

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the following property:-

**Unit A on the 17 Floor of
One Princeton,
No. 266 Prince Edward Road West, Kowloon, Hong Kong**

**Tender commences at 5:00 p.m. on everyday from 26/12/2025 until
 25/03/2026 (both days inclusive) and
closes at 5:30 p.m. on everyday from 26/12/2025 until
 25/03/2026 (both days inclusive)
(unless previously withdrawn or sold)**

Tenders must be submitted during hours between 5:00 p.m. and 5:30 p.m. on
everyday from 26/12/2025 until 25/03/2026 (both days inclusive) to the Tender Box
labelled "**Public Tender For One Princeton**" placed at Room 801, 8th Floor, Seaview Centre, No.
139-141 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong in a plain envelope and clearly marked
"**Tender of Unit A on the 17 Floor of One Princeton**".

Vendor: **Famous Smart Corporation Limited and Trend Glory Corporation
Limited**
Room 801, 8th Floor, Seaview Centre, No.139-141 Hoi Bun Road, Kwun
Tong, Kowloon, Hong Kong

Vendor's solicitors: **Johnson Stokes & Master**
16th – 19th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong
Ms. Natalie Oh
(Fax: 3012 9605)

招標文件

公開招標承投購買物業

現招標承投購買以下物業，即：

九龍太子道西 266 號名鑽 17 樓 A 單位

招標開始日期及時間為由 2025年12月26日 起至 2026年03月25日
(包括首尾兩天)每日 下午 5時正
而招標截止日期及時間為由 2025年12月26日 起至 2026年03月25日
(包括首尾兩天)每日 下午 5時30分
(但若在招標截止時限之前物業已被撤回或出售則除外)

從 2025年12月26日 起至 2026年03月25日 (包括首尾兩天) 每
日 下午 5時正 至 下午 5時30分 的時間內，投標書須放入普通信封內，信封面上
清楚註明「名鑽 17 樓 A 單位招標」，放入位於 香港九龍觀塘海濱道 139 至 141 號海
濱中心 8 字樓 801 室 擺放的標示為「名鑽公開招標」的投標箱內。

賣方： 俊銘有限公司及進耀有限公司
香港九龍觀塘海濱道 139 至 141 號海濱中心 8 樓 801 室

賣方律師： 孖士打律師行
香港中環遮打道 10 號太子大廈 16-19 樓
胡如嫣律師
(傳真：3012 9605)

PART 1: TENDER NOTICE

1. Definitions

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

"Acceptance Period"	means the period between the commencement date of submission of tender and the date which is the third working day after the closing of tender (both dates inclusive);
"Agreement"	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
"Conditions of Sale"	means the Conditions of Sale set out in Part 2 of this Tender Document;
"Letter of Acceptance"	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice;
"Offer Form"	means the Offer Form set out in Part 3 of this Tender Document;
"Property"	means Unit <u> A </u> on the <u> 17 </u> Floor of One Princeton, No. 266 Prince Edward Road West, Kowloon, Hong Kong;
"purchase price"	means the purchase price specified in the Offer Form;
"Purchaser"	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor;
"Sale Office"	means Room 801, 8th Floor, Seaview Centre, No.139-141 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong;
"Tender Document"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);
"Tender Notice"	means the Tender Notice set out in Part 1 of this Tender Document;
"Tenderer"	means the person who is specified in the Offer Form as the tenderer;
"Vendor"	means Famous Smart Corporation Limited and Trend Glory Corporation Limited; and
"Vendor's solicitors"	means Johnson Stokes & Master.

2. Procedures of Tender

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

- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the closing date and time of the tender, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale or to sell or dispose of the Property or any part of it to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the closing date and time of the tender by amending the relevant Information on Sales Arrangements.
- 2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.
- 2.7 A tender must be:-
- (a) made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**
 - (b) accompanied with the following documents:-
 - (i) Cashier order(s) / Cashier order(s) and Cheque(s)

One or more cashier order(s) and cheque(s) (if any) in the aggregate amount of 5% of the purchase price and made payable to " **JOHNSON STOKES & MASTER** " or "仔士打律師行" issued by a bank duly licensed under section 16 of the Banking Ordinance (Cap.155), of which HK\$200,000 shall be paid by cashier order(s) and the remaining portion shall be paid by cashier order(s) or cheque(s).
 - (ii) Tenderer's identification document

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

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.
 - (iii) Intermediary's license (if applicable)

Copy of license of the estate agent appointed by the Tenderer.
 - (iv)
 - (1) Warning to Purchasers
 - (2) Declaration of Relationship with the Vendor
 - (3) Declaration of Relationship with the Intermediary / Declaration of No Intermediary (as the case may be)
 - (4) Vendor's Information Form
 - (5) Acknowledgement Letter Regarding Viewing of Property
 - (6) Personal Information Collection Statement
 - (7) Acknowledgement Letter Regarding False Ceiling

Please do NOT date any of the documents mentioned in this subparagraph (iv).

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Tender of Unit A on the 17 Floor of One Princeton**"; and
- (d) placed in the Tender Box labelled "**Public Tender For One Princeton**" placed **the Sales Office** from the commencement date and time of submission of tender and at or before the closing date and time of submission of tender set out below:

Commencement date and time of the tender:

5:00 p.m. on everyday from 26/12/2025 until 25/03/2026 (both days inclusive).

Closing date and time of the tender:

5:30 p.m. on everyday from 26/12/2025 until 25/03/2026 (both days inclusive).

If typhoon signal no.8 or above is hoisted or black rainstorm warning is issued at any time between the hours of 5:00 p.m. and 5:30 p.m. on any date of sale, Vendor reserves its absolute right to close the Sales Office. Details of the arrangement will be posted by the Vendor on the website (www.oneprinceton.hk) designated by the Vendor for the Development.

- 2.8 All cashier order(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) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the purchase price. All other cashier orders will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.9
 - (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. The Vendor does NOT accept any person to act as an agent, attorney, nominee, representative, trustee of the Tenderer.
 - (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
 - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier order(s).

- 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.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$10.00 upon receipt of a written demand from him prior to the submission of his tender.

3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the "**Letter of Acceptance**") personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection between 5:00 p.m. and 5:30 p.m. from 26/12/2025 daily until the closing time of the closing date of the tender 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.

