TENDER DOCUMENT

招標文件

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER

公開招標承投購買物業

Tenders are invited for the purchase of those properties in 現招標承投購買

33 Kennedy Road 堅尼地道 33 號

as set out in any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for 33 Kennedy Road (the "Development") from time to time (as the same may be revised by the Vendor from time to time) set out herein (unless the property(ies) is(are) previously withdrawn or sold)

於任何一份或多份賣方不時發出的堅尼地道 33 號(「發展項目」)以招標方式出售的 銷售安排資料(及賣方不時對其作出修改的銷售安排資料)內列出的物業 (已被撤回或出售的物業則除外)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "Public Tender for 33 Kennedy Road" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "33 Kennedy Road".

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「**堅尼地道 33 號**」,放入位於售樓處(定義見招標公告)擺放的標示為「**堅尼地道 33 號**」的投標箱內。

Vendor: COME FIRST LIMITED

賣方: 首達有限公司

Room 1307-8, Dominion Centre, 43-59 Queen's Road East, Wanchai, Hong Kong

香港灣仔皇后大道東 43-59 號東美中心 1307-8 室

BOARD PROFIT LIMITED

祥陞有限公司

24th Floor, Melbourne Plaza, 33 Queen's Road Central, Central, Hong Kong

香港中環皇后大道中33號萬邦行24樓

Vendor's solicitors: Johnson Stokes & Master

賣方律師: 孖士打律師行

16th-18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong

香港中環遮打道 10 號太子大廈 16 樓至 18 樓

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第1部份:招標公告

1. <u>Definitions</u>

定義

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

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:

"Acceptance Period" 「承約期間」 means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and the date which is the fourteenth day after the Tender Closing Date and Time (both dates inclusive); 指就每一個該招標物業而言,由招標開始日期及時間至招標截止日期及時間後 14 日(包括首尾兩日);

"Agreement" 「正式合約」 means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 3 of the Conditions of Sale;

指賣方與買方根據出售條款第3條擬簽訂的本物 業的正式買賣合約;

"Conditions of Sale" 「出售條款」 means the Conditions of Sale set out in Part 2 of this Tender Document:

指本招標文件第2部份的出售條款;

"Development" 「發展項目」 means 33 Kennedy Road; 指堅尼地道 33 號;

"extreme conditions announcement" 「極端情況公布」 means an announcement made by the Chief Secretary for Administration stating the existence of extreme conditions that arise from a super typhoon or other natural disaster of a substantial scale during the period (including any extended period) specified in the announcement:

指政務司司長作出的公布,以述明在該公布所指明的期間(包括延展期間)存在由超強颱風或其他大規模天災引起的極端情況;

"Letter of Acceptance" 「接納書」 means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice;

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;

"Offer Form" 「要約表格」 means the Offer Form set out in Part 3 of this Tender Document;

指本招標文件第3部份的要約表格;

"this Preliminary Agreement" 「本臨時合約」

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;

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;

"Property" 「該物業」 means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;

指如果及一旦本招標文件獲得賣方接納時的該投 標物業;

"Property for Tender" 「該招標物業」

means all or any of the properties offered for sale by tender as set out in the Sales Arrangements;

指銷售安排內列出的以招標形式出售的所有或任 何物業;

"Purchaser" 「買方」

means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor; 指中標者,其對該物業的投標書獲得賣方接納;

"Purchase Price" 「樓價」

means, if and when this Tender Document is accepted by the Vendor, the Tender Price specified in the Offer Form:

指如果及一旦要約表格所載的要約獲得賣方接納 時,要約表格中指明的投標價;

"Sales Arrangements" 「銷售安排」

means any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for the Development from time to time (as the same may be revised by the Vendor from time to time); 指任何一份或多份賣方就發展項目不時發出的以

招標方式出售的銷售安排資料(及賣方不時對其 作出修改的销售安排資料);

"Sales Office" 「售樓處」

means, in respect of each Property for Tender, the place where the sale will take place as set out in the Sales Arrangements;

就每一個該招標物業而言,指載於銷售安排適用 於該招標物業的出售地點;

"Tender Closing Date and Time"

「招標截止日期及時間」

means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;

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;

"Tender Commencement Date and Time"

「招標開始日期及時間」

means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;

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;

"Tender Document" 「招標文件」 means this Tender Document comprising:

指本招標文件,由以下部份組成:

(i) the Tender Notice; 招標公告;

(ii) the Conditions of Sale; 出售條款;

(iii) the Offer Form(s); and 要約表格;及

(iv) the Annex to the Offer Form(s); 要約表格附件;

"Tender Notice" 「招標公告」

means the Tender Notice set out in Part 1 of this Tender Document:

指本招標文件第1部份的招標公告;

"Tender Period" 「招標期間」 means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time;

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;

"Tender Price" 「投標價」 means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;

指要約表格的附表中訂明投購該投標物業的價 格;

"Tendered Property" 「該投標物業」 means the property(ies) as specified in the Schedule to the Offer Form:

指要約表格的附表中訂明的物業;

"Tenderer" 「投標者」 means the person who is specified in the Offer Form as the tenderer;

指要約表格中訂明為投標者的人士;

"Vendor" 「賣方」 means COME FIRST LIMITED and BOARD PROFIT LIMITED; and

指首達有限公司及祥陞有限公司;及

"Vendor's solicitors" 「賣方律師」 means Johnson Stokes & Master.

指孖士打律師行。

2. <u>Procedures of Tender</u> 招標程序

2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.

賣方現按照載於招標文件的條款及細則招標承投購該招標物業。

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.

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 The Vendor reserves the right to, at any time before the Tender Closing Date and Time, accept

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any tender submitted.

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 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 of 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).

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 The Vendor reserves the right to adjust the Tender Closing Date and Time of the tender of any of the Property for Tender. Any adjustment of the Tender Closing Date and Time will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.

賣方保留權利更改任何該招標物業的招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。

2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.

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 A tender must be:-

投標書必須:

(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**; 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) accompanied with the following documents:- 連同以下文件:
 - (i) <u>Cashier order(s) and/or cheque(s)</u> 銀行本票及/或支票

In respect of each Tendered Property, 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 and made payable to "Johnson Stokes & Master"

就每一個投標物業,由根據《銀行業條例》第 16 條獲妥為發牌的銀行簽發的一張或多張銀行本票及/或支票,金額相等於投標價的 5%,抬頭寫「**孖士打律師行**」

(ii) <u>Tenderer's identification document</u> 投標者的身份證明文件

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

如投標者是個人,組成投標者的每名個人的香港身份證/護照的複印本。

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return of the Tenderer.

如投標者為公司,投標者的公司註冊證明書及商業登記證的複印本,以及投標者最近期的董事登記冊及周年申報表的複印本。

(iii) <u>Intermediary's licence</u>

中介人的牌照

Copy of licence of the estate agent appointed by the Tenderer. 投標者委託的地產經紀的牌照複印本。

- (iv) <u>Documents in Annex, duly signed and completed by the Tenderer</u> 由投標者填妥並簽署的附件的文件
 - (1) Measurements of the Tendered Property 投標物業的量度尺寸
 - (2) Warning to Purchasers 對買方的警告
 - (3) Personal Information Collection Statement 個人資料收集聲明
 - (4) Memorandum of Stamp Duty 印花稅之備忘錄
 - (5) (If applicable) Acknowledgement Letter Regarding Operation of Gondola (如適用)關於吊船操作的確認書
 - (6) Acknowledgement Letter for Viewing of Residential Property 住宅物業參觀確認書
 - (7) Vendor's Information Form 賣方資料表格
 - (8) Acknowledgement Letter Regarding Built-in Furniture and Sanitary Fittings 關於嵌入式傢俱及衛生裝置的確認書
 - (9) (If applicable) Acknowledgement Letter Regarding Emergency Generator Room and Potable Water Pump Room 如適用)關於應急發電機房及食水泵房的確認書
 - (10) Acknowledgement Letter Regarding Furniture, Fittings and other Chattels 關於傢俱、裝置和其他實產的確認書

Please do NOT date any of the documents mentioned in sub-paragraph (iv). 請不要於第(iv)分段所述的任何文件内填上日期。

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "33 Kennedy Road"; and 放入普通信封内,信封面上書明賣方收啓,並清楚註明「堅尼地道 33 號」;及
- (d) placed in the Tender Box labelled "**Public Tender For 33 Kennedy Road**" placed at the Sales Office during the Tender Period.
 於招標期間放入位於售樓處擺放的標示為「**堅尼地道 33 號公開招標**」的投標箱内。
- 2.8 In case a black rainstorm warning signal or a typhoon signal no.8 or above is issued or in force or an extreme conditions announcement is made by the Government of Hong Kong at any time before 6:00 p.m. on the date of closing of the tender, the Closing Date and Time of the tender will be extended to 6:00 p.m. on the next day in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is issued or in force or no extreme conditions announcement is made by the Government of Hong Kong before 6:00 p.m..

若在招標截止日期的下午 6 時前發出黑色暴雨警告或八號或以上颱風信號或香港政府發出極端情況公布或該警告或信號或公布仍然生效,招標截止日期及時間將延至下一日的下午 6 時正(而當天下午 6 時正前亦沒有黑色暴雨警告或八號或以上颱風信號發出或仍然生效或極端情況公布)。

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 orders 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.

在賣方對收到的投標書作出決定前,所有銀行本票及/或支票均不會予以兌現。如某份投標書獲接納,隨投標書附上的銀行本票及/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 天內,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。

- (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. 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) 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. 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) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and return of cashier order(s) and/or cheque(s). 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。
- 2.10 (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.

 (作爲賣方招標及下文(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隨時接納投標。投標書根據本招標文件的程序一經遞交,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) 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.

 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. <u>Acceptance of Tender</u> 接受投標

3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered

Property.

投標書如獲接納,中標者即成為該投標物業之買方。

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 working day after the day of posting.

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個工作日視為已經正式收到。

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.

在接納書的日期後的 5 個工作日內,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。

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

如買方有意以其授權人代表其簽署正式合約:

- (i) the Purchaser shall instruct his/her own solicitors to prepare the relevant Power of Attorney; and 買方須指示其律師擬備相關授權書;及
- (ii) the relevant power of attorney is required to be approved by the Vendor. 相關授權書須由賣方事先批准。
- (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.

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. <u>Miscellaneous</u> 其他事項

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.

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。

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.

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。任何陳述不得作爲或 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 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.

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的任何種類的改動及/或增加,該投標書將被視為不符合規定的投標書。

- 4.4 The Tenderer shall instruct his own solicitors to handle this Tender Document. The Purchaser shall instruct his own solicitors to handle the purchase of the Property.

 投標者須自行聘用律師處理本招標文件。買方須自行聘用律師處理購買該物業。
- 4.5 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. 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。

[End of Part 1: Tender Notice] [第1部份:招標公告完]

PART 2: CONDITIONS OF SALE

第2部分:出售條款

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

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:

"**Development**" means 33 Kennedy Road. 「**發展項目**」 指「堅尼地道 33 號」。

"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.

「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. 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.

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. 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.

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。

4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-

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) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;

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) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.

由賣方於接納書的日期之後的第8個工作日或之前簽立。

5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話),由買方承擔。

6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話),由買方承擔。

7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as

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。

8. The Purchaser shall attend the office of the Purchaser'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 20.

買方須於接納書的日期之後的 5 個工作日內携帶招標文件及接納書到買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,內容不作任何改動或更改;(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 20 條所載就本臨時合約及正式合約應付之所有印花稅。

9. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-

如買方沒有在接納書的日期後的5個工作日内簽立正式合約:

- (a) this Preliminary Agreement is terminated; 本臨時合約即終止;
- (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and 買方支付的臨時訂金,即被沒收歸於賣方;及
- the Vendor does not have any further claim against the Purchaser for the failure. 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。
- 10. The measurements of the Property are as follows see "Measurements of the Tendered Property" of the Tender Document. 该物業的量度尺寸如下一見招標文件的《投標物業的量度尺寸》。
- 11. The sale and purchase of the Property includes the fittings, finishes and appliances as follows—see attached Schedule. 該物業的買賣包括的裝置、裝修物料及設備如下一見附表。
- 12. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

 在不損害《物業轉易及財產條例》(第 219 章)第 13 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。
- 13. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 14 and fully understands its contents.

 賈方確認已收到第 14 條所列出的"對賈方的警告"的中英雙語文本,並完全明白其內容。
- 14. For the purposes of clause 13, the following is the "Warning to Purchasers"— 就上述第 13 條而言,「**對買方的警告**」內容如下—
 - 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。
- 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。
- 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。
- This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
 本臨時合約只適用於買方本身,買方無權要求賣方與任何其他人訂立任何正式合約,亦無權將本臨時合約的利益轉讓予第三方。
- 16. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that if the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as sub-clause (i) above.

買方須與賣方在正式買賣合約中訂明,若買方轉售本物業或將買賣合約權益轉讓予第三者,則每個轉購人、被指定人、受益人、受權人或其他承讓人(i)在以後的轉售合約或其他合約中列明所有確認人、被指定人及其他買、賣本物業或任何相關利益人士的詳細資料(包括身份証號碼及地址),及全數金額或其他代價,包括任何佣金、訂購或代理費用、或任何在期間交易所需繳付予任何人士的款項,及(ii)在以後的轉售合約中訂明,或在其他合約中加上有約束力的條文,致使每個轉購人或其他承讓人須履行第(i)分條中的責任。

- 17. 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.

 賈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。
- 18. 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.

本物業以現狀形式出售。(如買方已到該物業實地視察) 買方同意及承認已到該物業實地視察,並清楚及接受該物業現時之狀況。

- 19. Notwithstanding anything contained in the "Warning to Purchasers" set out in Clause 14, the Purchaser acknowledges that Johnson Stokes & Master are the solicitors acting for the Vendor only and will not act for the Purchaser. The Purchaser shall instruct his own solicitors to act for him in respect of the Agreement and the subsequent Assignment.

 儘管第 14 條「對買方的警告」另有規定外,買方確認孖士打律師行只為賣方的代表律師而不代表買方。買方須就正式合約及其後之轉讓契委託其獨立律師為其代表律師。
- 20. 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. 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。
- 21. 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. 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。
- 22. All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the Property.

 —切圖則費用、有關業權之契約之核證副本包括圖則之費用、查冊費、註冊費及其他代墊付費用均須由買方承擔。一切有關該物業按揭之法律費用及其他支出,均由買方負責。
- 23. 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. 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。
- 24. The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limitation all utilities deposits already paid by the Vendor in respect of the Property.

 [[] 百須在賣方交吉該物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契之其他按金及費用,買方並須償還賣方代
- 25. The Purchaser shall inform the Vendor in writing of any change in address or telephone number. 買方如有更改地址或電話,須以書面通知賣方。

該物業已支付的上述費用包括水電煤按金。

26. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty

Ordinance.

該物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。

- 27. Time shall in every respect be of the essence of this Preliminary Agreement. 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。
- 28. (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.

 曹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) 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).

 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) 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:- 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) 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 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) 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 subclause (c)(i) above.

 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。
- 29. In this Preliminary Agreement:-在本臨時合約中—
 - (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
 - "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) "working day" has the meaning given by section 2(1) of that Ordinance; "工作日"具有該條例第 2(1)條給予該詞的涵義;
 - (c) the floor area of an item under clause (a) of each Property set out in "Measurements of the Tendered Property" of the Tender Document is calculated in accordance with section 8(3) of that Ordinance; and

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

(d) the area of an item under clause (b) of each Property set out in "Measurements of the Tendered Property" of the Tender Document is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

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。

Schedule to Conditions of Sale 出售條款的附表

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

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1. EXTERIOR FINISHES

Item	Description			
(a) External Wall	Type of Finishes	Podium	Glass wall, aluminium cladding, metal architectural feature, aluminium louvre, natural stone, tile, metal grille and textured paint	
		Residential Tower	Curtain wall, aluminium window, aluminium louvre, aluminium cladding, metal architectural feature, metal grille, tile and paint	
(b) Window	Material of Frame	Fluorocarbon-coated aluminium window fram		
	Material of Glass	Location	Material	
		Living Room and Dining Room:	Insulated Glass Unit (IGU) with low-e coating	
		Bedroom:	Insulated Glass Unit (IGU) with low-e coating. (Except for windows at 1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-27/F Flat North and 28/F & 29/F Flat East Bedroom 1 & Bedroom 2, which are partly fitted with double-glazed tinted obscure glass)	
		Bathroom & Master Bathroom (if window is provided):	Laminated tinted obscure glass. (Except for windows at 28/F & 29/F Flat East and 28/F & 29/F Flat South Bathroom 1 which are fitted with Insulated Glass Unit (IGU) with low-e coating)	
		Kitchen:	Monolithic clear glass (Except for windows at 28/F & 29/F Flat South kitchen which is fitted with Insulated Glass Unit (IGU) with low-e coating)	
		Utility Room (if window is provided):	Monolithic clear glass	
		Kitchen Storage	Laminated tinted obscure glass	

1. 外部裝修物料

細項	描述				
(a) 外牆	装修物料的類型	平台	玻璃牆、鉛質覆面、金屬建築裝飾、 鉛質百葉、天然石、瓦、金屬格柵及 質感漆。		
		住宅大廈	玻璃幕牆、鉛窗、鉛質百葉、鉛質覆 面、金屬建築裝飾、金屬格柵、瓦及 油漆。		
(b) 窗	框的用料	氟化碳塗層鋁質窗	Œ		
	玻璃的用料	位置	用料		
		客/飯廳:	低輻射鍍膜雙層中空玻璃		
		睡房:	低輻射鏡膜雙層中空玻璃(1樓至 樓、5樓至12樓、15樓至23樓及25樓 至27樓North單位28樓及29樓Eas 單位睡房1及睡房2的愛有部分配以 有色磨砂雙層中空玻璃除外)		
		浴室及主人浴室 (如有窗):	有色磨砂夾膠玻璃 (28樓及29槍 East單位及 28樓及29樓 South單位 浴室1的窗配以低輻射鏡膜雙層中 空玻璃除外)		
		廚房:	單片清玻璃 (28樓及29樓South單 位廚房窗配以低輻射鏡膜雙層中空 玻璃除外)		
		工作間(如有窗):	單片清玻璃		
		廚房儲物室	有色磨砂夾膠玻璃		

