

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the properties in

Mount Hebe

(being the properties offered for sale by tender as set out in any of the Information on Sales Arrangement issued by the Vendor for Mount Hebe from time to time (as the same may be revised by the Vendor from time to time), unless previously withdrawn or sold)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled “**Public Tender for Mount Hebe**” placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked “**Mount Hebe**”.

Vendor: **Billion Vantage Investment Limited**
22nd Floor, Nan Fung Tower, 88 Connaught Road Central, Central, Hong Kong

Vendor’s solicitors: **Johnson Stokes & Master**
18th Floor, Prince’s Building, 10 Chater Road, Central, Hong Kong

招標文件

公開招標承投購買物業

現招標承投購買以下發展項目之物業

豐迎山

(即任何一份或多份賣方不時發出的豐迎山的銷售安排資料 (及賣方不時對其作出的修改)內列出的以招標方式出售的之物業，但若在招標截止時限之前已被撤回或出售則除外)

在招標期間(定義見招標公告)，投標書須放入普通信封內，信封面上清楚註明「**豐迎山**」，放入位於售樓處(定義見招標公告)擺放的標示為「**豐迎山公開招標**」的投標箱內。

賣方： **澤億投資有限公司**
香港中環干諾道中 88 號南豐大廈 22 樓

賣方律師： **孖士打律師行**
香港中環遮打道 10 號太子大廈 18 樓

PART 1: TENDER NOTICE

1. Definitions

In this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires:

“Acceptance Period”	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and the date which is the fourteenth (14th) working day after the Tender Closing Date and Time (both dates inclusive);
“Agreement”	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
“Conditions of Sale”	means the Conditions of Sale set out in Part 2 of this Tender Document;
“extreme conditions announcement”	means an announcement made by the Chief Secretary for Administration stating the existence of extreme conditions arising from a super typhoon or other natural disaster of a substantial scale during the period (including any extended period) specified in the announcement;
“Letter of Acceptance”	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice;
“Offer Form”	means the Offer Form set out in Part 3 of this Tender Document;
“Property”	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
“Property for Tender”	means all or any of the properties as set out in the Sales Arrangements;
“Purchase Price”	means, if and when this Tender Document is accepted by the Vendor, the Tender Price;
“Purchaser”	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
“Sales Arrangements”	means any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for Mount Hebe from time to time (as the same may be revised by the Vendor from time to time);
“Sales Office”	means 22 nd Floor, Nan Fung Tower, 88 Connaught Road Central, Central, Hong Kong;
“Tender Closing Date and Time”	means, in respect of each Property for Tender, the tender

	closing date(s) and time(s) applicable to the Property for Tender as set out in the Sales Arrangements;
“Tender Commencement Date and Time”	means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to the Property for Tender as set out in the Sales Arrangements;
“Tender Document”	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);
“Tender Notice”	means the Tender Notice set out in Part 1 of this Tender Document;
“Tender Period”	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time;
“Tender Price”	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
“Tendered Property”	means the property(ies) as specified in the Schedule to the Offer Form;
“Tenderer”	means the person who is specified in the Schedule to the Offer Form as the tenderer;
“Vendor”	means Billion Vantage Investment Limited; and
“Vendor’s solicitors”	means Johnson Stokes & Master.

2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date and Time, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the Tender Closing Date and Time, remove any property from the Property for Tender and to modify, amend or revise any part of the Tender Document. Please refer to the Sales Arrangements issued from time to time for any adjustment of the Tender Closing Date and Time and any property removed from the Property for Tender. Any modification, amendment or revision of the Tender Document will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment, modification, amendment or revision.
- 2.6 Tenderers should note the Vendor’s solicitors do not act for any Tenderer in the process of this

tender.

2.7 A tender must be:-

(a) made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**

(b) accompanied with the following documents:-

(i) Cashier order(s) and/or cheque(s)

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the amount equal to **5%** of the Tender Price for the Tendered Property, such sum being the **preliminary deposit** for the tender, made payable to “**Johnson Stokes & Master**”, provided that the following minimum amount shall be paid by cashier order(s):

Amount of 5% of Tender Price	Minimum amount to be paid by cashier order(s)
HK\$2,500,000 or above	HK\$2,000,000
Less than HK\$2,500,000	HK\$1,000,000

(ii) Tenderer's identification document

If the Tenderer is/are individual(s), copy of the ID Card/Passport of each individual of the Tenderer.

If the Tenderer is a company, copies of the Certificate of Incorporation and the Business Registration Certificate (if any), copies of the latest register of directors and latest annual return (if any) of the Tenderer and copies of the ID Card/Passport of each director of the Tenderer.

(iii) Intermediary's licence (if applicable)

Copy of licence of the estate agent appointed by the Tenderer.

(iv) Documents in Annex, duly signed and completed by the Tenderer

- (1) Warning to Purchasers
- (2) Letter of Consent to Collection of Personal Data
- (3) Vendor's Information Form
- (4) (if applicable) Acknowledgement Letter Regarding Early Settlement Cash Rebate
- (5) (if applicable) Acknowledgement Letter Regarding Stamp Duty Benefit
- (6) (if applicable) Acknowledgement Letter Regarding Financing Plans
- (7) List of gifts, financial advantage or benefits

Please do NOT date any of the documents mentioned in this sub-paragraph (iv).

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**Mount Hebe**”; and

- (d) placed in the tender box labelled “**Public Tender for Mount Hebe**” placed at the Sales Office during the Tender Period.
- 2.8 The tender will proceed irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time during the Tender Period.
- 2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
- (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of the Letter of Acceptance and return of cashier order(s) and/or cheque(s).
- 2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second (2nd) working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. (If applicable) Where the Property comprises more than one (1) property,

(a) the Purchaser will sign only one (1) Agreement covering all of the Property; and (b) the Vendor will not and is not obliged to apportion the Purchase Price for each of the Property.

3.4 (a) In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-

(i) the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her; and

(ii) the relevant power of attorney is required to be approved by the Vendor.

(b) All loan applications made to the Vendor's designated financing company, loan documents and ancillary documents (collectively the "**Loan Documents**") shall be signed by the Purchaser personally. No attorney can be accepted for the purpose of signing the Loan Documents

4. Miscellaneous

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property for Tender. All enquiries should be directed to the Vendor (Enquiry Hotline: 3108 3960).

4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the 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 are set out in this Tender Document or the Agreement.

4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.

4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	就每一個該招標物業而言，指由招標開始日期及時間至招標截止日期及時間後的第 14 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「出售條款」	指本招標文件第 2 部份的出售條款；
「極端情況公布」	指政務司司長作出的公布，以述明由超強颱風或其他大規模天災引起的極端情況，在該公布所指明的期間(包括延展期間)存在；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 3 部份的要約表格；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指銷售安排內列出的所有或任何物業；
「樓價」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「買方」	指中標者，其對該投標物業的投標書獲得賣方接納；
「銷售安排」	指任何一份或多份賣方不時發出的豐迎山的以招標方式出售的銷售安排資料 (及賣方不時對其作出的修改)；
「售樓處」	指香港中環干諾道中 88 號南豐大廈 22 樓；
「招標截止日期及時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間；
「招標開始日期及時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間；
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)；
「招標公告」	指本招標文件第 1 部份的招標公告；

「招標期間」	就每一個該招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
「投標價」	指要約表格的附表中訂明投購該投標物業的價格；
「該投標物業」	指要約表格的附表中訂明的物業；
「投標者」	指要約表格的附表中訂明為投標者的人士；
「賣方」	指澤億投資有限公司；及
「賣方律師」	指孖士打律師行。

2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 賣方保留權利更改招標截止日期及時間、減少訂明的招標物業，以及變更、修訂或修改招標文件的任何部份。請參閱不時發出的銷售安排關於招標截止日期及時間的更改及任何該招標物業的減少物業。招標文件的任何變更、修訂或修改，將會於售樓處張貼通知。賣方無須就上述更改、變更、修訂或修改另行通知投標者。
- 2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 投標書必須：
 - (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
 - (b) 連同以下文件：

(i) 銀行本票及／或支票

由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票及／或支票，金額為該投標物業的投標價的 **5%**，該金額須作為投標的**臨時訂金**，抬頭寫「孖士打律師行」，惟當中須以銀行本票支付的最低金額為：

投標價 5%的金額	以銀行本票支付的最低金額
港幣\$2,500,000 元或以上	港幣\$2,000,000 元
少於港幣\$2,500,000 元	港幣\$1,000,000 元

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證(如有)的複印本，以及投標者最近期的董事登記冊、及最近期的周年申報表(如有)的複印本，及投標者每名董事的身份證／護照的複印本。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 對買方的警告
- (2) 個人資料收集同意書
- (3) 賣方資料表格
- (4) (如適用)關於提前付清樓價現金回贈的確認書
- (5) (如適用)關於印花稅優惠的信件
- (6) (如適用)關於財務計劃的確認信
- (7) 贈品、財務優惠或利益的列表

請不要於本第(iv)分段所述的任何文件內填上日期。

(c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**豐迎山**」；及

(d) 於招標期間放入位於售樓處擺放的標示為「**豐迎山公開招標**」的投標箱內。

2.8 即使於招標期間內任何時間有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況的公布，招標會繼續進行。

2.9 在賣方對收到的投標書作出決定前，所有銀行本票及／或支票不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及／或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及／或支票將於承約期間屆滿後起計 14 日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者。

2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。

(b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。

(c) 要約表格中指明的香港通訊地址將會是收取接納書及退回銀行本票及／或支票的地址。

2.11 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時

接納。

- (b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. 接納投標

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 个工作日視為已經正式收到。
- 3.3 在接納書的日期後的 5 个工作日内，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售樓處審閱。為免疑問，買方將被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。(如適用)如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。
- 3.4 (a) 如買方有意以其授權人代表其簽署正式合約：-
- (i) 賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作為其代表及
- (ii) 相關授權書須由賣方事先批准。
- (b) 所有向賣方之指定財務機構作出的貸款申請、貸款文件及附帶文件（統稱「**貸款文件**」）須由買方親身簽署。以授權人簽署貸款文件不會被接受。

4. 其他事項

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方(查詢熱線: 3108 3960)。
- 4.2 賣方任何人員或代理或賣方的代理人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。任何陳述不得作為或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

PART 2: CONDITIONS OF SALE

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-

“Development” means Mount Hebe.

“this Preliminary Agreement” means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document.

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.
3. A preliminary deposit which is equal to five percent (5%) of the Purchase Price is payable by the Purchaser to the Vendor on signing of this Preliminary Agreement.
4. The sale and purchase shall be completed at the office of the Vendor’s solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) in accordance with the terms of the Agreement.
5. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
6. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
8. The preliminary deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholders.
9. The Purchaser shall attend the office of the Vendor’s solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor’s solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on this Preliminary Agreement and the Agreement as set out in clause 22.
10. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
 - (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.
11. The Purchaser will have to agree with the Vendor in the Agreement to the effect that:-
- (a) the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever, and
 - (b) other than entering into a mortgage or charge, 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.
12. The measurements of the Property are set out in the attached Schedule 1.
13. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in the attached Schedule 2.
14. 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.
15. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 16 and fully understands its contents.
16. For the purposes of clause 15, the following is the "Warning to Purchasers"–
- (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 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。
17. (a) It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of Clause 17(b), only the person who signed this Preliminary Agreement is permitted to sign the Agreement.
- (b) No attorney, trustee or nominee of any kind of the Purchaser shall be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
18. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
19. The Property is sold on "as is" basis. (If the Purchaser has inspected the Property) The Purchaser agrees and acknowledges that he has duly inspected the Property, has knowledge of and accepts the existing state and condition of the Property.
20. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the Property (including the Agreement, Mortgage and subsequent Assignment, etc.), the Purchaser shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
21. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
22. All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
23. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the Property, all plan fees for plans to be annexed to the Agreement and the Assignment of the Property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property and all legal costs and charges of any other documents relating to the sale and purchase of the Property. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
24. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed, the Purchaser hereby authorizes the Vendor to 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.
25. The Purchaser shall before being entitled to possession of the Property on completion reimburse

or pay to the Vendor or the management company 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 DMC.

26. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
27. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
28. Time shall in every respect be of the essence of this Preliminary Agreement.
29.
 - (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable by any person who is not a party to this Preliminary Agreement pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
 - (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
 - (c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
 - (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
 - (ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
30. In this Preliminary Agreement:-
 - (a) “**saleable area**” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
 - (b) “**working day**” has the meaning given by section 2(1) of that Ordinance;
 - (c) the floor area of an item under clause (a) of each Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) the area of an item under clause (b) of each Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
31. The Purchaser shall raise no objection if the Vendor’s interest in the Property is an equitable interest and not a legal estate.
32. This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
33. 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.