4. Miscellaneous

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property.
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

[End of Part 1: Tender Notice]

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	指由遞交投標書的首日至招標截止日期後的第 3 個工作日(包括首尾兩日);
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約;
「出售條款」	指本招標文件第 2 部份的出售條款;
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知;
「要約表格」	指本招標文件第 3 部份的要約表格;
「該物業」	指 九 龍 太 子 道 西 266 號 名 鑽 _____17_____樓 A 單位招標;
「樓價」	指要約表格中訂明的樓價;
「買方」	指中標者，其對該物業的投標書獲得賣方接納;
「售樓處」	指香港九龍觀塘海濱道 139 至 141 號海濱中心 8 樓 801 室;
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件);
「招標公告」	指本招標文件第 1 部份的招標公告;
「投標者」	指要約表格中訂明為投標者的人士;
「賣方」	指俊銘有限公司及進耀有限公司; 及
「賣方律師」	指孖士打律師行。

2. 招標程序

- 2.1 賣方現按照載於招標文件的條款及細則招標承投購買該物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回該物業不予出售，或將該物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。

2.5 賣方保留權利透過修改銷售安排資料更改招標截止日期及時間。

2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。

2.7 投標書必須：

(a) 採用本招標文件之格式，並填妥及簽署要約表格 (即本招標文件的第 3 部分)。
請填妥及簽署要約表格的英文文本或要約表格的中文文本；

(b) 連同以下文件：

(i) 銀行本票 / 銀行本票及支票

一張或多張銀行本票及支票(如有)，總金額為樓價的 5%，抬頭寫「**孖士打律師行**」，銀行本票須由根據第 155 章《銀行業條例》第 16 條獲妥為發牌的銀行所簽發，其中港幣 200,000 須以銀行本票繳付，餘款將以本票或支票繳付。

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，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) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

(1) 對買方的警告

(2) 與賣方關係的聲明

(3) 關於介紹人關係聲明 / 關於並無中介人的聲明 (視情況而定)

(4) 賣方資料表格

(5) 關於參觀物業的確認信

(6) 個人資料收集聲明

(7) 關於假天花的確認信

請不要於本第(iv)分段所述的任何文件內填上日期。

(c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**名鑽 17 樓 A 單位招標**」；及

- (d) 從下述招標開始日期及時間起至招標截止日期及時間止放入位於售樓處擺放的標示為「名鑽公開招標」的投標箱內：

招標開始日期及時間：

由 2025年12月26日 起至 2026年03月25日 (包括首尾兩天) 每日 下午 5時正 。

招標截止日期及時間：

由 2025年12月26日 起至 2026年03月25日 (包括首尾兩天) 每日 下午 5時30分 。

如在任何出售日期的 下午 5時正至下午 5時30分 的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，賣方保留絕對權力關閉售樓處。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址 (www.oneprinceton.hk) 公布。

- 2.8 在賣方對收到的投標書作出決定前，所有銀行本票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本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。
- 2.9 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。賣方不接受任何人以代理人、獲授權人、被提名人、代表、信託人身份代表投標者行事。
- (b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。
- (c) 要約表格中指定的香港通訊地址將會是收取接受投標書信函及退回銀行本票的地址。
- 2.10 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。
- (b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 10 元。

3. 接受投標

- 3.1 投標書如獲接納，中標者即成為該物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「接納書」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 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의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由 2025年12月26日 起每日 下午 5時正 至 下午 5時30分 直至招標截止日期之截止時間為止，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。

4. 其他事項

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

[第1部份：招標公告完]

PART 2: CONDITIONS OF SALE

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

"Development" means One Princeton, No.266 Prince Edward Road West, Kowloon, Hong Kong.

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

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms and conditions contained in this Preliminary Agreement.
3. The Vendor and the Purchaser agree to complete the sale and purchase of the Property 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) on or before the _____ days after the date of the Letter of Acceptance.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth (5th) working day after the date of the Letter of Acceptance;
 - (b) by the Vendor on or before a date which is the eighth (8th) working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
8. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance within five (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 the Agreement as set out in clause 18.
9. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
 - (a) this Preliminary Agreement is terminated;
 - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and

- (c) the Vendor does not have any further claim against the Purchaser for the failure.
10. The Purchaser will have to agree with the Vendor in the Agreement to the effect that the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever.
11. The measurements of the Property are as follows: Please refer to the attached Schedule 1.
12. The sale and purchase of the Property includes the fittings, finishes and appliances as follows: Please refer to the attached Schedule 2.
13. 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.
14. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 15 and fully understands its contents.
15. For the purposes of clause 14, the following is the "Warning to Purchasers"–
- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

16. 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.
17. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the Property (including the Agreement, Mortgage and subsequent Assignment, etc.), the Vendor agrees to bear the solicitors' legal cost of the Agreement and the subsequent Assignment. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment. 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.
18. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's 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.
19. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "**DMC**") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty (if any), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
20. 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.
21. The Property is sold on "as is" basis. 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.
22. On completion, the Purchaser shall pay to the manager of the Development, or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the manager), all deposits and advance payment, contribution to special funds, debris removal fee and all other payments payable under the DMC.
23. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or 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), 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 affect as item (i) above of this clause.

24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
25. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
26. Time shall in every respect be of the essence of this Preliminary Agreement.
27.
 - (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 pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "**CRTPO**") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
 - (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
 - (c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
 - (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
 - (ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
28. In this Preliminary Agreement:-
 - (a) "**saleable area**" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance;
 - (b) "**working day**" has the meaning given by section 2(1) of that Ordinance.
 - (c) the floor area of an item under clause (a) of the Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) the area of an item under clause (b) of the Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」	指九龍太子道西 266 號「名鑽」。
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；
2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條款出售該物業，而買方須以樓價並按本臨時合約所載條款及條款購買該物業。
3. 買賣雙方同意於接納書的日期後第_____天或之前於辦公時間(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交易該物業。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
 - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 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. 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. 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. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 18 條所載就正式合約應付之所有印花稅。
9. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
10. 在正式合約當中，買方須與賣方協議如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金。
11. 該物業的量度尺寸載列於附表 1。
12. 該物業買賣所包括的裝置、裝修物料及設備載列於附表 2。

13. 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。
14. 買方已確認收到第 15 條所列出的"對買方的警告"的中英雙語文本，並完全明白其內容。
15. 就上述第 14 條而言，「對買方的警告」內容如下—
 - (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
 - (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
 - (c) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
 - (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
 - (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
16. 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。
17. 若買方亦聘用賣方之律師行為買方之代表律師處理購買本物業的法律文件(包括正式合約、按揭契及轉讓契等)，賣方同意支付正式合約及其後之轉讓契之律師費用。若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。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。
18. 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、額外印花稅、買家印花稅及附加印花稅)，一概由買方負責支付。

19. 一切製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用(如有)、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他支出,均由買方負責。查冊費、註冊費及其他支出款項均須由買方承擔。
20. 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。
21. 本物業以現狀形式出售。買方在購買本物業時完全知悉本物業及本物業內的裝置,裝修物料及設備的實質狀況,並接受本物業及該等裝置,裝修物料及設備的現狀。
22. 買方在成交時須按大廈公契規定向發展項目管理人繳交所有按金、上期預繳、其須分擔的特別基金、清理廢料費用及所有須繳交的其他費用。如任何上述費用已由賣方付予管理人,買方均須在交易完成時補還予賣方。
23. 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、受贈人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、委任人及其他買、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履行本條(i)項中的責任。
24. 買方如有更改地址或電話,須以書面通知賣方。
25. 本物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。
26. 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。
27.
 - (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(『該條例』)強制執行本臨時合約下任何條款,並且同意排除該條例對本臨時合約的適用,惟受以下第(b)款及第(c)款的規定限制。
 - (b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內:就是說,在排除該條例對該項條款的適用時,並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。
 - (c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除,而第三者(在該條例定義)可依據該條例強制執行任何該等條款時:
 - (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在),而該條例第 6(1)條將不適用於本臨時合約;及
 - (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

