the Preliminary Agreement.
- (d) 售價 5% 即部份售價於買方簽署臨時合約後 360 日內繳付。  
5% of Purchase Price being part payment shall be paid within 360 days after signing of the Preliminary Agreement.
- (e) 售價 80% 即售價餘款於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付。  
80% of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

☐ **付款辦法 Payment Plan C**

- (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 \_\_\_\_\_ 日內或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付，以較早者為準。  
\_\_\_\_\_ % of Purchase Price being balance of Purchase Price shall be paid within \_\_\_\_\_ days after signing of the Preliminary Agreement or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- \* ☐ 售價 \_\_\_\_\_ % 即售價餘款於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付。  
\_\_\_\_\_ % of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

\*請剔適用者 Please tick as appropriate



**第 4 節 Section 4**

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 4 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 4, "Close Relative" means a spouse, parent, child, sibling, grandparent or grandchild of the Tenderer (or any one of the Tenderer).

**第5節 Section 5**

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 “Mayer Brown” as Preliminary Deposit
2. 已由本人/我們填妥及簽署的「投標表格」(按照招標公告**附件A**所列的格式)  
A “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「保證修繕缺漏函」(按照招標公告**附件E**所列的格式) #  
A “Defects Warranty Letter” (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us #
7. 已由本人/我們簽署的「收集個人資料聲明(「本聲明」)」(按照**附件F(i) 及F(ii)** 所列的格式)。  
A “Personal Information Collection Statement (“PICS”)” (in the form annexed hereto as **Appendix F(i) and F(ii)**) duly signed by me/us.
8. 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)
9. 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)
10. 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6節 Section 6**

本人/我們同意如賣方接納本投標書，本投標書連同臨時合約將構成賣方與本人/我們之間就出售及購買本物業具有約束力的協議。

I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.

投標者簽名  
Signature(s) of the Tenderer(s)

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7節 Section 7**

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:

Vendor's Solicitors

賣方律師:

CLP Property Investment Limited 中電地產投資有限公司

☐ Mayer Brown 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(s) 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 / / or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. 須於 / / 或之前支付或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付, 以較早者為準。 *shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. 於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的 日期後的 14 日內繳付。

\*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  
由買方於 signed); and 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  
由賣方於 signed). 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  
上述所列臨時訂金經已收妥此據  
Cheque / Cashier Order No. 支票 / 本票號碼:

HK\$

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. The Purchaser will have to agree with the Vendor in the Agreement to the effect that –  
買方須於正式合約中向賣方作出以下協議 –
- (I) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatever.  
不論正式合約其後於任何情況下被取消，賣方有權保留臨時訂金。
- (II) other than entering into a mortgage of the Property, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement.  
除本物業之按揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓本物業之正式合約之權益或訂立任何協議以達致上述提名、轉售或轉讓的目的。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。
13. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in such standard form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO. 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在五個工作天內，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)簽署一份經由地政總署法律諮詢及田土轉易處("地政總署")批核的標準正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容除得地政總署事先書面批准買方一概不得更改。除第 15 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。
14. The Agreement will provide that in the event of the Vendor, at the request of the Purchaser, agreeing at the Vendor's own discretion to cancel the sale and purchase by way of cancellation agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 5% 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分之五之款項及買方須承擔賣方取消正式合約之律師費及有關費用(包括如須繳付之印花稅)。
15. It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No attorney, trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser. Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.  
買賣雙方同意並聲明本臨時合約只適用於買方本人，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。
16. The Purchaser shall solely bear and pay (a) all legal costs and disbursements for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and (b) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (c) all costs for preparing certified copies of title deeds and documents of the Property, (d) all plan fees for plans to be annexed to the Agreement and the Assignment, (e) all stamp duty (including without limitation special stamp duty, buyer's stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (f) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the manager of the Development advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement, the Mortgage or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (b) to (f) listed above in any case.  
於此買賣交易中買方須負責繳付(a)所有有關擬備、簽訂、加蓋印花、完成交易及登記本臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (b) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤；(c)業權文件認正本之一切費用；(d) 本物業的正式合約及轉讓契之圖則費；(e) 一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於額外印

花稅、買家印花稅及從價印花稅)、登記費及其他支出費用;及 (f)本物業按揭(如有)之法律費用及其他支出。買方須在成交收樓之前,按照正式合約及大廈公契及管理合約向賣方或發展項目的管理人補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約、按揭及轉讓契事宜,則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑,買方在任何情況下均需負責支付上述 (b) 至 (f) 項。

17. The sale and purchase of the Property shall be completed within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.  
有關本物業的買賣,將於賣方通知買方可以有效將本物業轉讓予買方之日後的十四天內完成。
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 Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.  
若賣方在本物業的權益屬衡平法權益而非法定產業權,買方不得提出反對。
23. The Vendor hereby reserves the right to amend the relevant plans in respect of the Property and/or the Development in accordance with the provisions of the Agreement provided that the Vendor shall have obtained the prior approval (if required) from the relevant governmental authority/authorities.  
賣方在此保留根據正式合約修改與本物業和/或本發展項目有關的圖則的權利,惟賣方將事先取得政府有關部門的批准(若需要)。
24. 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。
25. If the Property consists of residential unit(s) as well as any 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。
26. 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。
27. 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。
28. 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。
29. 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** 1 **座** **Floor** 22 **樓** **Unit** A **單位**

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

<u>309.408</u>	平方米 square metres/	<u>3,330</u>	平方呎，其中 square feet of which -
<u>24.839</u>	平方米 square metres/	<u>267</u>	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
<u>--</u>	平方米 square metres/	<u>--</u>	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
<u>--</u>	平方米 square metres/	<u>--</u>	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	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
窗台的面積為 the area of the bay window is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
平台的面積為 the area of the flat roof is	<u>49.857</u>	平方米 square metres/	<u>537</u>	平方呎 square feet;
花園的面積為 the area of the garden is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
停車位的面積為 the area of the parking space is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
天台的面積為 the area of the roof is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
前庭的面積為 the area of the terrace is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
庭院的面積為 the area of the yard is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet.