第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」	指豐迎山。
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；
2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條件出售該物業，而買方須以樓價並按本臨時合約所載條款及條件購買該物業。
3. 買方須於簽署本臨時合約時向賣方支付相等於樓價的百分之五（5%）的臨時訂金。
4. 買賣須根據正式合約的條款於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。
5. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
 - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
6. 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。
7. 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。
8. 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。
9. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 22 條所載就本臨時合約及正式合約應付之所有印花稅。
10. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即終止；
 - (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。
11. 在正式合約當中，買方須與賣方協議如下—
 - (a) 如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金；及
 - (b) 除訂立按揭或押記外，買方不得於本買賣成交及簽立轉讓契之前提名任何人接受本物業之轉讓契，亦不得轉售本物業或以任何形式轉移正式合約之權益或訂立以以上為目的之任何協議。

12. 該物業的量度尺寸載列於附表 1。
13. 該物業的買賣包括的裝置、裝修物料及設備載列於附表 2。
14. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
15. 買方確認已收到第 16 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。
16. 就上述第 15 條而言，「**對買方的警告**」內容如下—
- (a) 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。
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.
 - (b) 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 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.
 - (c) 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。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
 - (d) 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。
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.
 - (e) 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。
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.
17. (a) 謹此聲明本臨時合約只屬於買方個人所有。除 17(b)條另有規定外，只有簽署本臨時合約的人士可簽署正式合約。
- (b) 賣方並不接受買方的任何授權人、受托人或獲提名人代替買方本人簽署正式合約，除非該人為指定之獲授權人（但其授權不能有任何授權他人代替之權力）而其授權乃為指定權限並只限於以買方名義及代買方簽署正式合約。
18. 買方在購買本物業時完全知悉本物業及本物業內的裝置、裝修物料及設備的實質狀況，並接受本物業及該等裝置、裝修物料及設備的現狀。

19. 本物業以現狀形式出售。(如買方已視察本物業) 買方同意及承認已到本物業實地視察，並清楚及接受本物業現時之情況。
20. 若買方亦聘用賣方之律師行為買方之代表律師處理購買本物業的法律文件(包括正式合約、按揭契及轉讓契等)，買方將承擔該律師行在處理正式合約及其後之轉讓契之法律費用。若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。
21. 買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。
22. 有關本臨時合約及/或正式合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。
23. 一切製作、登記及完成公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、該物業的業權之契約之認證副本之費用、該物業的正式合約及轉讓契之圖則費，該物業的按揭(如有)之律師及其他費用及代墊付費用及其他有關該物業的買賣的文件的所有法律及其他費用，均由買方負擔及支付。所有查冊費、註冊費及其他雜項費用均須由買方承擔。
24. 如在簽署正式合約前，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。
25. 在獲得本物業管有權之前，買方須於成交時按照公契規定向賣方或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、特別基金及其他按金／基金等。
26. 買方如有更改地址或電話，須以書面通知賣方。
27. 該物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。
28. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
29.
 - (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「該條例」)強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
 - (b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。
 - (c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
 - (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於本臨時合約；及
 - (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

30. 在本臨時合約中—
- (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；
 - (a) 招標文件的《投標物業的量度尺寸》載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及
 - (b) 招標文件的《投標物業的量度尺寸》載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
31. 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。
32. 本臨時買賣合約取代雙方所有過往之談判、陳述、理解及協議。
33. 本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如有任何歧義、不一致或爭議，概以英文版本為準。

出售條款附表1 **Schedule 1 to Conditions of Sale**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 6 and Car Parking Space(s) No(s). 101 Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 6 號洋房 及停車位 101 號

(a) 本物業的實用面積為 the saleable area of the Property is	182.750	平方米／ square metres/	1967	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	40.723	平方米／ square metres/	439	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	75.200	平方米／ square metres/	810	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	8.470	平方米／ square metres/	92	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 **Schedule 1 to Conditions of Sale**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 11 and Car Parking Space(s) No(s). 30, 31, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 11 號洋房 及停車位 30, 31 號

(a) 本物業的實用面積為 the saleable area of the Property is	205.051	平方米／ square metres/	2207	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	75.011	平方米／ square metres/	808	平方呎； square feet;
*停車位的面積為 the area of the parking space is	25.000	平方米／ square metres/	270	平方呎； square feet;
*天台的面積為 the area of the roof is	83.503	平方米／ square metres/	899	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	9.020	平方米／ square metres/	98	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 17 and Car Parking Space(s) No(s). 82, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 17 號洋房 及停車位 82 號

(a) 本物業的實用面積為 the saleable area of the Property is	185.256	平方米／ square metres/	1962	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	49.374	平方米／ square metres/	532	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	75.200	平方米／ square metres/	810	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	8.470	平方米／ square metres/	92	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 20 and Car Parking Space(s) No(s). 63, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 20 號洋房 及停車位 63 號

(a) 本物業的實用面積為 the saleable area of the Property is	187.576	平方米／ square metres/	2019	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	50.673	平方米／ square metres/	546	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	73.312	平方米／ square metres/	790	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	11.397	平方米／ square metres/	123	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 31 and Car Parking Space(s) No(s). 8, 78, 79, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong

香港 西貢 窩美紅棉路 8 號 豐迎山 31 號洋房 及停車位 8, 78, 79 號

(a) 本物業的實用面積為 the saleable area of the Property is	240.088	平方米／ square metres/	2584	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	98.313	平方米／ square metres/	1059	平方呎； square feet;
*停車位的面積為 the area of the parking space is	37.500	平方米／ square metres/	404	平方呎； square feet;
*天台的面積為 the area of the roof is	98.748	平方米／ square metres/	1063	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	9.085	平方米／ square metres/	98	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 37 and Car Parking Space(s) No(s). 15, 90, 91, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 37 號洋房 及停車位 15, 90, 91 號

(a) 本物業的實用面積為 the saleable area of the Property is	218.653	平方米／ square metres/	2354	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	67.280	平方米／ square metres/	725	平方呎； square feet;
*停車位的面積為 the area of the parking space is	37.500	平方米／ square metres/	404	平方呎； square feet;
*天台的面積為 the area of the roof is	89.458	平方米／ square metres/	963	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	9.085	平方米／ square metres/	98	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 38 and Car Parking Space(s) No(s). 16, 92, 93, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 38 號洋房 及停車位 16, 92, 93 號

(a) 本物業的實用面積為 the saleable area of the Property is	216.812	平方米／ square metres/	2334	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	77.911	平方米／ square metres/	839	平方呎； square feet;
*停車位的面積為 the area of the parking space is	37.500	平方米／ square metres/	404	平方呎； square feet;
*天台的面積為 the area of the roof is	89.458	平方米／ square metres/	963	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	9.085	平方米／ square metres/	98	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 **Schedule 1 to Conditions of Sale**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 63 and Car Parking Space(s) No(s). 105, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 63 號洋房 及 停車位 105 號

(a) 本物業的實用面積為 the saleable area of the Property is	142.707	平方米／ square metres/	1536	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	43.305	平方米／ square metres/	467	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	56.767	平方米／ square metres/	612	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	7.875	平方米／ square metres/	85	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 **Schedule 1 to Conditions of Sale**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 66 and Car Parking Space(s) No(s). 110, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 66 號洋房 及 停車位 110 號

(a) 本物業的實用面積為 the saleable area of the Property is	142.706	平方米／ square metres/	1536	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	31.523	平方米／ square metres/	340	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	56.767	平方米／ square metres/	612	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	7.875	平方米／ square metres/	85	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 71 and Car Parking Space(s) No(s). 113, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 71 號洋房 及 停車位 113 號

(a) 本物業的實用面積為 the saleable area of the Property is	154.156	平方米／ square metres/	1659	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	37.147	平方米／ square metres/	400	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	61.185	平方米／ square metres/	659	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	7.875	平方米／ square metres/	85	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 **Schedule 1 to Conditions of Sale**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 73 and Car Parking Space(s) No(s). 119, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 73 號洋房 及 停車位 119 號

(a) 本物業的實用面積為 the saleable area of the Property is	151.404	平方米／ square metres/	1630	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	37.099	平方米／ square metres/	400	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	61.185	平方米／ square metres/	659	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	7.875	平方米／ square metres/	85	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表1 Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: House No. 79 and Car Parking Space(s) No(s). 22, Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong
香港 西貢 窩美紅棉路 8 號 豐迎山 79 號洋房 及停車位 22 號

(a) 本物業的實用面積為 the saleable area of the Property is	154.036	平方米／ square metres/	1658	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	-	平方米／ square metres/	-	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
*窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
*平台的面積為 the area of the flat roof is	-	平方米／ square metres/	-	平方呎； square feet;
*花園的面積為 the area of the garden is	37.119	平方米／ square metres/	400	平方呎； square feet;
*停車位的面積為 the area of the parking space is	12.500	平方米／ square metres/	135	平方呎； square feet;
*天台的面積為 the area of the roof is	61.185	平方米／ square metres/	659	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	7.875	平方米／ square metres/	85	平方呎； square feet;
*前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
*庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 2
Schedule 2 to Conditions of Sale