28. 在本臨時合約中—

- (a) "實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
- (b) "工作日"具有該條例第 2(1)條給予該詞的涵義；
- (c) 附表 1 載列之該單位的(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) 附表 1 載列之該單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

Schedule 1 to Conditions of Sale

Property : Unit A on the 17 Floor of One Princeton,
No.266 Prince Edward Road West, Kowloon, Hong Kong

The measurements of the Property are as follows—

(a) the saleable area of the Property is	<u>76.251</u>	square metres/	<u>821</u>	square feet of which—
	<u>2.728</u>	square metres/	<u>29</u>	square feet is the floor area of the balcony;
	<u>1.500</u>	square metres/	<u>16</u>	square feet is the floor area of the utility platform;
	<u>/</u>	square metres/	<u>/</u>	square feet is the floor area of the verandah; and

(b) other measurements are—

* the area of the air-conditioning plant room is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the bay window is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the cockloft is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the flat roof is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the garden is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the parking space is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the roof is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the stairhood is	<u>/</u>	square metres/	<u>/</u>	square feet;
* the area of the terrace is	<u>/</u>	square metres/	<u>/</u>	square feet; and
* the area of the yard is	<u>/</u>	square metres/	<u>/</u>	square feet.

*Delete as appropriate

出售條款附表1

物業： 九龍太子道西 266 號名鑽 17 樓 A 單位

本物業的量度尺寸如下—

(a) 本物業的實用面積為	<u>76.251</u>	平方米／	<u>821</u>	平方呎，其中—
	<u>2.728</u>	平方米／	<u>29</u>	平方呎為露台的樓面面積；
	<u>1.500</u>	平方米／	<u>16</u>	平方呎為工作平台的樓面面積；
	<u>/</u>	平方米／	<u>/</u>	平方呎為陽台的樓面面積；及
(b) 其他量度尺寸為—				
*空調機房的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*窗台的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*閣樓的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*平台的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*花園的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*停車位的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*天台的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*梯屋的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；
*前庭的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎；及
*庭院的面積為	<u>/</u>	平方米／	<u>/</u>	平方呎。

*將不適用者刪去

出售條款附表 2

Schedule 2 to Conditions of Sale

裝置、裝修物料及設備

Fittings, Finishes and Appliances

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
a.	External Wall 外牆	Type of finishes 裝修物料的類型	<p>Podium: with glass canopy, aluminum windows, glass wall, aluminum cladding, metal louvre, external painting and natural stone. 基座：配以玻璃簷篷、鋁窗、玻璃外牆、鋁飾板、金屬百葉、外牆漆及天然石。</p> <p>Residential tower: with curtain wall, aluminum windows, external tiles, metal grille, metal louvre and aluminum cladding. 住宅大樓：配以幕牆、鋁窗、外牆瓦、金屬格柵、金屬百葉及鋁飾板。</p>
b.	Window 窗	<p>Material of the frame 框的用料</p> <p>Material of glass 玻璃的用料</p>	<p>PV2 coated aluminium frame. 聚氟乙烯塗層鋁質窗框。</p> <p>Window at curtain wall of living room and dining room (2/F, 3/F, 5/F to 12/F and 15/F to 18/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass. 客廳及飯廳之幕牆之窗戶 (二樓、三樓、五樓至十二樓、十五樓至十八樓) : 中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at curtain wall of bedroom (2/F, 3/F, 5/F to 12/F and 15/F to 18/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass.睡房之幕牆之窗戶 (二樓、三樓、五樓至十二樓及十五樓至十八樓) : 中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at curtain wall of kitchen (Units B at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Insulated Glass Unit (IGU) glass, Heat strengthened glass and Tempered glass. 廚房之幕牆之窗戶 (二樓、三樓、五樓至十二樓及十五樓至十七樓 B單位) : 中空玻璃、半鋼化玻璃及強化玻璃。</p> <p>Window at kitchen (Units A & B at 18/F) : Tempered glass. 廚房之窗戶 (十八樓 A及B單位) : 強化玻璃。</p> <p>Window at kitchen (Units A, C & F at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Tempered glass. 廚房之窗戶 (二樓、三樓、五樓至十二樓及十五樓至十七樓 A, C及F單位) : 強化玻璃。</p> <p>Window at bathroom (Units A, C, E & F at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Tempered glass. 浴室之窗戶 (二樓、三樓、五樓至十二樓及十五樓至十七樓 A, C, E及F單位) : 強化玻璃。</p> <p>Window at Master Bathroom (Unit A & B at 18/F) : Tempered glass. 主人浴室之窗戶 (十八樓A及B單位) : 強化玻璃。</p> <p>Window at Store Room (Unit A at 2/F, 3/F, 5/F to 12/F and 15/F to 17/F) : Frosted tempered glass. 儲物房之窗戶 (二樓、三樓、五樓至十二樓及十五樓至十七樓 A單位) : 磨砂強化玻璃</p> <p>Window at Store Room (Unit B at 18/F) : Frosted tempered glass. 儲物房之窗戶 (十八樓 B單位) : 磨砂強化玻璃</p>
c.	Bay Window 窗台	Material and Window sill finishes 用料及窗台板的裝修物料	Not applicable 不適用。
d.	Planter 花槽	Type of finishes 裝修物料的類型	Not applicable 不適用。

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
e.	Verandah or balcony 陽台或露台	Type of finishes 裝修物料的類型	Balconies are fitted with:- Floor – Porcelain tiles. Wall – Aluminum cladding Ceiling – Aluminum false ceiling and external painting Balustrade – Laminated glass balustrade with metal top rail.露台採用： 地板 – 高溫瓷質磚。 牆身 – 鋁飾板。 天花 – 鋁質假天花及外牆漆。 欄杆 – 夾層玻璃欄杆配以金屬頂蓋。
		Whether it is covered 是否有蓋	Balcony is covered. 露台設有上蓋。
		Verandah 陽台	Not applicable. 不適用。
f.	Drying facilities for clothing 乾衣設施	Type and material 類型及用料	Not applicable. 不適用。