1. EXTERIOR FINISHES

Item	Description			
(c) Bay Window	Material of Bay Window	Not applicable		
	Window Sill Finishes	Not applicable		
(d) Planter	Type of Finishes	Not applicable		
(e) Verandah or Balcony	Type of Finishes	Balcony		
		Location	Material	
		Floor:	Stone	
		Wall:	Aluminium cladding	
		Ceiling:	Acrylic base paint and aluminium trim	
		Balustrade:	Aluminium framed laminated glass balustrade curb finished with natural stone	
		Verandah: Not applicable		
	Whether it is covered	Balcony: Covered		
		Verandah: Not a	pplicable	
(f) Drying facilities for clothing	Type and material	Not applicable		

1. 外部裝修物料

細項	描述				
(c) 窗台	窗台的用料	不適用			
	窗台板的装修物料	不適用			
(d) 花槽	裝修物料的類型	不適用			
(e) 陽台或露台	裝修物料的類型	羅台			
		位置	用料		
		地板:	石材		
		牆壁:	鋁板飾面		
		天花板:	油漆及鉐飾邊		
		圍欄:	鋁質框夾膠玻璃欄杆,天然石級邊		
		陽台:不適用			
	是否有蓋	露台: 有蓋			
		陽台: 不適用			
(f) 乾衣設施	類型及用料	不適用			



2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description						
(a) Lobby	Location	Wall	Floor	Ceiling			
	LG2/F Main Lobby and Fireman's Lift Lobby	Finished with wood panel, artificial leather, metal panel and natural stone	Natural stone	Suspended gypsum board false ceiling finished with stucco paint			
	LG1/F Fireman's Lift Lobby	Finished with wood panel and metal panel	Tiles	Ceiling finished with suspended gypsum board false ceiling finished with emulsion paint			
	G/F Lobby and Fireman's Lift Lobby	Finished with wood panel, metal panel and stucco paint	Natural stone	Suspended gypsum board false ceilling finished with stucco paint			
	Residential Floors Fireman's Lift Lobby (Except 28/F)	Finished with wood panel and natural stone	Natural stone	Suspended wood panel false ceiling			
	28/F Fireman's Lift Lobby	Finished with wood panel, metal panel and natural stone	Natural stone	Suspended wood panel false ceiling			

細項	描述	描述						
(a) 大堂	位置	牆壁	地板	天花板				
	地下層2樓主大堂 及消防員升降機 大堂	飾以木飾面、人造皮、金屬 飾板及天然石材	天然石材	石膏板假天花 髹上灰泥漆				
	地下層1樓 消防員升降機大 堂	飾以木飾面及金屬飾板	瓦	石膏板假天花 髹上乳膠漆				
	地下大堂及消防 員升降機大堂	飾以木飾面、金屬飾板及髹 上灰泥漆	天然石材	石膏板假天花 髹上灰泥漆				
	住宅樓層消防員 升降機大堂 (28樓除外)	飾以木飾面及天然石材	天然石材	木飾面假天花				
	28樓消防員升降 機大堂	飾以木飾面,金屬飾板及天 然石材	天然石材	木飾面假天花				



2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description					
(b) Internal wall	Location	Wall	Ceiling			
and ceiling	Living Room and Dining Room	Flat North: Emulsion paint where exposed Flat East and South: Emulsion paint and reconstituted stone at window edge where exposed (Except for 20/F) 20/F Flat East and South: Emulsion paint and wood panel at window edge where exposed 28 & 29/F Flat East and South: Emulsion paint, wood panel and reconstituted stone at window edge where exposed	Emulsion paint where exposed			
	Bedroom	Emulsion paint and reconstituted stone at window edge where exposed (Except for 20/F) Bedroom 1 of Flat East and South on 20/F, Bedroom 2 of Flat South on 20/F: Emulsion paint and wood panel at window edge where exposed Master Bedroom of Flat South on 20/F: Emulsion paint and wallpaper finish, wood panel at window edge where exposed Bedroom 2 of Flat East on 20/F: Emulsion paint where exposed Bedroom 1 of 28 & 29/F Flat East and South: Emulsion paint, wood panel and reconstituted stone at window edge where exposed Bedroom 2 and Bedroom 3 of 28 & 29/F Flat East and South: Emulsion paint	Emulsion paint where exposed			

細項	描述				
(b) 內牆及天花板	位置	牆壁	天花板		
	客/飯廳	North單位:乳膠漆於外壓位置 East及South單位:乳膠漆及人造石窗邊於外露位置 (20樓除外) 20樓East及South單位:乳膠漆及木飾面窗邊於外露位置 28及29樓East及South單位:乳膠漆、木飾面及人造石窗邊於外露位置窗邊於外露位置窗邊於外露位置	乳膠漆於外露位置		
	睡房	乳膠漆及人造石窗邊於外露位置(20樓除外) 20樓East及South單位的睡房1,20樓 South單位的睡房2:乳膠漆及木飾面窗邊 於外露位置 20樓South單位的主人睡房:乳膠漆、牆紙 及木飾面窗邊於外露位置 20樓East單位的睡房2:乳膠漆於外露位置 28及29樓East及South單位的睡房1:乳膠漆、木飾面及人造石窗邊於外露位置 28及29樓East及South單位的睡房2及睡房3:乳膠漆	乳膠漆於外露位置		



2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description				
(c) Internal	Location	Floor	Skirting		
	Living Room and Dining Room	Engineering wood flooring; reconstituted stone and metal trim provided between Living Room and Dining Room and Balcony/Flat Roof (if applicable) 28 & 29/F Flat East and South staircase: Carpet	Wood skirting with paint finish Wood skirting with paint finish		
	Bedroom 1, Bedroom 2, Bedroom 3 and Master Bedroom	Engineering wood flooring; reconstituted stone and metal trim, provided between Bedroom, Master bedroom and Balcony, Flat Roof, Bathrooms and Master bathrooms (if applicable) 28 & 29/F Flat East and South at area outside bedrooms:			
(d) Bathroom	(i) Type of Finishes	Wall	Floor	Ceiling	
	Bathrooms & Master Bathrooms	Walls finished with tiles (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat East: Walls finished with tiles and glass)	Floor Ceiling finished finished with with tiles suspended gypsum board false ceiling is finished with emulsion paint		
	(ii) Whether	the wall finishes run up to the ce	iling		
	Bathrooms & Master Bathrooms	Up to level of false ceiling			

細項	田項 描述				
(c) 內部地板	位置	地板	牆腳線	(************************	
	客/飯廳	複合木地板;客/飯廳與露台/平 台之間(如獲用)輔砌人造石材及 金屬飾邊 28及29樓East及South單位的樓 梯: 輔砌地毯		卻線	
	睡房 1、睡房2、睡房3 及主人睡房	複合木地板;睡房、主人睡房與露台、平台、浴室及主人浴室之間(如適用)鋪砌人造石材及金屬飾邊 28及29樓East及South單位的睡房外:鋪砌地毯	油漆木地路線		
(d) 浴室	(i) 裝修物料的類型	牆壁	地板	天花板	
	浴室及主人浴室	繼身舗砌瓦 (1樓至3樓、5樓至12樓、15樓至 23樓及25樓至27樓East單位除 外:臘身鋪砌瓦及玻璃)	地台鋪 砌瓦	天花板裝有 石膏板假天 花髹上乳 膠漆	
	(ii) 牆壁的裝修物料是否輔至天花板				
	浴室及主人浴室	鋪至假天花水平	••••••		



2. INTERIOR FINISHES (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description							
(e) Kitchen	(i) Type of Finishes	Wall	Floor	Ceiling	Cooking Bench			
	Open Kitchen	Walls finished with emulsion paint, wood veneer and glass. Wall behind kitchen cabinet and Fridge Freezer are finished with ceramic tiles on exposed surface.	Floor finished with engineering wood flooring	Ceiling finished with suspended gypsum board false ceiling is finished with emulsion paint	Cooking bench fitted with reconstituted stone.			
	Kitchen	Walls finished with reconstituted stone and tiles. (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat East: Walls finished with tiles and glass.) Wall behind kitchen cabinet and Fridge Freezer are finished with ceramic tiles on exposed surface.	Floor finished with tiles	Ceiling finished with suspended gypsum board false ceiling is finished with emulsion paint.	Cooking bench fitted with reconstituted stone.			
	(ii) Whether the wall finishes run up to the ceiling							
	Open Kitchen	Up to the level of false	eceiling					
	Kitchen	Up to the level of false	ceiling					

細項	描述						
(e) 廚房	(i) 裝修物料的類型	牆壁	地板	天花板	灶台		
	開放式廚房	牆身為乳膠漆、木皮 及玻璃。 虧櫃及雪櫃連冰箱背 外露牆身鋪砌瓷磚。	地台為 複合木 地板	天花板裝有石膏 板假天花髹上乳 膠漆。			
	廚房	牆身為人造石及瓦。 (除1樓至3樓、5樓至 12樓、15樓至23樓及 25樓至27樓 East 單 位除外: 牆身為瓦及玻璃。) 虧櫃及雪櫃連冰箱 背外露牆身鋪砌瓷 磚。	地台鋪砌瓦	天花板裝有石膏 板假天花髹上乳 膠漆。			
	(ii) 牆壁的裝修物料员	· · · · · · · · · · · · · · · · · · ·					
	開放式廚房	裝修物料鋪至假天花水	(平				
	廚房	裝修物料鋪至假天花水	·····································				

3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description	Description							
(a)	Location	Material	Finishing	Accessories					
Doors	Residential Unit Entrance	Fire rated solid core timber door	Wood veneer	Electrical entrance door lock with handle, door viewer, security door guard, concealed door closer, door stopper, smoke seal and concealed door hinge					
	Master Bedroom, Bedroom 1 (Flat East and Flat South), Bedroom 2 & Bedroom 3	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset					
	Bedroom 1 (Flat North)	Aluminium frame glass sliding door	Translucent glass with anodized aluminium frame	Door handle and door track					
	Store & Kitchen Storage	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset					
	Master Bathroom, Bathroom, Bathroom 1 & Bathroom 2	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset					
	Kitchen	Fire Rated Solid core timber door	Wood veneer	Door handle, hinge, conealed door closer, door stopper, fire rated glass vision panel and smoke seal					
	Balcony	Aluminium frame glass door	Insulated Glass Unit (IGU) with low-e coating and fluorocarbon coated aluminium	Door handle, lockset, door hinge (for swing door) and door track (for sliding door)					
	Flat Roof	Aluminium frame glass door	Insulated Glass Unit (IGU) with low-e coating and fluorocarbon coated aluminium	Door handle, lockset and door track					

細項	描述	描述						
(a) P5	位置	用料	裝修物料	配件				
	單位住宅入口	防火實心木門	木皮	電子門鎖連拉手、防盜眼、防盜 鍵、暗藏氣鼓、門頂、防煙條及 暗藏門鉸				
	主人睡房、 睡房 1 (East單位及 South 單位)、睡房 2 及睡房 3	實心木門	木皮	手抽、門鉸、門頂及門鎖				
	睡房 1 (North單位)	鋁框玻璃趟門	半透明玻璃及 陽極氧化鋁 門框	手抽及路軌				
	儲物室及 廚房儲物室	實心木門	木皮	手抽、門鉸、門頂及門鎖				
	主人浴室、浴室、 浴室1及浴室2	實心木門	木皮	手抽、門鉸、門頂及門鎖				
	廚房	防火實心木門	木皮	手抽、門鉸、暗藏氣鼓、門頂、防 火玻璃視窗及防煙條				
	露台	鋁框玻璃門	雙層中空低輻 射鍍膜玻璃及 氟化炭塗鋁質	手抽、門鎖、門鉸(適用於推門)及 路軌(適用於趟門)				
	平台	鋁框玻璃門	雙層中空低輻 射鍍臒玻璃及 氟化炭塗鋁質	手抽、門鎖、及路軌				



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description							
(a) Doors	Location	Material	Finishing	Accessories				
	Powder Room (28/F & 29/F Flat East)	Solid core timber door	Wood veneer	Door handle, hinge, door stopper and lockset				
	Powder Room (28/F & 29/F Flat South)	Solid core timber door	Wood veneer	Door track and lockset				
	Utility Room	Solid core timber door	Wood veneer	Door handle, hinge, concealed door closer, door stopper, fire rated glass vision panel and smoke seal				
	Lavatory inside Utility Room	Aluminium bi-folding door	Aluminium	Door track and lockset				

細項	描述						
(a) 🎮	位置	用料	装修物料	配件			
	化妝間 (28樓及29樓 East單位)	實心木門	木皮	手抽、門鉸、門頂及門鎖			
	化妝間 (28樓及29樓 South單位)	實心木門	木皮	路軌及門鎖			
	工作間	實心木門	木皮	手抽、門鉸、暗藏氣鼓、門 頂、防火玻璃視窗及防煙條			
	工作間內的 洗手間	鋁質趟摺門	鋁	路軌及門鎖			



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description			
(b) Bathroom	(i) Type and material	Fittings and Equipment	Туре	Material
	of fittings and equipment	Cabinet Bathroom Fittings	Countertop	Reconstituted stone (Except for 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-27/F Flat South and 28/F & 29/F Flat East and Flat South: Natural stone)
			Cabinet	Wooden vanity cabinet with wood veneer and plastic laminate (Except for 28/F & 29/F Flat East and Flat South Powder Room: Reconstituted stone vanity cabinet with stainless steel finish)
			Mirror Cabinet	Wood veneer and plastic laminate (Except for 28/F & 29/F Flat East and Flat South: Stainless steel finish, Plastic laminate and onyx stone)
			Wash Basin Mixer	Chrome plated
			Wash Basin and Water Closet	Ceramics
			Towel Bar and Toilet Paper holder	Chrome plated
		Bathroom Appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
	(ii) Type and ma water suppl		Cold Water Supply	Thermal Insulated Copper Pipe
			Hot Water Supply	Thermal Insulated Copper Pipe

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至19樓、21樓至23樓及25樓至29樓)

細項	描述			
(b) 浴室	(i) 裝修物料的類型 及用料	裝置及設備	類型	用料
		櫃	枱面	人造石材 (除1樓至3樓、5樓至 12樓、15樓至23樓及25樓至27 樓 South 單位及28樓及29樓 East 單位 及 South 單位除外: 天然石材)
			櫃	木面盆櫃配以木皮及膠板 (除28樓及29樓 East 單位及 South 單位化妝間除外:人造石 面盤櫃配不銹鋼飾面)
			鏡櫃	木皮及膠板 (28樓及29樓 East及South單 位除外:不銹鋼飾面、膠板及透 光石)
		浴室裝置	洗手盤水龍頭	鍍鉻
			洗手盤及座廁	陶瓷
			毛巾架及廁紙架	鍍鉻
		浴室設備	隨樓附送之設備及	と
	(ii) 供水系統的類型	及用料	冷水供應	有保溫層之銅管
			熱水供應	有保溫層之銅管



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Des	cription				
(b) Bathroom	(iii) Type and material of bathing facilities		Bathing Facilities	Туре	Material	
		(including shower or bath tub, if applicable)	Shower	Mixer, rain shower and shower head	Chrome plated	
			Shower	Shower Compartment	Clear tempered glass	
			Bathtub	Mixer and shower head	Chrome plated	
			Bathtub	Built-in	Enameled cast iron	
	(iv)	(if applicable) 5/F-12/F, 15/		0W x 410H (mm) (Master Bathroom of 1/F-3/F 5/F-23/F and 25/F-27/F Flat South) 0W x 410H (mm) (Bathroom 1 of 28/F & 29/F Flat South)		
(c)			Material			
Kitchen	(i)	Material of sink unit	Stainless Steel			
	(ii)	Material of water supply system	Thermal Insulated Copper Pipe			
	(iii)	Material and finishes	of	Material	Finishes	
		kitchen cabinet	ichen capinet		Plastic laminate finishes, reconstituted stone countertop (Except for 28/F & 29/F Flat East and Flat South: Plastic laminate finishes, wood veneer finishes and reconstituted stone countertop)	
	(iv)	Type of all other	Sink mixer	Stainless steel	Chrome plated	
	fittings and equipment		Other equipment	For the appliances provision and brand name, please refer to the "Appliance Schedule"		

細項	描刻	ţ					
(b) 浴室	(iii)	沐浴設施的類型	沐浴設施	類型	用料		
		及用料 (包括花灑或浴 缸、如適用)	花灑	水龍頭、雨淋式淋浴噴 頭及花灑手握頭	鍍鉻		
		,	花灑	淋浴間	強化清玻璃		
			浴缸	水龍頭及花灑手握頭	鍍鉻		
			浴缸	嵌入式	搪瓷鑄鐵		
	(iv)	浴缸大小 (如適 用)	1600長 x 700開 x 410高 (毫米) (1樓至3樓、5樓至12樓、15樓至19樓至樓、25樓至27樓South單位之主人浴室) 1700長 x 700開 x 410高 (毫米) (28樓及29樓East單位及South單位之室-1)				
(c) 廚房			用料				
	(i)	洗滌盆的用料	不銹鋼				
	(ii)	供水系統的用	有保溫層之銅管				
	(iii)	廚櫃的用料及裝修	物料	用料	裝修物料		
				木製廚櫃配木製門板	膠板飾面、人造石台面 (28樓及29樓 East及South單 除外:膠板飾面、木皮飾面及。 造石台面)		
	(iv)	所有其他裝置及 設備類型	洗滌盆水 龍頭	不銹鋼	鍍鉻		
			其他裝備	隨樓附送之設備及品牌,< 設備說明表 >	請參閱		