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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Natural stone, curtain wall, glass cladding, aluminum cladding, metal grille, tile and metal louvre	
b.	Window	Material of frame	Fluorocarbon coated aluminum	
		Material of glass	All flats except flats specified below: Tempered glass, insulated glass and insulated obscure glass  For the Ensuite of following flats: Fire-rated glass, tempered glass, insulated glass and insulated obscure glass - Flat A on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3	
c.	Bay window	Material of bay window	No bay window	
		Finishes of window sill	No bay window	
d.	Planter	Type of finishes	No planter	
e.	Verandah or balcony	Type of finishes	Balcony	Aluminum framed laminated tempered glass balustrade
			Balcony Floor	All flats except flats specified below: Natural stone  For the following flats: Tile and natural stone - Flat A & C on 15/F of Tower 1
			Balcony Wall	All flats except flats specified below: Natural stone and aluminum cladding  For the following flats: Natural stone, aluminum cladding and aluminum acoustic panel - 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
			Balcony Ceiling	All flats except flats specified below: Aluminum and natural stone  For the following flats: Aluminum acoustic panel - 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 2/F-3/F, 5/F-12/F, 15/F-23/F of Tower 3  For the following flats: Aluminum acoustic panel and natural stone - Flat A on 1/F-3/F, 5/F of Tower 3 - Flat B on 1/F of Tower 3
			Verandah	No verandah
		Whether it is covered	Balcony: Yes  Verandah: No verandah	
f.	Drying facilities for clothing	Type and material	No drying facilities	

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	Natural stone, glass, mirror, metal, paint and wallcovering	Natural stone	Painted gypsum board false ceiling
		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 flats specified below: Exposed surface plastered and painted with emulsion paint  For the following flats: Plastered with wallcovering, fabric panel, timber veneered, natural stone, mirror, glass, metal, leather and emulsion paint on exposed surface - Flat A on 15/F of Tower 1  For the following flats: Plastered with wallcovering, fabric panel, timber veneered, natural stone, mirror, metal and emulsion paint on exposed surface - Flat C on 15/F of Tower 1		All flats except flats specified below: Exposed surface plastered and painted with emulsion paint, gypsum board bulk head finished with emulsion paint  For Flat A on 15/F of Tower 1, Gypsum board false ceiling with emulsion paint  For Flat C on 15/F of Tower 1, Gypsum board false ceiling with emulsion paint and wall covering.

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.

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

1. 外部裝修物料

a.	外牆	裝修物料的類型	天然石、幕牆、玻璃飾面、鋁質飾面、金屬格柵、瓷磚和金屬百葉	
b.	窗	框的用料	氟化碳塗鋁	
		玻璃的用料	所有單位除以下指定單位外：強化玻璃、中空玻璃及中空磨砂玻璃  以下單位之套房：防火玻璃、強化玻璃、中空玻璃及中空磨砂玻璃 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 單位	
c.	窗台	窗台的用料	沒有窗台	
		窗台板的裝修物料	沒有窗台	
d.	花槽	裝修物料的類型	沒有花槽	
e.	陽台或露台	裝修物料的類型	露台	鋁質框鑲夾層強化玻璃欄杆
			露台地台	所有單位除以下指定單位外：天然石材  以下單位：瓷磚及天然石材 - 第 1 座 15 樓 A 及 C 單位
			露台外牆	所有單位除以下指定單位外：天然石材及鋁質飾面板  以下單位：天然石材、鋁質飾面板及鋁質吸音面板 - 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
			露台天花	所有單位除以下指定單位外：鋁質及天然石材  以下單位：鋁質吸音面板 - 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 2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 C 單位  以下單位：鋁質吸音面板及天然石材 - 第 3 座 1 樓至 3 樓、5 樓 A 單位 - 第 3 座 1 樓 B 單位
			陽台	沒有陽台
		是否有蓋	露台：有	
			陽台：沒有陽台	
f.	乾衣設施	類型及用料	沒有乾衣設施	

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	天然石材、玻璃、鏡、金屬、油漆及牆紙	天然石材	石膏板假天花髹上油漆
		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：批盪後鋪設牆紙、布飾板、木飾面、天然石材、鏡、玻璃、金屬、皮革及外露部份批盪後再髹乳膠漆 - 第 1 座 15 樓 A 單位  以下單位：批盪後鋪設牆紙、布飾板、木飾面、天然石材、鏡、金屬及外露部份批盪後再髹乳膠漆 - 第 1 座 15 樓 C 單位		所有單位除以下指定單位外：外露部分批盪後再髹乳膠漆，石膏板假樑髹上乳膠漆  第 1 座 15 樓 A 單位，石膏板假樑髹上乳膠漆  第 1 座 15 樓 C 單位，石膏板假樑髹上乳膠漆及牆紙

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。

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

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)	All flats except flats specified below: Timber and natural stone For the Living Room, Dining Room of following flat: Natural stone, carpet and metal - Flat A on 15/F of Tower 1  For the Living Room, Dining Room of following flat: Natural stone - Flat C on 15/F of Tower 1  For the Master Ensuite of following flat: Timber, carpet, metal and natural stone - Flat A on 15/F of Tower 1  For the Ensuite and Bedroom of following flat: Metal, natural stone, and timber - Flat A on 15/F of Tower 1  For the Master Bedroom and Bedroom of following flat: Carpet, metal and natural stone - Flat C on 15/F of Tower 1			All flats except flats specified below: Timber For the Living Room and Dining Room of following flat: Natural stone - Flat A on 15/F of Tower 1  For the Living Room and Dining Room of following flat: Metal - Flat C on 15/F of Tower 1  For the Master Ensuite, Ensuite and Bedroom of following flat: Timber - Flat A on 15/F of Tower 1  For the Master Bedroom and Bedroom of following flat: Timber - Flat C on 15/F of Tower 1		
			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		
			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		
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					