裝置、裝修物料及設備
Fittings, Finishes and Appliances

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房	
Item 細項		Description 描述	
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, glass cladding, aluminium louvre and aluminium grilles 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、玻璃覆蓋層板、鋁質百葉及鋁質格柵
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or bal- cony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板	Skirting 牆腳線	
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed folding glass door 鋁質框玻璃摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Lavatory door 洗手間門	Aluminum framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸
		Powder Room door 化妝室門	Solid core timber sliding door 實心木趟門	Timber veneer 木皮	Concealed handle, lockset and sliding track 隱藏把手、門鎖及趟軌
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer and plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬
		(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號		
		HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房		
Item 細項		Description 描述		
(c)	Kitchen 廚房		Material 用料	
		(i)	Sink unit 洗滌盆	Stainless steel 不銹鋼
		(ii)	Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
			Material 用料	Finishes 裝修物料
		(iii)	Kitchen cabinet 廚櫃	Timber 木材
			Type 類型	High gloss lacquered, plastic laminate and metal 高光漆面、膠板及金屬
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料		Type 類型
				Material 用料
		Not applicable 不適用		Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 6, 7, 17-19, 22, 23, & 25 6、7、17-19、22、23 及 25 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Maid Room/Utility Room 工人房/工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機	Gas Hob 煤氣煮食爐 Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Dishwasher 洗碗碟機
Internal Staircase 內置樓梯	Washing Machine 洗衣機 Dryer 乾衣機	
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房	
Item 細項		Description 描述	
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, aluminium louvre, aluminium grilles and texture spray paint 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、鋁質百葉、鋁質格柵及紋理噴塗油漆
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃 Insulated Glazing Unit (IGU) frosted glass 雙層中空磨砂玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or bal- cony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板		Skirting 牆腳線
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Kitchen to Garden 廚房往花園的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
			Aluminium framed bi-folding glass door 鋁質框玻璃雙摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Door from Carpark Floor to Garden 停車場層往花園的門	Metal fire-rated door 金屬防火門	Wood grain transfer paper with PVDF coating, stainless steel 木紋熱轉印紙及氟碳烤漆, 不鏽鋼	Door closer, door hinge, handle, lockset and door stop 門鼓、門鉸、把手、門鎖及門擋
		Roller Shutter from Carpark Floor to Garden (for House 9 and House 12 only) 停車場層往花園的捲閘 (只供9號洋房及12號洋房)	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Track 路軌
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Lavatory door 洗手間門	Aluminium framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸
		Store door 儲物房門	Solid core timber door 實心木門	Timber veneer 木皮	Handle, door stop and door hinge 把手、門擋及門鉸
		Powder Room door 化妝室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer and plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬
		(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房			
Item 細項		Description 描述			
(c)	Kitchen 廚房			Material 用料	
		(i)	Sink unit 洗滌盆	Stainless steel 不銹鋼	
		(ii)	Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管	
				Material 用料	Finishes 裝修物料
		(iii)	Kitchen cabinet 廚櫃	Timber 木材	High gloss lacquered, plastic laminate and metal 高光漆面、膠板及金屬
				Type 類型	
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶	
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料		Type 類型	Material 用料
				Not applicable 不適用	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 9, 11, 12 & 15 9、11、12 及 15 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Utility Room 工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機 Gas Hob 煤氣煮食爐	Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Oven 焗爐 Dishwasher 洗碗碟機
Maid Room 工人房	Air-conditioner 空調機 Washing Machine 洗衣機 Dryer 乾衣機	
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 20 & 21 20 及 21 號洋房	
Item 細項		Description 描述	
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, aluminium louvre and aluminium grilles 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、鋁質百葉及鋁質格柵
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃
			Insulated Glazing Unit (IGU) frosted glass 雙層中空磨砂玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 20 & 21 20 及 21 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板	Skirting 牆腳線	
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 20 & 21 20 及 21 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 20 & 21 20 及 21 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Kitchen to Garden 廚房往花園的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed bi-folding glass door 鋁質框玻璃雙摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Lavatory door 洗手間門	Aluminum framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸
		Store door 儲物房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Powder Room door 化妝室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 20 & 21 20 及 21 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer, plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬
		(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 20 & 21 20 及 21 號洋房			
Item 細項		Description 描述			
(c)	Kitchen 廚房			Material 用料	
		(i)	Sink unit 洗滌盆	Stainless steel 不銹鋼	
		(ii)	Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管	
				Material 用料	Finishes 裝修物料
		(iii)	Kitchen cabinet 廚櫃	Timber 木材	High gloss lacquered, plastic laminate and metal 高光漆面, 膠板及金屬
				Type 類型	
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶	
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料		Type 類型	Material 用料
				Not applicable 不適用	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 20 & 21 20 及 21 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Maid Room/Utility Room 工人房/工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機 Gas Hob 煤氣煮食爐	Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Dishwasher 洗碗碟機 Washing Machine 洗衣機 Dryer 乾衣機
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房	
Item 細項			Description 描述
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, aluminium louvre and aluminium grilles 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、鋁質百葉及鋁質格柵
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃
			Insulated Glazing Unit (IGU) frosted glass 雙層中空磨砂玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板		Skirting 牆腳線
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Kitchen to Garden 廚房往花園的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle ,door stop and door hinge 門鎖連把手、門擋及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle ,door stop and door hinge 門鎖連把手、門擋及門鉸
			Aluminium framed bi-folding glass door 鋁質框玻璃雙摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle ,door stop and door hinge 門鎖連把手、門擋及門鉸
		Door from Carpark Floor to Garden 停車場層往花園的門	Metal fire-rated door 金屬防火門	Wood grain transfer paper with PVDF coating, stainless steel 木紋熱轉印紙及氟碳烤漆, 不鏽鋼	Door closer, door hinge, handle, lockset and door stop 門鼓、門鉸、把手、門鎖及門擋
		Roller Shutter from Carpark Floor to Garden (For House 28 - House 33, House 35 - House 37 and House 61 only) 停車場層往花園的捲閘 (只供28號洋房 - 33號洋房、35號洋房 - 37號洋房及61號洋房)	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Track 路軌
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Lavatory door 洗手間門	Aluminum framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Store door 儲物房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Powder Room door 化妝室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer, plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Cabinet 櫃	Timber cabinet (Applicable to Master Bathroom) 木製櫃 (適用於主人房浴室)
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號		
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房		
Item 細項		Description 描述		
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Type 類型	Material 用料
			Not applicable 不適用	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬
(c)	Kitchen 廚房			Material 用料	
		(i)	Sink unit 洗滌盆	Stainless steel 不銹鋼	
		(ii)	Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管	
				Material 用料	Finishes 裝修物料
		(iii)	Kitchen cabinet 廚櫃	Timber 木材	High gloss lacquered, plastic laminate and metal 高光漆面, 膠板及金屬
				Type 類型	
		(iv)	Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 27-33, 35-39 & 61 27-33、35-39 及 61 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Maid Room/Utility Room 工人房/工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機 Gas Hob 煤氣煮食爐	Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Dishwasher 洗碗碟機 Washing Machine 洗衣機 Dryer 乾衣機
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房	
Item 細項		Description 描述	
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, glass cladding, aluminium louvre and aluminium grilles 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、玻璃覆蓋層板、鋁質百葉及鋁質格柵
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or bal- cony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板		Skirting 牆腳線
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed folding glass door 鋁質框玻璃摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber sliding door 實心木趟門	Timber veneer 木皮	Concealed handle, lockset and sliding track 隱藏把手、門鎖及趟軌
		Lavatory door 洗手間門	Aluminum framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸
		Powder Room door 化妝室門	Solid core timber sliding door 實心木趟門	Timber veneer 木皮	Concealed handle, lockset and sliding track 隱藏把手、門鎖及趟軌
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer, plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬
		(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號		
		HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房		
Item 細項		Description 描述		
(c)	Kitchen 廚房		Material 用料	
		(i) Sink unit 洗滌盆	Stainless steel 不銹鋼	
		(ii) Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管	
			Material 用料	Finishes 裝修物料
		(iii) Kitchen cabinet 廚櫃	Timber 木材	High gloss lacquered, plastic laminate and metal 高光漆面, 膠板及金屬
			Type 類型	
		(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶	
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Type 類型	Material 用料
			Not applicable 不適用	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 26, 63, 65, 66, 68, 69, 71-73 & 75-78 26、63、65、66、68、69、71-73 及 75-78 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Maid Room/Utility Room 工人房/工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機	Gas Hob 煤氣煮食爐 Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Dishwasher 洗碗碟機
Internal Staircase 內置樓梯	Washing Machine 洗衣機 Dryer 乾衣機	
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號	
		HOUSE 62, 70 & 79 62、70 及 79 號洋房	
Item 細項		Description 描述	
(a)	External wall 外牆	Type of finishes 裝修物料的類型	Artificial granite wall tiles, granite claddings, aluminium claddings, glass cladding, aluminium louvre and aluminium grilles 人造麻石外牆瓦、麻石覆蓋層板、鋁質覆蓋層板、玻璃覆蓋層板、鋁質百葉及鋁質格柵
(b)	Window 窗	Material of frame 框的用料	Aluminium window frame 鋁質框
		Material of glass 玻璃的用料	Insulated Glazing Unit (IGU) clear glass 雙層中空透明玻璃
			Insulated Glazing Unit (IGU) frosted glass 雙層中空磨砂玻璃 Clear Tempered Glass 透明鋼化玻璃
(c)	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not applicable 不適用
(d)	Planter 花槽	Type of finishes 裝修物料的類型	Natural Stone and Porcelain Tile 天然石材及瓷質磚
(e)	Verandah or bal- cony 陽台或露台	Type of finishes 裝修物料的類型	(i) Balcony露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
		Whether it is covered 是否有蓋	(i) Balcon露台: Not applicable 不適用
			(ii) Verandah陽台: Not applicable 不適用
(f)	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 62, 70 & 79 62、70 及 79 號洋房			
Item 細項		Description 描述			
(a)	Lobby 大堂		Wall 牆壁	Floor 地板	Ceiling 天花板
		Type of finishes for Lobby 大堂裝修物料的類型	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
(b)	Internal wall and ceiling 內牆和天花板		Wall 牆壁	Ceiling 天花板	
		Type of finishes for Living Room and Dining Room (on exposed surface) 客廳及飯廳裝修物料的類型 (於外露位置)	Emulsion paint and timber veneer 乳膠漆及木皮	Emulsion paint on false ceiling 假天花板塗乳膠漆	
		Type of finishes for Bedroom (on exposed surface) 睡房裝修物料的類型 (於外露位置)	Emulsion paint 乳膠漆	Emulsion paint on false ceiling 假天花板塗乳膠漆	
(c)	Internal floor 內部地板		Floor 地板	Skirting 牆腳線	
		Material for Living Room and Dining Room (on exposed surface) 客廳及飯廳的用料 (於外露位置)	Engineered timber flooring, natural stone and metal trim 複合木地板、天然石材及金屬飾線		Engineered timber 複合木
		Material for Bedroom (on exposed surface) 睡房的用料 (於外露位置)	Engineered timber flooring 複合木地板		Engineered timber 複合木

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes 室內裝修物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號					
		HOUSE 62, 70 & 79 62、70 及 79 號洋房					
Item 細項		Description 描述					
(d)	Bathroom 浴室			Wall 牆壁	Floor 地板	Ceiling 天花板	
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile and reconstituted stone 瓷磚及合成石材	Moisture resistant emulsion paint on false ceiling 假天花板塗防潮乳膠漆	
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			
(e)	Kitchen 廚房			Wall 牆壁	Floor 地板		Cooking Bench 灶台
		(i)	Type of finishes (on exposed surface) 裝修物料的類型 (於外露位置)	Sintered stone 岩板	Tile 瓷磚		Reconstituted stone 合成石材
		(ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Up to false ceiling level 鋪至假天花板水平			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 62, 70 & 79 62、70 及 79 號洋房			
Item 細項		Description 描述			
(a)	Doors 門		Material 用料	Finishes 裝修物料	Accessories 配件
		Unit Entrance Door 單位入口大門	Aluminium 鋁質	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Handle, finger scanner, remote door lock, door closer and door hinge 把手、指紋識別器、遙控門鎖、門鼓及門鉸
		Door from Living Room / Dining Room to Garden 客廳 / 飯廳往花園的門	Aluminium framed folding glass door 鋁質框玻璃摺門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle and sliding track 門鎖連把手及趟軌
		Roof Door 天台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium and Insulated Glazing Unit (IGU) glass 氟化碳塗層鋁質及雙層中空玻璃	Lockset with handle, door stop and door hinge 門鎖連把手、門擋及門鉸
		Kitchen door 廚房門	Fire-rated solid core timber door with fire rated glass vision panel 實心防火木門配防火玻璃視窗	Timber veneer and glass 木皮及玻璃	Handle, concealed door closer, door stop and door hinge 把手、隱藏門鼓、門擋及門鉸
		Maid Room door 工人房門	Solid core timber sliding door 實心木趟門	Timber veneer 木皮	Concealed handle, lockset and sliding track 隱藏把手、門鎖及趟軌
		Lavatory door 洗手間門	Aluminum framed glass folding door 鋁質框玻璃摺門	Powder coating and glass 粉末塗層及玻璃	Lockset and door hinge 門鎖及門鉸
		Powder Room door 化妝室門	Solid core timber sliding door 實心木趟門	Timber veneer 木皮	Concealed handle, lockset and sliding track 隱藏把手、門鎖及趟軌
		Bedroom door 睡房門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸
		Bathroom door 浴室門	Solid core timber door 實心木門	Timber veneer 木皮	Lockset, handle, door stop and door hinge 門鎖、把手、門擋及門鉸

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號			
		HOUSE 62, 70 & 79 62、70 及 79 號洋房			
Item 細項		Description 描述			
(b)	Bathroom 浴室	(i)	Type and material of fittings and equipment 裝置及設備的類型及用料	Type 類型	Material 用料
				Countertop 櫃台面	Reconstituted stone 合成石材
				Mirror cabinet and vanity cabinet 鏡櫃及面盆櫃	Timber cabinet with mirror, metal, tempered glass, timber veneer, plastic laminate 木製櫃配鏡、金屬、鋼化玻璃、木皮及膠板
				Wash basin mixer 洗手盆水龍頭	Metal 金屬
				Wash basin 洗手盆	Press steel with ceramic finish 搪瓷鋼製品
				Water closet 坐廁	Ceramic 瓷製品
				Towel bar and toilet paper holder 毛巾架及廁紙架	Metal 金屬
		(ii)	Type and material of water supply system 供水系統的類型及用料	Type 類型	Material 用料
				Cold and hot water supply system 冷熱水供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管
				Flushing water supply system 沖水供水系統	UPVC pipes 膠喉管
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施的類型及用料 (包括花灑或浴缸, 如適用的話)	Type 類型	Material 用料
				Shower compartment 淋浴間	Tempered glass and metal 鋼化玻璃及金屬
				Shower set 花灑套裝	Metal 金屬
				Bathtub 浴缸	Press steel with ceramic finish 搪瓷鋼製品
				Bathtub mixer and shower set 浴缸水龍頭及花灑套裝	Metal 金屬

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings 室內裝置物料

Applicable to: 適用於:		HOUSE NUMBER 洋房編號		
		HOUSE 62, 70 & 79 62、70 及 79 號洋房		
Item 細項		Description 描述		
(c)	Kitchen 廚房		Material 用料	
		(i) Sink unit 洗滌盆	Stainless steel 不銹鋼	
		(ii) Water supply system 供水系統	Copper pipes with thermal insulation are used for cold and hot water supply 冷水及熱水供應採用配有隔熱層之銅喉管	
			Material 用料	Finishes 裝修物料
		(iii) Kitchen cabinet 廚櫃	Timber 木材	High gloss lacquered, plastic laminate and metal 高光漆面, 膠板及金屬
			Type 類型	
		(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	Sink mixer, aluminum hanging rail and waste bin 洗滌盆水龍頭、鋁質掛通及垃圾桶	
(d)	Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Type 類型	Material 用料
			Not applicable 不適用	Not applicable 不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備

Applicable to: 適用於:	HOUSE NUMBER 洋房編號	
	HOUSE 62, 70 & 79 62、70 及 79 號洋房	
Location 位置	Appliance 設備	
Main Entrance/ Foyer/ Living Room/ Dining Room 大門入口/前廳/客廳/飯廳 Kitchen 廚房 Master Bedroom 主人睡房 Maid Room/Utility Room 工人房/工作間	Air-conditioner 空調機	
Living Room/ Dining Room 客廳/飯廳	Video Door Phone 視像對講機	
Master Bathroom 主人房浴室	Ventilation Fan 抽氣扇 Thermo Ventilator 浴室寶 Floor Warming System 地暖系統	
Kitchen 廚房	Ventilation Fan 抽氣扇 Wine Cellar 酒櫃 Refrigerator 雪櫃 Cooker Hood 抽油煙機	Gas Hob 煤氣煮食爐 Induction Hob 電磁煮食爐 Steam Oven 蒸氣焗爐 Dishwasher 洗碗碟機
Internal Staircase 內置樓梯	Washing Machine 洗衣機 Dryer 乾衣機	
Garden 花園	Visitor Panel 訪客面板	
Roof 天台	Gas Water Heater 煤氣熱水爐	

[End of Part 2: Conditions of Sale]
[第 2 部分：出售條款完]

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: **The Vendor**

1. Offer

I/We (whose name(s) and address(es) specified in the Schedule to this Offer Form), the Tenderer, hereby irrevocably offer to purchase the Tendered Property at the Tender Price specified in the Schedule to this Offer Form subject to the terms and conditions of this Tender Document and the Conditions of Sale.