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description							
(d) Bedroom	Type and material of fitting (including built-in wardrobe)							
	Location	Fittings	Туре	Material				
	Bedroom 1 (Flat North (Except 20/F))	Built-in Wardrobe	Timber cabinet with timber door panel	Wood veneer finish				
	Bedroom 1 (20/F Flat North)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle				
		Headboard	Timber headboard	Wood veneer finish with fabric headboard cushion				
		Night stand	Timber and natural stone night stand	Wood veneer and natural stone finish				
		Bed	Timber bedframe	Wood veneer finish				
		Curtain	Slide curtain	Fabric curtain with metal track				

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述					
(d) 睡房	裝置(包括嵌)	人式衣櫃)的類型	型及用料			
	位置	裝置	類型	用料		
	North 單位 (20樓除外)	嵌入式衣櫃	木製衣櫃配木製門板	木皮		
	睡房 1 (20樓 North單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬 把手		
		床頭板	木製床頭板	木皮及布質床頭墊		
		床頭櫃	木製及天然石製床頭櫃	木皮及天然石		
		床	木製床架	木皮		
		窗簾	趙簾	布質窗簾及金屬路軌		

Notes:

備註:

除部分隱藏於混凝土內之等管及水管外,其他部分的等管及水管均為外露。外露的等管及水管可能被假天花、假障、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料壅蓋或掩藏。

Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description	1		
(d)	Type and m	aterial of fittin	g (including built-in wa	ardrobe)
Bedroom	Location	Fittings	Туре	Material
	Bedroom 1 (20/F Flat	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic Jaminate finishes and metal handle
	East)	Headboard	Timber headboard	Wood veneer finish
		Night stand	Timber night stand	Wood veneer finish
		Curtain	Slide curtain	Fabric curtain with metal track
	Bedroom 2 (20/F Flat East)	Built-in Wardrobe	Timber cabinet with timber door panel	Paint, wood veneer, plastic laminate finishes and metal handle
		Bed	Timber bedframe, timber cabinet, timber headboard and timber shelves	Paint finish with fabric headboard cushion
		Curtain	Roman curtain	Fabric curtain
	Bedroom 1 (28/F &	Built-in Wardrobe	Timber cabinet with timber door panel	Wood veneer, wallpaper finishes and metal handle
	29/F Flat East)	Headboard	Timber headboard	Wood veneer finish with fabric headboard cushion
		Night stand	Timber night stand	Wood veneer finish
	4 1 1 1 2 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Curtain	Slide curtain	Fabric curtain with metal track
	Bedroom 2 & 3 (28/F	Built-in Wardrobe	Timber cabinet with timber door panel	Wood veneer, wallpaper finishes and metal handle
	& 29/F Flat East)	Curtain	Slide curtain	Fabric curtain with metal track

Notes:

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述						
(d) 睡房	裝置 (包括嵌入式衣櫃)的類型及用料						
	位置	裝置	類型	用料			
	睡房 1 (20樓 East 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬 把手			
		床頭板	木製床頭板	木皮			
		床頭櫃	木製床頭櫃	木皮			
		窗簾	趙簾	布質窗簾及金屬路軌			
	睡房 2 (20樓 East 單位)	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬 把手			
		床	木製床架、木製櫃、木製 床頭板及木製層架	油漆及布質床頭墊			
		窗簾	羅馬簾	布質窗簾			
	睡房 1 (28樓 及29樓East	嵌入式衣櫃	木製衣櫃配木製門板	木皮、牆紙及金屬 把手			
	單位)	床頭板	木製床頭板	木皮及布質床頭墊			
		床頭櫃	木製床頭櫃	木皮			
		窗簾	趙簾	布質窗簾及金屬路軌			
	睡房 2 及睡房 3 (28樓及29	嵌入式衣櫃	木製衣櫃配木製門板	木皮、牆紙及金屬 把手			
	樓East 單位)	窗簾	趙簾	布質窗簾及金屬路軌			

備註:

除部分陽藏於混凝土內之等管及水管外,其他部分的等管及水管均為外髁。外髁的等管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item Description (d) Type and material of fitting (including built-in wardrobe) Bedroom Location **Fittings** Type Material Built-in Bedroom 1 Timber cabinet with Paint, plastic laminate and (20/F Flat Wardrobe timber door panel wallpaper finishes South) Wood veneer finish with fabric Headboard Timber headboard headboard cushion Night stand Timber night stand Wood veneer finish Curtain Roman curtain Fabric curtain Bedroom 2 Built-in Timber cabinet with Paint, wood veneer, plastic (20/F Flat Wardrobe timber door panel laminate finishes and metal handle South) Wood veneer finish Headboard Timber headboard Timber night stand Wood veneer finish with metal Night stand handle Bed Timber bedframe Wood veneer finish Curtain Roman curtain Fabric curtain Bedroom 1 Built-in Timber cabinet with Wood veneer and wallpaper (28/F & 29/F Wardrobe timber door panel finishes Flat South) Headboard Timber headboard Wood veneer finish with fabric headboard cushion Night stand Timber night stand Wood veneer finish Curtain Slide curtain Fabric curtain with metal track Bedroom 2 Built-in Timber cabinet with Wood veneer and wallpaper & 3 (28/F Wardrobe timber door panel finishes & 29/F Flat Curtain Slide curtain Fabric curtain with metal track South)

Notes:

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述	i並				
(d) 睡房	裝置 (包括嵌入式衣櫃)的類型及用料					
	位置	裝置	類型	用料		
	睡房1 (20樓	嵌入式衣櫃	木製衣櫃配木製門板	油漆、膠板及牆紙		
	South 單位)	床頭板	木製床頭板	木皮及布質床頭墊		
	1 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	床頭櫃	木製床頭櫃	木皮		
		窗簾	羅馬簾	布質窗簾		
	睡房 2 (20樓	嵌入式衣櫃	木製衣櫃配木製門板	油漆、木皮、膠板及金屬把手		
	South 單位)	床頭板	木製床頭板	木皮		
		床頭櫃	木製床頭櫃	木皮及金屬把手		
		床	木製床架	木皮		
		窗簾	羅馬簾	布質窗簾		
	睡房 1 (28樓 及29樓South 單位)	嵌入式衣櫃	木製衣櫃配木製門板	木皮及牆紙		
		床頭板	木製床頭板	木皮及布質床頭墊		
		床頭櫃	木製床頭櫃	木皮		
		窗簾	趙簾	布質窗簾及金屬路軌		
	睡房 2及3 (28樓及29樓	嵌入式衣櫃	木製衣櫃配木製門板	木皮及牆紙		
	South 單位)	窗簾	趙簾	布質窗簾及金屬路軌		

備註:

除部分隔藏於混凝土內之導管及水管外,其他部分的導管及水管均為外髁。外髁的導管及水管可能被假天花、假障、貯存櫃、覆蓋層板、非混凝土間隔擔、指定之管道槽或其他物料遮蓋或掩藏。

Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description Type and material of fitting (including built-in wardrobe)				
(d) Bedroom					
	Location	Fittings	Туре	Material	
	Master Bedroom (20/F Flat South)	Built-in Wardrobe	Timber cabinet and timber dressing table with timber door panel	Paint, wood veneer, plastic laminate finishes, metal handle and mirror	
		Headboard	Timber headboard	Paint finish with fabric headboard cushion	
		Night stand	Timber night stand	Wood veneer finish with metal handle	
		Curtain	Roman curtain	Fabric curtain	

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述				
(d) 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料				
	位置	裝置	類型	用料	
	主人睡房 (20 樓 East 單位)	嵌入式衣櫃	木製衣櫃及木製梳妝枱 配木製門板	油漆、木皮、膠板、金屬 把手及鏡	
		床頭板	木製床頭板	油漆及布質床頭墊	
		床頭櫃	木製床頭櫃	木皮及金屬把手	
		窗簾	羅馬簾	布質窗簾	

備註:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water 1. 除部分陽藏於混凝土內之導管及水管外,其他部分的導管及水管均為外露。外露的導管及水管可能被 假天花、假陣、貯存櫃、覆 蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description		
(e) Telephone	Location and number of connection points	Only provided with conduit. Telephone outlets are not provided.	
(f) Aerials	Location and number of connection Please refer to the "Sched Location for Electrical & M Provisions"		
(g) Electrical installation	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board is provided.	
	(ii) Whether conduits are concealed or exposed	Concealed	
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location for Electrical & Mechanica Provisions"	

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述	
(e) 電話	接駁點的位置及數目	只提供導管,不提供電話插座
(f) 天線	接駁點的位置及數目	請參閱<機電裝置位置及數量說明表>
(g) 電力裝置	(i) 供電附件(包括安全裝置)	每戶均有三相電力供電並配有配電箱及微型斷路器。
	(ii) 導管是隱藏或外露	隠藏
	(iii) 電插座及空調機接駁點的 位置及數目	請參閱<機電裝置位置及數量說明表>

Notes:

備註:

除部分隔藏於混凝土內之等管及水管外,其他部分的導管及水管均為外髁。外髁的導管及水管可能被 假天花、假障、貯存櫃、覆蓋層板、非混凝土間隔攤、指定之管道槽或其他物料遮蓋或掩藏。

Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.



3. INTERIOR FITTINGS (1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-29/F)

Item	Description		
(h) Gas supply	Туре	Supply for gas cooking hob	
	System	Except for Open Kitchen, Towngas supply pipes are provided in kitchen and connected to gas cooking hob.	
	Location	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions".	
(i) Washing machine connection	Location	Please refer to the "Schedule and Location for Electrical & Mechanical Provisions"	
point	Design	40mm diameter drain point and 22mm diameter water pipe provided for washer dryer	
(j) Water supply	(i) Material of water pipes	Thermal Insulated Copper Pipe	
5-4-61)	(ii) Whether water pipes are concealed or exposed	Water Pipes are concealed in walls or enclosed in false ceilings, bulkheads or cabinet	
	(iii) Whether hot water is available	Hot water supply is available	

3. 室內裝置 (1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓)

細項	描述		
(h) 氣體供應	類型	供應至煤氣煮食爐	
	系統	除了開放式廚房外,所有廚房均設有熐氣供應管,並接 駁到煤氣煮食爐。	
	位置	請參閱<機電裝置位置及數量說明表>	
(i) 洗衣機接駁點	位置	請參閱<機電裝置位置及數量說明表>	
	設計	設有直徑40毫米去水管及直徑22毫米來水接駁 至洗衣乾衣機	
(j) 供水	(i) 水管的用料	有保溫層之銅管	
	(ii) 水管是隱藏或外露	水管隱藏於牆中或內藏於假天花、隔板或櫃內	
	(iii) 有否熱水供應	有熱水供應	

Notes:

 Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註:

除部分隨藏於混凝土內之等管及水管外,其他部分的等管及水管均為外露。外露的等管及水管可能被假天花、假障、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。



4. MISCELLANEOUS

Item	Description	******************************	***************************************	
(a) Lift		Residential Lift		
	(i) Brand name	KONE		
	(ii) Model number	KONE MiniSpace		
	(iii) Number of lifts	2		
	(iv) Floor served by the lifts	LG2/F, LG1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F		15/F-23/F,
(b) Letter box	Material	Stainless steel	and vinyl finishes	
(c) Refuse collection	(i) Means of refuse collection	Temporary storage at refuse storage and material recovery room provided on each residential floor, then transfer to Refuse Storage and Material Recovery Chamber located on LG2/F by staff via Lift-2 for collection.		sidential floor, Material
	(ii) Location of refuse room	provided in ea (4/F, 13/F, 14/F	e and material recove ch residential floor. and 24/F are omitted e and Material Recove	i)
(d) Water meter,	(i) Location	Water Meter	Electricity Meter	Gas Meter
electricity meter and gas meter		Water Meter Cabinet	Electric Meter Cabinet	Kitchen Cabinet
	(ii) Whether they are separate or communal meters for residential properties	residential unit Cabinet and El Town Gas Met	ter and Electricity Mer are provided in Wate ectrical Meter Cabine er is provided in kitch of each residential flat	er Meter et. Separated een excluding

4. 雜項

細項	描述			
(a) 升降機		住宅升降機		
	(i) 品牌名稱	通力		
	(ii) 產品型號	KONE MiniSpace		
	(iil) 升降機數目	2	***************************************	
	(iv) 到達的樓層		也下層1樓、地下、14樓、25樓至28樓	婁至3樓、5樓至12
(b) 信箱	用料	不銹鋼和人造皮飾面		
(c) 垃圾收集	(i) 垃圾收集方法	各住宅樓層設有垃圾及物料回收室作暫存,由員工經 2號升降機收集至地下層2樓的垃圾及物料回收房再運 走。		
	(ii) 垃圾房的位置	:	設有垃圾及物料回收 收房設於地下層2樓	Alternative Control of the Control o
(d) 水錶、電錶	(iii) 位置	水鏡	電鏡	氣體錶
及氣體錶		水錶櫃	電銭櫃	廚房櫃
	(iv) 就住宅單位而言是 獨立或公用的錶	錶櫃內。每層1	有獨立水錶及電錶, 住戶廚房(不包括開放 裝於廚房櫃內。	

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

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



5. SECURITY FACILITIES

Item	Description		
Security System and Equipment (including details of built-in provisions and their locations)	ссту	CCTV Cameras are provided at all residential floors fireman's lift lobbies, roof level, ground floor entrance, external area, lifts, clubhouse and main entrance lobby at LG2/F. CCTV signal is connected to caretaker counter at LG2.	
	Visitor panel and access control system	Visitor panel and card access security system are provided at G/F and main entrance lobby at LG2. Card access security system is provided at lifts and clubhouse.	
	Video door phone	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats" for location of video door phone in residential flat.	

5. 保安設施

細項	描述		
保安系統及設備 (包括嵌入式 装置的細節及其位置)	閉路電視	所有住宅樓層消防員升降機大堂、天台層、地下層入口、室外範圍、升降機、會所及地下層2樓入口均設有閉路電視。閉路電視訊號建接至地下層2樓的管理員櫃台。	
	訪客對講機及入口 通道控制系統	地下及地下層2樓主入口大堂提供訪客對講 機及智能卡出入保安系統。升降機及會所均 般有智能卡出入保安系統。	
	門口視像對講機	每個住宅單位中設有門口視像對講機並建 接至地下主入口大堂的管理員櫃台。住宅單 位中的門口視像對講機位置請參既「住宅單 位機電裝置數量說明表」。	

6. APPLIANCES

Item	Description
Appliances	For the brand name and model number, please refer to the "Appliances Schedule"

6. 設備

細項	描述
設備	有關品牌名稱及產品型號,請參閱「設備說明表」

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

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



APPLIANCES SCHEDULE - AIR-CONDITIONER (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 設備表 - 冷氣機 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Living Room and Dining room 客/飯廳	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS50KAVMN	3MXS80AA
		Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27樓) (不般4樓、13樓、14樓及24樓)	Daikin 大金	FTXS50KAVMN FTXS35KVMN	3MXS80AA 3MXS80AA
		Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North 單位 (1樓 - 27樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS50KAVMN	3MXS80AA
Bedroom 1 睡房 1	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27/樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS35KVMN	3MXS80AA
		Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North 單位 (1/樓 - 27/樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS35LVMN	RXS35LVMN

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

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR-CONDITIONER (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 設備表 - 冷氣機 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Bedroom 2 睡房 2	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不般4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
		Flat East (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不般4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS50LVMN	RXS50LVMN
Utility Room 工作間	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Daikin 大金	FTXS25KVMN	3MXS80AA

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE - AIR-CONDITIONER (28/F & 29/F) 設備表 - 冷氣機 (28樓及29樓)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. Indoor Unit 型號: 室內機	Model No. Outdoor Unit 型號: 室外機
Living Room and Dining room 客/飯廳	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Daikin 大金	CDXS50FAV2C	3MXS80AA 4MXS100AA
		Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	CDXS50FAV2C	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	FBQ71EVE	RZQ71LV1
Bedroom 1 睡房 1	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28/樓及29樓)	Daikin 大金	FTXS50KVMN	3MXS80AA
	Split Type Air-conditioner 分體式冷氣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Daikin 大金	FTXS50LVMN	RXS50LVMN
Bedroom 2 / Bedroom 3 睡房 2 / 睡房 3	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East/ South (28/F & 29/F) East / South 單位 (28樓及29樓)	Daikin 大金	FTXS35KVMN	3MXS80AA
Utility Room 工作間	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Daikin 大金	FTXS25KVMN	3MXS80AA
Staircase 樓梯	Multi-split Type Air-conditioner 多聯型分體式冷氣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Daikin 大金	CDXS25FAV2C	3MXS80AA

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



FITTINGS, FINISHES AND APPLIANCES 装置、装修物料及設備

APPLIANCES SCHEDULE (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 設備表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Bathroom 浴室	Electric Water Heater 電氣熱水爐	Flat East / North / South (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED) East / North / South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室實		Panasonic 樂聲	FV-40BE3H2
Master Bathroom 主人浴室	Electric Water Heater 電氣熱水爐	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Stiebel Eltron 斯賽亞創	DHE(24kw)
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H
	Thermal Ventilator 浴室實		Panasonic 樂聲	FV-40BE3H2
Bathroom inside Utility Room 工作間內浴室	Ventilation Fan 抽氣扇	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED)	Panasonic 樂聲	FV-02NU1H
	Electric Water Heater 電氣熱水爐	South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE (28/F & 29/F) 設備表 (28棲及29棲)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號	
Bathroom 1 浴室 1	Electric Water Heater 電熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHE(24kw)	
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H	
	Thermal Ventilator 浴室實		Panasonic 樂聲	FV-40BE3H2	
Bathroom 2 浴室 2	Electric Water Heater 電熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)	
	Ventilation Fan 抽氣扇		Panasonic 樂聲	FV-04NU1H	
	Thermal Ventilator 浴室賽		Panasonic 樂聲	FV-40BE3H2	
Bathroom inside Utility Room	Ventilation Fan 抽氣扇	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Panasonic 樂聲	FV-02NU1H	
工作間內浴室	Electric Water Heater 電氣熱水爐	Flat East (28/F & 29/F) East 單位 (28棲及29樓)	Stiebel Eltron 斯寶亞創	DHE(18kw)	
	Electric Water Heater 電氣熱水爐	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Stiebel Eltron 斯寶亞創	DHM(6kw)	