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
a.	Lobby 大堂	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板
		Basement lobby 地下室大堂	Natural stone, porcelain tile, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、高溫瓷質磚、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
		Residential entrance lobby on G/F 地下住宅入口大堂	Natural stone, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
		Common lift lobby on 1/F, 2/F-3/F, 5/F-12/F, 15/F-18/F 一樓、二樓至三樓、五樓至十二樓、十五樓至十八樓公用升降機大堂	Natural stone, porcelain tile, stainless steel, plastic laminate, decorative glass and decorative mirror on exposed surface. 外露部分以天然石、高溫瓷質磚、不銹鋼、膠板面料、裝飾玻璃及裝飾鏡面鋪砌。	Natural stone. 天然石材。	Gypsum board false ceiling finished with emulsion paint, stainless steel and light trough. 石膏板假天花髹乳膠漆、不銹鋼及燈槽。
b.	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板	
		Living room and dining room (Except 12/F Units C and E) 客廳及飯廳 (十二樓C及E單位除外)	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
		Living room and dining room (12/F Unit C) 客廳及飯廳 (十二樓C單位)	Emulsion paint, wallpaper, sintered stone, mirror and stainless steel on exposed surface. 外露部分髹上乳膠漆、牆紙、岩板、鏡面和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
		Living room and dining room (12/F Unit E) 客廳及飯廳 (十二樓E單位)	Sintered stone, wood veneer, vinyl, mirror, wallpaper and stainless steel on exposed surface. 外露部分岩板、木皮、人造皮、鏡面、牆紙和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint, barrisol ceiling with metal strip. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆，發光拉膜天花和裝設金屬線。	
		Bedroom (Except 12/F Units C and E) 睡房 (十二樓C及E單位除外)	Emulsion paint on exposed surface. 外露部分髹上乳膠漆。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	
		Master Bedroom (12/F Unit C) 主人睡房 (十二樓C單位)	Wallpaper, glass, fabric and stainless steel on exposed surface. 外露部分牆紙、玻璃、布和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。	

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述		
b	Internal wall and ceiling 內牆及天花板	Type of finishes 裝修物料的類型	Wall 牆壁	Ceiling 天花板
		Bedroom 1 (12/F Unit C) 睡房1(十二樓C單位)	Emulsion paint and wallpaper on exposed surface. 外露部分髹上乳膠漆及牆紙。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。
		Bedroom 2 (12/F Unit C) 睡房2(十二樓C單位)	Wallpaper and mirror on exposed surface. 外露部分牆紙和鏡面。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆。
		Master Bedroom (12/F Unit E) 主人睡房(十二樓E單位)	Wood veneer, wallpaper and artificial leather and stainless steel on exposed surface. 外露部分木皮、牆紙、人造皮和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling with stainless steel & bulkhead finished with emulsion paint. 外露部分髹乳膠漆及鋪砌石膏板假天花連不銹鋼及假陣髹乳膠漆。
		Bedroom (12/F Unit E) 睡房(十二樓E單位)	Wood veneer, wallpaper, mirror and stainless steel on exposed surface. 外露部分木皮、牆紙、鏡面和不銹鋼。	Emulsion paint where exposed and gypsum board false ceiling & bulkhead finished with emulsion paint and metal strip. 外露部分髹乳膠漆及鋪砌石膏板假天花及假陣髹乳膠漆和裝設金屬線。
c.	Internal floor 內部地板	Types of material 裝修物料的用料	Floor 地板	Skirting 牆腳線
		Living room and dining room (Except 12/F Units C and E) 客廳及飯廳 (十二樓C及E單位除外)	Engineered timber flooring with natural stone border along edge of floor adjoining to Flat Roof or Balcony on exposed surface. 外露部分以複合木地板，天然石材界線於相連平台或露台的地台鋪砌。	Solid timber skirting. 實木腳線。
		Living room and dining room (12/F Unit C) 客廳及飯廳 (十二樓C單位)	Natural stone and metal strip with natural stone border along edge of floor adjoining to Balcony on exposed surface. 外露部分以天然石材和金屬線，天然石材界線於相連露台的地台鋪砌。	Solid timber skirting with paint. 實木腳線髹油漆。
		Living room and dining room (12/F Unit E) 客廳及飯廳 (十二樓E單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Balcony on exposed surface. 外露部分以複合木地板，天然石材界線於相連露台的地台鋪砌。	Stainless steel skirting. 不銹鋼腳線。
		Bedroom (Except 12/F Units C and E) 睡房 (十二樓C及E單位除外)	Engineered timber flooring with natural stone border along edge of floor adjoining to Balcony, Flat roof or Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連露台、平台或工作平台的地台鋪砌。	Solid timber skirting. 實木腳線。
		Bedroom (12/F Unit C) 睡房 (十二樓C單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連工作平台的地台鋪砌。	Solid timber skirting and solid timber skirting with paint. 實木腳線及實木腳線髹油漆。
		Bedroom (12/F Unit E) 睡房 (十二樓E單位)	Engineered timber flooring with natural stone border along edge of floor adjoining to Utility Platform on exposed surface. 外露部分以複合木地板，天然石材界線於相連工作平台的地台鋪砌。	Stainless steel skirting. 不銹鋼腳線。

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述				
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	
			Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Gypsum board false ceiling finished with emulsion paint, stainless steel and aluminum false ceiling. 石膏板假天花髹乳膠漆、不銹鋼及鋁質假天花。	
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			
e.	Kitchen 廚房	Type of finishes 裝修物料的類型	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台
			All kitchen (except open kitchen) 所有廚房 (開放式廚房除外)	Frosted tinted mirror with safety film backing, natural stone on exposed surface. 磨砂茶鏡背貼安全膜，外露部分以天然石材鋪砌。	Natural stone on exposed surface. 外露部分以天然石材鋪砌。	Gypsum board false ceiling finished with emulsion paint and aluminum false ceiling. 石膏板假天花髹乳膠漆及鋁質假天花。
		Open kitchen 開放式廚房	Frosted tinted mirror with safety film backing. 磨砂茶鏡背貼安全膜。	Engineered timber flooring on exposed surface. 外露部分以複合木地板鋪砌。	Gypsum board false ceiling finished with emulsion paint and. 石膏板假天花髹乳膠漆。	Reconstituted stone. 人造石。
		Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板	Run up to false ceiling level. 鋪至假天花水平。			

3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述	
a. Doors 門		Material, finishes and accessories 用料、裝修物料及配件
	Main entrance door (Except 12/F Units C and E) 單位大門 (十二樓C及E單位除外)	Fire-rated solid core timber door with plastic laminate finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以膠板面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
	Main entrance door (12/F Unit C) 單位大門 (十二樓C單位)	Fire-rated solid core timber door with paint finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以油漆面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
	Main entrance door (12/F Unit E) 單位大門 (十二樓E單位)	Fire-rated solid core timber door with wood veneer finish and stainless steel, fitted with digital door lock with handle, door closer, door stopper, eye viewer and door guard. 實心防火木門配以木皮面料及不銹鋼，配以電子門鎖連拉手、門鼓、門擋、防盜眼及防盜扣。
	Balcony door 露台門	Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手及門擋。
	Utility platform door 工作平台門	Fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle and door stopper. 氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手及門擋。
	Store room 儲物房	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。
	Bedroom (Except 12/F Units C and E) 睡房 (十二樓C及E單位除外)	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。
	Bedroom (12/F Unit C) 睡房 (十二樓C單位)	Hollow core timber door with paint finish fitted with handle, lockset and door stopper. 中空油漆面料木門，配以拉手、門鎖及門擋。
	Bedroom (12/F Unit E) 睡房 (十二樓E單位)	Hollow core timber door with wood veneer finish fitted with handle, lockset and door stopper. 中空木皮面料木門，配以拉手、門鎖及門擋。
	Bathroom door (for 2/F-3/F, 5/F-12/F, 15/F-17/F Units A, C and F and 18/F Units A and B Master Bathroom only, except 12/F Unit C) 浴室門(只限二樓至三樓、五樓至十二樓、十五樓至十七樓A、C及F單位和十八樓A及B單位主人浴室，十二樓C單位除外)	Hollow core timber door with plastic laminate finish fitted with handle, lockset and door stopper. 中空膠板面料木門，配以拉手、門鎖及門擋。
Bathroom door (for 2/F-3/F, 5/F-12/F, 15/F-17/F Units B, D and E and 18/F Units A and B Bathroom 1 and Bathroom 2 only, except 12/F Unit E) 浴室門(只限二樓至三樓、五樓至十二樓、十五樓至十七樓B、D及E單位和十八樓A及B單位浴室1和浴室2，十二樓E單位除外)	Hollow core timber door with plastic laminate finish fitted with louver, handle, lockset and door stopper. 中空膠板面料木門，配以百葉、拉手、門鎖及門擋。	