I/We confirm that this tender is submitted on the basis that the Vendor will accept my/our tender for the purchase of all the Tendered Property and that I/we will be required to sign only one (1) Agreement covering all the Tendered Property.

2. Binding agreement if offer is accepted

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this Tender Document (together with the Vendor's written acceptance thereof and the Conditions of Sale) shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

3. Address for receipt of Letter of Acceptance

I/We agree that the Hong Kong correspondence address specified in the Schedule to this Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and/or return of cashier order(s) and/or cheque(s). The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.

4. Declarations, representations and warranties

I/We hereby declare, represent and warrant to the Vendor as follows:-

(a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.**

(b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the Purchase Price of the Property, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Tendered Property, the Purchaser should report the case to the Independent Commission Against Corruption.

5. I/We authorize the Vendor to complete the particulars (now in blank) (if any) in the documents submitted together with this Tender Document.

Schedule to the Offer Form

(To be completed by the Tenderer)

<i>Section 1 – Particulars of the Tenderer</i>				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	Telephone		Fax	

<i>Section 2 – Tendered Property</i>			
House No.	Car Parking Space(s) No(s).		
(1)			
(2)			

<i>Section 3 – Tender Price</i>			
Tender price (HK\$)			
Cashier order(s)	Amount (HK\$)	Bank	Cashier order no.
Cheque(s)	Amount (HK\$)	Bank	Cheque no.

* Provided that the following minimum amount shall be paid by cashier order(s):-	
Amount of 5% of Tender Price	Minimum amount to be paid by cashier order(s)
HK\$2,500,000 or above	HK\$2,000,000
Less than HK\$2,500,000	HK\$1,000,000

Section 4 – Payment plan

The Tenderer must choose one of the following payment plans (†please tick one payment plan only).

(If applicable) If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property.

† ☐	120 days Immediate Mortgage Payment Plan <u>(I) Terms of Payment</u> - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). 95% of the Purchase Price (the balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. <u>(II) List of gifts, financial advantage or benefits</u> 1. “Stamp Duty Benefit” (Please see paragraph (B) in Part II of Annex 7 for details.) The Tenderer must choose one of the following items* *☐ I/We select the “Stamp Duty Benefit”. *☐ I/We do not select “Stamp Duty Benefit”. 2. Loan Offers (Please see paragraph (C) in Part II of Annex 7 for details.) The Tenderer must choose one of the following items* *☐ I/We select the “Standby First Mortgage Loan” offer. *☐ I/We do not select “Standby First Mortgage Loan” offer.
† ☐	Stage Payment Plan <u>(I) Terms of Payment</u> - A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance, or within 14 days after the

	date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. • A part payment equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of the Letter of Acceptance, or within 14 days after the date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. • 85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 14 days after the date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.
	<u>(II) List of gifts, financial advantage or benefits</u> 1. “Early Settlement Cash Rebate” (Please see paragraph (A) in Part II of Annex 7 for details.) The Tenderer must choose one of the following items* *☐ I/We select the “Early Settlement Cash Rebate”. *☐ I/We do not select “Early Settlement Cash Rebate”. 2. “Stamp Duty Benefit” (Please see paragraph (B) in Part II of Annex 7 for details.) The Tenderer must choose one of the following items* *☐ I/We select the “Stamp Duty Benefit”. *☐ I/We do not select “Stamp Duty Benefit”. 3. Loan Offers (Please see paragraph (C) in Part II of Annex 7 for details.) The Tenderer must choose one of the following items* *☐ I/We select the “Standby First Mortgage Loan” offer. *☐ I/We do not select “Standby First Mortgage Loan” offer.

<i>Section 5 – Intermediary (if any)</i>	
Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	
<u>Declaration regarding Intermediary (applicable only if an Intermediary is specified)</u>	

I/We declare and confirm that the Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in this Tender Document.

Section 6 – Declaration of relationship with the Vendor († Please tick as appropriate)

I/We [† ☐ **are** / ☐ **are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

(A person is a related party to the Vendor if that person is:

- (a) a director of the Vendor; or a parent, spouse or child of such a director;*
- (b) a manager of the Vendor;*
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;*
- (d) an associate corporation or holding company of the Vendor;*
- (e) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or*
- (f) a manager of such an associate corporation or holding company.*

For the purpose of this Declaration, “manager has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and “private company” has the meaning given by section 11 of the Companies Ordinance (Cap. 622)).

Section 7 – Viewing of the Tendered Property († Please tick either one)

I/We acknowledge that the Vendor has made the Tendered Property available for viewing by me/us, and understand that I/we have the right to view the Tendered Property, and:-

- † ☐ I/we have viewed the Tendered Property before submission of the tender.
- † ☐ I/we have decided not to view the Tendered Property before submission of the tender.

The Vendor is deemed to have complied with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for viewing of property in completed development.

Section 8 – Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.8 of the Tender Notice):-

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier order(s) and/or cheque(s)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. Documents in Annex, duly signed and completed by the Tenderer:
 - (1) ☐ Warning to Purchasers (undated)
 - (2) ☐ Letter of Consent to Collection of Personal Data (undated)
 - (3) ☐ Vendor's Information Form (undated)
 - (4) ☐ (if applicable) Acknowledgement Letter Regarding Early Settlement Cash Rebate (undated)
 - (5) ☐ (if applicable) Acknowledgement Letter Regarding Stamp Duty Benefit (undated)
 - (6) ☐ (if applicable) Acknowledgement Letter Regarding Financing Plans (undated)
 - (7) ☐ List of gifts, financial advantage or benefits

Section 9 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

1. The table below sets out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.
2. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
3. If we are the successful Tenderer, except with the Vendor's prior written approval, there shall be no change (including any reduction, increase, substitution or replacement) of any of the Tenderer's directors for the period from (i) the date of the Offer Form to (ii) the date of the Letter of Acceptance.
4. The Vendor may at any time request and we shall at our own cost and expense provide all relevant corporate documents and information in relation to the Tenderer to show and prove the number and identity of all of the Tenderer's directors as set out in the table below.
5. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

Director(s)		
	Name	Identity Card No. / Passport No. / B.R. No.
1.		
2.		
3.		
4.		
5.		

Section 10 – Signature of the Tenderer and witness

I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex, completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document.

(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its director(s) with company chop.)

Signed by the Tenderer:

X

Witnessed by:

X

Name of the director (if the Tenderer is a company):

Name of the witness:

Date:

*[End of Part 3: Offer Form]
[End of the Tender Document]*

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

本人／我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

本人／我們確認，本投標書當作基於賣方將會接納本人／我們投標一併購買全部該投標物業，以及本人／我們只須簽署一份包括全部該投標物業的正式合約而遞交。

2. 如要約獲接納將構成有效協議

本人／我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件(連同賣方的書面承約及出售條款) 構成本人／我們與賣方之間按照招標文件訂立的一份具約束力的協議。

3. 收取接納書的地址

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及退回銀行本票及／或支票的地址。接納書在投郵後的第 2 個工作日視為已經正式收到。

4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

(a) 本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。

(b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該投標物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

5. 本人／我們授權賣方完成連同本招標文件遞交的文件中的細節(現在留白)(如有)。

要約表格的附表

(由投標者填寫)

第1節 – 投標者的資料				
名稱				
身份證／護照／商業登記證號碼				
地址／註冊辦事處				
香港通訊地址(如與上面不同)				
聯絡資料	聯絡人			
	電話		傳真	

第2節 – 投標物業			
洋房編號	停車位編號		
(1)			
(2)			

第3節 – 投標價			
投標價 (港幣)			
銀行本票	金額 (港幣)	銀行	本票編號
支票	金額 (港幣)	銀行	支票號碼

* 惟當中須以銀行本票支付的最低金額為：-	
投標價 5%的金額	以銀行本票支付的最低金額
港幣\$2,500,000 元或以上	港幣\$2,000,000 元
少於港幣\$2,500,000 元	港幣\$1,000,000 元

第 4 節 – 支付辦法

投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

(如適用)如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。

† ☐	120 天即供付款計劃 (I) 支付條款 • 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付。 • 樓價 95%(樓價餘額)於接納書的日期後 120 日內繳付，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 (II) 贈品、財務優惠或利益的列表 1. 「印花稅優惠」(詳情見附件 7 第 II 部份第 (B)段。) 投標者<u>必須</u>選擇下列其中一項* *☐ 本人/我們<u>選擇</u>「印花稅優惠」。 *☐ 本人/我們<u>不選擇</u>「印花稅優惠」。 2. 「貸款優惠」(詳情見附件 7 第 II 部份第 (C)段。) 投標者<u>必須</u>選擇下列其中一項* *☐ 本人/我們<u>選擇</u>「備用第一按揭貸款」優惠。 *☐ 本人/我們<u>不選擇</u>「備用第一按揭貸款」優惠。
† ☐	建築期付款計劃 (I) 支付條款 • 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付。 • 加付訂金即樓價 5%於接納書的日期後 30 日內繳付，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 • 部份售價即樓價 5%於接納書的日期後 90 日內繳付，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 • 樓價 85%(樓價餘額)於賣方就其有能力將該物業有效地轉讓予買方一事向買

	方發出通知的日期後的 14 日內繳付。
	(II) 贈品、財務優惠或利益的列表 1. 提前付清樓價現金回贈 (詳情見附件 7 第 II 部份第 (A)段。) 投標者<u>必須</u>選擇下列其中一項* *☐ 本人/我們<u>選擇</u>「提前付清樓價現金回贈」。 *☐ 本人/我們<u>不選擇</u>「提前付清樓價現金回贈」。 2. 「印花稅優惠」 (詳情見附件 7 第 II 部份第 (B)段。) 投標者<u>必須</u>選擇下列其中一項* *☐ 本人/我們<u>選擇</u>「印花稅優惠」。 *☐ 本人/我們<u>不選擇</u>「印花稅優惠」。 3. 「貸款優惠」 (詳情見附件 7 第 II 部份第 (C)段。) 投標者<u>必須</u>選擇下列其中一項* *☐ 本人/我們<u>選擇</u>「備用第一按揭貸款」優惠。 *☐ 本人/我們<u>不選擇</u>「備用第一按揭貸款」優惠。

第 5 節 – 中介人(如有)	
地產代理姓名	
地產代理牌照號碼	
地產公司名稱	
聯絡電話	
<u>關於中介人的聲明(僅於有指明中介人時適用)</u> 本人／我們確認及聲明中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、承諾或陳述，無論在任何情況下賣方均無須就中介人所作出的任何協議、承諾或陳述向買方、中介人或任何其他人士負責。買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件進行。	

第 6 節 – 與賣方關係的聲明(†請剔適用者)
就《一手住宅物業銷售條例》(第 621 章)而言，本人／我們[†☐是/☐不是]賣方的「有關連人士」。

(如有以下情況，某人即屬賣方的「有關連人士」：

- (a) 該人是賣方的董事，或該董事的父母、配偶或子女；
- (b) 該人是賣方的經理；
- (c) 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) 該人是賣方的有聯繫法團或控權公司；
- (e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 該人是上述有聯繫法團或控權公司的經理。

就本聲明而言，「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵意及「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵意。)

第 7 節 – 參觀該投標物業 (†請剔其中一項)

本人／我們明白賣方已開放該投標物業以供本人／我們參觀，及明白本人／我們有權參觀該投標物業，及:-

† ☐ 本人／我們在遞交投標書前已參觀該投標物業。

† ☐ 本人／我們決定在遞交投標書前不參觀該投標物業。

賣方視為已符合《一手住宅物業銷售條例》第 2 部第 5 分部有關參觀已落成發展項目中的物業之要求。

第8節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第2.8段)：

1. ☐ 招標文件及已填妥及簽署的要約表格
2. ☐ 銀行本票及／或支票
3. ☐ 投標者的身份證明文件
4. ☐ 中介人的牌照(如適用)
5. 由投標者填妥並簽署的附件的文件：
 - (1) ☐ 對買方的警告(未有填上日期)
 - (2) ☐ 個人資料收集同意書(未有填上日期)
 - (3) ☐ 賣方資料表格(未有填上日期)
 - (4) ☐ (如適用)關於提前付清樓價現金回贈的確認書(未有填上日期)
 - (5) ☐ (如適用)關於印花稅優惠的信件(未有填上日期)
 - (6) ☐ (如適用)關於財務計劃的確認信(未有填上日期)
 - (7) ☐ 贈品、財務優惠或利益的列表

第9節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

1. 在本要約表格的日期之時投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非得到賣方事先書面同意，在本要約表格的日期至接納書的日期，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投標者的董事的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將該物業出售予投標者。

董事		
	名稱	身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		
3.		
4.		
5.		