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

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）	所有單位除以下指定單位外：木材及天然石材  以下單位之客廳及飯廳：天然石材、地氈及金屬 - 第 1 座 15 樓 A 單位 以下單位之客廳及飯廳：天然石材 - 第 1 座 15 樓 C 單位 以下單位之主人套房：木材、地氈、金屬及天然石材 - 第 1 座 15 樓 A 單位 以下單位之套房及睡房：金屬、天然石材及木材 - 第 1 座 15 樓 A 單位 以下單位之主人睡房及睡房：地氈、金屬及天然石材 - 第 1 座 15 樓 C 單位		所有單位除以下指定單位外：木材  以下單位之客廳及飯廳：天然石材 - 第 1 座 15 樓 A 單位 以下單位之客廳及飯廳：金屬 - 第 1 座 15 樓 C 單位 以下單位之主人套房、套房及睡房：木材 - 第 1 座 15 樓 A 單位 以下單位之主人睡房及睡房：木材 - 第 1 座 15 樓 C 單位		
			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：外露部分鋪砌天然石材及鏡  - 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：外露部分鋪砌天然石材及鏡 - 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：外露部分鋪砌天然石材及鏡 - 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：外露部分鋪砌天然石材  - 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 22 樓至 23 樓 A 單位  以下單位之浴室：外露部分鋪砌瓷磚及天然石材 - 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：外露部分鋪砌天然石材 - 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：外露部分鋪砌天然石材 - 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：外露部分鋪砌瓷磚 - 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：外露部分鋪砌瓷磚 - 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：外露部分鋪砌瓷磚 - 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		
			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	外露部分鋪砌天然石材	外露部分鋪砌天然石材	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				

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

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 A on 15/F of Tower 1	Door viewer, door closer, lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Door to Residential Typical Lift Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered For the following flat: Timber veneered and mirror – Flat A on 15/F of Tower 1 For the following flat: Timber veneered and metal strip – Flat C on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Private Lift Lobby to Private Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered and metal strip For the following flat: Timber veneered, metal strip and mirror – Flat A on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Kitchen to Private Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered and high gloss lacquer For the following flat: Timber veneered – Flat A on 15/F of Tower 1	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 A on 15/F of Tower 1	Lockset with handle and door stopper

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

3. 室內裝置

			用料	裝修物料	配件
a.	門	大門	防火實心雙木門	所有單位除以下指明單位外：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 1 座 15 樓 A 單位	防盜眼、門鼓、門鎖連拉手及門擋
		主人浴室、套房浴室及浴室	空心木門連木格柵	所有單位除以下指明單位外：高光漆面  以下單位：木皮飾面 -第 1 座 15 樓 A 單位	門鎖連拉手及門擋
		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	所有單位除以下指明單位外：高光漆面  以下單位：木皮飾面 -第 1 座 15 樓 A 單位	門鎖連拉手及門擋
		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 -第 1 座 15 樓 A 單位	門鎖連拉手、門鼓及門擋
		通往住宅標準層升降機大堂	防火實心木門	所有單位除以下指定單位外：木皮飾面  以下單位：木皮飾面及鏡 -第 1 座 15 樓 A 單位  以下單位：木皮飾面及金屬線 -第 1 座 15 樓 C 單位	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	所有單位除以下指定單位外：木皮飾面及金屬線  以下單位：木皮飾面、金屬及鏡 -第 1 座 15 樓 A 單位	門鎖連拉手、門鼓及門擋
		廚房通往私人大堂	防火實心木門	所有單位除以下指定單位外：木皮飾面及高光漆面  以下單位：木皮飾面 -第 1 座 15 樓 A 單位	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 1 座 15 樓 A 單位	門鎖連拉手及門擋

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

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	All flats except flat specified below: High gloss lacquer  For the following flat: Timber veneered - Flat A on 15/F of Tower 1		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			

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.



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

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	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 1 座 15 樓 A 單位	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		

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。



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	

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.

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說明表」	
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說明表」	
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說明表」	
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說明表」	
i.	洗衣機接駁點	位置		請參閱「住宅單位機電裝置數量說明表」	
		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	

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。

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

4. MISCELLANEOUS

Item			Description				
a.	Lifts	Residential Lift	(i)	Brand name and model number	Brand Name	Schindler	
					Model number	Schindler 5500	
			(ii)	Number and floors served by them	Tower 1	1 lift serving LG1/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
					Tower 2	3 lifts serving LG2/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
					Tower 3	4 lifts serving LG2/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
		Residential Shuttle Lift	(i)	Brand name and model number	Brand name	Schindler	
					Model number	Schindler 5500	
			(ii)	Number and floors served by them	1 lift serving LG1/F-G/F		
b.	Letter box		Material		Metal and leather		
c.	Refuse collection		(i)	Means of refuse collection	Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber.		
			(ii)	Location of refuse room	Refuse room is provided in the common area of each residential floor of the towers. Refuse storage and material recovery chamber located on LG1/F of the Development.		
					Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter		(i)	Location	Separate water meter for individual flat is provided in the Water Meter Cabinet on 1/F, 2/F, 3/F, 6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F and 23/F of respective tower.	Separate electricity meter for individual flat is provided in the Electrical Meter Room on each residential floor of respective tower.	Separate gas meter for individual flat is provided in the Pipe Duct on each residential floor of respective tower.
			(ii)	Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

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”.

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.

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

4. 雜項

細項			描述							
a.	升降機	住宅升降機	(i)	品牌名稱及產品型號	品牌名稱	迅達				
					產品型號	Schindler 5500				
			(ii)	升降機的數目及到達的樓層	第 1 座	1 部升降機到達低層地下 1 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓				
					第 2 座	3 部升降機到達低層地下 2 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓				
		第 3 座			4 部升降機到達低層地下 2 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓					
		住宅穿梭升降機	(i)	品牌名稱及產品型號	品牌名稱	迅達				
產品型號	Schindler 5500									
(ii)	升降機的數目及到達的樓層		1部升降機到達低層地下1樓至地下							
b.	信箱		用料		金屬及皮革					
c.	垃圾收集		(i)	垃圾收集的方法	垃圾將由清潔工人收集並於垃圾儲存及物料回收室集中處理。					
			(ii)	垃圾房的位置	垃圾房設於住宅大樓每層的公共空間內。 垃圾儲存及物料回收室位於發展項目低層地下 1 樓。					
					水錶		電錶		氣體錶	
d.	水錶、電錶及氣體錶		(i)	位置	每一個單位之獨立水錶安裝於其住宅大廈之1樓、2樓、3樓、6樓、8樓、10樓、12樓、16樓、18樓、20樓、22樓及23樓之水錶箱內。		每一個單位之獨立電錶安裝於其住宅大廈每一層之電錶房內。		每一個單位之獨立煤氣錶安裝於其住宅大廈每層之管道槽內。	
			(ii)	就住宅單位而言是獨立抑或公用的錶	獨立		獨立		獨立	

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」。

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。

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

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
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:

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備註：

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

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.