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述			
a.	Doors 門	Material, finishes and accessories 用料、裝修物料及配件			
		Bathroom door (12/F Unit C) 浴室門 (十二樓C單位)	Hollow core timber door with paint finish fitted with handle, lockset and door stopper. 中空油漆面料木門，配以拉手、門鎖及門擋。		
		Bathroom door (12/F Unit E) 浴室門 (十二樓E單位)	Hollow core timber door with wood veneer finish fitted with louver, handle, lockset and door stopper. 中空木皮面料木門，配以百葉、拉手、門鎖及門擋。		
		Door to Flat Roof (for 18/F Units A and B only) 平台門 (只限十八樓A及B單位)	For 18/F Unit A: From Living Room and Dining Room: fluorocarbon coated aluminium frame folding door with tinted tempered glass fitted with lockset with handle and door stopper; From Bedroom 3: fluorocarbon coated aluminium frame door with tinted tempered glass fitted with lockset with handle. 十八樓A單位：由客廳及飯廳：氟碳噴塗鋁框摺門配以強化有色玻璃，配以門鎖連拉手及門擋。由睡房3：氟碳噴塗鋁框門配以強化有色玻璃，配以門鎖連拉手。 For 18/F Unit B: Fluorocarbon coated aluminium frame sliding door with tinted tempered glass fitted with lockset with handle. 十八樓B單位：氟碳噴塗鋁框趟門配以強化有色玻璃，配以門鎖連拉手。		
		Kitchen door (Except Units D and E, 12/F Unit C) 廚房門 (D及E單位及十二樓C除外)	Fire-rated solid core timber door with plastic laminate finish fitted with handle and door stopper. 實心防火木門配以膠板面料，配以拉手及門擋。		
		Kitchen door (12/F Unit C) 廚房門 (十二樓C單位)	Fire-rated solid core timber door with paint finish fitted with handle and door stopper. 實心防火木門配以油漆飾面，配以拉手及門擋。		
		Lavatory door 洗手間門	Aluminum sliding door with paint finish and frosted glass fitted with louvre. 鋁趟門配以油漆飾面和磨砂玻璃及百葉。		
		Access Panel to AC platform (Units A and C on 2/F-3/F, 5/F-12/F, 15/F-17/F) 冷氣機平台檢修門(二樓、三樓、五樓至十二樓及十五樓至十七樓 A及C單位)	Galvanised Mild Steel access panel fitted with handle and lockset. 鍍鋅鋼檢修門配以拉手及門鎖。		
		Private roof staircase exit door (for Units A and B on 18/F only) 私人天台樓梯出口(只限十八樓A及B單位)	Aluminum door fitted with handle and lockset. 鋁門配以拉手及門鎖。		
b.	Bathroom 浴室	Fittings and equipment 裝置及設備		Type 類型	Material 用料
		(i) Type and material of fittings and equipment 裝置及設備的類型及用料	Vanity cabinet 浴室櫃	Basin Countertop. 洗手盆檯面。	Natural stone. 天然石。
				Mirror cabinet. 鏡櫃。	Wooden cabinet with mirror, plastic laminate finish and metal finish. 配以鏡、膠板面料及金屬飾面之木櫃。
				Basin cabinet. 洗手盆櫃。	Wooden cabinet with plastic laminate finish, metal finish and stainless steel handle. 配以膠板面料及金屬飾面、不銹鋼拉手之木櫃。

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
b. Bathroom 浴室		Fittings and equipment 裝置及設備	Type 類型	Material 用料
		Bathroom fittings 潔具	Wash basin mixer. 洗手盆水龍頭。	Chrome plated brass. 黃銅鍍鉻。
			Wash basin. 洗手盆。	Vitreous China. 搪瓷。
			Water closet. 座廁。	Vitreous China. 搪瓷。
			Towel rack. (Except bathroom of Units A, B, C and F on 2/F, 3/F, 5/F-12/F, 15/F-17/F)浴巾架。 (二樓、三樓、五樓至十二樓及十五樓至十七樓 A, B, C及F單位除外)	Stainless Steel and Brass with Zinc Alloy. 不銹鋼及鋅合金包黃銅。
			Paper holder. 廁紙架。	Stainless Steel and Brass with Zinc Alloy. 不銹鋼及鋅合金包黃銅。
(ii) Type and material of water supply system 供水系統的類型及用料		See "Water supply" below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。		
(iii) Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施(包括花灑或浴缸(如適用的話))		Shower compartment, if applicable. 淋浴間(如適用的話)。		Clear tempered glass and glass door, with handle made of brass with Zinc Alloy. 強化清玻璃及玻璃門, 配以鋅合金包黃銅拉手。
		Bathtub and bath mixer, if applicable. 浴缸及水龍頭(如適用的話)。		Cast iron bathtub with chrome plated brass mixer and shower set are fitted. 鑄鐵浴缸、黃銅鍍鉻水龍頭及淋浴套裝。
		Shower mixer and shower set. 花灑龍頭及花灑套裝。		Chrome plated brass (Plastic shower head). 黃銅鍍鉻(塑膠蓮蓬頭)。
(iv) Size of bath tub, if applicable 浴缸大小(如適用的話)		All Bathtub Size (Except Master Bathroom of 18/F Unit A): 1500X700X450mm 所有浴缸大小(十八樓A單位主人浴室除外): 1500X700X450毫米 Bathtub Size (Master Bathroom of 18/F Unit A): 1800X850X460mm 浴缸大小(十八樓A單位主人浴室): 1800X850X460毫米		