第10節 – 投標者及見證人的簽署

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本

人／我們同意遵守及接受招標文件的條款及細則。

(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其董事簽署及蓋上公司印章。)

投標者簽署：

X

見證人簽署：

X

董事的名稱(如投標者為公司)：

見證人名稱：

日期：

[第3 部份：要約表格完]

[招標文件完]

WARNING TO PURCHASERS
PLEASE READ CAREFULLY

對買方的警告
買方請小心閱讀

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. _____ and Car Parking Space(s) No(s). _____ _____ 號洋房及停車位 _____ 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

- (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。

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 _____ (Please leave undated upon tender submission)
公曆 _____ 年 _____ 月 _____ 日 (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

Letter of Consent to Collection of Personal Data
個人資料收集同意書

發展項目: 豐迎山
Name of Development: Mount Hebe

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

賣方: Billion Vantage Investment Limited
The Vendor: 澤億投資有限公司

The Purchaser 買方: _____

1. 澤億投資有限公司擬使用閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼 (統稱「個人資料」) 作直接促銷及作下述第 3 項的用途。

Billion Vantage Investment Limited wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “personal data”) for direct marketing and for purposes as set out in item 3 below.

2. 澤億投資有限公司不得使用或提供 閣下的個人資料，除非已獲得閣下有關此等使用或提供的書面同意。

Billion Vantage Investment Limited may not use or provide your personal data unless it has received your written consent to the intended use and provision.

3. 閣下的個人資料會被用作以下用途 (請於適用處加 ☒ 號) :

- ☐ 澤億投資有限公司處理與閣下購買的指明住宅物業有關的所有法律及其他必需的行政事宜並保障賣方在本發展項目中的權益；及
- ☐ 澤億投資有限公司的物業之宣傳資料及促銷豐迎山之推廣及促銷活動。

Your personal data will be used for the following purposes (Please select the appropriate):

- ☐ All legal and other necessary administrative matters relating to your purchase of specified residential property(ies) in the Development handled by Billion Vantage Investment Limited and protecting its interests in the Development.
- ☐ All promotional materials/information and marketing of the properties under Billion Vantage Investment Limited and promotional and marketing activities for Mount Hebe.

4. 澤億投資有限公司不會把閣下的個人資料轉移予任何其他人士。

Billion Vantage Investment Limited will not transfer your personal data to any other person.

5. 若閣下同意個人資料之使用及提供作直接促銷及上述第 3 項的用途，閣下日後可撤回同意。若閣下希望撤回同意，請致信澤億投資有限公司 (地址：香港中環干諾道中 88 號南豐大廈 22 樓) (註明「保密」字樣) 通知我們。任何此等要求均須清楚說明相關要求針對的個人資料。

If you consent to the use and provision of your personal data for direct marketing and the purposes under item 3 above, you may subsequently withdraw you consent. If you wish to withdraw your consent, please inform Billion Vantage Investment Limited by writing to 22nd Floor, Nan Fung Tower, 88 Connaught Road Central, Central, Hong Kong (Marked “Confidential”). Any such request should clearly state details of the personal data in respect of which the request is being made.

Annex 2
附件 2

我/我們，簽署人，茲確認上文內容及同意本人的個人資料如上述般被使用及提供。

I/We, the undersigned, hereby acknowledge the above and consent to the use and provision of my personal data as mentioned above.

Purchaser 買方

Date 日期：

Vendor's Information Form
賣方資料表格

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 6 and Car Parking Space(s) No(s). 101 . 6 號洋房及停車位 101 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$14,233.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 14,233.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 11 and Car Parking Space(s) No(s). 30, 31 11 號洋房及停車位 30, 31 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$16,585.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 16,585.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 17 and Car Parking Space(s) No(s). 82 17 號洋房及停車位 82 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$14,199.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 14,199.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

TENDERER MUST
COMPLETE THIS PAGE
投標者須填妥本頁

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 20 and Car Parking Space(s) No(s). 63 20 號洋房及停車位 63 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$14,591.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 14,591.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

TENDERER MUST
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投標者須填妥本頁

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 31 and Car Parking Space(s) No(s). 8, 78, 79 31 號洋房及停車位 8, 78, 79 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$19,178.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 19,178.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

TENDERER MUST
COMPLETE THIS PAGE
投標者須填妥本頁

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 37 and Car Parking Space(s) No(s). 15, 90, 91 37 號洋房及停車位 15, 90, 91 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$17,596.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 17,596.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.

直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 13 October 2026

印製日期: 2026 年 10 月 13 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 38 and Car Parking Space(s) No(s). 16, 92, 93 38 號洋房及停車位 16, 92, 93 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$17,458.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 17,458.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development	No 沒有

Annex 3**附件 3**

	賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	
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(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

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Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 63 and Car Parking Space(s) No(s). 105 63 號洋房及停車位 105 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$11,268.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 11,268.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有

Annex 3**附件 3**

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(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

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Date of Printing: 13 October 2026

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Vendor's Information Form
賣方資料表格

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 66 and Car Parking Space(s) No(s). 110 66 號洋房及停車位 110 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$11,268.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 11,268.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
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(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development	No 沒有

Annex 3**附件 3**

	賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	
(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
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Vendor's Information Form
賣方資料表格

TENDERER MUST
COMPLETE THIS PAGE
投標者須填妥本頁

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 71 and Car Parking Space(s) No(s). 113 71 號洋房及停車位 113 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$12,114.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 12,114.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
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(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
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Vendor's Information Form
賣方資料表格

TENDERER MUST
COMPLETE THIS PAGE
投標者須填妥本頁

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 73 and Car Parking Space(s) No(s). 119 73 號洋房及停車位 119 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

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(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
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Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. 79 and Car Parking Space(s) No(s). 22 79 號洋房及停車位 22 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$12,107.00 per month (Note: This is an estimate of the amount of management fee payable as at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed. This amount may be updated after the Deed of Mutual Covenant and Management Agreement has been executed). 每月港幣 12,107.00 元 (註：因發展項目的公契及管理協議尚未簽立，此金額僅為截至本賣方資料表格印刷當日的估計管理費金額。該金額可能會於公契及管理協議簽署後更新。)
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(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	New Cham Management Limited @ 新卓管理有限公司 @
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Annex 3**附件 3**

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Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Early Settlement Cash Rebate
關於提前付清樓價現金回贈的確認書

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. _____ and Car Parking Space(s) No(s). _____ 號洋房及停車位 _____ 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

To the Purchaser(s) 致買方：

- We, Billion Vantage Investment Limited, refer to your purchase of the Property under the Preliminary Agreement for Sale and Purchase (the “**Preliminary Agreement**”) on the date hereof.
本公司澤億投資有限公司現就閣下根據本日期的臨時買賣合約 (以下稱「**臨時合約**」) 購買該物業一事致函閣下。
- If the Purchaser shall settle the balance of the purchase price in full earlier than due date of payment as specified in the Formal Agreement for Sale and Purchase (the “**Agreement**”) and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a cash rebate (“**Cash Rebate**”) to the Purchaser according to the terms and conditions set out in this letter.
如買方提前於正式買賣合約 (「**買賣合約**」) 訂明的付款限期日之前付清物業之樓價餘款及在所有方面履行和遵守該物業之臨時合約及買賣合約內一切的條款及條件 (必須嚴格遵行所有時間限制)，則賣方將依本函所載列條件及條款提供提前付清樓價現金回贈予買方 (「**現金回贈**」)。
- Amount of Cash Rebate according to the date of settlement of the balance of Purchase Price ^ (only applicable to Purchaser(s) who select the Stage Payment Plan)
按以下日期提前付清樓價餘款^之現金回贈金額 (只適用選擇建築期付款計劃之買方)

Date of settlement of the balance of the purchase price 付清樓價餘額日期	Cash Rebate amount 現金回贈金額
Within 120 days after the date of signing of the Letter of Acceptance 接納書日期後 120 日內	2% of the purchase price 樓價的 2%

^ The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

^ 以賣方代表律師實際收到款項日期計算。

- The Vendor will apply directly the Cash Rebate for part payment of the balance of purchase price payable by the Purchaser pursuant to the Preliminary Agreement and the Agreement provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before the proposed date of full payment of balance of purchase price. The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to any third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the terms and condition contained therein.
賣方會將現金回贈直接用於支付部份買方依臨時合約及買賣合約應付之樓價餘款，惟買方必須於擬提前付清樓價餘款的日期不少於 30 天前書面通知賣方。現金回贈為買方個人所有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及買賣合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。
- In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this letter,

the Preliminary Agreement or the Agreement, the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith and/or ask for refund of the Cash Rebate without prejudice to the Vendor's other rights and claims under the Preliminary Agreement and the Agreement or at law. Any claim that the Purchaser may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only.

一旦買方未能遵守、履行或遵從本函條款、臨時合約或買賣合約內任何條款或條件，賣方有權撤銷現金回贈及／或要求退還現金回贈，且不影响賣方在臨時合約、買賣合約或法律上之其他權利與申索。買方只可就本函向賣方提出損害賠償之申索。

6. Time shall be of the essence of this letter.

在本函中的時間規定須嚴格遵守。

7. This letter is an agreement independent of the Preliminary Agreement and the Agreement and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement and the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from the Purchaser's purchase of the Property, the Preliminary Agreement and the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement and the Agreement or the rights, duties or obligations of the parties to the Preliminary Agreement and the Agreement.

本函為一獨立於臨時合約及買賣合約之協議，本函任何內容均不得視作取替或更改臨時合約及買賣合約內的任何條款及／或條件。賣方在臨時合約及買賣合約下之所有權利及補償均不受本函影響。本函乃由本函各方之間訂立且獨立於買方購買該物業、臨時合約及買賣合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及買賣合約的運作、有效性或可強制執行性或相關臨時合約或相關買賣合約各方的權利、義務或責任。

8. The Chinese translation of this letter is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本函之中文譯本僅供參考之用，如有差異，仍以英文本為準。

For and on behalf of

Billion Vantage Investment Limited

謹代表澤億投資有限公司

Authorized Signature(s)

授權人士簽署

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

經妥當及謹慎考慮本信件的内容後，本人/吾等同意接受本函所列的所有條款與細則及受其約束。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter regarding Stamp Duty Benefit
關於印花稅優惠的信件

**TENDERER MUST
COMPLETE THIS PAGE
(IF APPLICABLE)**
投標者須填妥本頁 (如適用)

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. _____ and Car Parking Space(s) No(s). _____ 號洋房及停車位 _____ 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

To 致: The Purchaser 買方

1. We, Billion Vantage Investment Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).
本公司澤億投資有限公司現就閣下根據一份臨時買賣合約（以下稱「**臨時合約**」）購買本物業一事致函閣下。
2. The purpose of this letter is to confirm our offer to you the Stamp Duty Benefit, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below :-
本信件之目的是為了確認本公司按照本信件所列的條款與細則（尤其是有關閣下履行以下第 3 段所列責任的條款），向閣下提供印花稅優惠：
 - The amount of the Stamp Duty Cash Rebate shall be equal to **4.25%** of the purchase price of the Property.
印花稅現金回贈金額相當於樓價的 **4.25%**。
3. **By signing this letter, you agree to the following:-**
簽署本信件即表示閣下同意以下各項：
 - (a) You shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by the Vendor without amendments)(the “**Agreement for Sale and Purchase**”) in accordance with the terms and conditions of the Preliminary Agreement.
閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的正式買賣合約（按賣方規定的格式及不得作出修改）（以下稱「**買賣合約**」）。
 - (b) You shall make payment of the further deposit, additional deposit(s), further part payment(s) and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.
閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部分付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。
 - (c) Upon signing of the Agreement for Sale and Purchase,
在簽署買賣合約之時，
 - (i) You shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary Agreement to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of AVD on the Agreement for Sale and Purchase (including the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase) and (where required by the Stamp Duty Ordinance) the Preliminary Agreement; less the amount of “Stamp Duty Benefit”. The above arrangement is without prejudice to your obligation to pay stamp duty under the Agreement for Sale and Purchase.
閣下須向賣方代表律師存放一筆款項，以使賣方代表律師安排在《印花稅條例》訂明的時限內讓印花稅署署長為買賣合約及（如《印花稅條例》要求）臨時合約加蓋印花。該筆款項金額相等於買賣合約（包括加蓋買