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE - BATHROOM, POWDER ROOM AND LAVATORY (28/F & 29/F) 設備表 (28棲及29棲)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Powder Room 化妝室	Electric Water Heater 電氣熱水爐	Flat East / South (28/F & 29/F) East / South 單位 (28樓及29樓)	Stiebel Eltron 斯實亞創	DHM(6kw)
	Ventilation Fan 抽氣扇	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	Panasonic 樂聲	FV-02NU1H
		Flat East (28/F & 29/F) East 單位 (28樓及29樓)	Panasonic 樂聲	FV-04NU1H

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE - KITCHEN, OPEN KITCHEN AND LIVING ROOM AND DINING ROOM (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 設備表 (1樓至3樓、5樓至22樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Open Kitchen 開放式廚房	Ventilation Fan 抽氣廢	Flat North (1/F-27/F) (4/F, 13/F, 14/F & 24/F OMITTED)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機	North 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	Miele	DA 2620
	Induction Hob 電磁爐		Miele	CS 7612 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 OBSW
	Built-in Fridge Freezer 嵌入式雪櫃連冰箱		Miele	KFNS 7734D
	Built-in Washer Dryer 嵌入式洗衣乾衣機		BOSCH 博世	WKD 28351HK
	Sprinkler Head 花灑噴頭		Victaulic 唯特利	V3802
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM (6kw)

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



FITTINGS, FINISHES AND APPLIANCES 装置、装修物料及設備

APPLIANCES SCHEDULE - KITCHEN, OPEN KITCHEN AND LIVING ROOM AND DINING ROOM (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 設備表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Appliance 設備	Flats Apply 適用單位	Brand 品牌	Model No. 型號
Kitchen 廚房	Ventilation Fan 抽氣扇	Flat East / South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機	East / South 單位 (1樓 - 27樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Miele	DAS 2920
	1-Burner Gas Hob 單頭氣體煮食爐		Miele	CS 7151 FL
	2-burner gas hob 雙頭氣體煮食爐		Miele	CS 7152 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 X GRGR (Flat East 單位) DGC 7440 X WHITE (Flat South 單位)
	Built-in Fridge Freezer 嵌入式雪櫃連冰箱		Miele	KFNS 7734D
	Built-in Washer Dryer 嵌入式洗衣乾衣機		BOSCH 博世	WKD 28351HK
	Induction Hob 電磁爐	Flat South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) South 單位 (1樓 - 27樓) (不設4樓 \ 13樓 \ 14樓及24樓)	Miele	CS 7612 FL
	Built-under Freezer 台下式冰箱		BOSCH 博世	GUD15AFFG
	Built-in Dish Washer 嵌入式洗碗碟機		Miele	G 5481 SCVi
Living Room and Dining room 客/飯廳	Video Door Phone 視像對講機	Flat North / East / South (1/F - 27/F) (4/F, 13/F, 14/F & 24/F OMITTED) North / East / South 單位 (1樓 - 27樓) (不設4樓、13樓、14樓及24樓)	COMELIT	6814W

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



裝置、裝修物料及設備

APPLIANCES SCHEDULE - KITCHEN (28/F & 29/F) 設備表 - 厨房 (28楼及29楼)

Location 位置	Appliance 設備	Flats 適用單位	Brand 品牌	Model No. 型탓
Kitchen 廚房	Ventilation Fan 抽氣扇	Flat East / South (28/F & 29/F) East / South 單位 (28棲及29樓)	Panasonic 樂聲	FV-04NU1H
	Cooker Hood 抽油煙機		Miele	DA 4228W
	Induction Hob 電磁煌		Miele	CS 7612 FL
	1-burner gas hob 單頭氨體煮食爐		Miele	CS 7151 FL
	2-burner gas hob 雙頭氣體煮食爐		Miele	CS 7152 FL
	Built-in Steam Combination Oven 嵌入式蒸焗爐		Miele	DGC 7440 X GRGR
	Built-in Fridge-Freezer 嵌入式雪櫃連冰箱		Miele	KF 2911 VI
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯賽亞創	DHM(6kw)
	Built-in Dish Washer 嵌入式洗碗碟機		Miele	G 7150 C SCVI
	Built-under Wine Fridge 台下式酒櫃		Miele	KWT 6321 UG
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Flat East (28/F & 29/F) East 單位 (28樓及29樓)	BOSCH 博世	WKD 28351HK
	Front Load Washer Dryer 前置式洗衣乾衣機	Flat South (28/F & 29/F) South 單位 (28樓及29樓)	BOSCH 博世	WNG254YDHK

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



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1	1
Living Room and Dining Room (Exclude Kitchen)	Video Door Phone System 視象對講機	1	1	1
客廳及飯廳 (不包括廚房)	Single Socket Outlet 單位電插座	-	1	-
	Twin Socket Outlet 雙位電插座	4	2	3
	Twin Socket Outlet with USB 雙位及USB電插座	1	1	1
	TV/FM Outlet 電視/電台天線插座	2	2	2
	Telephone/Data Outlet 電話/數據插座	2	2	2
	Lighting Switch 電燈掣	4	5	4
	Lighting Point 電燈接販點	4	6	3
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	1
	Smoke Detector 煙霧威應器	-	-	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (20/F) 住宅單位機電裝置及位置數量說明表 (20樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位
Main Entrance 主入口	Door Bell Push Button 門鈴按鈕	1	1	1
Living Room and Dining Room	Video Door Phone System 視象對講機	1	1	1
客廳及飯廳)	Single Socket Outlet 單位電插座	2	1	2
	Twin Socket Outlet 雙位電插座	6	6	2
	TV/FM Outlet 電視/電台天線插座	2	2	1
	Telephone/Data Outlet 電話/數據插座	2	2	1
	Lighting Switch 電燈掣	14	13	3
	Lighting Point 電燈接駁點	6	8	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	2	1
	Smoke Detector 煙霧感應器	-	-	1
	Switch for Water Heater 熱水爐開關	1	1	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	-	4	-
	Twin Socket Outlet 雙位電插座	-	2	-
	Twin Socket Outlet with USB 雙位及USB電插座	-	2	-
	TV/FM Outlet 電視/電台天線插座	-	1	-
	Telephone/Data Outlet 電話/數據插座	-	1	-
	Lighting Switch 電燈製	-	13	-
	Lighting Point 電燈接駁點	-	6	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	-	1	-
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	-	4	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	2	-	2
	Twin Socket Outlet 雙位電插座	1	1	-
	Twin Socket Outlet with USB 雙位及USB電插座	2	1	2
	TV/FM Outlet 電視/電台天線插座	1	-	-
	Telephone/Data Outlet 電話/數據插座	1	1	-
	Lighting Switch 電燈製	3	3	13
	Lighting Point 電燈接駁點	2	2	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	1
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	9	7	3
	Switch for Water Heater 熱水爐開闢	-	-	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	1 烟处	Flat East East 單位	Flat South South 單位	Flat North North 單位
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	-	2	-
	Twin Socket Outlet 雙位電插座	1	1	-
	Twin Socket Outlet with USB 雙位及USB電插座	1	2	-
	TV/FM Outlet 電視/電台天線插座	1	1	-
	Telephone/Data Outlet 電話/數據插座	1	-	-
	Lighting Switch 電燈製	1	1	-
	Lighting Point 電燈接駁點	1	1	-
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1	-
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	4	8	-

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位	Flat 單位		
位置	描述	Flat East East 單位	Flat East Flat South Flat	Flat North North 單位	
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Single Socket Outlet 單位電插座	5	7	3	
	Twin Socket Outlet with USB 雙位及USB電插座	2	2	1	
	Switch for Exhaust Fan 抽氣扇接線座	1	1	-	
	Switch for Water Heater 熱水爐開關	-		1	
	Connection Unit for Induction Hob 電磁爐接駁點	-	1	1	
	Connection Unit for Induction Cooker 蒸焗爐接駁點	1	1	1	
	LED Strip 發光二極體燈帶	2	3	1	

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

僧註: 1、"1, 2, ..." 指該設備於相關住宅單位內提供的數量。

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	at East Flat South Flat No st 單位 South 單位 North	Flat North North 單位
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Lighting Point 電燈接駁點	4	4	1
	Door Bell 門鈴	1	1	1
	MCB Board 配電箱	1	1	1
	Fire Sprinkler Head 消防花 凝 頭	-	-	2
	Gas Meter 煤氣表	-	1	-
Bathroom 浴室	Twin Socket Outlet with USB 雙位及USB電插座	1	1	1
	LED Strip 發光二極體燈帶	1	1	1
	Lighting Switch 電燈掣	3	2	2
	Water Heater Remote 熱水爐温度控制器	1	2	1
	Lighting Point 電燈接駁點	5	4	6

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	•	Flat North North 單位
Bathroom 浴室	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2	2
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開闢掣	1	1	1
	Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	-	1
	Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	1	-	1
Master Bathroom 主人浴室	Twin Socket Outlet with USB 雙位及USB電插座	=	1	-
	LED Strip 發光二極體燈帶	-	1	-
	Lighting Switch 電燈掣	-	3	-
	Water Heater Remote 熱水爐温度控制器	F	1	-
	Lighting Point 電燈接駁點	F	7	-
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	-	2	-

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location	Description	Flat 單位		
位置	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位
Master Bathroom 主人浴室	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1	-
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	-	1	-
	Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	-	1	-
	Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	-	1	-
Utility Room 工作間	Lighting Switch 電燈掣	-	2	-
	Twin Socket Outlet with USB 雙位及USB電插座	-	1	-
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	-	1	-
	Lighting Point 電燈接駁點	-	3	-
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開欄掣	-	2	-

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。

裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F) 住宅單位機電裝置及位置數量說明表 (1樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓)

Location 位置	Description	Flat 單位	lat 單位			
	描述	Flat East East 單位	Flat South South 單位	Flat North North 單位		
Utility Room 工作間	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	-	1	-		
Balcony 露台	Lighting Point 電燈接駁點	1	1	1		
A/C Platform 冷氣機平台	Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 空調室外機防水雙極隔離開關	2	4	1		

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28樓及29樓)

Location	Description	Flat 單位	
位置	描述	Flat East East 單位	Flat South South 單位
Main Entrance 主入口	Door Bell 門鈴	1	1
Living Room and Dining Room	Video Door Phone System 視象對調機	1	1
客廳及飯廳	Twin Socket Outlet 雙位電插座	7	11
	Twin Socket Outlet with USB 雙位及USB電插座	1	-
	TV/FM Outlet 電視/電台天線插座	2	2
	Telephone/Data Outlet 電話/數據插座	2	2
	Lighting Switch 電燈掣	7	5
	Lighting Point 電燈接駁點	10	10
	LED Strip 發光二極體燈帶	3	1
	Power Point Provision for Electric Curtain 電動窗簾用電插座	3	3

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

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

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僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location	Description 描述	Flat 單位	
WE.		Flat East East 單位	Flat South South 單位
Living Room and Dining Room 客/ 飯廳	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	2	3
Bedroom 1 睡房 1	Twin Socket Outlet 雙位電插座	2	3
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈製	6	5

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location 位置	Description 描述	Flat 單位	
		Flat East East 單位	Flat South South 單位
Bedroom 1 睡房 1	Lighting Point 電燈接駁點	2	5
	LED Strip (Wardrobe) 發光二極體燈帶 (衣櫃)	5	31
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座	1	1
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	TV/FM Outlet 電視/電台天線插座	1	1
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	2

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location	Description	Flat 單位	
位置	描述 Flat East East 單位	Flat East East 單位	Flat South South 單位
Bedroom 2 睡房 2	Lighting Point 電燈接駁點	2	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1
Bedroom 3 睡房 3	Twin Socket Outlet 雙位電插座	2	1
	Twin Socket Outlet with USB 雙位及USB電插座	2	2
	Telephone/Data Outlet 電話/數據插座	1	1
	Lighting Switch 電燈掣	2	2
	Lighting Point 電燈接駁點	1	2
	Fuse Spur Unit for Air Conditioner Indoor Unit 空調室內機熔絲接線盒	1	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location	Description	Flat 單位	
位置		Flat East East 單位	Flat South South 單位
Kitchen 廚房	Towngas Meter 煤氣錶	1	-
	Single Socket Outlet 單位電插座	6	6
	Twin Socket Outlet 雙位電插座	2	2
	Twin Socket Outlet with USB 雙位及USB電插座	1	-
	Switch for Exhaust Fan 抽氣扇接線座	1	1
	Switch for Water Heater 熱水爐開闢	1	1
	Lighting Switch (For LED) 電燈掣(供發光二極體)	3	2
	LED Strip 發光二極體燈帶	3	3
	Lighting Switch 電燈掣	1	1
	Lighting Point 電燈接駁點	5	7
	Door Bell 門鈴	1	1
Kitchen Storage 廚房儲物室	Towngas Meter 煤氣錶	-	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Description 描述	Flat 單位	
	Flat East East 單位	Flat South South 單位
Lighting Point 電燈接駁點	1	1
Twin Socket Outlet with USB 雙位及USB電插座	1	1
Twin Socket Outlet 雙位電插座	1	-
Twin Socket Outlet with USB 雙位及USB電插座	1	2
LED Strip 發光二極體燈帶	9	8
Lighting Switch 電燈掣	2	2
Water Heater Remote 熱水爐温度控制器	1	1
Lighting Point 電燈接駁點	7	7
Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2
Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	1	1
Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	1
Fuse Spur Unit for Light Strip 燈帶熔絲接線盒	3	3
	Lighting Point 電燈接駁點 Twin Socket Outlet with USB 雙位及USB電插座 Twin Socket Outlet 雙位電插座 Twin Socket Outlet with USB 雙位及USB電插座 LED Strip 發光二極體燈帶 Lighting Switch 電燈掣 Water Heater Remote 熱水爐湿度控制器 Lighting Point 電燈接駁點 Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣 Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒 Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣 Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒 Fuse Spur Unit for Light Strip	### Flat East East 單位 Lighting Point 電燈接駁點 1 Twin Socket Outlet with USB 雙位及USB電插座 1 Twin Socket Outlet with USB 雙位及USB電插座 1 EDS trip 设置 9 Water Heater Remote 集水爐温度控制器 2 Lighting Switch 電池學 1 Lighting Point 電池學 7 Water Heater & Exhaust Fan 集水爐温度控制器 2 Switch for Water Heater & Exhaust Fan 集水爐沒無 國際 Water Heater & Exhaust Fan 集水爐沒無 Water Heater & Exhaust Fan 集水爐沒無 Water Heater & Exhaust Fan 集水爐沒抽氣層開闢型 5 Fuse Spur Unit for Ventilation Fan 抽氣虧熔絲接線盒 1 Weatherproof Triple Pole & Neutral Switch 防水三極速地線開闢型 5 Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒 1 Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒 1 Fuse Spur Unit for Thermal Ventilator 暖風機熔絲接線盒 1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location	Description	Flat 單位	
位置	描述	Flat East East 單位	Flat South South 單位
Bathroom 2 浴室 2	Twin Socket Outlet 雙位電插座	1	1
	LED Strip 發光二極體燈帶	2	2
	Lighting Switch 電燈掣	2	2
	Water Heater Remote 熱水爐温度控制器	1	1
	Lighting Point 電燈接駁點	4	3
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	2	2
	Weatherproof Triple Pole & Neutral Switch 防水三極連地線開關掣	1	1
	Fused Spur Unit for Thermal Ventilator 暖風機熔絲接線盒	1	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location 位置	Description	Flat 單位	
	描述	Flat East East 單位	Flat South South 單位
Utility Room 工作間	Lighting Switch 電燈掣	2	2
	Twin Socket Outlet with USB 雙位及USB電插座	1	1
	Single Socket Outlet 單位電插座	-	1
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1
	Lighting Point 電燈接駁點	2	2
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	1	1
	Water Heater Remote 熱水爐温度控制器	1	-
	Minature Circuit Breakers Distribution Board 總電掣箱	1	1

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28核及29核)

Location Description 位置 描述		Flat 單位	200000		
	Flat East East 單位	Flat South South 單位			
Powder Room 化妝室	Lighting Point 電燈接駁點	2	2		
	LED Strip 發光二極體燈帶	2	2		
	Lighting Switch 電燈掣	3	2		
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	1	1		
	Fuse Spur Unit for Ventilation Fan 抽氣扇熔絲接線盒	1	1		

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

備註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。



裝置、裝修物料及設備

SCHEDULE AND LOCATION OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS (28/F & 29F) 住宅單位機電裝置及位置數量說明表 (28楼及29楼)

Location	Description	Flat 單位		
位置	箱弧		Flat South South 單位	
Staircase 樓梯	Lighting Point 電燈接較點	6	6	
	Lighting Switch 電燈製	2	2	
Air-Conditioning Platform Waterproof Double Pole Isolator for Air Conditioner Outdoor Unit 冷氣機平台 空調室外機防水雙極隔離開關		4	4	
Flat Roof (28/F) Waterproof Single Socket Outlet 平台 (28樓) 防水單位電插座		1	1	
Flat Roof of Bedroom 1 (29/F) 睡房 1 平台 (29樓)			1	

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

Notes: 1. "1, 2, ..." denotes the quantity of such provision(s) in the relevant residential unit.

2. The symbol " - " as shown in the above table denotes "Not provided".

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

僧註: 1. "1, 2, ..." 指該設備於相關住宅單位內提供的數量。

2. 上表符號 " - " 表示不提供。

[End of Part 2: Conditions of Sale] [第2部分:出售條款完] PART 3: OFFER FORM

第3部份:要約表格

(To be completed by the Tenderer) (由投標者填寫)

To: The Vendor

致:賣方

1. <u>Offer</u> 要約

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. 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。

2. <u>Binding agreement if offer is accepted</u>

如要約獲接納將構成有效協議

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.

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. Address for receipt of Letter of Acceptance

收取接納書的地址

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.

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/或退回銀行本票及/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. Declarations, representations and warranties

聲明、陳述及保證

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

本人/我們現聲明、陳述及保證如下:

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

Against Corruption.