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- 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。

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

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-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	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
		FXDP28QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP36QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP45QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP56QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP71QPVC	-	-	-	-	-	-	-	-	-	Y	-
		FXAQ20AVM	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
		RJZQ5AAV	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
		DHE 18/21/24 SLi	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		DHM 6	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	-	-	-
		AW240 191	-	-	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
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
Microwave Oven 微波爐		BMP224110	-	Y	-	-	Y	-	Y	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	-	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	-	Y	-	-	Y	-	-	Y	-	-	-
		BSP221111	Y	-	-	Y	-	-	Y	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	-	Y	-	Y
Electirc Oven 電焗爐		BOP210112	-	Y	-	-	Y	-	-	Y	-	-	-
		BOP211112	Y	-	-	Y	-	-	Y	-	-	Y	-
Coffee Machine 咖啡機		CMP250 112	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Wine Cellar 酒櫃		RW404 261	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Plate Warmer 暖碟抽屜		WSP221 110	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dishwasher 洗碗碟機		DF480162	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:

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

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-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	B	C	A	C
Double Door Refrigerator 雙門雪櫃	Sub-Zero	ICBBI 42S/S/TH	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
Washer 洗衣機	Miele	WDD 020	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dryer 乾衣機		TDD 120 WP	Y	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-30BG3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-40BE2H	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Exhaust Air Fan 抽氣扇	Nicotra	DPT07-13H	-	Y	Y	-	Y	Y	-	-	Y	-	Y
		DPT10-24H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-32B	-	-	Y	-	-	Y	-	-	Y	-	Y
		DPT15-34H	Y	Y	-	Y	Y	-	Y	Y	-	-	-
		DPT20-54B	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.

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

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-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	-	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	Y	Y	-	Y	Y	-	Y	-	-	-
		BSP221111	-	-	-	-	-	-	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	Y	-	Y
Electric Oven 電焗爐		BOP210112	Y	Y	-	Y	Y	-	Y	-	-	-
		BOP211112	-	-	-	-	-	-	-	-	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	-

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

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-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:

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# 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:

Vendor's Solicitors

賣方律師:

CLP Property Investment Limited 中電地產投資有限公司

☐ Mayer Brown 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(s) 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 / / or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. 須於 / / 或之前支付或於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的日期後的 14 日內繳付, 以較早者為準。 *shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. 於賣方向買方發出書面通知書可將本物業之業權有效地轉讓予買方的 日期後的 14 日內繳付。

\*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  
由買方於 signed); and 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  
由賣方於 signed). 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  
上述所列臨時訂金經已收妥此據  
Cheque / Cashier Order No. 支票 / 本票號碼:

HK\$

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. The Purchaser will have to agree with the Vendor in the Agreement to the effect that –  
買方須於正式合約中向賣方作出以下協議 –  
(I) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatever.  
不論正式合約其後於任何情況下被取消，賣方有權保留臨時訂金。  
(II) other than entering into a mortgage of the Property, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement.  
除本物業之按揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓本物業之正式合約之權益或訂立任何協議以達致上述提名、轉售或轉讓的目的。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。
13. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in such standard form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO. 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在五個工作天內，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)簽署一份經由地政總署法律諮詢及田土轉易處("地政總署")批核的標準正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容除得地政總署事先書面批准買方一概不得更改。除第 15 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。
14. The Agreement will provide that in the event of the Vendor, at the request of the Purchaser, agreeing at the Vendor's own discretion to cancel the sale and purchase by way of cancellation agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 5% 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五之款項及買方須承擔賣方取消正式合約之律師費及有關費用(包括如須繳付之印花稅)。
15. It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No attorney, trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser. Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.  
買賣雙方同意並聲明本臨時合約只適用於買方本人，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。
16. The Purchaser shall solely bear and pay (a) all legal costs and disbursements for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and (b) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (c) all costs for preparing certified copies of title deeds and documents of the Property, (d) all plan fees for plans to be annexed to the Agreement and the Assignment, (e) all stamp duty (including without limitation special stamp duty, buyer's stamp duty and ad valorem stamp duty), registration fee and other disbursements on this Preliminary Agreement, the Agreement and the Assignment, and (f) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the manager of the Development advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement, the Mortgage or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (b) to (f) listed above in any case.  
於此買賣交易中買方須負責繳付(a)所有有關擬備、簽訂、加蓋印花、完成交易及登記本臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (b) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤；(c)業權文件認正本之一切費用；(d) 本物業的正式合約及轉讓契之圖則費；(e) 一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於額外印

花稅、買家印花稅及從價印花稅)、登記費及其他支出費用;及 (f)本物業按揭(如有)之法律費用及其他支出。買方須在成交收樓之前,按照正式合約及大廈公契及管理合約向賣方或發展項目的管理人補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約、按揭及轉讓契事宜,則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑,買方在任何情況下均需負責支付上述 (b) 至 (f) 項。

17. The sale and purchase of the Property shall be completed within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.  
有關本物業的買賣,將於賣方通知買方可以有效將本物業轉讓予買方之日後的十四天內完成。
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 Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.  
若賣方在本物業的權益屬衡平法權益而非法定產業權,買方不得提出反對。
23. The Vendor hereby reserves the right to amend the relevant plans in respect of the Property and/or the Development in accordance with the provisions of the Agreement provided that the Vendor shall have obtained the prior approval (if required) from the relevant governmental authority/authorities.  
賣方在此保留根據正式合約修改與本物業和/或本發展項目有關的圖則的權利,惟賣方將事先取得政府有關部門的批准(若需要)。
24. 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。
25. If the Property consists of residential unit(s) as well as any 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。
26. 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。
27. 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。
28. 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。
29. 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** 1 **座** **Floor** 22 **樓** **Unit** A **單位**

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

<u>309.408</u>	平方米 square metres/	<u>3,330</u>	平方呎，其中 square feet of which -
<u>24.839</u>	平方米 square metres/	<u>267</u>	平方呎為露台的樓面面積 square feet is the floor area of the balcony;
<u>--</u>	平方米 square metres/	<u>--</u>	平方呎為工作平台的樓面面積 square feet is the floor area of the utility platform;
<u>--</u>	平方米 square metres/	<u>--</u>	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	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
窗台的面積為 the area of the bay window is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
閣樓的面積為 the area of the cockloft is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
平台的面積為 the area of the flat roof is	<u>49.857</u>	平方米 square metres/	<u>537</u>	平方呎 square feet;
花園的面積為 the area of the garden is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
停車位的面積為 the area of the parking space is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
天台的面積為 the area of the roof is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
梯屋的面積為 the area of the stairhood is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
前庭的面積為 the area of the terrace is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet;
庭院的面積為 the area of the yard is	<u>--</u>	平方米 square metres/	<u>--</u>	平方呎 square feet.