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述		
c.	Kitchen 廚房		Material 用料	
		(i) Sink unit 洗滌盆	Stainless steel. 不銹鋼。	
		(ii) Water supply system 供水系統	See "Water supply" below for type and material of water supply system. 供水系統的類型及用料見下文「供水」一欄。	
			Material 用料	Finishes 裝修物料
		(iii) Kitchen cabinet 廚櫃	Timber cabinet with timber door panels and glass cabinet door. 木櫃配木門板及玻璃櫃門。	Plastic laminate and reconstituted stone countertop. 膠板面料及人造石檯面。
(iv) Type of all other fittings and equipment 所有其他裝置及設備的類型	<p>Stainless steel plated brass sink mixer (All kitchens, except open kitchen) 不銹鋼黃銅鍍鉻洗滌盆水龍頭。(所有廚房，開放式廚房除外)</p> <p>Chrome plated sink mixer. (Open kitchen) 鍍鉻洗滌盆水龍頭。(開放式廚房)</p> <p>Sprinkler head(s) and sounder-base smoke detector are fitted in or near open kitchen for all flats. 所有單位之開放式廚房內或附近安裝消防花灑頭及設有聲響報警基座的煙霧偵測器。</p>			
d.	Bedroom 睡房	Type and material of Fittings (including built - in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	<p>Not applicable (Except 12/F Units C and E). 不適用(十二樓C及E單位除外)。</p> <p>12/F Unit C 十二樓C單位</p> <p>Bedroom 1 Glass wardrobe with LED; wooden bed with paint; wooden decoration shelf with stainless steel and paint; wooden desk with paint; wooden floor cabinet with paint; and metal curtain track. 睡房1 玻璃製衣櫃配燈帶；木製床配油漆；木製裝飾層架配不銹鋼及油漆；木製書枱配油漆；木製地櫃配油漆；和金屬窗簾路軌。</p> <p>Bedroom 2 Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden decoration shelf with stainless steel and marble; wooden desk with marble, vinyl and stainless steel; and metal curtain track. 睡房2 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製裝飾層架配不銹鋼及雲石；木製書枱配雲石，人造皮及不銹鋼；和金屬窗簾路軌。</p> <p>Master Bedroom Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden bed with fabric, vinyl and wood base; wooden TV cabinet with wired glass, stainless steel, vinyl and LED and metal curtain track. 主人睡房 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製床配布、人造皮及木腳座；木製電視櫃配夾絲玻璃、不銹鋼、人造皮及燈帶和金屬窗簾路軌。</p>	

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
d.	Bedroom 睡房	<p>12/F Unit E 十二樓E單位</p> <p>Bedroom Glass wardrobe with glass and stainless steel; wooden bed with vinyl, wood veneer, paint, stainless steel and LED; wooden desk with wood veneer, vinyl, stainless steel and LED; wooden decoration cabinet with wood veneer, paint and mirror; and metal curtain track.睡房 玻璃製衣櫃配玻璃及不銹鋼；木製床配人造皮、木皮、油漆、不銹鋼及燈帶；木製書枱配木皮、人造皮、不銹鋼及燈帶；木製裝飾櫃配木皮、油漆及鏡；和金屬窗簾路軌。</p> <p>Master Bedroom Wooden wardrobe with wired glass, wood veneer, stainless steel and LED; wooden bed with fabric; wooden decoration shelf with paint and LED; stainless steel wall lamp with imitation marble lampshade; wooden dressing table with wood veneer, vinyl and stainless steel; and metal curtain track.主人睡房 木製衣櫃配夾絲玻璃、木皮、不銹鋼及燈帶；木製床配布；木製裝飾層架配油漆及燈帶；不銹鋼壁燈配仿雲石燈罩；木製梳妝枱配木皮，人造皮及不銹鋼；和金屬窗簾路軌。</p>	
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。
g.	Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	<p>Electrical fittings 供電附件</p> <p>Faceplate for all switches and power sockets. 提供電掣及插座之面板。</p> <p>Safety devices 安全裝置</p> <p>Three phase electricity supply distribution board completed with miniature circuit breaker and residual current device. 三相電力配電箱配置微型斷路器及漏電斷路器。</p>
		(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ①.導管 是部份隱藏及部份外露 ①。
		(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。
h.	Gas supply 氣體供應	Type, system and Location 類型、系統及位置	<p>Town gas supply pipes are installed and connected to kitchen and master bathroom for the following flats: Units A, C and F on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F, Units A and B on 18/F 以下單位裝置煤氣管道接駁至廚房及主人浴室:二樓至三樓、五樓至十二樓、十五樓至十七樓的A、C及F單位及十八樓A及B單位</p> <p>Town gas supply pipes are installed and connected to kitchen for the following units: Units B on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F 以下單位裝置煤氣管道接駁至廚房:二樓至三樓、五樓至十二樓、十五樓至十七樓的B單位</p>

3. INTERIOR FITTINGS 室內裝置

Item 細項		Description 描述	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to “Schedule of Mechanical & Electrical Provisions of Residential Units”. 請參閱「住宅單位機電裝置說明表」。
		Design 設計	50mm diameter drain point and 22mm diameter water point are provided . 設有直徑50毫米的洗衣機去水接駁喉位及直徑22毫米的來水接駁喉位。
j.	Water Supply 供水	(i) Material of water pipes 水管的用料	Plastic coated copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. 冷熱供水系統採用膠層保護之銅喉。沖廁水供水系統採用膠喉管。
		(ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ②. 水管是部份隱藏及部份外露 ②。
		(iii) Whether hot water is available 有否熱水供應	Hot water supply to kitchen, open kitchen, bathroom and lavatory (Please refer to the “appliances schedule” for the type of water heater to be provided). 廚房、開放式廚房、浴室和洗手間設有熱水供應。(提供之熱水器的類型請參閱「設備說明表」)。

Notes:

- ① Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
- ② Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註:

- ① 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- ② 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

4. MISCELLANEOUS 雜項

Item 細項		Description 描述				
a.	Lifts 升降機	(i)	Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Fujitec 富士達	
			Model Number 產品型號	ZEXIA		
		(ii)	Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	
			Floors served by the lifts 升降機到達的樓層	B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 18/F. 地庫、地下、一樓至三樓、五樓至十二樓、十五樓至十八樓。		
b.	Letter box 信箱	Material 用料	Stainless steel. 不銹鋼。			
c.	Refuse collection 垃圾收集	(i)	Means of refuse collection 垃圾收集的方法	Collected by cleaners. 由清潔工人收集垃圾。		
		(ii)	Location of refuse room 垃圾房的位置	Refuse Storage and Material Recovery Chamber is located on G/F. 垃圾及物料回收房設於地下。		
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶	
		(i)	Location 位置	Inside water meter cabinet located at the common area on each residential floor. 每層住宅層公共部分之水錶櫃內。	Inside electrical meter duct located at the electrical meter room on each residential floor. 每層住宅層電錶房之電錶槽內。	Kitchen in Units A, B, C and F on 2/F to 3/F, 5/F to 12/F, 15/F to 17/F; Kitchen in Units A and B on 18/F. 二樓至三樓、五樓至十二樓、十五樓至十七 樓的A、B、C及F單位廚房；18樓A及B單位 廚房
		(ii)	Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter. 獨立錶。	Separate meter. 獨立錶。	Separate meter. 獨立錶。