除投標價、提供資料或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本人/我們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本人/我們購買該投標物業時向其索取任何金錢或其他利益,本人/我們應向廉政公署舉報。

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

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)。

Schedule to the Offer Form 要約表格附表

Tenderer's Information and Tendered Property 投標者資料及投標物業

(To be completed by the Tenderer of each Tendered Property) (由每一個投標物業的投標者填寫)

Section 1—Particulars of 第1節—投標者的資料	f the Tenderer			
Name				
名稱				
HKID No./Passport No.	/BR No.			
香港身份證號碼/護照	2號碼/商業登記號碼			
Address/Registered office	ce			
地址(英文)/註冊新				
	lence address (if different	t		
from above)				
香港通訊地址(英文)				
Contact details	Name			
聯絡資料	聯絡人		T	
	Telephone		Fax	
	電話		傳真	
Section 2–Tendered Pro	nnertv			
第2節—投標物業	perty			
	loor		Flat	
樓層			單位	
Section 3–Tender Price				
第3節-投標價				
Tender Price (HK\$)			(The Tender I	Price should be
投標價(港幣)			rounded to the	e nearest hundred.
			投標價應捨	(至百位數。)
Cashier's order(s) and c	cheque(s) (if applicable) (in	ı the aggregate d	amount of 5% o	f the Tender Price)
銀行本票及支票(如差	適用)(總金額為投標價	的5%)		
Cashier's order(s)	Amount (HK\$)	Bank	Cashier's orde	er no.
銀行本票	金額(港幣)	銀行	本票號碼	
Cheque(s)	Amount (HK\$)	Bank	Cheque no.	
Cheque(s) 支票	Amount (HK\$) 金額(港幣)	Bank 銀行	Cheque no. 支票號碼	

Section 4—Terms of payment 第4節—支付辦法

The following type of Terms of Payment of the purchase price is irrevocably offered by the Tenderer:-

招標者不可撤回地要約以下的支付辦法:

Terms of Payment 支付辦法

- 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). 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。
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance,. 加付訂金即樓價 5%於接納書的日期後 30 日內繳付。
- 90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 100 days after the date of the Letter of Acceptance.
 樓價 90% (樓價餘額)於接納書的日期後 100 日內繳付。

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE) 投標人須填妥本頁(如適用)

	Section 5-Related Tender(s)(if any) († Please tick as appropriate) 第5節-相關投標書(如有) (†請剔適用者)				
† <u></u>	I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows ("Related Tender(s)"):- 本人/我們確認本人/我們(以本人/我們的名義而非與他人聯名)已遞交以下個別的要約表格(「相關投標書」):				
	1. 2. 3.	Tower 座數	Floor 樓層	Unit 單位	
請選擇	Please choose only one of the following († Please tick one of the following boxes):- 請選擇以下其中一個選項: († 請剔其中一個方格)				
† <u> </u>	I/We submit this tender on the condition that I/we wish to be awarded ONE TENDER ONLY amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof. 本人/我們提交本投標的前提為本人/我們僅願賣方接受本投標書或相關投標書基中的一個投標書。本人/我們明白若賣方接受本人/我們的本投標書或相關投標書任何其中的一個投標書,其他的投標書將不被理會及不被賣方考慮或接受。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的,而本人/我們將不會就此				
†□	我們亦確認、同意及接受賣方決定之投標結果為最終的,而本人/我們將不會就此提出任何申索或反對。 I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts ALL the Related Tender(s) at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof. 本人/我們提交本投標的前提為除非賣方亦同時接受所有相關投標書,否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的,而本人/我們將不會就此提出任何申索或反對。				

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE) 投標人須填妥本頁(如適用)

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

	Name of the Close Relative(s)	ID/Passport No.	Tower	Floor	Unit
	(and other joint tenderer)	身份證/護照號	座數	樓層	單位
	近親(及其他聯名投標者)之	碼			
	名稱				
1.					
2					
۷٠.					

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts <u>ALL the Related Tender(s)</u> at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

本人/我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**,否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的,而本人/我們將不會就此提出任何申索或反對。

I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of the Close Relative relationship for the Vendor's consideration.

本人/我們附上近親關係的證明文件(例如:身份證、出世紙、結婚證書等)供賣方考慮。

For the purpose of this Section 5, "Close Relative" means a spouse, parents (or spouse's parents), child, brother, sister, grandparent and grandchild of the Tenderer (or any one of Tenderer).

為本第 5 節的目的,「近親」指投標者(或其中一位投標者)的配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。

TENDERER MUST COMPLETE THIS PAGE 投標人須填妥本頁

Section 6—Intermediary 第6節—中介人

I am/We are introduced by the following intermediary# to submit this tender:-

本人/我們經以下中介人#介紹而提交本投標書:

(#Only an intermediary who has been appointed by the Vendor as sales agent should be stated below. Please enquire with the Vendor as to information regarding its sales agent.

#填寫於下方的中介人僅應是經由賣方委託的銷售代理人。請向賣方查詢其銷售代理人的資 料。)

Estate agency	Name of sales person
公司名稱	地產代理姓名
EA Licence No.	Contact No.
地產代理牌照號碼	聯絡電話

Declaration regarding intermediary

關於中介人的聲明

I/We and the intermediary described above (the "**Intermediary**") declare and confirm as follows:-本人/我們及上述中介人(「**中介人**」)聲明及確認如下:

- (b) 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; 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、陳述或承諾,無論在任何情況下賣方無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人負責;
- (c) the Vendor and their staff did not and will not collect directly or indirectly any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or the Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption (I.C.A.C.); 除樓價、更改買賣合約及提供資料、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。買方如遇任何人士以賣方僱員或代理之名義在購買本物業時向其索取任何金錢或其他利益時,買方應向廉政公署 (I.C.A.C.)舉報;
- (d) the Vendor did not and will not authorize the Intermediary to collect any fees or commission from the Purchaser. If the Intermediary does so collect any fees or commission from the Purchaser, the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor

will not) pay any fees or commission to the Intermediary in relation to the sale of the Property; and 賈方並無亦不會授權中介人向賈方收取任何費用或佣金。如中介人擅自向賈方收取任何費用或佣金,賈方將不會繳付(而中介人在此亦同意賈方將不會繳付)中介人有關出售本物業之任何費用或佣金;及

(e) the Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Tender Document. 賈方與中介人之任何糾紛一概與賈方無關。本物業之賈賣交易嚴格依據招標文件的條款及細則進行。

Signed by the Intermediary 中介人簽署:

TENDERER MUST COMPLETE THIS PAGE 投標人須填妥本頁

Section 7-Declaration of relationship with the Vendor (* Please tick as appropria	ıte)
第7節-與賣方關係的聲明(*請剔適用者)	

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

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」。

(A person is a related party to the Vendor if that person is: (如有以下情況,某人即屬賣方的「有關連人士」:

- (a) a director of the Vendor, or a parent, spouse or child of such a director; 該人是賣方的董事,或該董事的父母、配偶或子女;
- (b) a manager of the Vendor; 該人是賣方的經理;
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder 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) an associate corporation or holding company of the Vendor; 該人是賣方的有聯繫法團或控權公司;
- (e) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or 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) a manager of such an associate corporation or holding company. 該人是上述有聯繫法團或控權公司的經理。

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)).

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))。

I/We hereby declare and confirm that the above information provided is true and accurate. If any information as provided by me/us needs to be revised or has been changed, I/we agree and undertake to notify the Vendor as soon as possible.

本人/我們謹此聲明及確認上述提供之資料為真實及準確。如任何本人/我們提供之資料須要修正或已更改,本人/我們同意及承諾儘快通知賣方。

			又标八次英文平兵
Section	n 8-Subn	nission	checklist
第8萬	产遞交》	<i>青單</i>	
The fo	llowing	docume	ents are submitted together to the Vendor (for details, please see paragraph 2.7
	Tender 1		
以下文	了件連同	本招標	文件遞交(詳情見招標公告第2.7段):
1		T 1	
1.			er Document with the Offer Form completed, dated and signed
2			妥、填上日期及簽署的招標文件及要約表格
2.			er order(s) and/or cheque(s) (if applicable)
2			本票及/或支票(如適用) erer's identification documents
3.			
4			者的身份證明文件的複印本
4.			mediary's licence
_	Ъ		人的牌照的複印本
5.			n Annex, duly signed and completed by the Tenderer: 妥並簽署的附件的文件
	田1又15 (1)	₹ 省	大処 媛 省 ロ 別 リ 十 ロ リ 文 一 Measurements of the Tendered Property (undated)
	(1)		投標物業的量度尺寸(未有填上日期)
	(2)		Warning to Purchasers (undated)
	(2)		對買方的警告(未有填上日期)
	(3)		到東方明書中(不有模工口知) Personal Information Collection Statement (undated)
	(3)		個人資料收集聲明(未有填上日期)
	(4)		Memorandum of Stamp Duty (undated)
	(4)		印花稅之備忘錄(未有填上日期)
	(5)		(If applicable) Acknowledgement Letter Regarding Operation of Gondola
	(3)		(in applicable) Acknowledgement Letter Regarding Operation of Golddola (undated)
			(如適用)關於吊船操作的確認書(未有填上日期)
	(6)		Acknowledgement Letter for Viewing of Residential Property (undated)
	(0)	Ш	住宅物業參觀確認書(未有填上日期)
	(7)		Vendor's Information Form (undated)
	(1)		賣方資料表格(未有填上日期)
	(8)		Acknowledgement Letter Regarding Built-in Furniture and Sanitary Fittings
	(0)		(undated)
			關於嵌入式傢俱及衛生裝置的確認書(未有填上日期)
	(9)		(If applicable) Acknowledgement Letter Regarding Emergency Generator
	(-)		Room and Potable Water Pump Room (undated)
			(如適用)關於應急發電機房及食水泵房的確認書(未有填上日期)
	(10)		Acknowledgement Letter Regarding Furniture, Fittings and other Chattels
			(undated)
			關於傢俱、裝置和其他實產的確認書(未有填上日期)

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE) 投標人須填妥本頁(如適用)

Section 9—Declaration regarding corporate Tenderer (not applicable to individual Tenderer) 第 9 節-關於法團投標者的聲明(不適用於個人投標者)

We declare and agree as follows:-

我們聲明並同意如下:

- 1. The table below sets out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.
 - 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. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.

 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. 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 the date of the Offer Form to the date of the Letter of Acceptance.
 - 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. 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. 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. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

如有任何違反本節的規定,賣方有權拒絕將物業出售予投標者。

Direct 董事	or(s)	
	Name 名稱	Hong Kong Identity Card No./Passport No./B.R. No. 香港身份證號碼/護照號碼/商業登記號碼
1.		
2.		
3.		

TENDERER MUST COMPLETE THIS PAGE 投標人須填妥本頁

Section 10-Signature of the Tenderer and witness 第 10 節—投標者及見證人的簽署

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

本人/我們,即投標者,已閱讀整份招標文件、附件中的文件及於售樓處領取的文件(如有),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。

(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 authorized signatory(s) with company chop.)

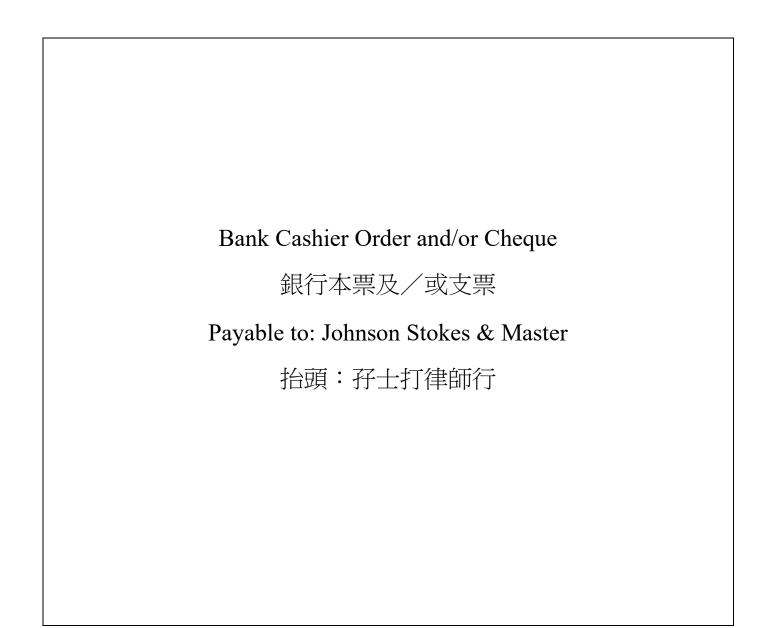
(註:如投標者由多於一人組成,要約表格須由所有投標者簽署。如投標者為公司,要約表 格須由其獲授權人士簽署及蓋上公司印章。)

Signed by the Tenderer: 投標者簽署:	Witnessed by: 見證人簽署:
X	X
Name of the authorized signatory (if the Tenderer is a company): 獲授權人士的名稱(如投標者為公司):	Name of the witness: 見證人名稱:
Date: 日期:	

[End of Part 3: Offer Form] [第3部份:要約表格完]

[End of the Tender Document]
[招標文件完]

Estate Agent's Business Card 地產代理店月 Copy of Estate Agent's License 地產代理牌照的複印本 Copy of Tenderer's ID 投標者的身份證明文件複印本 Copy of Tenderer's ID 投標者的身份證明文件複印本



Annex to Offer Form

要約表格附件

(The Annex does not form part of the Tender Document. The Annex should be detached from the Tender Document before submitting the Tender Document. However, the Tenderer should note documents marked with "#" should be signed and submitted together with the Tender Document and documents marked with "*" should be signed and submitted together with the Tender Document if applicable.)

(附件不屬於招標文件的一部份。在遞交招標文件之前,請先將附件移除。然而,投標者**須簽署**以下標有 "#"號的文件並連同招標文件一拼**遞交**及(如適用)**須簽署**以下標有**"*"**號的文件並連同招標文件一拼**遞** 交。)

- 1. Measurements of the Tendered Property# 投標物業的量度尺寸#
- 2. Warning to Purchasers# 對買方的警告#
- 3. Personal Information Collection Statement# 個人資料收集聲明#
- 4. Memorandum of Stamp Duty# 印花稅之備忘錄#
- 5. Acknowledgement Letter Regarding Operation of Gondola * 關於吊船操作的確認書*
- 6. Acknowledgement Letter for Viewing of Residential Property# 住宅物業參觀確認書#
- 7. Vendor's Information Form# 賣方資料表格#
- 8. Acknowledgement Letter Regarding Built-in Furniture and Sanitary Fittings#關於嵌入式傢俱及衛生裝置的確認書#
- 9. Acknowledgement Letter Regarding Emergency Generator Room and Potable Water Pump Room* 關於應急發電機房及食水泵房的確認書*
- 10. Acknowledgement Letter Regarding Furniture, Fittings and other Chattels# 關於傢俱、裝置和其他實產的確認書#

Annex 1 附件 1

Measurements of the Tendered Property 投標物業的量度尺寸

Development 發展項目 Property 本物業 Vendor 賣方 Purchaser 買方 HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/ 商業登記證號碼 Date	: : : : : : : : : : : : : : : : : : : :	33 Kennedy Road 堅尼地道 33 號 Flat [East/ South] (Duplex) on 28/F & 29/F (thereto), 33 Kennedy Road, No. 33 Kennedy 香港堅尼地道 33 號 堅尼地道 33 號 28 及 29 台)] COME FIRST LIMITED and BOARD PRO 首達有限公司及祥陞有限公司	Road, Hong Kong 樓 [East/ South]單位(複式) (包括其平
The measurements of the Prope 本物業的量度尺寸如下—	erty	are as follows—	
a) the saleable area of the P is 本物業的實用面積為 *[square m [平方米/ *[square m [平方米/ *[square m [平方米/ *[square m [平方米/ *[the area of the flat ro [平台的面積為 * [the area of the garder [花園的面積為 * [the area of the roof is [天台的面積為	etres etres etres	平方米/ square feet is the floor area 平方呎為露台的樓面面積 square feet is the floor area 平方呎為工作平台的樓面 square feet is the floor area 平方呎為二作平台的樓面 平方呎為陽台的樓面面積]; of the utility platform]; 面積]; of the verandah]; and]; 及 res/ square feet]; 平方呎]; res/ square feet]; 平方呎];
	nent	s of the Tendered Property forms part of the	
	2寸		我們現不可撤回地授權賣方及其代表

WARNING TO PURCHASERS PLEASE READ CAREFULLY

<u>對買方的警告</u> 買方請小心閱讀

Development	:	33 Kennedy Road
發展項目		堅尼地道 33 號

Property: Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent

本物業 thereto), 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道 33 號 堅尼地道 33 號 28 及 29 樓 [East/ South]單位(複式) (包括其平

台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

賣方 首達有限公司及祥陞有限公司

Purchaser :

買方

HKID No./ Passport No./ :

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

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。

the Purcha	ser(s) 買方簽	署		
	the Purchas	the Purchaser(s) 買方簽	the Purchaser(s) 買方簽署	the Purchaser(s) 買方簽署

day of

Dated this

Personal Information Collection Statement 收集個人資料聲明

FROM 由 : COME FIRST LIMITED and BOARD PROFIT LIMITED

> 首達有限公司及祥陞有限公司 ("the Vendor")(「賣方」)

TO 致

("the Purchaser(s)")(「買方」)

Development: 33 Kennedy Road 發展項目

堅尼地道33號

Property 物業

Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent thereto), 33

Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道33號 堅尼地道33號 28及29樓 [East/South]單位(複式)(包括其平台)

Please read the following notes carefully as they contain important information about how the Vendor would like to use your personal information

敬請 閣下細閱下列各項須知,因其載有關於賣方希望如何使用 閣下的個人資料之重要資訊

(1) The Vendor wishes to collect your name, identity card / passport number, correspondence address, telephone number, details of the unit(s) you bought in the Development, email address and fax number (collectively "Personal Data") for the purposes of:

賣方擬收集閣下的姓名、身份證/護照號碼、通訊地址、電話號碼、 閣下所購入在發展項目中的單位 詳情、電郵地址及傳真號碼(統稱「**個人資料**」)作下列用途:

the Vendor's dealing with all legal and other necessary administrative matters relating to your purchase (a) of your unit(s) in the Development and protecting the parties' interests in the transaction ("the Obligatory Purposes"); and

賣方處理與閣下購買發展項目的單位有關的所有法律及其他必需的行政事宜,並保障買賣雙方 在交易中的權益(「強制性用途」);及

- (b) the Vendor's use of your Personal Data in direct marketing. Your Personal Data will be used for marketing the following services / products / activities:
 - The information in relation to the leasing/sale of the Development on the understanding that the arrangement in respect of such sale or leasing shall be subject to the sole discretion of the Vendor;
 - Promotional activities for the Development; and (ii)
 - All promotional materials / information of other developments of the Vendor or its associated companies.