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

1. EXTERIOR FINISHES

a.	External wall	Type of finishes	Natural stone, curtain wall, glass cladding, aluminum cladding, metal grille, tile and metal louvre	
b.	Window	Material of frame	Fluorocarbon coated aluminum	
		Material of glass	All flats except flats specified below: Tempered glass, insulated glass and insulated obscure glass  For the Ensuite of following flats: Fire-rated glass, tempered glass, insulated glass and insulated obscure glass - Flat A on 1/F-3/F, 5/F-12/F, 15/F-21/F of Tower 3	
c.	Bay window	Material of bay window	No bay window	
		Finishes of window sill	No bay window	
d.	Planter	Type of finishes	No planter	
e.	Verandah or balcony	Type of finishes	Balcony	Aluminum framed laminated tempered glass balustrade
			Balcony Floor	All flats except flats specified below: Natural stone  For the following flats: Tile and natural stone - Flat A & C on 15/F of Tower 1
			Balcony Wall	All flats except flats specified below: Natural stone and aluminum cladding  For the following flats: Natural stone, aluminum cladding and aluminum acoustic panel - 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
			Balcony Ceiling	All flats except flats specified below: Aluminum and natural stone  For the following flats: Aluminum acoustic panel - 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 2/F-3/F, 5/F-12/F, 15/F-23/F of Tower 3  For the following flats: Aluminum acoustic panel and natural stone - Flat A on 1/F-3/F, 5/F of Tower 3 - Flat B on 1/F of Tower 3
			Verandah	No verandah
		Whether it is covered	Balcony: Yes  Verandah: No verandah	
f.	Drying facilities for clothing	Type and material	No drying facilities	

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	Natural stone, glass, mirror, metal, paint and wallcovering	Natural stone	Painted gypsum board false ceiling
		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 flats specified below: Exposed surface plastered and painted with emulsion paint  For the following flats: Plastered with wallcovering, fabric panel, timber veneered, natural stone, mirror, glass, metal, leather and emulsion paint on exposed surface - Flat A on 15/F of Tower 1  For the following flats: Plastered with wallcovering, fabric panel, timber veneered, natural stone, mirror, metal and emulsion paint on exposed surface - Flat C on 15/F of Tower 1		All flats except flats specified below: Exposed surface plastered and painted with emulsion paint, gypsum board bulk head finished with emulsion paint  For Flat A on 15/F of Tower 1, Gypsum board false ceiling with emulsion paint  For Flat C on 15/F of Tower 1, Gypsum board false ceiling with emulsion paint and wall covering.

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.



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

1. 外部裝修物料

a.	外牆	裝修物料的類型	天然石、幕牆、玻璃飾面、鋁質飾面、金屬格柵、瓷磚和金屬百葉	
b.	窗	框的用料	氟化碳塗鋁	
		玻璃的用料	所有單位除以下指定單位外：強化玻璃、中空玻璃及中空磨砂玻璃  以下單位之套房：防火玻璃、強化玻璃、中空玻璃及中空磨砂玻璃 - 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 21 樓 A 單位	
c.	窗台	窗台的用料	沒有窗台	
		窗台板的裝修物料	沒有窗台	
d.	花槽	裝修物料的類型	沒有花槽	
e.	陽台或露台	裝修物料的類型	露台	鋁質框鑲夾層強化玻璃欄杆
			露台地台	所有單位除以下指定單位外：天然石材  以下單位：瓷磚及天然石材 - 第 1 座 15 樓 A 及 C 單位
			露台外牆	所有單位除以下指定單位外：天然石材及鋁質飾面板  以下單位：天然石材、鋁質飾面板及鋁質吸音面板 - 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
			露台天花	所有單位除以下指定單位外：鋁質及天然石材  以下單位：鋁質吸音面板 - 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 2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓 C 單位  以下單位：鋁質吸音面板及天然石材 - 第 3 座 1 樓至 3 樓、5 樓 A 單位 - 第 3 座 1 樓 B 單位
			陽台	沒有陽台
		是否有蓋	露台：有	
			陽台：沒有陽台	
f.	乾衣設施	類型及用料	沒有乾衣設施	

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	天然石材、玻璃、鏡、金屬、油漆及牆紙	天然石材	石膏板假天花髹上油漆
		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：批盪後鋪設牆紙、布飾板、木飾面、天然石材、鏡、玻璃、金屬、皮革及外露部份批盪後再髹乳膠漆 - 第 1 座 15 樓 A 單位  以下單位：批盪後鋪設牆紙、布飾板、木飾面、天然石材、鏡、金屬及外露部份批盪後再髹乳膠漆 - 第 1 座 15 樓 C 單位		所有單位除以下指定單位外：外露部分批盪後再髹乳膠漆，石膏板假樑髹上乳膠漆  第 1 座 15 樓 A 單位，石膏板假樑髹上乳膠漆  第 1 座 15 樓 C 單位，石膏板假樑髹上乳膠漆及牆紙