賣合約副本的定額費用)及(如《印花稅條例》要求)臨時合約的從價印花稅,減「印花稅優惠」的金額。以上安排是不減損閣下在買賣合約下支付印花稅的責任。

(ii) You shall provide the following to the Vendor's solicitors:

閣下須向賣方代表律師提供以下文件:

- Application for Refund of Stamp Duty (Form IRSD125(E)) (signed but undated);
印花稅退款申請書(表格 IRSD 125(E))(已簽署但無註明日期);
- Letter of Indemnity (for Payer of Stamp Duty) (Form L/1(1) (10/ 2022)) (signed, witnessed but undated);
償還稅款保證書(供支付印花稅者填報)(Form L/1(1)(10/2022))(已簽署及見證但無註明日期);
- Stamping Request (Form IRSD112(E)) (signed by you or your solicitors, indicating that the Vendor pays 100% share of AVD);
加蓋印花申請(表格 IRSD 112(E))(由閣下或閣下代表律師簽署及訂明賣方支付 100%從價印花稅);
- such other document(s) as may be required by the Vendor or the Vendor's solicitors.
其他賣方或賣方代表律師要求的文件。

4. The “Stamp Duty Benefit” will be applied by the Vendor directly for payment of the AVD chargeable on the Agreement for Sale and Purchase on your behalf. You shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the “Stamp Duty Benefit”, the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary Agreement.

賣方將應用「印花稅優惠」直接代閣下繳付買賣合約的應繳的從價印花稅。閣下仍須負上繳付從價印花稅的主要責任,及須負責繳付實際從價印花稅的金額與「印花稅優惠」的金額之間的差額(如有)、加蓋買賣合約副本及(如印花稅條例要求)臨時合約的定額費用。

5. After the “Stamp Duty Benefit” has been applied for payment of the AVD by the Vendor for the first time, the Vendor's obligation to you under this benefit will be discharged. Even if there is a change in the purchase price in the future, the amount of the “Stamp Duty Benefit” will not be adjusted as a result of the change in the purchase price and the Vendor is no longer required to pay any additional stamp duty for you.

在賣方首次應用「印花稅優惠」繳付從價印花稅後,賣方對閣下關於此優惠的責任將完結。即使樓價日後有更改,「印花稅優惠」的金額不會因樓價更改而調整,賣方亦無須向閣下代繳任何進一步的印花稅。

6. If the Purchaser does not complete the purchase of the Property in accordance with the Agreement for Sale and Purchase, the full amount of the “Stamp Duty Benefit” shall be refunded to the Vendor.

如閣下沒有按買賣合約完成購買本物業,「印花稅優惠」的全額將須退還給賣方。

7. The Vendor hereby expressly reserve its rights to claim against you for any damages and to apply for refund of the paid AVD (“Refund”) from Inland Revenue Department if you fail to complete the sale and purchase of the Property in accordance with the terms and conditions of the Agreement for Sale and Purchase. In the event that the paid AVD (or any part thereof) ceases to be payable because of the cancellation or termination of the Agreement for Sale and Purchase for whatever reason, you shall forthwith carry out all steps and actions as required by the Vendor to assist the Vendor to obtain the Refund from the competent authorities. You hereby agree that, whether or not the Agreement for Sale and Purchase has been cancelled or terminated, you shall, upon the request of the Vendor, sign any relevant forms and documents for the purpose of enabling the Vendor to claim the Refund, and/or authorizes the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time as the Vendor deems fit.

假如閣下沒有根據買賣合約的條款及條件完成本物業的交易,賣方保留向閣下追討索償及向稅務局申請退回已支付的從價印花稅(「退款」)之權利。若買賣合約因任何原因被取消或終止而不再需要支付已付之從價印花稅(或其任何部分),閣下須立即採取一切賣方要求之步驟及行動協助賣方從有關當局取回退款。閣下特此同意,不論當時買賣合約是否已經被取消或終止,閣下須因應賣方的要求簽署任何表格及文件,令賣方能夠申請退款及/或授權賣方申請退款,及為該目的該表格及文件及填上日期,填寫其他所需的表格及文件及將之遞交到有關當局。

8. The Vendor will under no circumstance be responsible for any penalty or loss if there is any late payment of stamp duty, whether or not due to any late payment of the “Stamp Duty Benefit” (or any part thereof) for whatever reason.

於任何情況下,無論是否因延遲發放「印花稅優惠」(或其任何部分)或因任何原因而未有如期繳付印花稅,賣方均無須就任何罰款或損失負責。

9. The benefit in this letter is personal to you. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有。本信件賦予閣下的權利或利益不得轉讓或轉移。

Annex 5
附件 5

10. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase. All the rights and remedies of the Vendor under the Agreement for Sale and Purchase shall not be affected by these terms and conditions. The terms and conditions herein constitute an agreement between the parties hereto independent from your purchase of the Property and the Agreement for Sale and Purchase and nothing herein contained or any failure by any party hereto to observe or perform any of its obligation hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Agreement for Sale and Purchase, or the rights, duties or obligations of the parties to the Agreement for Sale and Purchase. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, you shall remain liable to be bound to observe and perform all the terms and conditions in the Agreement for Sale and Purchase and to complete the purchase of the Property in accordance with the provisions of the Agreement for Sale and Purchase. The terms and conditions herein will not exonerate or exempt the Purchaser from being liable for his failure to complete the purchase. Any claim that you may have under or in relation to or in connection with the terms and conditions herein shall be a claim against the Vendor for damages only.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。賣方所有買賣合約下之權利及補償均不受本信件的條件及條款影響。於本信件的條款及條件構成於此所載之各方之間訂立的協議，且獨立於閣下購買本物業及買賣合約，於本信件的任何內容或任何一方如未能遵守或履行其本信件之任何責任，則買賣合約的運作、有效性或可強制執行性或買賣合約之下各方的權利、義務或責任亦不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本信件之責任，閣下仍須遵守及履行買賣合約的所有條款及條件及按買賣合約的條款完成購買本物業。本信件的條款及條件不排除或豁免閣下在未能完成買賣時需負之責任。閣下所有按或就本信件的條款及條件提出的或與本信件的條款及條件有關連的申索，只限於為了取得損害賠償的申索。

11. For the purpose of this letter,
就本信件而言，

“AVD” means the ad valorem stamp duty chargeable on the Preliminary Agreement and the Agreement for Sale and Purchase under the Stamp Duty Ordinance.

「從價印花稅」是指根據《印花稅條例》對臨時合約和買賣合約徵收的從價印花稅。

“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.

「《印花稅條例》」是指經不時修訂的《印花稅條例》（香港法例第 117 章）。

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

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

13. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.

如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。

14. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.

如本信件之中英文文本有任何歧義，一切以英文文本為準。

For and on behalf of
Billion Vantage Investment Limited
澤億投資有限公司

Authorized Signature(s)
授權人士簽署

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.

經小心考慮本信件的内容後，本人／吾等同意接受本信件所列的所有條款與細則及受其約束。

Annex 5

附件 5

Signed by the Purchaser(s)買方簽署

Acknowledgement Letter Regarding Financing Plans
關於財務計劃的確認信

Vendor 賣方	Billion Vantage Investment Limited 澤億投資有限公司
Address 地址	Mount Hebe, 8 Wo Mei Hung Min Road, Sai Kung, Hong Kong 香港西貢窩美紅棉路 8 號豐迎山
Property 本物業	House No. _____ and Car Parking Space(s) No(s). _____ _____ 號洋房及停車位 _____ 號
Purchaser(s) 買方	
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

1. I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：

a) I/We confirm that I/we have sufficient time to read the “Reminder to Prospective Purchasers” issued by the Sales of First-hand Residential Properties Authority as annexed in this acknowledgement letter.

本人／吾等有足夠時間閱讀載於本確認信附錄的一手住宅物業銷售監管局發出的「給準買家的提醒」。

b) I/We confirm that I/we have sufficient time to read the information document(s) on financing plan(s) offered by the Vendor’s designated financing company as set out in the relevant annex of the tender document of the Property (“the Information Document(s)”) as follows:

本人／吾等有足夠時間閱讀載於本物業招標文件相對附件內由賣方指定財務公司提供的財務計劃所列的資料文件（「資料文件」）如下：

<u>Financing Plan</u> <u>財務計劃</u>	<u>Relevant annex of Tender Document</u> <u>招標文件的相對附件</u>
Standby First Mortgage Loan 備用第一按揭貸款	Annex 7.1(a) 附件7.1(a)

The Vendor has reminded me/us to read the Information Document(s) if I/we intend to apply for any financing plan(s) offered by the Vendor’s designated financing company as set out in the tender document of the Property.

賣方已提醒本人／吾等，如本人／吾等有意申請本物業招標文件內所列由賣方指定財務公司提供的任何財務計劃，本人／吾等應細閱資料文件。

c) The Vendor has reminded me/us to directly enquire with the Vendor’s designated financing company if in doubt about the details of the terms and conditions of the financing plan(s), approval conditions and application procedures.

賣方已提醒本人／吾等，如對財務計劃的條款及條件、批核條件和申請手續有疑問，應直接向賣方指定財務公司查詢有關詳情。

d) I/we understand that (a) all the terms and conditions of the financing plan(s) are subject to approval by the Vendor and/or the Vendor’s designated financing company; and (b) the Vendor, its appointed estate agents and the Vendor’s designated financing company will not provide any guarantee that I/we will be able to secure any mortgage, charge or loan or any desired terms to finance my/our purchase of the Property.

本人／吾等明白(a)財務計劃的所有條款及細則均以賣方及／或賣方指定財務公司所批核者為準；及(b)賣方、其委任的地產代理及賣方指定財務公司不會就本人／吾等能獲得任何按揭、押記或貸款或任何希望取得的條款用以資助本人／吾等購買本物業而作出任何保證。

- e) The parties do not intend any term of this acknowledgement letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “**CRTPO**”) and agree that this acknowledgement letter shall be excluded from the application of the CRTPO.
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第623章）（「該條例」）強制執行本確認信下任何條款，並且同意排除該條例對本確認信的適用。
- f) In the event of any conflict or discrepancy between the Chinese and English versions of this acknowledgement letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Reminder to Prospective Purchasers
給準買家的提醒

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

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

- (a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in the **Tender Document(s)** and other relevant document(s):
細閱有關招標文件和其他相關文件內列出的財務計劃資料（包括條款及條件等）；
- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute.
不要輕信地產代理等第三方的口頭承諾，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應書寫下來，並經有關公司加簽，以避免爭議；
- (c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available:
直接向賣方或其指定財務公司（視屬何種情況而定）查詢有關財務計劃的條款及條件(包括任何提早還款的罰款)、批核條件和申請手續(包括有關財務計劃是否只在特定時限內提供)等詳情；
- (d) **Do NOT enter into PASP rashly** before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and
在賣方或其指定財務公司（視屬何種情況而定）以書面形式確認根據財務計劃可取得的貸款額及相關條款前，切勿貿然簽訂臨時買賣合約。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及
- (e) **Remain cool-headed** and critically consider the followings:
保持冷靜並審慎考慮以下事項：
- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；
 - Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;
注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響

你根據財務計劃取得的貸款的能力；

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。
- Affordability and repayment ability—after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and
負擔能力與還款能力 - 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及
- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?
就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？

贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits

第 I 部份
Part I

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.
2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
3. 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.
4. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予一手買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the first-hand Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
5. 所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to the Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether the Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
6. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.

第 II 部份

Part II

(A) 提前付清樓價現金回贈
Early Settlement Cash Rebate

如買方提前於正式買賣合約（「**買賣合約**」）訂明的付款限期日之前付清物業之樓價餘款及在所有方面履行和遵守該物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方將依提前付清樓價現金回贈確認函所載列條件及條款提供提前付清樓價現金回贈予買方（「**現金回贈**」）。

If the Purchaser shall settle the balance of the purchase price in full earlier than due date of payment as specified in the Formal Agreement for Sale and Purchase (the “**Agreement**”) and perform and comply with in all respects the terms and conditions of the Preliminary Agreement and the Agreement (in respect of which time shall be of the essence), the Vendor will provide a cash rebate (“**Cash Rebate**”) to the Purchaser according to the terms and conditions set out in the Acknowledgement Letter regarding Early Settlement Cash Rebate.