("the Voluntary Purposes").

賣方使用 閣下的個人資料作直接促銷使用。 閣下的個人資料會被用作促銷以下服務/產品/ 活動:

- 發展項目之租售資料,而租售之安排將由賣方全權決定;
- 發展項目之推廣活動;及
- 賣方或其關聯公司其他旗下樓盤之宣傳資料 (「自願性用途」)。
- (2) The Obligatory Purposes are purposes for which the Vendor needs your Personal Data. If you do not provide your Personal Data to the Vendor for these purposes, the Vendor will not be able to carry out the Obligatory

Purposes which may mean that your purchase of your unit(s) in the Development and/or administrative matters relating to the same may be adversely affected.

強制性用途乃賣方需要閣下的個人資料所作的用途。如果 閣下不提供 閣下的個人資料予賣方作此等 用途,賣方將不能夠作出強制性用途,這可能意味着 閣下購買在發展項目中的單位及/或與此有關的 行政事宜可能受到不利影響。

(3) The Voluntary Purposes are only voluntary purposes and you are not obliged to permit your Personal Data to be used for these purposes if you do not want the Vendor to conduct direct marketing to you of investment opportunities in the Development or other developments of the Vendor, or to use your Personal Data for marketing the services / products / activities mentioned in paragraph (1)(b). *If you agree*, the Vendor will use your Personal Data for the Voluntary Purposes.

自願性用途僅屬自願性用途,而如果 閣下不希望賣方向閣下進行在發展項目中或賣方旗下樓盤的投資機會的直接促銷,或者用作促銷第(1)(b)段所述的服務/產品/活動,閣下並無責任准許閣下的個人資料被用作此等用途。如閣下同意,賣方將使用閣下的個人資料。

- (4) The Vendor will take all practicable steps to keep your Personal Data confidential but the Vendor may share or transfer your Personal Data in the following circumstances:-
 - (a) The Vendor <u>will</u> transfer your Personal Data to the Vendor's solicitors for the Obligatory Purposes.
 - (b) The Vendor may share or transfer your Personal Data to any agent, contractor, representatives or third party service provider assisting the Vendor in performing the Obligatory Purposes and, if you agree to permit your Personal Data to be used for the Voluntary Purposes, the Voluntary Purposes.
 - (c) The Vendor may share or transfer your Personal Data to any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or who supports the operation of the Vendor's business.
 - (d) If any Vendor is involved in any actual or potential transfer of the Development or its business or shares, or is involved in any merger, acquisition, amalgamation or reorganization, the Vendor may share or transfer your Personal Data to the relevant third party involved in such arrangements.
 - (e) The Vendor may share or transfer your Personal Data to the relevant government or law enforcement agencies, regulatory authorities, courts or judicial bodies, or other persons where necessary to (i) comply with any applicable law or regulation, (ii) exercise, establish or defend legal rights, or (iii) protect your or any other person's important legitimate interests.

The above persons to whom your Personal Data may be shared or transferred may be located outside of Hong Kong. The data protection laws and regulations in these jurisdictions may differ from those in Hong Kong.

Except as set out above, the Vendor will not transfer your Personal Data to any other person without your consent.

賣方將會採取所有切實可行的步驟,以保密閣下的個人資料,但賣方可在以下情況下分享或轉移您的個人資料:

- (a) 賣方**將會**把閣下的個人資料轉移予賣方的代表律師作強制性用途;
- (b) 賣方可將您的個人資料分享或轉移予任何協助賣方進行強制性用途及(如閣下准許閣下的個人 資料被用作自願性用途) 自願性用途的代理人、承包商、代表或第三方服務提供者。
- (c) 賣方可將您的個人資料分享或轉移給任何向賣方提供行政、電訊、電腦或其他服務或支援賣方的業務運作的代理人、承包商第三方服務供應商;

- (d) 倘若任何賣方涉及發展項目或其業務或股份的任何實際或潛在轉讓,或涉及任何合併、收購、 合併或重組,賣方可向參與該等安排的相關第三方分享或轉移閣下的個人資料。
- (e) 賣方可在必要時將您的個人資料分享或轉移給相關政府或執法機構、監管機構、法院或司法機構或其他人士,以(i)遵守任何適用的法律或法規,(ii)行使、確立或捍衛合法權利,或(iii)保護您或任何其他人的重要合法利益。

可能向其共用或轉移您的個人資料的上述人士可能位於香港境外。這些司法管轄區的數據保護法律和法規可能與香港的數據保護法律和法規不同。

除上述情况外,在沒有閣下同意下,賣方不會把閣下的個人資料轉移予任何其他人士。

You may require the Vendor at any time to cease using your Personal Data for the aforesaid direct marketing purposes and the Vendor must so cease, without charge.

閣下可隨時要求賣方停止使用閣下的個人資料作前述直接促銷用途,而賣方必須在不收費的情況下停止如此使用該等資料。

(6) The Vendor will keep your Personal Data only for so long as necessary to fulfil the Obligatory Purposes and, if you consent, the Voluntary Purposes. The Vendor will not retain your Personal Data if you terminate your consent or request us to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, termination or cessation or occurrence of other circumstances where your Personal Data is no longer required, the Vendor will destroy your Personal Data as soon as practicable after the Vendor is no longer obliged to retain such data by law.

賣方將只在為落實強制性用途及(如果 閣下同意的話)自願性用途所需的期間內,方會保存閣下的個人資料。如果閣下終止閣下的同意或要求賣方停止如此使用 閣下的個人資料,賣方將不會保留該等資料。在落實強制性用途及(如果閣下同意的話)自願性用途之後、出現終止或停止、或者發生不再需要閣下的個人資料之其他情況時,賣方將會在根據法律再無責任保留 閣下的個人資料之後,在切實可行的範圍內盡快銷毀該等資料。

(7) You may at any time request access to and/or to correct Personal Data relating to you in the Vendor's records. To exercise these rights, you may contact the Vendor at the address below, marking your communication "Confidential". If you would like to (1) request for (i) access to data or correction of data and/or (ii) general information regarding the Vendor's policies and practices with respect to personal data and (2) raise general enquiries and complaints about the Vendor's handling of personal data, such requests, enquiries and complaints should be addressed to:

閣下可隨時要求查閱及/或改正在賣方的紀錄中與 閣下有關的個人資料。如要行使此等權利, 閣下可按以下地址或電郵與賣方聯絡,並在閣下的通訊註明「保密」字樣。如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關賣方在個人資料方面的政策及實務的一般資料及 (2) 提出有關賣方處理個人資料的一般問題及投訴,應致函予以下地址 Address:

COME FIRST LIMITED and BOARD PROFIT LIMITED
Personal Data Privacy Officer
Room 1307-8, Dominion Centre, 43-59 Queen's Road East, Wanchai, Hong Kong
(Marked "Confidential")
(註明「保密」字樣)

(8) In accordance with the Personal Data (Privacy) Ordinance, the Vendor has the right to charge a reasonable fee for the processing of any data access request.

根據《個人資料(私隱)條例》,賣方有權就任何資料查閱要求的處理收取合理費用。

The Chinese version of this Statement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.

本聲明之中文版本乃英文版本的譯本,謹供參考之用,如有任何差異、出入或爭議,概以英文文本為準。

<u>買方確認及同意書</u> <u>Acknowledgement and Consent by the Purchaser</u>

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

By checking this box, I instruct the Vendor **NOT** to use my Personal Data for the Voluntary Purposes described above. (If I do not check this box, I understand that the Vendor <u>will</u> use my Personal Data for its direct marketing purposes described above.)

本人在此空格加上剔(「 \checkmark 」)號,即表示本人指示賣方<u>不得</u>使用本人的個人資料作上述自願性用途。(如果本人沒有在此空格加上剔(「 \checkmark 」)號,即表示本人明白,賣方<u>將會</u>使用本人的個人資料作其上述直接促銷用途。)

Signed by the Purchaser(s) 買方簽署	
買方姓名 : Date 日期:	

Annex 4 附件 4

Memorandum of Stamp Duty 印花稅之備忘錄

Development : 33 Kennedy Road 發展項目 · 堅尼地道 33 號

Property : Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent thereto),

本物業 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道 33 號 堅尼地道 33 號 28 及 29 樓 [East/ South]單位(複式) (包括其平

台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

賣方 首達有限公司及祥陞有限公司

Purchaser :

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement") and the formal agreement for sale and purchase ("Agreement for Sale and Purchase") of the Property:

買方謹此確認及知悉在簽署本物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前,買方已獲悉以下事項及其影響:

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

1. The Government announced that the Stamp Duty Ordinance would be amended to adjust the maximum property value to which the fixed stamp duty of \$100 applies to \$4 million. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (the "Bill") into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual enactment of the Bill, 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.

政府宣布將修訂《印花稅條例》,調整適用於定額印花稅 100元的物業價值上限至 4 百萬元。政府將向立法會提交《2025年印花稅(修訂)條例草案》(《條例草案》)以落實該建議。行政長官亦已根據《公共收入保障條例》(第 120章)作出《2025年公共收入保障(印花稅)令》,使《條例草案》在制定成法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下,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

2. 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 ad valorem stamp duty ("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年印花税(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6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。

Series of transactions 系列交易

3. The Purchaser should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements / Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the AVD of the Preliminary Agreements / Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.

買方應注意,在同一日或一段短時間內根據兩份或以上的臨時合約/買賣合約向相同的賣方購買兩個或以上的物業,可能會被印花稅署視為構成一宗更大交易或一系列交易。 在此情況下,臨時合約/買賣合約的從價印花稅將按所有物業的總代價款額或價值的從屬印花稅率計算。

- 4. For details of the stamp duty, please browse the Inland Revenue Department website (<u>www.ird.gov.hk</u>). 有關印花稅詳情,請瀏覽稅務局網頁(<u>www.ird.gov.hk</u>)。
- 5. The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors within 14 days from the date of the Preliminary Agreement, the original Agreement for Sale and Purchase duly stamped or the original stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase to enable the Vendor's Solicitors to register the Agreement for Sale and Purchase with the Land Registry within one month after the date of the Preliminary Agreement.

買方承諾向賣方律師交付並促使其律師向賣方律師交付,在臨時合約訂立之日起 14 天內,一份已加蓋應付印花稅之 買賣合約的正本,或印花證明書的正本,以證明已完全繳付買賣合約之印花稅及使賣方律師在臨時合約之日後起 1 個月內在土地註冊處登記買賣合約。

Other Matters

其他事項

- 6. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.
 - 本人/我們確認及知悉,若本人/我們不能全數或準時支付任何印花稅,以致賣方蒙受或招致罰款、損失、申索及費用,本人/我們須就此向賣方作出十足的彌償。
- 7. I/We acknowledge that this memorandum does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt.
 - 本備忘錄不構成你們給予本人/我們任何意見或陳述。本人/我們明白如有疑問,本人/我們應徵詢專業人士之意見。
- 8. Nothing in this memorandum shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
 - 本備忘錄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。
- 9. The Chinese translation of this memorandum is for reference purposes only. In case of any dispute, the English version shall prevail.
 - 本備忘錄中文譯本僅供參考,如與英文文本有異,概以英文文本為準。

Signed by the Purchaser(s) 買方簽署		

Acknowledgement Letter Regarding Operation of Gondola 關於吊船操作的確認書

[Only applicable to Flat East (Duplex) on 28/F & 29/F] [只適用於 28 樓及 29 樓的 East(複式)單位]

Development : 33 Kennedy Road 發展項目 · 堅尼地道33 號

Property: Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent thereto),

本物業 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道33號 堅尼地道33號 28及29樓 [East/ South]單位(複式) (包括其平台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

賣方 首達有限公司及祥陞有限公司

Purchaser :

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "PASP") that:-

本人/我們,下方簽署人,特此確認,本人/我們在簽署有關本物業的臨時買賣合約(「臨時合約」)前明白和接納:

1. I am/We are fully aware that under the draft form of Deed of Mutual Covenant and Management Agreement (the "**DMC"**) in respect of the Development:-

本人/我們清楚明白按照發展項目的公契及管理合約草稿(「公契」)規定:

(a) In respect of any flat roof forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC) shall have the right at all times to extend, maintain, operate, move and have access to, over and /or into or partly into the portion of airspace above the flat roof or the parapet walls of the flat roof as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of management (collectively the "building management unit" which expression shall include all jibs, brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior (other than such part or parts the exclusive right to use is vested in an Owner) of the Development, and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities (as defined under the DMC) and/or the Development PROVIDED THAT the use and enjoyment by the Owner of the Residential Unit shall not be materially adversely affected or prejudiced thereby PROVIDED FURTHER THAT the Manager shall make good any damage caused thereby and ensure that the least disturbance is caused;

對於構成住宅單位(如公契中所定義)一部分的任何平台,管理人(如公契中所定義)有權在任何時候延伸、保養、操作、拆除和出入及/或進入或部分進入管理人可決定平台上空部分或平台的護牆的履帶式伸縮吊臂吊艙及/或任何臂架、吊臂或其設備或管理裝置(統稱「大廈管理裝置」,該詞意包括臂架、支架、鉸鏈、支柱或其他相關設備)維修、清潔、改善、保養、修理、裝修、改善及/或更換發展項目的任何外部(專屬使用權屬於業主的部分除外);及在該上述空間上面及或之上臨時保持一段必要的時間旨在視察、重建、維修、翻新、保養、清潔、髹漆或裝修公用地方及設施(如公契中所定義)及/或發展項目,但須以下列條件作為前提:不能不利地影響或損壞業主使用與享用他們的住宅單位,又須以下列條件作為前提:管理人須修復因此造成的任何損壞和確保儘量減少干擾。

(b) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the flat roof or the parapet walls of the flat roof pertaining to its Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the building management unit at any time in the course of the management and/or the maintenance of the Development.

任何業主不得作出或准許或容許他的租客、佔用人或被許可人作出任何行為、行動或事情或在他的住宅 單位的平台或連接住宅單位的平台的護牆上放置任何東西,以致以任何方式干涉或影響或可能干涉或影響任何時候在發展項目進行管理及/或保養期間大廈管理裝置的運作。

2. My/our enjoyment of the flat roof(s) (if any) pertaining to the Property may be adversely affected during the operation of the building maintenance unit(s) in the course of the management and/or the maintenance of the Development by the Manager

管理人在管理及/或維修發展項目期間操作大廈管理裝置時,可能對本人/我們享用屬於本物業的平台(如有)造成 不利影響。

3. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the above.

本人/我們確認及聲明本人/我們同意購入本物業時已完全知悉上述事項。

4. The parties do not intend any term of this letter to be enforceable by any person who is not a party to this letter 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.

雙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**」)強制執行本確認書下任何條款,並且同意排除該條例對本確認書的適用。

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

如本確認書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		

Development

Acknowledgement Letter for Viewing of Residential Property 住宅物業參觀確認信

: 33 Kennedy Road

發展項				堅尼地道33號
Proper 本物業	ty			Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent thereto), 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong 香港堅尼地道33號 堅尼地道33號 28及29樓 [East/ South]單位(複式) (包括其平台)
Vendor 賣方	•		:	COME FIRST LIMITED and BOARD PROFIT LIMITED 首達有限公司及祥陞有限公司
Purcha 買方	ser		:	
B.R.No 香港身	•	sport No./ 馬/護照號碼/ 馬	:	
Date 日期			:	
<u>Plea</u>	se tick "	√" if applicable.	請「	- <mark>- ✓ 適用者。</mark>
Viewing 參觀本	g of the P 物業	roperty		
1. 🗌	Prope	rty (" Preliminary /我們謹此確認)	y Agr	knowledge that before signing of the Preliminary Agreement for Sale and Purchase of the reement "), the Vendor has made the Property available for viewing by me/us: 悉在簽署本物業的臨時買賣合約(「 臨時合約 」)之前,賣方已開放本物業供本人/
		and I/we have v 且本人/我們已	iewed 吕於山	d the Property on or before the date of this acknowledgement letter. 比確認信的日期當日或之前參觀過本物業。
	OR 或	٤		
		prior to my / our	sign	ration and out of my / our own free will and choice I / we decided not to view the Property ing of the Preliminary Agreement. /我們自主選擇決定於簽署臨時合約之前不參觀本物業。
	Agreem	ent, the Property completion of the	will o	towledge that I am/we are fully aware that after my/our signing of the Preliminary continue to be made available for viewing by potential purchasers of the Development until and purchase of the Property. I/We agree and undertake that I/we shall have no objection
	本人/	我們謹此確認及 目之有興趣買家	知悉 參觀	,本人/我們充分意識到在本人/我們簽署臨時合約之後,本物業將會繼續開放供 直至本人/我們完成本物業的買賣。本人/我們同意及承諾本人/我們不得對此提
2.	for the V	Vendor to make th	ie Pro	owledge that before the signing of the Preliminary Agreement, it is not reasonably practicable operty available for viewing by me/us. 在簽署臨時合約之前,賣方開放本物業供本人/我們參觀,並非合理地切實可行。
	compar 根據《	able residential pi	roper 售條	of the Residential Properties (First-hand Sales) Ordinance, the Vendor has made a ty ("comparable residential property") in the Development available for viewing by me/us. 例》第 44(2)(b)(i)條,賣方已開放發展項目內與本物業相若的住宅物業(「相若住宅。
				e comparable residential property(ies) on or before the date of this acknowledgement letter. 在認信的日期當日或之前參觀過相若住宅物業。
	OR 或	Ž		
		Preliminary Agradue consideration	reeme	I/we have the right to view the comparable residential property before the signing of the ent, and the Vendor has invited us to view the comparable residential property, but after d out of my / our own free will and choice I / we decided not to do so. (/我們有權在簽署臨時合約之前參觀相若住宅物業,而賣方已邀請本人/我們參觀至充份考慮後本人/我們自主選擇決定於簽署臨時合約之前不參觀相若住宅物業。