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。

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

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)	All flats except flats specified below: Timber and natural stone For the Living Room, Dining Room of following flat: Natural stone, carpet and metal - Flat A on 15/F of Tower 1  For the Living Room, Dining Room of following flat: Natural stone - Flat C on 15/F of Tower 1  For the Master Ensuite of following flat: Timber, carpet, metal and natural stone - Flat A on 15/F of Tower 1  For the Ensuite and Bedroom of following flat: Metal, natural stone, and timber - Flat A on 15/F of Tower 1  For the Master Bedroom and Bedroom of following flat: Carpet, metal and natural stone - Flat C on 15/F of Tower 1			All flats except flats specified below: Timber For the Living Room and Dining Room of following flat: Natural stone - Flat A on 15/F of Tower 1  For the Living Room and Dining Room of following flat: Metal - Flat C on 15/F of Tower 1  For the Master Ensuite, Ensuite and Bedroom of following flat: Timber - Flat A on 15/F of Tower 1  For the Master Bedroom and Bedroom of following flat: Timber - Flat C on 15/F of Tower 1		
			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		
			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		
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					

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

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）	所有單位除以下指定單位外：木材及天然石材  以下單位之客廳及飯廳：天然石材、地氈及金屬 - 第 1 座 15 樓 A 單位 以下單位之客廳及飯廳：天然石材 - 第 1 座 15 樓 C 單位 以下單位之主人套房：木材、地氈、金屬及天然石材 - 第 1 座 15 樓 A 單位 以下單位之套房及睡房：金屬、天然石材及木材 - 第 1 座 15 樓 A 單位 以下單位之主人睡房及睡房：地氈、金屬及天然石材 - 第 1 座 15 樓 C 單位		所有單位除以下指定單位外：木材  以下單位之客廳及飯廳：天然石材 - 第 1 座 15 樓 A 單位 以下單位之客廳及飯廳：金屬 - 第 1 座 15 樓 C 單位 以下單位之主人套房、套房及睡房：木材 - 第 1 座 15 樓 A 單位 以下單位之主人睡房及睡房：木材 - 第 1 座 15 樓 C 單位		
			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：外露部分鋪砌天然石材及鏡  - 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：外露部分鋪砌天然石材及鏡 - 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：外露部分鋪砌天然石材及鏡 - 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：外露部分鋪砌天然石材  - 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 22 樓至 23 樓 A 單位  以下單位之浴室：外露部分鋪砌瓷磚及天然石材 - 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：外露部分鋪砌天然石材 - 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：外露部分鋪砌天然石材 - 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：外露部分鋪砌瓷磚 - 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：外露部分鋪砌瓷磚 - 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：外露部分鋪砌瓷磚 - 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	外露部分鋪砌天然石材	外露部分鋪砌天然石材	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				

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。



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

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 A on 15/F of Tower 1	Door viewer, door closer, lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle and door stopper
		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 – Flat A on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Door to Residential Typical Lift Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered For the following flat: Timber veneered and mirror – Flat A on 15/F of Tower 1 For the following flat: Timber veneered and metal strip – Flat C on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Private Lift Lobby to Private Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered and metal strip For the following flat: Timber veneered, metal strip and mirror – Flat A on 15/F of Tower 1	Lockset with handle, door closer and door stopper
		Kitchen to Private Lobby	Fire-rated solid core timber door	All flats except flat specified below: Timber veneered and high gloss lacquer For the following flat: Timber veneered – Flat A on 15/F of Tower 1	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 A on 15/F of Tower 1	Lockset with handle and door stopper

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

3. 室內裝置

			用料	裝修物料	配件
a.	門	大門	防火實心雙木門	所有單位除以下指明單位外：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 1 座 15 樓 A 單位	防盜眼、門鼓、門鎖連拉手及門擋
		主人浴室、套房浴室及浴室	空心木門連木格柵	所有單位除以下指明單位外：高光漆面  以下單位：木皮飾面 - 第 1 座 15 樓 A 單位	門鎖連拉手及門擋
		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	所有單位除以下指明單位外：高光漆面  以下單位：木皮飾面 - 第 1 座 15 樓 A 單位	門鎖連拉手及門擋
		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 - 第 1 座 15 樓 A 單位	門鎖連拉手、門鼓及門擋
		通往住宅標準層升降機大堂	防火實心木門	所有單位除以下指定單位外：木皮飾面  以下單位：木皮飾面及鏡 - 第 1 座 15 樓 A 單位  以下單位：木皮飾面及金屬線 - 第 1 座 15 樓 C 單位	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	所有單位除以下指定單位外：木皮飾面及金屬線  以下單位：木皮飾面、金屬及鏡 - 第 1 座 15 樓 A 單位	門鎖連拉手、門鼓及門擋
		廚房通往私人大堂	防火實心木門	所有單位除以下指定單位外：木皮飾面及高光漆面  以下單位：木皮飾面 - 第 1 座 15 樓 A 單位	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 1 座 15 樓 A 單位	門鎖連拉手及門擋

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

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	All flats except flat specified below: High gloss lacquer  For the following flat: Timber veneered - Flat A on 15/F of Tower 1		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		
				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			

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

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	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 1 座 15 樓 A 單位		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					

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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
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	

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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說明表」	
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說明表」	
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說明表」	
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說明表」	
i.	洗衣機接駁點	位置		請參閱「住宅單位機電裝置數量說明表」	
		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	

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。

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

4. MISCELLANEOUS

Item			Description				
a.	Lifts	Residential Lift	(i)	Brand name and model number	Brand Name	Schindler	
					Model number	Schindler 5500	
			(ii)	Number and floors served by them	Tower 1	1 lift serving LG1/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
					Tower 2	3 lifts serving LG2/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
					Tower 3	4 lifts serving LG2/F-LG4/F, G/F-3/F, 5/F-12/F, 15/F-23/F	
		Residential Shuttle Lift	(i)	Brand name and model number	Brand name	Schindler	
					Model number	Schindler 5500	
			(ii)	Number and floors served by them	1 lift serving LG1/F-G/F		
b.	Letter box		Material		Metal and leather		
c.	Refuse collection		(i)	Means of refuse collection	Refuse will be collected by cleaner and centrally handled at refuse storage and material recovery chamber.		
			(ii)	Location of refuse room	Refuse room is provided in the common area of each residential floor of the towers. Refuse storage and material recovery chamber located on LG1/F of the Development.		
					Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter		(i)	Location	Separate water meter for individual flat is provided in the Water Meter Cabinet on 1/F, 2/F, 3/F, 6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F and 23/F of respective tower.	Separate electricity meter for individual flat is provided in the Electrical Meter Room on each residential floor of respective tower.	Separate gas meter for individual flat is provided in the Pipe Duct on each residential floor of respective tower.
			(ii)	Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

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”.