5. SECURITY FACILITIES 保安設施

Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備(包括嵌入式的裝備及其位置的細節及其位置)	Access control and security system 入口通道控制及保安系統	a. Visitor doorphone is installed at the B/F and G/F residential entrance lobby. 地庫及地下住宅入口大堂設有訪客對講機。 b. Card reader is provided for B/F and G/F residential entrance lobby, 1/F club house and residential lifts. 地庫及地下住宅入口大堂、一樓會所及住宅升降機裝有讀卡器。 c. Video doorphone connecting to domestic entrance lobby on G/F is provided in all residential units. Please refer to the “Appliance Schedule” 各住宅單位均裝設視像對講機並連接至地下住宅入口大堂。請參閱〈設備說明表〉。
	CCTV 閉路電視	CCTVs are installed at B/F and G/F residential entrance lobby, B/F-G/F and 1/F lift lobby and R/F staircase exit and all the residential lifts connecting directly to the caretaker office. 地庫及地下住宅入口大堂、地庫至地下及一樓升降機大堂及天台樓梯出口及所有住宅升降機內均裝有閉路電視，並直接連接管理處。

6. APPLIANCES 設備

Please refer to the “Appliances Schedule”.
請參閱「設備說明表」。

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位
Kitchen/ Open Kitchen 廚房/開放式廚房	Conceal Fridge 嵌入式雪櫃	Miele	KFNS 7734 D	1	1	1	1	1	1	1	1	-	-
	Built-in Fridge 嵌入式雪櫃	SUB-ZERO	ICBCL3650UFDID/S	-	-	-	-	-	-	-	-	1	1
	Washer Dryer 洗衣乾衣機	V-Zug	AdorinaCS (WAKANCS)	1	1	1	1	1	1	1	1	1	1
	Steam Oven 蒸氣爐	Miele	DG 7240 CleanSteel	1	-	1	-	-	-	1	-	1	1
	Combi – Steam Oven 烘焗及蒸氣爐	Miele	DGC 7440 CleanSteel	-	1	-	1	1	1	-	1	-	-
	Oven 烘焗爐	Miele	H 7264 B CleanSteel	1	-	1	-	-	-	1	-	1	1
	Dishwasher 洗碗碟機	Miele	G 5481 SCVi	-	-	-	-	-	-	-	-	1	-
	Gourmet Warming Drawer 保溫抽屜	Miele	ESW 7010 Obsidian Black	-	-	-	-	-	-	-	-	1	-
	Exhaust Hood 抽油煙機	Miele	DA 4298 W “Puristic Plus”	1	-	1	-	-	-	1	-	1	1
	Cooker Hood 抽油煙機	Miele	DAS 2620	-	1	-	1	1	1	-	1	-	-
	Gas Hob 煤氣煮食爐	Miele	CS 1018 G	1	1	1	-	-	1	1	-	1	1
	Gas Hob (2 Zone) 煤氣煮食爐(雙頭)	Miele	CS 1013-1	1	-	1	-	-	-	1	-	1	1
	Induction Hob (2 Zone) 電磁煮食爐(雙頭)	Miele	CS 1212-1i	1	1	1	1	1	1	1	1	1	1
Built - under Wine Cellar 嵌入式恆溫酒櫃	Vinvautz	VZ07SSUG	1	1	1	-	-	-	1	-	-	1	

Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位	
Kitchen/ Open Kitchen 廚房/開放式廚房	Built - under Wine Cellar 嵌入式酒櫃	Miele	KWT 6321 UG	-	-	-	-	-	-	-	-	1	-	
	Coffee Machine 咖啡機	Miele	CVA 7440 CleanSteel	-	-	-	-	-	-	-	-	1	-	
	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FDXS25CVMA	1	-	1	-	-	1	1	-	-	-	-
			FJDP28CAP	-	1	-	-	-	-	-	-	-	1	-
			FJDP45CAP	-	-	-	-	-	-	-	-	-	1	-
	Instantaneous Electrical Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	-	1	-	1	1	-	-	1	-	-	-
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	2	-	-	1	2	-	1	2		
Air-conditioner Platform / Plinth 冷氣機平台 / 基座	Air-conditioner Outdoor Unit 冷氣機室外機	Daikin 大金	4MXS115HV2C	1	-	1	-	-	1	1	-	-	-	
			RZQ71LV1	-	-	-	-	1	-	-	1	-	-	
			RJZQ5BAV	-	-	-	1	-	-	-	-	1	-	
			RJZQ6BAV	-	1	-	-	-	-	-	-	-	-	-
			RJZQ7BAY	-	-	-	-	-	-	-	-	-	2	2
			RXS25EBVMA	-	-	-	-	-	1	-	-	-	-	-
			3MXS80AA	1	-	1	-	-	1	1	-	-	-	-
			3MXS68LVMA9	1	-	1	-	1	-	1	1	1	-	-
Living Room and Dining Room 客廳及飯廳	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	CDXS60FAV2C	2	-	2	-	-	2	2	-	-	-	
			FBQ71EVE	-	-	-	-	1	-	-	1	-	-	
			FJDP71CAP	-	1	-	1	-	-	-	-	4	2	
	Video Doorphone 視象對講機	Urmet	1708 Nexo	1	1	1	1	1	1	1	1	1	1	

Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位
Living Room and Dining Room 客廳及飯廳	Television 電視	Sony 索尼	XR-65A95K (65")	-	-	-	-	-	-	1	-	-	-
	Television 電視	Sony 索尼	XR-55A80L (55")	-	-	-	-	-	-	-	1	-	-
	Digital lock 電子門鎖	Samsung 三星	SHPDP609ASVZW	1	1	1	1	1	1	1	1	1	1
Store 儲物房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS20KVMN	1	-	1	/	/	/	1	/	-	-
			FXAQ25AVM	-	1	-	/	/	/	-	/	1	1
Master Bedroom 主人睡房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS35KVMN	1	-	1	-	1	-	1	1	-	-
			FTXS50KAVMN	-	-	-	-	-	1	-	-	-	-
			FXAQ40AVM	-	1	-	1	-	-	-	-	-	-
			FXAQ63AVM	-	-	-	-	-	-	-	-	1	1
	Television 電視	Sony 索尼	XR-48A90K (48")	-	-	-	-	-	-	1	-	-	-
Bedroom 睡房	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FXAQ25AVM	/	1	/	1	-	/	/	-	/	/
			FTXS20KVMN	/	-	/	-	1	/	/	1	/	/
Bedroom 1 睡房 1	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS25KVMN	1	/	1	/	/	1	1	/	-	-
			FXAQ25AVM	-	/	-	/	/	-	-	/	1	-
			FXAQ40AVM	-	/	-	/	/	-	-	/	-	1
Bedroom 2 睡房 2	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FTXS25KVMN	1	/	1	/	/	1	1	/	-	-
			FXAQ25AVM	-	/	-	/	/	-	-	/	1	-
			FXAQ40AVM	-	/	-	/	/	-	-	/	-	1
Bedroom 3 睡房 3	Air-conditioner Indoor Unit 冷氣機室內機	Daikin 大金	FXAQ40AVM	/	/	/	/	/	/	/	/	1	/