Amount of Cash Rebate according to the date of settlement of the balance of Purchase Price[^] (only applicable to Purchaser(s) who select the Stage Payment Plan)

按以下日期提前付清樓價餘款[^]之現金回贈金額(只適用選擇建築期付款計劃之買方)

付清樓價餘額日期 Date of settlement of the balance of the purchase price	現金回贈金額 Amount of the Cash Rebate
接納書日期後 120 日內 Within 120 days after the date of Letter of Acceptance	樓價 2% 2% of the Purchase Price

[^] The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

[^] 以賣方代表律師實際收到款項日期計算。

(B) 印花稅優惠
Stamp Duty Benefit

- (I) Subject to the settlement of the Purchase Price in accordance with the Agreement, the Purchaser shall be eligible for the “Stamp Duty Benefit”. The amount of the “Stamp Duty Benefit” shall be equal to 4.25% of the Purchase Price. The “Stamp Duty Benefit” will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty (“**AVD**”) chargeable on the Agreement on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the “Stamp Duty Benefit”, the fixed fee for stamping a counterpart of the Agreement and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase.

在買方按正式合約付清樓價的情況下，買方可享有「印花稅優惠」。賣方將應用「印花稅優惠」直接代買方繳付正式合約的應繳的從價印花稅（「**AVD**」）(或其部份)。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與「印花稅優惠」的金額之間的差額(如有)、加蓋正式合約副本及(如印花稅條例要求)臨時買賣合約的定額費用。

- (II) After the “Stamp Duty Benefit” has been applied for payment (or part payment) of the AVD by the Vendor for the first time: 在賣方首次應用「印花稅優惠」繳付AVD(或其部份)後：

- If the amount of the “Stamp Duty Benefit” exceeds the amount of the AVD, subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Vendor will apply the remaining amount of the “Stamp Duty Benefit” (as a cash rebate) for part payment of the balance of the Purchase Price of the Property directly.

如「印花稅優惠」的金額大於AVD的金額，在買方按正式合約付清樓價餘額的情況下，賣方會將「印花稅優惠」的剩餘金額(作為現金回贈)直接用於支付該物業的部份樓價餘額。

- After the Vendor has paid or applied the “Stamp Duty Benefit” as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the “Stamp Duty Benefit” will not be adjusted as a result of the change in the Purchase Price and the Vendor is not required to pay any additional stamp duty for the Purchaser.

賣方在繳付或應用「印花稅優惠」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，「印花稅優惠」的金額不會因樓價更改而調整，賣方亦

無須向買方代繳任何進一步的印花稅。

- (III) If the Purchaser does not complete the purchase of the Property in accordance with the Agreement, the full amount of the “Stamp Duty Benefit” shall be refunded to the Vendor, notwithstanding the AVD has not been refunded by the Government. 如買方沒有按正式合約完成購買該物業，「印花稅優惠」的全額將須退還給賣方，即使政府沒有退還AVD。
- (IV) In case of dispute, the Vendor’s determination shall be final and binding on the Purchaser. 若有爭議，賣方的決定為最終決定並對買方具有約束力。
- (V) The “Stamp Duty Benefit” is subject to other terms and conditions. 「印花稅優惠」受其他條款及細則約束。

(C) 貸款優惠
Loan Offer

備用第一按揭貸款
Standby First Mortgage Loan

備用第一按揭貸款的最高金額為淨樓價的90%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the Standby First Mortgage Loan shall be 90% of the Net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable.

有關按揭利率請參閱以下列表。詳情請參閱附件7.1(a).

The relevant interest rates are specified in the table below. Please see Annex 7.1(a) for details.

上文『淨樓價』一詞指該物業之樓價扣除「印花稅優惠」（如有）及提前付清樓價現金回贈（如有）。

The term "Net Purchase Price" above means the Purchase Price of the Property after deducting the Stamp Duty Benefit (if any) and the Early Settlement Cash Rebate (if any).

附件 7.1(a) 備用第一按揭貸款
Annex 7.1(a) Standby First Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the Standby First Mortgage Loan. Key terms are as follows:

(就有關備用第一按揭貸款之條款及條件以及／或申請獲批核與否，賣方不作出亦不被視為已作出任何不論明示或隱含之陳述、承諾或保證)

(No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and/or the approval of applications for the Standby First Mortgage Loan.)

買方(即中標人)可向賣方指定的財務機構(「指定財務機構」)申請第一按揭貸款，主要條款如下：

The Purchaser (being the successful tenderer) may apply for the first mortgage loan (the "**First Mortgage Loan**") from the Vendor's designated financing company (the "**Designated Financing Company**") and on the following key terms:-

1. 第一按揭貸款最高貸款金額不超過淨樓價之 90%。
The maximum amount of the First Mortgage Loan shall not exceed 90% of the Net Purchase Price.
2. 第一按揭貸款年期最長為 30 年。
The maximum tenor of the First Mortgage Loan shall be 30 years.
3. 第一按揭貸款擬定的年利率以最優惠利率 (P) 減 2% (P-2% p.a.) 計算。P 為指定財務機構不時報價之港元最優惠利率，利率浮動。最終利率不時由指定財務機構以絕對酌情權決定。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The proposed interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2% per annum (P-2% p.a.). P shall be Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. The final interest rate will be determined by the Designated Financing Company from time to time at its absolute discretion. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
4. 第一按揭貸款以該物業之第一衡平法按揭及／或第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage and/or first legal mortgage over the Property.
5. 買方必須於該物業正式買賣合約指明付清樓價餘額之日起計最少 60 日前，以指定格式的申請書以書面形式向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application by the prescribed form to the Designated Financing Company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the formal agreement for sale and purchase of the Property.
6. 買方須依照指定財務機構之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Designated Financing Company.
7. 買方須每月供款，而利息由提款日起計算。
The Purchaser shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
8. 第一衡平法按揭及／或第一按揭及其他有關的貸款文件必須經由指定財務機構指定的律師樓辦理，買方須支付律師費及一切有關費用。
The first equitable mortgage and/or first mortgage and other related loan documents must be processed through the solicitors firm designated by the Designated Financing Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.
9. 第一按揭貸款之條款及條件及批核條件受指定財務機構所制定的其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions prescribed by the Designated Financing Company.
10. 買方獲建議於決定申請第一按揭貸款前，向指定財務機構查詢有關批核條件、貸款手續、條款及條件詳情，以及申請第一按揭貸款的所需文件。第一按揭貸款之條款及條件及批核與否以指定財務機構之最終決

定為準，此決定與賣方無關，及賣方於任何情況下均毋須為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付樓價全數。

The Purchaser is advised to enquire with the Designated Financing Company about the approval conditions, the application procedure, the details of the terms and conditions and documents required for processing the First Mortgage Loan application before deciding whether to apply for the First Mortgage Loan. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of Designated Financing Company. Such decision is independent from the Vendor and the Vendor shall under no circumstances be responsible therefor. Irrespective of whether any loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Purchase Price.

11. 如本附件之中、英文版本有任何差異或分歧，一律以英文版本為準。

In the event of any conflict or discrepancy between the Chinese and English versions of this annex, the English version shall prevail.

贈品、財務優惠或利益的列表完]
[End of List of gifts, financial advantages or benefit]



孖士打律師行

香港中環遮打道十號
太子大廈十八字樓
(港鐵中環站 K 出口)

電話: 2843 2211 傳真: 2845 9121

Johnson Stokes & Master

18th Floor, Prince's Building,
10 Chater Road, Central, Hong Kong.
(MTR Central Station Exit K)

Tel: 2843 2211 Fax: 2845 9121

Please make the necessary appointment and call at **Johnson Stokes & Master** of **18th Floor, Prince's Building, No. 10 Chater Road, Central, Hong Kong** to sign the formal Agreement for Sale and Purchase during office hours as soon as possible after the signing of the Preliminary Agreement for Sale and Purchase.

請於簽署臨時買賣合約後盡早(敬請預約)駕臨 香港中環遮打道 10 號太子大廈 18 樓「孖士打律師行」簽署正式買賣合約。

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website : http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg and bring the following to the office of Johnson Stokes & Master when signing the formal Agreement for Sale and Purchase:-

務請首先詳閱香港律師公會所發出有關「嚴禁清洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg 並於預約時間內攜帶以下文件駕臨孖士打律師行及親自簽署正式買賣合約:-

1.	The original Preliminary Agreement for Sale and Purchase 正本臨時買賣合約
2.	Hong Kong Identity Card(s) OR other identification document (if applicable) and Original Address Proof (e.g. utility bill or bank statement within the last 3 months) of the Purchaser(s) 買家香港身份證或其他身份證明文件(如適用)及住址證明正本(例如最近三個月之水電費單或銀行月結單)
3.	CASHIER'S ORDER(S) in favour of " Johnson Stokes & Master " for part payment of purchase price (if applicable) 銀行本票抬頭請寫「孖士打律師行」，以支付部份樓價(如適用)
4.	Cheque in favour of " Johnson Stokes & Master " for payment of Agreement plan fee, miscellaneous charges (see table below for details) and advance payment (see "Note/Remark" below) 支票抬頭請寫「孖士打律師行」，以支付有關正式買賣合約圖則費、雜項支出(詳情請參閱收費表)及預繳之費用(請參閱備註/備忘錄)
5.	CASHIER'S ORDER in favour of " Johnson Stokes & Master " for payment of stamp duty payable under the Agreement for Sale and Purchase 銀行本票 抬頭請寫「孖士打律師行」，以支付有關買賣合約的印花稅

If the Purchaser is a limited company, please bring the following documents upon signing of the formal Agreement for Sale and Purchase:
如買家為有限公司，簽署正式買賣合約時，請同時攜帶以下文件：

a.	Memorandum and Articles of Association 公司組織及章程	d.	Latest Business Registration Certificate (certified copy) 最近期之商業登記證(驗證本)
b.	Certificate of Incorporation (certified copy) 公司註冊證書(驗證本)	e.	Board Minutes for the purchase of the premises 購買有關單位之公司董事會議記錄
c.	Latest register of directors and annual return (certified copy) (Form NNC1/NAR1/ND2A/ND2B) 最近期之董事名冊驗證副本及公司周年申報表(驗證本) (表格 NNC1/NAR1/ND2A/ND2B)	f.	Company Chop 公司簽署印章(膠印)

Important Notice 重要的提醒

Further Deposit / Part Payment of purchase price and Balance of purchase price shall be paid by **CASHIER'S ORDER** drawn in favour of "**Johnson Stokes & Master**"

加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫「孖士打律師行」

If payments are made by direct cash deposit or by a third party, then further due diligence may have to be carried out by us on the source of funds as well as on the third party and this might delay the transaction.

如果直接以現金存款方式付款或由第三者付款，我們或須要對資金來源和第三者作進一步盡職調查，就此可能引致交易延誤。

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment 收費表(祇供參考之用須作最後確認及調整)			
Type of Documents 文件種類		(A) Legal Costs 律師費	(B) Miscellaneous charges payable by Purchaser 買方須付雜項費用
I.	Formal Agreement for Sale and Purchase 正式買賣合約 Note 1 Upon signing of the Agreement for Sale and Purchase, the Purchaser shall pay the ad valorem stamp duty by way of cashier's order made payable to "Johnson Stokes & Master" 備註 1 買方必須在簽署正式買賣合約時用銀行本票支付從價印花稅。本票抬頭請寫「孖士打律師行」	[see Note (a)] [見備忘錄(a)]	1. Land search fees and miscellaneous charges: \$500.00 土地註冊處查冊費及其他雜費: 2. Cost on account: \$3,000.00 預付律師費: [See Note (a)(ii) 見備忘錄(a)(ii)] 3. #Registration fee: \$375.00 #登記費: 4. Part of certified copy charges of title deeds: \$1,000.00 部份業權契據認證副本費用: 5. Company search fees (applicable to Corporate Purchaser only): \$300.00 公司查冊費 (只適用於公司買家): 6. Plan fee for Agreement and Assignment (subject to the final confirmation by the architect) (Please see Plan Fees schedule) 買賣合約及轉讓契圖則費 (以則師最後收費為準) (請參閱圖則費目錄表) 7. Stamp Duty: (Please see Note on Stamp Duty) 印花稅: (請參閱印花稅須知)