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.

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

4. 雜項

細項			描述							
a.	升降機	住宅升降機	(i)	品牌名稱及產品型號	品牌名稱	迅達				
					產品型號	Schindler 5500				
			(ii)	升降機的數目及到達的樓層	第 1 座	1 部升降機到達低層地下 1 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓				
					第 2 座	3 部升降機到達低層地下 2 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓				
					第 3 座	4 部升降機到達低層地下 2 樓至低層地下 4 樓、地下至 3 樓、5 樓至 12 樓、15 樓至 23 樓				
		住宅穿梭升降機	(i)	品牌名稱及產品型號	品牌名稱	迅達				
產品型號	Schindler 5500									
(ii)	升降機的數目及到達的樓層		1部升降機到達低層地下1樓至地下							
b.	信箱		用料		金屬及皮革					
c.	垃圾收集		(i)	垃圾收集的方法	垃圾將由清潔工人收集並於垃圾儲存及物料回收室集中處理。					
			(ii)	垃圾房的位置	垃圾房設於住宅大樓每層的公共空間內。 垃圾儲存及物料回收室位於發展項目低層地下 1 樓。					
					水錶		電錶		氣體錶	
d.	水錶、電錶及氣體錶		(i)	位置	每一個單位之獨立水錶安裝於其住宅大廈之1樓、2樓、3樓、6樓、8樓、10樓、12樓、16樓、18樓、20樓、22樓及23樓之水錶箱內。		每一個單位之獨立電錶安裝於其住宅大廈每一層之電錶房內。		每一個單位之獨立煤氣錶安裝於其住宅大廈每層之管道槽內。	
			(ii)	就住宅單位而言是獨立抑或公用的錶	獨立		獨立		獨立	

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」。

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。

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

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
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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
- 4/F, 13/F and 14/F are omitted.
- 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：

- “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”。
- 不設4樓、13樓及14樓。
- 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。

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

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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
- 4/F, 13/F and 14/F are omitted.
- 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：

- “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”。
- 不設 4 樓、13 樓及 14 樓。
- 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。



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

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-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	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
		FXDP28QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP36QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP45QPVC	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		FXDP56QPVC	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	Y
		FXDP71QPVC	-	-	-	-	-	-	-	-	-	Y	-
		FXAQ20AVM	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
		RJZQ5AAV	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
		DHE 18/21/24 SLi	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
		DHM 6	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	-	-	-
		AW240 191	-	-	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
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
Microwave Oven 微波爐		BMP224110	-	Y	-	-	Y	-	Y	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	-	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	-	Y	-	-	Y	-	-	Y	-	-	-
		BSP221111	Y	-	-	Y	-	-	Y	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	-	Y	-	Y
Electirc Oven 電焗爐		BOP210112	-	Y	-	-	Y	-	-	Y	-	-	-
		BOP211112	Y	-	-	Y	-	-	Y	-	-	Y	-
Coffee Machine 咖啡機		CMP250 112	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Wine Cellar 酒櫃		RW404 261	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Plate Warmer 暖碟抽屜		WSP221 110	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dishwasher 洗碗碟機		DF480162	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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
- 4/F, 13/F and 14/F are omitted.
- 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：

- “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”。
- 不設4樓、13樓及14樓。
- 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。

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

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-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	B	C	A	C
Double Door Refrigerator 雙門雪櫃	Sub-Zero	ICBBI 42S/S/TH	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
Washer 洗衣機	Miele	WDD 020	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Dryer 乾衣機		TDD 120 WP	Y	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-30BG3H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		FV-40BE2H	Y	Y	-	Y	Y	-	Y	Y	-	Y	-
Exhaust Air Fan 抽氣扇	Nicotra	DPT07-13H	-	Y	Y	-	Y	Y	-	-	Y	-	Y
		DPT10-24H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
		DPT15-32B	-	-	Y	-	-	Y	-	-	Y	-	Y
		DPT15-34H	Y	Y	-	Y	Y	-	Y	Y	-	-	-
		DPT20-54B	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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
- 4/F, 13/F and 14/F are omitted.
- 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：

- “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”。
- 不設 4 樓、13 樓及 14 樓。
- 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。

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

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-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	-	-	-	-	-
		BMP225110	Y	-	Y	Y	-	Y	Y	Y	Y	Y
Steamer 蒸爐		BSP220111	Y	Y	-	Y	Y	-	Y	-	-	-
		BSP221111	-	-	-	-	-	-	-	-	Y	-
Combi Oven with Steam 蒸焗爐		BSP250111	-	-	Y	-	-	Y	-	Y	-	Y
Electric Oven 電焗爐		BOP210112	Y	Y	-	Y	Y	-	Y	-	-	-
		BOP211112	-	-	-	-	-	-	-	-	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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
- 4/F, 13/F and 14/F are omitted.
- 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：

- “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”。
- 不設4樓、13樓及14樓。
- 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。



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

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-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:

- “Y” denotes such appliance(s) is/are provided and/or installed in the residential unit. “-” denotes “not provided”.
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- 不設 4 樓、13 樓及 14 樓。
- 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股公司；(v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控股公司的經理。

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股公司的附屬公司；

“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:**

- 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。
- 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。
- 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。
- 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。
- 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。

## Defects Warranty Letter 保證修繕缺漏函

**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 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:**

We refer to your purchase of the Property. Subject to and conditional upon your completion of the purchase of the Property in all aspects in accordance with the formal Agreement for Sale and Purchase made between you and the Vendor (“ASP”), the Person so Engaged is prepared to, but not in derogation from your rights under the ASP, at its own cost and as soon as reasonably practicable, remedy any defects to the Property (fair wear and tear excepted) caused otherwise than by any act or neglect of you or your agent, contractor or resident, occupier or visitor of the Property after its receipt of a written notice served by you within 3 years from the date of completion of the sale and purchase of the Property (the “Time Limit”), provided that:

本函是有關閣下購買該物業之事宜。在閣下按照閣下與賣方簽訂之正式買賣合約(「正式合約」)完成買賣並完全遵守其條款為前提下，如此聘用的人將在不減損閣下於正式合約下之權利下，將於收到閣下於該物業的成交日起計3年內(「時限」)發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處(正常損耗除外)作出補救，而該欠妥之處並非由閣下或閣下的代理人、承辦商或該物業的住客、使用者或訪客的行為或疏忽所導致，惟前提是：

1. You shall give prompt written notice to the Person so Engaged within the Time Limit specifying the defects to the Property that should be ascertainable upon reasonable inspection.  
閣下須盡快在時限內書面通知如此聘用的人有關該物業的欠妥之處，該欠妥之處應為在合理檢查下可以被確定。
2. The Person so Engaged shall, at its own cost (by its contractor or by procuring other responsible parties) and as soon as reasonably practicable after receipt of your written notice served within the Time Limit, remedy the defects stated therein. The Person so Engaged shall not by reason of this obligation be liable to any person(s) for any consequential loss or any loss of use of the Property or any fittings, finishes or appliances therein specified in the Sales Brochure (Printing Date: 17 July 2020) (and the latest version revised or to be revised from time to time).  
如此聘用的人當收到於時限內發出的書面通知後，須要在合理地切實可行的範圍內，盡快自費(由其承包商或促使其他相關負責人士)就閣下於書面通知內列出的欠妥之處作出補救。如此聘用的人不須因此責任而向任何人士承擔任何因未能使用該物業或其在售樓說明書(印刷日期: 2020年7月17日)(及其後已經或不時修改之最新版本)中列出之裝置、裝修物料及設備的損失或其相應而生的損失。
3. This obligation does not cover any electrical appliances, furniture, plants or landscaping in or sold with the Property, nor any matter added to the Property after the completion of the sale and purchase.  
此項責任不包括任何位於該物業內或隨該物業出售的電器、家具、花草植物或園藝設計，亦不包括在買賣完成後所增的事物。
4. The rights or benefits conferred on you upon the terms and conditions of this letter shall be personal to you solely and are non-assignable and non-transferable and will terminate automatically when you sell/transfer or contract to sell/transfer the Property. In any event the Person so Engaged shall not be liable to your sub-purchaser(s), nominee(s) or assignee(s).  
本函賦予閣下之權利或利益只屬閣下本人的，不得轉讓或轉移。當閣下出售/轉讓該物業或簽訂有關協議，該等權利及利益將會自動終止。如此聘用的人在任何情況下均不須向閣下之轉購人、被提名人或承讓人負責。
5. This obligation is given on an entirely without prejudice basis and as a gesture of goodwill of the Person so Engaged. For the avoidance of doubt, the Person so Engaged bears no liability to the Purchaser for any failure to perform this obligation. In case of any dispute in relation to this obligation of the Person so Engaged herein mentioned, the decision of the Person so Engaged shall be final and binding on you.  
此項責任是在完全無損如此聘用的人及買賣雙方基礎及純為如此聘用的人之良好商譽而提供。為免生疑問，如此聘用的人無須為未能履行此項責任向買方負上任何責任或賠償任何損失。如對如此聘用的人於此項責任有任何爭議，如此聘用的人享有最終及具約束力的決定權。
6. Without prejudice to the generality of the foregoing, this obligation is not applicable to any defects caused by vandalism, wrongful act or negligence or normal fair wear and tear and the Person so Engaged is not responsible for the remedy of any defects arising out of or resulting from improper operation or maintenance, or for defect or damage aggravated through failure or delay in giving notice to the Person so Engaged. This obligation shall no longer be applicable if and when the subject matter of the defects has been altered, relocated or otherwise modified or varied, sold or disposed of.  
在無損上述條款的通用性為前提下，此項責任是不包括任何蓄意、錯誤或疏忽或正常損耗造成的損壞，且如此聘用的

人不會對因不恰當使用或管理造成、和因閣下未能及時通知如此聘用的人而加深的損壞作出執修。若閣下把該等有欠妥之處的事物更改或修改、重新安置、出售或丟棄，此項責任將會終止。

7. This obligation of the Person so Engaged is conditional on the Purchaser giving to the Person so Engaged and/or its authorized representative reasonable access to the Property.  
如此聘用的人的責任須符合一項先決條件，即買方須讓如此聘用的人及/或其授權代理人合理地進入該物業。
8. This letter is independent of the Preliminary Agreement for Sale and Purchase of the Property (“PASP”) and ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or you under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP.  
本函獨立於有關該物業之臨時買賣合約（「臨時合約」）及正式合約，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款。本函不應被解釋為影響或損害臨時合約或正式合約下賣方或閣下之責任、權利或補償。倘如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約所有條款並受其約束。
9. Notice is hereby given that the Owner is not involved in the defect warranty contained in this letter. The warranty is provided by the Person so Engaged and in no circumstances shall the Owner be held liable for anything arising from or in connection with the warranty.  
特此通知擁有人並沒有亦不會參與本函所載的保證修繕缺漏。該保證修繕缺漏由如此聘用的人提供。買方不得就由於或有關保證該修繕缺漏或相關事宜而向擁有人提出任何申索。
10. In case of any dispute in relation to any terms and conditions of this letter, the Person so Engaged shall have the right of final decision.  
與本函任何條款有關的任何爭議，概由如此聘用的人享有最終決定權。
11. The Chinese translation of this letter is for reference purposes only. In case of any discrepancy, the English version shall prevail. 本函中文譯本僅供參考，如與英文版本有歧義，概以英文版本為準。

The parties do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) and agree that this letter shall be excluded from the application of that Ordinance.

買賣雙方無意賦予任何第三者依據《合約(第三者權利)條例》(第 623 章)強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。

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

After due and careful consideration of the contents of this letter, I / we agree to accept the same and be bound by all the terms and conditions herein set out.

經適當及仔細考慮本函內容後，本人／我等同意接受本函所有條款並受其約束。

Signed by the Purchaser(s)

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:

- 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;
- 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;
- 評估及／或核實提供予我們的資料；  
assessing and/or verifying information supplied to us;
- 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收取合理費用。

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 11<sup>th</sup>-12<sup>th</sup>/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](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](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」)選擇成為 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)

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\_\_\_\_ (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:**

- 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

- 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。

- 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

- 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。

- 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

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Note 備註:

\* "Owner" means the legal or beneficial owner of the Property.

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