3.	I/We hereby confirm and acknowledge that before the signing of the Preliminary Agreement, it is not reasonably practicable for the Vendor to make the Property available for viewing by me/us. 本人/我們謹此確認及知悉在簽署臨時合約之前,賣方開放本物業供本人/我們參觀,並非合理地切實可行。
	I/We understand that it is not reasonably practicable for any comparable residential property in the Development to be viewed by me/us. 本人/我們明白開放與本物業相若的住宅物業供本人/我們參觀並非合理地切實可行。
complie viewing 本人	ereby confirm and acknowledge that before the signing of the Preliminary Agreement, the Vendor is deemed to have ed with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for g of property in completed development. 我們謹此確認及知悉在簽署臨時合約之前,賣方視為已符合《一手住宅物業銷售條例》第 2 部第 5 分部有關參觀發展項目中的物業之要求。
	vent of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail. 牛之中英文文本有任何歧義,一切以英文文本為準。
Signe	d by the Purchaser(s) 買方簽署

Annex 7 附件 7

Vendor's Information Form 賣方資料表格

Property : Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent thereto),

本物業 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道33號 堅尼地道33號 28及29樓 [East/ South]單位(複式) (包括其平台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

Purchaser

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

Flat 單位 Floor 樓層 South 1/F - 27/F 每月港幣 HK S3,789 per month East 1/F - 27/F 每月港幣 HK S3,797 per month North 1/F, 2/F - 27/F 每月港幣 HK S3,797 per month East 28/F & 29/F 每月港幣 HK S3,073 per month South 28/F & 29/F 每月港幣 HK S3,073 per month South 28/F & 29/F 每月港幣 HK S3,073 per month South 28/F & 29/F 每月港幣 HK S3,073 per month Remark: 4/F, 13/F, 14/F and 24/F are omitted. (Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant in respect of the Development has not yet be executed. This amount may be updated after the Deed of Mutu Covenant has been executed). 註: 因發展項目的公製尚未簽立,此金額僅為截至本實方資料格印刷當日的估計管理費金額。該金額可能會於公契簽署後期。) b) The amount of the Government rent (if any) that is payable for the Property 須成本物業繳付的地稅(如有的話)的軟額額 The total annual Government rent of the lots on which the Development is crected is HKS14,130. As at the date of printing of this form, there he on no apportionment of Government rent for the specified residential properties are not yet available. 最展項目所應之地段的總年度地稅為港幣 14,130 元。直至本設的印刷日期,政府尚未作分攤地稅安排,個別指明住宅物業之地稅尚未釐定。 c) The name of the owners' incorporation (if any) 業主立紊法團(如有的話)的名稱 d) The name of the manager of the Development 檢展項目的管理人的姓名或名稱 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 served the residential properties in the Development serverion of the residential properties in the Development serverion	a)	The amount of the management fee that is			
South 1/F - 27/F 每月港幣 HK \$5,888 per month East 1/F - 27/F 每月港幣 HK \$2,052 per month North 1/F, 2/F - 27/F 每月港幣 HK \$2,052 per month East 1/F - 27/F 每月港幣 HK \$2,052 per month East 28/F & 29/F 每月港幣 HK \$2,052 per month East 28/F & 29/F 每月港幣 HK \$2,052 per month South 28/F & 29/F 每月港幣 HK \$8,903 per month Remark: 4/F, 13/F, 14/F and 24/F are omitted. (Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant in respect of the Development has not yet be executed. This amount may be updated after the Deed of Mutu Covenant has been executed). 註: 因發展項目的公契尚未簽立,此金額僅為截至本賣方資料: 格印刷當目的估計管理費金額。該金額可能會於公契簽署後了新。) The total annual Government rent of the lots on which the Development has not yet been no apportionment of Government rent for the specified residential property and the figures of the annual Government Rent for each of the specified residential properties are not yet available. 發展項目所處之地段的總年度地稅為港幣 14,130元。直至本表的印刷日期,政府尚未作分攤地稅安排,個別指明住宅物業之建稅尚未釐定。 The name of the owners' incorporation (if any)	<i>u)</i>		Flat 開於	Floor #展	
Solution Fr = 27/F 每月港幣 HK \$3,779 per month North 1/F, 2/F - 27/F 每月港幣 HK \$3,779 per month North 1/F, 2/F - 27/F 每月港幣 HK \$3,779 per month South 28/F & 29/F 每月港幣 HK \$3,779 per month South 28/F & 29/F 每月港幣 HK \$3,779 per month South 28/F & 29/F 每月港幣 HK \$5,273 per month South 28/F & 29/F 每月港幣 HK \$8,903 per month Remark: 4/F, 13/F, 14/F and 24/F are omitted. (Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant in respect of the Development has not yet be executed. This amount may be updated after the Deed of Mutual Covenant has been executed.) 註: 因發展項目的公契尚未簽立,此金額僅為截至本賣方資料格印刷當日的估計管理費金額。該金額可能會於公契簽署後達新。)					与日洪龄 HV \$5 999
North 1/F, 2/F - 27/F 每月港幣 HK \$2,052 per month East 28/F & 29/F 每月港幣 HK \$2,273 per month South 28/F & 29/F 每月港幣 HK \$5,273 per month South 28/F & 29/F 每月港幣 HK \$5,273 per month Remark: 4/F, 13/F, 14/F and 24/F are omitted. (Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Information Form only, as the date of printing of this Vendor's Map		2000 1 1000 2010 10 D D D 2010 1000 1000			
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South 28/F & 29/F 每月港幣 HK \$8,903 per month			l		
Remark: 4/F, 13/F, 14/F and 24/F are omitted. (Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant in respect of the Development has not yet be executed. This amount may be updated after the Deed of Mutual Covenant has been executed). 註:因發展項目的公契尚未簽立,此金額僅為截至本賣方資料格印刷當日的估計管理費金額。該金額可能會於公契簽署後新。) 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 The total annual Government rent of the lots on which the Development been no apportionment of Government rent for the specified residential property and the figures of the annual Government Rent for each of the specified residential properties are not yet available. 發展項目所處之地段的總年度地稅為港幣 14,130 元。直至本表的印刷目期,政府尚未作分攤地稅安排,個別指明住宅物業之地稅尚未釐定。 c) The name of the owners' incorporation (if any) 業主立案法團(如有的話)的名稱 d) The name of the manager of the Development 發展項目的管理人的姓名或名稱 e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners					
(Note: This is an estimate of the amount of management fee payable at the date of printing of this Vendor's Information Form only, as the Deed of Mutual Covenant in respect of the Development has not yet bee executed. This amount may be updated after the Deed of Mutual Covenant has been executed. 註:因發展項目的公契尚未簽立,此金額僅為截至本賣方資料。格印刷當日的估計管理費金額。該金額可能會於公契簽署後見新。) The total annual Government rent of the lots on which the Development is erected is HK\$14,130. As at the date of printing of this form, there he been no apportionment of Government rent for the specified residential properties are not yet available. *** ***BRITERING** **DREAD** **DREAD** **DREAD** **PRINTING** **PRINTIN			South	28/F & 29/F	每月港幣 HK \$8,903 per month
that is payable for the Property 須就本物業繳付的地稅(如有的話)的款 額 is erected is HK\$14,130. As at the date of printing of this form, there he been no apportionment of Government rent for the specified residential property and the figures of the annual Government Rent for each of the specified residential properties are not yet available. 發展項目所處之地段的總年度地稅為港幣 14,130 元。直至本表材的印刷日期,政府尚未作分攤地稅安排,個別指明住宅物業之地稅尚未釐定。 c) The name of the owners' incorporation (if any) 業主立案法團(如有的話)的名稱 d) The name of the manager of the Development 發展項目的管理人的姓名或名稱 e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners			(Note: This is at the date of Deed of Mutu executed. Th Covenant has 註:因發展又 格印刷當日間	an estimate of the printing of this Voal Covenant in responsis amount may be been executed).	amount of management fee payable as endor's Information Form only, as the ect of the Development has not yet been e updated after the Deed of Mutual 立,此金額僅為截至本賣方資料表
業主立案法團(如有的話)的名稱 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 Bundle Management Services Limited (仲量聯行物業 管理有限公司) e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners	b)	that is payable for the Property 須就本物業繳付的地稅(如有的話)的款	is erected is H been no apport property and is specified reside 發展項目所處 的印刷日期	K\$14,130. As at the rtionment of Gover the figures of the ardential properties ard by	e date of printing of this form, there has nment rent for the specified residential mual Government Rent for each of the e not yet available. 地稅為港幣 14,130 元。直至本表格
發展項目的管理人的姓名或名稱 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	c)				沒有
Government or management office concerning sums required to be contributed by the owners		發展項目的管理人的姓名或名稱	Jones Lang	_	****
sums required to be contributed by the owners	e)				
					沒有
of the residential properties in the Development					
		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	
f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development	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

Date of Printing: 29 September 2025 印製日期:2025年9月29日

Signed by the Purchaser(s) 買方簽署		

Annex 8 附件8

Acknowledgement Letter Regarding Built-in Furniture and Sanitary Fittings 關於嵌入式傢俱及衛生裝置的確認書

Development 33 Kennedy Road 發展項目 堅尼地道33號

Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent **Property**

該物業 thereto), 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道33號 堅尼地道33號 28及29樓 [East/ South]單位(複式) (包括其平台)

COME FIRST LIMITED and BOARD PROFIT LIMITED Vendor

首達有限公司及祥陞有限公司 賣方

Purchaser

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

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

Built-in furniture 嵌入式傢俱

1. I am/We are fully aware that the built-in wardrobe as shown in blue, the built-in full-height cabinet as shown in orange, the builtin base cabinet as shown in yellow and the built-in upper cabinet as shown in yellow hatched black on the plan annexed hereto (for the purpose of identification only) (collectively, the "Built-in Furniture") will be provided in the Property upon completion of the sale and purchase of the Property, (ii) the plan annexed hereto shows the approximate location(s) of the Built-in Furniture only and the actual location(s) may vary subject to as-built condition; (iii) I/We shall not make any objection to the existence, design, colour or materials of the Built-in Furniture; and (iv) the plan annexed hereto is for reference only and shall not be treated as the floor plan of the Property. For details of the floor plan of the Property, I/We shall refer to the sales brochure of the Development.

本人/我們清楚明白(i)賣方將於本物業成交時於本物業內提供如附件中之圖則(僅作識別之用)以藍色顯示之嵌入 式衣櫃、以橙色顯示之嵌入式全高櫃、以黃色顯示之嵌入式底櫃及以黃色間黑斜線顯示之嵌入式頂櫃(統稱「該嵌 入式傢俱」), (ii) 如附圖則只顯示該嵌入式傢俱的大概位置,實際的位置現乎現場情況而定; (iii)買方就該嵌入式 傢俱的存在、設計、顏色或物料均不得提出異議;及(iv)如附圖則只供參考,而不應被視為該物業的樓面平面圖。 有關該物業的樓面平面圖的詳情,請參考售樓說明書。

2. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding the Built-in Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of the Builtin Furniture or as to whether the Built-in Furniture are or will be in working condition.

賣方不會就該嵌入式傢俱作出任何保證、保養或陳述,更不會就其狀況、狀態、品質或性能,及其是否或會否在可 運作狀態作出任何保證、保養或陳述。

Sanitary Fittings 衛生裝置

- 3. I /We, the undersigned, hereby acknowledge, according to an Undertaking dated 6 June 2024 given by the Vendor to the Building Authority, the Vendor would offer to provide sanitary fittings to the Purchaser for his selection. 本人/我們,下方簽署人,特此確認,根據賣方於2024年6月6日向屋宇署簽署的承諾書,賣方會提出並提供衛生裝 置予買方作出選擇。
- I/We, understand that the prior to my/our signing of the preliminary agreement for sale and purchase of the Property, sanitary 4. fittings have been installed ("Existing Sanitary Fittings") at the Property with description as below :-本人/我們在簽署該物業臨時買賣合約前,明白下列所述之衛生裝置已於該物業內安裝(「現有衛生裝置」):-

	Location	Items 項目	Brand Name and Model 品牌名稱及型號 (Existing Sanitary Fitting 現有衛生裝置)
Flat [East] (Duplex) on 28/F & 29/F	Utility Room	Wash Basin Basin Mixer with Shower Water Closet	EMSA - BA-7502-A01, KIMS-T-554 ZEN-BS1267 + WEL- 2728MM+KIMS-T-554 EMSA -WC2333-G00
[East]單位(複 式)	Powder Room Kitchen	Basin Mixer Water Closet Sink	GESSI - 63501.299 DURAVIT- 216909+002009 FRANKE- BXX 220-36-36
	Bathroom-1	Sink Mixer Wash Basin Basin Mixer Water Closet	GROHE- 32168000 DURAVIT- Vero-033043 GESSI - 63501.299 DURAVIT- 216909+002009
		Shower (Rain Shower) Shower (Handshower)	GESSI - 63552.299 GESSI - 63582.299
		Shower Mixer Bathtub Bathtub mixer	GESSI - 63333.299 KALDEWEI -749-AS GESSI - 63537.299
	Bathroom-2	Wash Basin Basin Mixer Water Closet Shower (Rain	Avant Garde AG-UC410260 GESSI - 63501.299 DURAVIT- 216909+002009 GESSI - 63552.299
		Shower) Shower (Handshower) Shower Mixer	GESSI - 63532.299 GESSI - 63582.299 GESSI - 63333.299

	Location	Items 項目	Brand Name and Model 品牌名稱及型號 (Existing Sanitary Fitting 現有衛生裝置)
	Utility Room	Wash Basin	KOVIC G03-3354-KV
El-4 [C4]-1		Basin Mixer with	ZEN-BS1267 + WEL-
Flat [South]		Shower	2728MM+KIMS-T-554
(Duplex) on		Water Closet	EMSA -WC2333-G00
28/F & 29/F	Powder Room	Basin Mixer	GESSI - 63501.299
20 耳 20 抽		Water Closet	DURAVIT - 215509+093530
28及29樓	Kitchen	Sink	FRANKE- BXX 220-36-36
[South]單位		Sink Mixer	GROHE- 32168000
(複式)	Bathroom-1	Wash Basin	DURAVIT- Vero-033043
		Basin Mixer	GESSI - 63501.299
		Water Closet	DURAVIT- 216909+002009
		Shower (Rain Shower)	GESSI - 63552.299
		Shower (Handshower)	GESSI - 63582.299
		Shower Mixer	GESSI - 63333.299
		Bathtub	KALDEWEI -749-AS
		Bathtub mixer	GESSI - 63537.299
	Bathroom-2	Wash Basin	Avant Garde AG-UC410260
		Basin Mixer	GESSI - 63501.299
		Water Closet	DURAVIT- 216909+002009
		Shower (Rain Shower)	GESSI - 63552.299

	Shower (Handshower)	GESSI - 63582.299
	Shower Mixer	GESSI - 63333.299

5. The Vendor now provides me/us with the following option of sanitary fittings ("**Other Sanitary Fittings**"):-賣方現向本人/我們提供下述衛生裝置之選擇("**其他衛生裝置**"):-

	Location	Items 項目	Brand Name and Model 品牌名稱及型號 (Other Sanitary Fitting 其他衛生裝置)
Flat [East]	Utility Room	Wash Basin	MACO - 420370
(Duplex) on 28/F & 29/F		Basin Mixer	KITA- A-019
28 及 29 樓 [East]單位(複		Water Closet	EMSA -WC2333-G00
式)	Powder Room	Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02
	Kitchen	Sink	MACO - 420370
		Sink Mixer	KITA- A-019
	Bathroom-1	Wash Basin	MACO - 420370
		Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02
		Shower (Handshower)	ANSPORN A6108.00F.I
		Shower Mixer	KITA- A-014
		Bathtub	WALRUS - 131111400
		Bathtub mixer	KITA- A-014
	Bathroom-2	Wash Basin	MACO - 420370
		Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02
		Shower (Handshower)	ANSPORN A6108.00F.I
		Shower Mixer	KITA- A-014

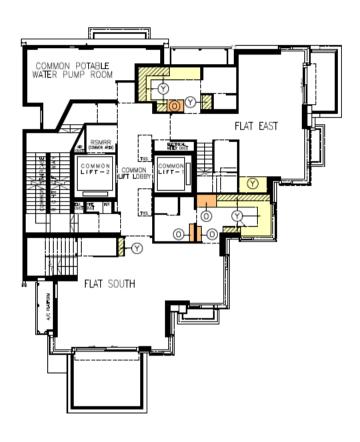
	Location	Items 項目	Brand Name and Model 品牌名稱及型號 (Other Sanitary Fitting 其他衛生裝置)
	Utility Room	Wash Basin	MACO - 420370
Flat [South]	-	Basin Mixer	KITA- A-019
(Duplex) on		Water Closet	MACO- ECC02
28/F & 29/F	Powder Room	Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02
28及29樓	Kitchen	Sink	MACO - 420370
[South]單位		Sink Mixer	KITA- A-019
(複式)	Bathroom-1	Wash Basin	MACO - 420370
		Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02
		Shower (Handshower)	ANSPORN A6108.00F.I
		Shower Mixer	KITA- A-014
		Bathtub	WALRUS - 131111400
		Bathtub mixer	KITA- A-014
	Bathroom-2	Wash Basin	MACO - 420370
		Basin Mixer	KITA- A-019
		Water Closet	MACO- ECC02