Annex 8
附件 8

II.	First Equitable Mortgage (including First Legal Mortgage to be signed on completion) and/or First Legal Mortgage 第一樓花按揭契(包括入伙時所簽的正式按揭契)及/或第一正式按揭契 Loan Amount: 貸款額 (i) not exceeding \$ 5,000,000.00 不超過\$5,000,000.00 (ii) between \$ 5,000,001.00 and \$7,500,000.00 \$5,000,001.00 至\$7,500,000.00 之間 (iii) between \$7,500,001.00 and \$10,000,000.00 \$7,500,001.00 至 \$10,000,000.00 之間 (iv) over \$10,000,000.00 超過\$10,000,000.00	[see Note (b) & (c)] [見備忘錄 (b)及(c)] \$ 5,000.00 \$ 7,000.00 \$ 8,500.00 0.1% of Loan Amount	1. Land search fees and miscellaneous charges: \$500.00* 土地註冊處查冊費及其他雜費: 2. #Registration fee: \$605.00* #登記費: 3. #Adjudication fee for First Equitable Mortgage/First Mortgage (if applicable): \$50.00* 第一樓花按揭契及/或第一正式按揭契裁定費(若適用): 4. #Filing fee at Companies Registry (applicable to Corporate Purchaser only): \$340.00* #公司註冊處按揭登記費 (只適用於公司買家): 5. #Bankruptcy/winding up search fees: \$98.00 (each)* #個人破產/公司清盤查冊費: (每人/每間公司)* 6. Company search fees (applicable to Corporate Purchaser only): \$200.00* 公司查冊費(只適用於公司買家):
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III.	Assignment 樓契	[see Note (a)] [見備忘錄 (a)]	1. Land search fees and miscellaneous charges: \$500.00 土地註冊處查冊費及其他雜費: 2. #Registration fee: \$605.00 #登記費: 3. Certified copies charges for remaining (to be advised title deeds and documents : before 剩餘業權契據認證副本: completion) (入伙時通知) 4. Costs for preparing certified copy of Sub- (to be advised Deed of Mutual Covenant with plans: before 大廈公契分契認證副本費連圖: completion) (入伙時通知) 5. Stamp Duty: \$100.00 印花稅: 6. Levy to Property Management Services Authority: \$350.00 物業管理業監管局徵款: 7. Company search fees (applicable to Corporate Purchaser only): \$300.00 公司查冊費(只適用於公司買家): 8. Board Resolution (applicable to Corporate Purchaser only): \$1,000.00 公司會議記錄(只適用於有限公司買家):
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* The above fees and disbursements will be paid upon execution of Equitable Mortgage/ Mortgage/ Legal Charge respectively.

* 以上所有雜費於簽署樓花按揭/現樓按揭時各要支付一次。

The above registration fee, filing fee and adjudication fee will be subject to the final confirmation by the Government.

上述的登記費，公司註冊存檔費及釐印裁定費以政府最後收費為準。

Note 備忘錄:

(a) (i) Joint Legal Representation

If the Purchaser is the 1st purchaser buying unit from the Vendor and the Purchaser also instructs the Vendor's solicitors to act for him in the purchase, all legal costs (but exclusive of miscellaneous charges specified in column (B) of the Table of Charges) of and incidental to the preparation and completion of the formal Agreement for Sale and Purchase and the Assignment to be borne by the Purchaser will be waived.

買賣雙方共同委託律師

如買方為直接由賣方購買有關單位之一手買方及買方同時委託賣方律師作為其購買該單位的代表律師，則買方原先須支付有關準備及完成正式買賣合約及樓契之所有律師費用(但不包括收費表 B 項所列之雜項費用)將獲豁免。

(ii) Change of Legal Representation

If the Purchaser shall instruct his own Solicitors in completing the Assignment and/or Equitable Mortgage / Legal Mortgage after signing of the formal Agreement for Sale and Purchase, the Purchaser shall forthwith pay the Vendor's Solicitors the sum of HK\$3,000.00 being the costs of preparing the formal Agreement for Sale and Purchase (the cost on account of HK\$3,000.00 paid by the Purchaser on signing of the formal Agreement for Sale and Purchase will be applied towards this payment).

買方中途轉換律師

若買方在簽署正式買賣合約後，另行聘請自己的代表律師處理樓契及/或樓花按揭契/按揭契，則買方須立即向賣方代表律師支付港幣\$3,000，作為賣方律師處理正式買賣合約的律師費(買方在簽署正式買賣合約時所預付的律師費將可用於抵扣此款項)。

(iii) Separate Legal Representation

Annex 8
附件 8

If the Purchaser elects separate representation, the Purchaser shall bear his own legal costs as well as all fees and disbursements.

買賣兩方分開委託律師

如買方聘用自己選擇的律師，買方須負責及繳付買方自己之律師費及一切雜項費用。

- (b) If it is necessary to act for potentially undue influenced party and prepare Acknowledgement of Advice, additional charges for giving advice and preparing Acknowledgement of Advice is HK\$1,500.00 for each set. The cost does not include the preparation of Guarantee.
若須代表可能受不正當影響的一方及擬備確認書，則另加提供法律意見及擬備確認書費用每套港幣 1,500.00 元。費用不包括擬備擔保書。

- (c) In fact, Johnson Stokes & Master will act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Equitable Mortgage/Mortgage and the Guarantee.

事實上，孖士打律師行將會代表包括銀行之按揭承按人(而並不代表買方，借款人或擔保人)處理樓花按揭契/按揭契及擔保書。

Other Charges (If applicable)

其他費用(若適用)

1.	(a) Guarantee for 1 st Equitable Mortgage /1 st Mortgage 第一樓花按揭/第一按揭擔保書 (b) Fees for advising potentially undue influenced party and preparing Acknowledgement of advice 向可能受不正當影響的一方提供法律意見及擬備確認書費用	\$3,000.00 each 每份 \$3,000.00 \$1,500.00 each set 每套 \$1,500.00
2.	(Applicable to Corporate Purchaser) Particulars of Charge for filing at the Companies Registry and Board Resolution 公司買家另需付(a)按揭詳情(公司註冊處登記用) (b) 會議記錄	\$3,000.00 for each Company 每間公司每套\$3,000.00
3.	Supplemental Agreement 補充合約	\$3,000.00 each (exclusive of disbursements) 每份\$3,000.00 (不包括雜項費用)
4.	Power of Attorney 授權書	\$4,000.00 each (exclusive of disbursements) 每份\$4,000.00 (不包括雜項費用)
5.	For foreign corporate purchasers : (a) fees for obtaining foreign lawyers' opinion (b) obtaining up-to-date confirmation or opinion (Remarks: Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are <u>NOT</u> included) (適用於海外公司買家): (a) 安排海外律師法律意見之費用 (b) 安排海外律師更新法律意見或確認法律意見之費用 (註: 海外律師費及須支付海外律師之支出費用等並不包括在內)	\$10,000.00 \$5,000.00
6.	Mortgage costs as quoted above are applicable only for preparation of one single simple security deed for financing the purchase. Preparation of any additional security documents (including Rental Assignment, Share Mortgage/Share Charge, Subordination Agreement, Assignment of Loan, Loan Agreement, etc.) will be charged on time costs basis. Quotation of costs will be supplied upon request. 上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件(包括租金轉讓文件 / 股票按揭/押記 / 從屬協議 / 貸款轉讓文件及貸款協議書等), 收費將會按所需時間計算。有關費用之報價可應要求另外提供。	
7.	Application for refund or partial refund of Stamp Duty 申請退還或部份退還印花稅	\$5,000.00 (exclusive of disbursements) \$5,000.00 (不包括代墊付費用)

Plan Fee Schedule
圖則費

House 洋房	Agreement and Assignment Plan Fee HK\$12,000.00 per House 買賣合約及轉讓契圖則費 每套洋房\$12,000.00 港幣
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Note on Stamp Duty
印花稅須知

Increasing AVD rate for instruments of residential property with value above HK\$100 million
調高價值港幣 1 億元以上的住宅物業的從價印花稅的稅率

1. The Stamp Duty (Amendment) Ordinance 2026 ("**2026 Amendment Ordinance**") was published in the Gazette on 29 May 2026 to increase the ad valorem stamp duty ("**AVD**") rate in Part 1 of Scale 1 and Scale 2 for residential property instruments with a consideration or value exceeding \$100 million from 4.25% to 6.5% with effect from 26 February 2026. The new rates in Part 1 of Scale 1 and Scale 2 apply to any residential property instruments executed on or after 26 February 2026. The rates under the new Scale 3, applicable to non-residential property instruments, are the same as those under the prevailing Scale 2 before the enactment of the 2026 Amendment Ordinance.
《2026 年印花稅（修訂）條例》（《2026 年修訂條例》）已於 2026 年 5 月 29 日刊憲，該條例將第 1 標準第 1 部及第 2 標準中物業售價或價值超過 1 億元的住宅物業文書的從價印花稅稅率，由 4.25% 上調至 6.5%，自 2026 年 2 月 26 日起生效。第 1 標準第 1 部及第 2 標準的新稅率適用於 2026 年 2 月 26 日或之後簽立的任何住宅物業文書。適用於非住宅物業文書的新第 3 標準稅率與《2026 年修訂條例》生效前的當前第 2 標準稅率相同。

Raising the maximum value of properties chargeable to a stamp duty of \$100
調高 100 元印花稅適用的物業價值上限

2. The Stamp Duty (Amendment) Ordinance 2025 ("**2025 Amendment Ordinance**") was published in the Gazette on 16 May 2025 to give effect to a proposal in the 2025-26 Budget to raise the maximum value of properties chargeable to a stamp duty of \$100 to \$4 million with effect from 26 February 2025. Under the 2025 Amendment Ordinance, unless otherwise provided, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
《2025 年印花稅（修訂）條例》（《2025 年修訂條例》）已於 2025 年 5 月 16 日刊憲，以實施 2025-26 年度財政預算案中的建議，將 100 元印花稅適用的物業價值上限調高至 4 百萬元，由 2025 年 2 月 26 日起生效。根據《2025 年修訂條例》，除另有規定外，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties
住宅物業的需求管理措施

3. The Stamp Duty (Amendment) Ordinance 2024 ("**2024 Amendment Ordinance**") was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, (a) the AVD rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2 with effect from 28 February 2024; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer's stamp duty.
《2024 年印花稅（修訂）條例》（《2024 年修訂條例》）已於 2024 年 4 月 19 日刊憲，以實施 2024-25 年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》，(a) 由 2024 年 2 月 28 日起，第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同；及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。
4. Please consult your solicitors regarding details of the payment of BSD and AVD.
有關支付「買家印花稅」及「從價印花稅」之詳情，請向閣下律師查詢。

Calculation of Ad Valorem Stamp Duty
從價印花稅計算方法如下

Part 1 of Scale 1 and Scale 2 rates (applicable to instrument of residential property)

第 1 標準第 1 部及第 2 標準稅率 (適用於住宅物業文書)

Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
Up to \$4,000,000	\$100
\$4,000,001 to \$4,323,780	\$100+20% of the excess over \$4,000,000
\$4,323,781 to \$4,500,000	1.50%
\$4,500,001 to \$4,935,480	\$67,500+10% of the excess over \$4,500,000
\$4,935,481 to \$6,000,000	2.25%
\$6,000,001 to \$6,642,860	\$135,000+10% of the excess over \$6,000,000
\$6,642,861 to \$9,000,000	3.00%
\$9,000,001 to \$10,080,000	\$270,000+10% of the excess over \$9,000,000
\$10,080,001 to \$20,000,000	3.75%
\$20,000,001 to \$21,739,120	\$750,000+10% of the excess over \$20,000,000
\$21,739,121 to \$100,000,000	4.25%
\$100,000,001 to \$109,574,470	\$4,250,000+30% of the excess over \$100,000,000
\$109,574,471 and above	6.5%

Enquiry 查詢

Purchaser may contact the following staff of our firm during office hour Monday to Friday (9:30 a.m. to 12:00 noon and 2:15 p.m. to 5:00 p.m.) (except Saturdays and Public Holidays) for enquiring about signing the formal Agreement for Sale and Purchase.

如有，請於辦公時間內星期一至星期五(上午 9 時 30 分至中午 12 時正及下午 2 時 15 分至 5 時)(星期六及公眾假期除外)，與下列負責職員聯絡諮詢有關簽署正式買賣合約問題。

Keep Money Laundering Away from Hong Kong

Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to

disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfill its international obligations as a member of the Financial Action Task Force on Money Laundering, an international policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1991 and is obliged to implement the Task Force's recommendations.

Apart from requesting identification information, will my lawyer ask me further questions?

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you-

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

What is meant by suspicious transaction?

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving-

- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.

A secretive entity

Unusual instructions

Unusual settlement requests

律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

個別人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承擔。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好把關人的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子適用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括資產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會在發現可疑交易或恐怖分子融資活動時，才按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料？

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議，香港律師會亦為此作出配合。

除身份證明文件外，律師還會進一步索取其他資料嗎？

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？

- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」？

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法律規定向執法機構舉報。

身份不明 ☒

不尋常的指示 ☐

不尋常的結算要求 ☐



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