	Shower (Handshower)	ANSPORN A6108.00F.I
	Shower Mixer	KITA- A-014

		我們考慮後:- I/we decide to opt for the Existing Sanitary Fittings. 本人/我們選擇現有衛生裝置。 I/we decide to opt for the Other Sanitary Fittings. 本人/我們選擇其他衛生裝置。
	In case I/v	
	若本人/	we opt for the Other Sanitary Fittings, I/We hereby confirm and acknowledge that:- 我們選擇其他衛生裝置,本人/我們特此確認
	(a)	the Existing Sanitary Fittings will be removed and abandoned and replaced by the Other Sanitary Fitting; 現有衛生裝置會被移除及棄置,並由其他衛生裝置所取代。
	(b)	I/We shall allow the Vendor to access to the Property for the removal of the Existing Sanitary Fittings and the installation of the Other Sanitary Fittings after completion; and 本人/我們將容許賣方於成交後,進入該物業,移除及棄置現有衛生裝置及安裝其他衛生裝置; 及
	(c)	I/We am/are not entitled to claim against the Vendor for any damages or losses which may arise from the removal of the Existing Sanitary Fittings and the installation of the Other Sanitary Fittings. This clause shall
		survive after completion. 本人/我們並不可因賣方移除及棄置現有衛生裝置及安裝其他衛生裝置,而可能導致的任何索償或損失,向賣方提出任何追討。此條款與成交後仍然生效。
1	for sale an for sale an	ontained herein shall be deemed or construed to vary or amend any term or condition of the PASP and the agreement ad purchase nor shall affect or prejudice the rights and obligations of the Vendor under the PASP and the agreement ad purchase. 任何條款都不應被視為或詮釋為變更或修改臨時合約及買賣合約之任何條款或細則,亦不會影響或損害
	賣方於臨	時合約及買賣合約下之權利及責任。
1	the Contra	es do not intend any term of this letter to be enforceable by any person who is not a party to this letter pursuant to acts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this letter shall be excluded from ation of the CRTPO.
1	雙方無意	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 」)強制執行本確認書下任何條同意排除該條例對本確認書的適用。
1	prevail.	nt of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall中英文文本有任何歧義,一切以英文文本為準。
Signe	d by the P	Purchaser(s) 買方簽署

Annexure 附件

Plan 圖則



28TH FLOOR PLAN (FOR IDENTIFICATION PURPOSE ONLY) (NOT TO SCALE)

LEGEND:

B BUILT-IN WARDROBE

BUILT-IN FULL-HEIGHT CABINET

BUILT-IN BASE CABINET

BUILT-IN UPPER CABINET

Proposed residential Development at 33 Kennedy Road, Hong Kong I.L. 1923 s.B s.s.1 & I.L. 1923 s.C s.s.2



29TH FLOOR PLAN (FOR IDENTIFICATION PURPOSE ONLY) (NOT TO SCALE)

LEGEND:

B BUILT-IN WARDROBE

BUILT-IN FULL-HEIGHT CABINET

BUILT-IN BASE CABINET

BUILT-IN UPPER CABINET

Proposed residential Development at 33 Kennedy Road, Hong Kong I.L. 1923 s.B s.s.1 & I.L. 1923 s.C s.s.2

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Acknowledgement Letter Regarding Emergency Generator Room and Potable Water Pump Room 關於應急發電機房及食水泵房的確認書

[Only applicable to Flat East (Duplex) on 28/F & 29/F] [只適用於 28 樓及 29 樓的 East(複式)單位]

Property : Flat East (Duplex) on 28/F & 29/F, 33 Kennedy Road, No.33 Kennedy Road, Hong

本物業 Kong

香港堅尼地道 33 號 堅尼地道 33 號 28 及 29 樓 East 單位(複式)(包括其平台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

賣方 首達有限公司及祥陞有限公司

Purchaser :

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

1. I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "PASP") that:-

本人/我們,下方簽署人,特此確認,本人/我們在簽署有關本物業的臨時買賣合約(「**臨時合約**」)前明白和接納:-

(a) I/we am/are fully aware of and accept the approximate locations and presence of the emergency generator room which is located adjacent to the bedroom of Flat East (Duplex) on 28/F & 29/F of the Development. The use of such emergency generator may affect the enjoyment of the Property in terms of noise, vibration or other aspects.

本人/吾等已清楚明白並接受位於發展項目的 28 樓 及 29 樓 East(複式)單位的睡房旁的應急發電機房的大約位置及存在。該應急發電機的使用可能會對本物業的享用做成噪音、振動或其他方面的影響。

(b) I/we am/are fully aware of and accept the approximate locations and presence of the potable water pump room which is located adjacent to the kitchen of Flat East (Duplex) on 28/F & 29/F of the Development. The use of such potable water pump may affect the enjoyment of the Property in terms of noise, vibration or other aspects.

本人/吾等已清楚明白並接受位於發展項目的 28 樓 及 29 樓 East(複式)單位的廚房旁的食水泵房的大約位置及存在。該食水泵的使用可能會對本物業的享用造成噪音、震動或其他方面的影響。

(c) The approximate location of the emergency generator room and the potable water pump room are shown on the plan(s) attached hereto for identification purpose only. For details of the floor plans of the Property, please refer to the sales brochure.

應急發電機房及食水泵房的大約位置顯示於附圖內,僅供識別之用。有關本物業平面圖的詳情,請參閱售 樓說明書。

- 2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the above. 本人 / 我們確認及聲明本人 / 我們同意購入本物業時已完全知悉上述事項。
- 3. The parties do not intend any term of this letter to be enforceable by any person who is not a party to this letter 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.

雙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**」)強制執行本確認書下任何條款,並且同意排除該條例對本確認書的適用。

4	In case of any discrepancy between the Chinese and English text of this letter, 如本函之中英文文本有任何差異,一概以英文文本作準。	the English version shall prevail.
	Signed by the Purchaser(s) 買方簽署	

Annexure 附件



28TH FLOOR PLAN (FOR IDENTIFICATION PURPOSE ONLY) (NOT TO SCALE)

LEGEND:



EMERGENCY GENERATOR ROOM AND POTABLE WATER PUMP ROOM

"V"

= Violet

Proposed residential Development at 33 Kennedy Road, Hong Kong I.L. 1923 s.B s.s.1 & I.L. 1923 s.C s.s.2



29TH FLOOR PLAN (FOR IDENTIFICATION PURPOSE ONLY) (NOT TO SCALE)

LEGEND:



EMERGENCY GENERATOR ROOM AND POTABLE WATER PUMP ROOM

"V"

= Violet

Proposed residential Development at 33 Kennedy Road, Hong Kong I.L. 1923 s.B s.s.1 & I.L. 1923 s.C s.s.2

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TENDERER MUST COMPLETE THIS PAGE 投標人須填妥本頁

Acknowledgement Letter Regarding Furniture, Fittings and other Chattels 關於傢俱、裝置和其他實產的確認書

Property : Flat [East/ South] (Duplex) on 28/F & 29/F (including the flat roof adjacent

本物業 thereto), 33 Kennedy Road, No. 33 Kennedy Road, Hong Kong

香港堅尼地道33號 堅尼地道33號 28及29樓 [East/South]單位(複式)(包括其平台)

Vendor : COME FIRST LIMITED and BOARD PROFIT LIMITED

賣方 首達有限公司及祥陞有限公司

Purchaser :

買方

HKID No./ Passport No./

B.R.No.

香港身份證號碼/護照號碼/

商業登記證號碼

Date :

日期

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-

本人/我們,下方簽署人,特此確認,本人/我們在簽署臨時買賣合約前明白和接納:-

1. On completion, the Property will be provided with the decoration, furniture and chattels as set out in the Annex hereto (the "Furniture") free of charge.

在成交時,本物業將免費附贈附錄所述之裝飾、傢俱和物件(「該傢俱」)。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the Property in such condition as at completion together with the Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture.

賣方或其代表不會就該傢俱作出任何保證、保養或陳述,更不會就其狀況、狀態、品質及性能,及其是否或會 否在可運作狀態作出任何保證、保養或陳述。該傢俱將於本物業成交日以成交時之狀況連同本物業交予買方。 任何情況下,買方不得就該傢俱提出任何異議或質詢。

3. The Purchaser has been given specifically requested by the Vendor to seek independent legal advice on the foregoing and the Purchaser is fully aware of the legal consequences thereof. Notwithstanding any other provisions contained in the Preliminary Agreement for Sale and Purchase or the Agreement for Sale and Purchase, the Purchaser hereby (a) declares that the Purchaser is fully satisfied with and accepts in all respects the Furniture; and (b) agrees to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to any and all of the Furniture.

賣方特別要求買方就以上諮詢獨立的法律意見,買方充份明白以上的法律後果。儘管臨時買賣合約或買賣合約的其他條款,買方茲(a)聲明買家完全滿意並接受該傢俱;及(b)同意免除任何相關的質詢及反對,並同意不會要求賣方就該傢俱的任何或所有部份提供業權或業權的證明。

4. The parties do not intend any term of this letter to be enforceable by any person who is not a party to this letter 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.

雙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**」)強制執行本確認書下任何條款,並且同意排除該條例對本確認書的適用。

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

如本函之中英文文本有任何歧義,一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Annex 附錄

	Anr	nex 附錄			
(28	& 29/F DU	PLEX) FLAT SOUTH			
(28 及 29 樓複式) SOUTH 單位					
Description Quantity Description					
描述	數量	描述	數量		
LVI		AND DINING ROOM			
		反 及飯廳 ⊤	1 _		
Area Rug 地毯	2	Table Lamp 檯燈	2		
Arm Chair 扶手椅	2	Hanging Lamp 吊燈	1		
Artificial Plant Decoration 人造植物裝飾	3	Sofa Combination 沙發套裝	1		
Blanket 毯	1	Decorative Sculpture 裝飾擺設	1		
Book書	8	Dining Chair 餐椅	8		
Bench 長椅	1	Dining Table 餐桌	1		
Coffee Table 茶几	1	Dining Set 餐具套裝	8		
Console Table 高茶几	1	Drape Curtain 垂式窗簾	6		
Cushion with Cover 靠枕連套	4	Table Lamp 檯燈	1		
Artificial Plant Decoration 人造植物裝飾	1	Decorative Sculpture 裝飾擺設	2		
Roman Blind 羅馬簾	1	Drawers 抽屜	2		
Diffuser 香薰擴散器	2	Side Table 茶几	1		
Paintings / Photos 畫 / 照片	4				
Flower setting and Vase / 花及花瓶	3				
BALCONY					
陽台					
Lounge Chair 椅	2				
Coffee Table 茶几	1				
STAIRCASE					
樓梯					
Paintings / Photos 畫 / 照片	1				
Candle 蠟燭	2	Book 書	3		
Diffuser 香薰擴散器	1				
KITCHEN					
廚房					
Glass cup 玻璃杯	1	Wood Board Set 托盤套裝	1		

Cooking Utensil 煮食用具套裝	1	Salt & Pepper set 鹽和胡椒套裝	1
Glass jars 玻璃罐	2	Wooden Tray 木托盤	1
Flower setting and Vase / 花及花瓶	1		
POWDER ROOM			
化妝間			
Candle 蠟燭	2	Hand Wash 洗手液	1
Diffuser Set 香薰套裝	1	Towel 毛巾	1
BEDROOM 1			
睡房1			
Bed Linen Set (Bed sheetx1 + Pillowcasesx2) 床上用品套裝(床單 x1 + 枕頭套	1	Table Lamp 檯燈	2
·			
x2)			
Blanket 毯	1	Decoration Set (Artificial Plant)	1
		裝飾套裝(仿真植物)	
Mattress 床墊	1	Duvet with cover	1
		被連被套	
Pillow 枕頭	2	Book 書	3
Paintings / Photos 畫 / 照片	1	Diffuser 香薰擴散器	1
Drape Curtain 垂式窗簾	1		
WALK-IN CLOSET			
衣帽間			
Books 書	6	Hand Bag + Display Stand 手袋 + 展示架	1
Candle 蠟燭	1	Slipper 拖鞋	2
BATHROOM 1			
浴室 1			
Bathtub Set 衛浴擺件套裝	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Candle 蠟燭	2	Vanity Decoration Set (Hand Wash + Tower + Tray) 梳妝裝飾套裝(洗手液+毛巾+托盤)	1
Diffuser Set 香薰套裝	1		1
BEDROOM 2			
睡房 2			
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 床上用品套裝(床單 x1 + 枕頭套	1	Decoration Set (Tray) 裝飾套裝 (托盤)	1
x2)			
Blanket 毯	1	Slipper 拖鞋	2

Mattress 床墊	1	Table Lamp 檯燈	2
Pillow 枕頭	2	Duvet with cover	1
		被連被套	
Bedside Table 床頭櫃	2	Book 書	5
Paintings / Photos 畫 / 照片	1	Diffuser 香薰擴散器	1
Candle 蠟燭	1	Roman Blind 羅馬簾	1
Drape Curtain 垂式窗簾	1		
BEDROOM 3			
睡房3			
Bed Linen Set (Bed sheet x1 + Pillowcases x1)	1	Book書	4
床上用品套裝 (床單 x1 + 枕頭套			
x1)			
Blanket 毯	1	Bedside Table 床頭櫃	2
Mattress 床墊	1	Table Lamp 檯燈	2
Pillow 枕頭	1	Decorative Sculpture 裝飾擺設	1
Diffuser 香薰擴散器	1	Candle 蠟燭	1
Drape Curtain 垂式窗簾	1		
BATHROOM 2			
浴室 2			
Diffuser Set 香薰套裝	1	Shower Gel + Shampoo	4
		沐浴露+洗頭水	
Vanity Decoration Set (Hand Wash +	1		
Tower + Candle + Tray)			
梳妝裝飾套裝 (洗手液+毛巾+蠟			
燭+托盤)			

Annex 附錄					
(28 & 29/F DUPLEX) FLAT EAST					
(2	(28 及 29 樓複式) EAST 單位				
Description	Quantity	Description	Quantity		
描述	數量	描述	數量		
LIV	ING ROOM	AND DINING ROOM			
客飯及飯廳					
Area Rug 地毯	2	Table Lamp 檯燈	2		
Arm Chair 扶手椅	2	Glass 玻璃杯	6		
Blanket 毯	1	Wine container + wine glass + table lamp 盛酒器+酒杯+枱燈	1		
Book書	4	Hanging Lamp 吊燈	3		
Coffee Table 茶几	1	Sofa Combination 沙發套裝	1		

Coffee Table 茶几	1	Dining Chair 餐椅	8
Cushion with Cover 靠枕連套	4	Dining Table 餐桌	1
Coffee Table Decoration Set (book x 2 + Lamp x 1 + Glass x1) 茶几擺設套裝 (書本 ×2 + 檯燈 ×1 + 玻璃杯 x1)	1	Dining Set 餐具套裝	8
Drape Curtain 垂式窗簾	4	Whisky Set (Fake Whisky Bottle + Tumblers x 2 + Tray x1) 威士忌套裝(仿真酒樽 + 酒杯 ×2 + 托盤 ×1)	1
Diffuser 香薰擴散器	1		
Paintings / Photos 畫 / 照片	6		
Flower setting and Vase / 花及花瓶	3		
BALCONY			
陽台			
Lounge Chair 椅	1		
Coffee Table 茶几	1		
KITCHEN			
廚房			
Cooking Utensil 煮食用具套裝	1		
Flower setting and Vase / 花及花瓶	1		
POWDER ROOM			
化妝間			
Vanity Decoration Set (Hand Wash + Tower + Soap + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 香皂 + 托盤)	1		
Diffuser Set 香薰套裝	1		
STAIRCASE			
樓梯			
Artificial Plant Decoration 人造植物裝飾	1		
Book書	3		
BEDROOM 1			
睡房1			
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 床上用品套裝(床單 x1 + 枕頭套 x2)	1	Diffuser Set + Perfume 香薰套裝 + 香水	1
Blanket 毯	1	Table Lamp 檯燈	2
Mattress 床墊	1	Book書本	4

Pillow 枕頭	2	Decoration Set (Book + Artificial Plant + Candle + Candle + Tray)	1
		装飾套裝(書本+仿真植物+蠟燭+托	
		盤)	
Table Lamp 檯燈	2	Diffuser 香薰擴散器	1
Paintings / Photos 畫 / 照片	1	Candle 蠟燭	1
Drape Curtain 垂式窗簾	2		
BATHROOM 1			
浴室1			
Bathtub Set 衛浴擺件套裝	1	Diffuser Set 香薰套裝	1
Candle 蠟燭	1	Shower Gel + Shampoo	4
		沐浴露+洗頭水	
Hand Wash 洗手液	1	Vanity Decoration Set (Soap Dispenser +	1
		Tower + Soap + Perfume + Tray) 梳妝裝飾套裝 (洗手液樽 + 毛巾 + 香皂 +	
		香水+托盤)	
BEDROOM 2		首小+孔盖)	
睡房2			
Bed Linen Set (Bed sheetx1 +	1	Slipper 拖鞋	2
Pillowcasesx2) 床上用品套裝 (床單 x1 + 枕頭套			
·			
x2)			
Blanket 毯	1	Table Lamp 檯燈	2
Matress 床墊	1	Bedside Table 床頭櫃	2
Pillow 枕頭	2	Diffuser香薰擴散器	1
Paintings / Photos 畫 / 照片	1	Drape Curtain 垂式窗簾	1
BEDROOM 3			
睡房3			
Bed Linen Set (Bed sheet x1 + Pillowcases x1)	1	Book 書	5
床上用品套裝 (床單 x1+枕頭套			
x1)			
XI)			
Blanket 毯	1	Bedside Table 床頭櫃	1
Mattress 床墊	1	Slipper 拖鞋	1
Pillow 枕頭	1	Table Lamp 檯燈	1
Diffuser 香薰擴散器	1	Drape Curtain 垂式窗簾	1
BATHROOM 2			
浴室 2			
Diffuser Set + Candle 香薰套裝 + 蠟	1	Shower Gel + Shampoo	4
燭		沐浴露 + 洗頭水	
Vanity Decoration Set (Hand Wash + Tower + Perfume + Soap + Tray)	1	Toilet paper holder	1

梳妝裝飾套裝 (洗手液 + 毛巾 + 香	衛生紙架	
水+香皂+托盤)		

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