Notes:

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3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
				Unit A A 單位	Unit B B 單位	Unit C C 單位	Unit D D 單位	Unit E E 單位	Unit F F 單位	Unit C C 單位	Unit E E 單位	Unit A A 單位	Unit B B 單位
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	1	1	1	1	1	1	1	1	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	-	1	-	1	-	-	-	-	-	-
	Bluetooth soundbar 藍芽喇叭	KEF	Ci130ER	-	-	-	1	1	-	-	-	-	-
Bathroom1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	/	/	/	/	/	/	/	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	/	/	/	/	/	/	/	/	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	/	/	/	/	/	/	/	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	/	/	/	/	/	/	/	/	1	1
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE3H2	1	1	1	/	/	1	1	/	1	1
	Exhaust Fan 抽氣扇	Ostberg	LPK125A1	-	1	-	/	/	-	-	/	-	-
	Instantaneous Electrical Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	-	1	-	/	/	-	-	/	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	-	/	/	1	-	/	1	1
	Bluetooth soundbar 藍芽喇叭	KEF	Ci130ER	1	1	1	/	/	1	1	/	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Gelec	BPT12-34J55	1	/	1	/	/	/	1	/	1	1

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4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
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3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	1	1	/	/	1	/	/
		Door Bell 門鐘	/	/	/	-	-	/	/	-	/	/
		Lighting Point 燈位	/	/	/	2	2	/	/	2	/	/
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	1	1	/	/	1	/	/
		Sprinkler Head 消防花灑頭	/	/	/	1	1	/	/	1	/	/
		Sprinkler Head 消防花灑頭	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Refrigerator 單位插座供雪櫃	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Washer Dryer 單位插座供洗衣乾衣機	/	/	/	1	1	/	/	1	/	/
		Single socket outlet for Wine Cellar 單位插座供紅酒櫃	/	/	/	-	-	/	/	-	/	/
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	/	/	1	1	/	/	1	/	/
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	/	/	/	1	1	/	/	1	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	/	/	/	1	1	/	/	1	/	/
	40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	/	/	/	1	1	/	/	1	/	/	
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	/	/	/	1	1	/	/	1	/	/	

Notes:

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3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表 “-” 代表「不提供」。
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3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Kitchen 廚房	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	-	1	/	/	-	1	/	2	2
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	/	/	1	1	/	1	1
		Door Bell 門鐘	1	1	1	/	/	1	1	/	1	1
	Lighting Point 燈位		4	2	3	/	/	3	3	/	4	3
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	/	/	1	1	/	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	1	1	/	/	1	1	/	1	1
		Single socket outlet for Washer Dryer 單位電插座供洗衣乾衣機	1	1	1	/	/	1	1	/	-	-
		Single socket outlet for Wine Cellar 單位插座供紅酒櫃	1	1	1	/	/	-	1	/	1	-
		Power connection point for Steam Oven 蒸焗爐電接駁點	1	1	1	/	/	1	1	/	1	1
		Power connection point for Oven 焗爐電接駁點	1	-	1	/	/	-	1	/	1	1
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	1	1	1	/	/	1	1	/	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	1	1	1	/	/	1	1	/	1	1
		40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	-	1	-	/	/	-	-	/	-	-
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	-	-	-	/	/	1	-	/	-	-	

Notes:

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3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	-	-	1	1	-	-	1	-	1
		Video Doorphone 視像對講機	1	1	1	1	1	1	1	1	1	1
		TV / FM Connection Point 電視 / 收音機天線接駁點	2	2	2	2	2	2	2	2	2	2
		Telephone Connection Point 電話接駁點	2	2	2	2	2	2	2	2	2	2
		13A Switched Single Socket Outlet 13A 單位插座連開關掣	2	1	2	1	1	2	2	1	1	1
		13A Switched Twin Socket Outlet 13A 雙位插座連開關掣	2	2	2	2	2	2	2	2	3	3
		Lighting Switch 燈掣	5	5	5	4	5	5	5	5	8	5
		Lighting Point 燈位	6	6	6	3	4	5	6	4	13	6
		Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	1	-	-	-	-	-	-
		Switch for Thermo Ventilator 浴室寶開關掣	-	1	-	1	1	-	-	1	1	1
		Switch for exhaust fan 抽氣扇開關掣	-	1	-	1	-	-	-	-	1	1
	Smoke Detector With Sounder Base 煙霧探測器連警報底座	-	-	-	1	1	-	-	1	-	-	

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

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			A	B	C	D	E	F	C	E	A	B
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		2	2	2	2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		2	2	2	2	2	2	2	2	2	2
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1	1	1	3	3
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣		3	3	3	2	2	3	3	2	3	3
	Lighting Point 燈位		1	2	1	2	2	2	1	2	2	3
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	1	1	1	1	1	1	1	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	1	-	-	-	-	-	-	-	-
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		/	1	/	1	1	/	/	1	/	/
	Telephone Connection Point 電話接駁點		/	1	/	-	1	/	/	1	/	/
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	1	/	1	1	/	/	1	/	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	/	1	1	/	/	1	/	/
	Lighting Switch 燈掣		/	1	/	1	1	/	/	1	/	/
	Lighting Point 燈位		/	1	/	1	1	/	/	1	/	/
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		/	1	/	1	1	/	/	1	/	/

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bedroom 1 睡房 1	TV / FM Connection Point 電視 / 收音機天線接駁點		1	/	1	/	/	1	1	/	1	2
	Telephone Connection Point 電話接駁點		1	/	1	/	/	1	1	/	1	2
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		-	/	-	/	/	1	-	/	-	2
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	/	2	/	/	1	2	/	2	2
	Lighting Switch 燈掣		1	/	1	/	/	1	1	/	1	3
	Lighting Point 燈位		1	/	1	/	/	1	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	/	1	/	/	1	1	/	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	/	-	/	/	-	-	/	-	1
Bedroom 2 睡房 2	TV / FM Connection Point 電視 / 收音機天線接駁點		1	/	1	/	/	1	1	/	1	1
	Telephone Connection Point 電話接駁點		1	/	1	/	/	1	1	/	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		-	/	1	/	/	1	1	/	1	1
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	/	1	/	/	1	1	/	1	1
	Lighting Switch 燈掣		1	/	1	/	/	1	1	/	1	1
	Lighting Point 燈位		1	/	1	/	/	1	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	/	1	/	/	1	1	/	1	1
	Switch for exhaust fan 抽氣扇開關掣		-	/	-	/	/	-	-	/	1	-

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bedroom 3 睡房 3	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	/	/	/	/	/	1	/
	Telephone Connection Point 電話接駁點		/	/	/	/	/	/	/	/	1	/
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	/	/	/	/	/	/	/	1	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	/	/	/	/	/	1	/
	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	3	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	2	/
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		/	/	/	/	/	/	/	/	1	/
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位插座		1	1	1	/	/	1	1	/	1	1
	Lighting Point 燈位		3	3	3	/	/	3	3	/	6	5
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	/	/	1	1	/	-	1
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		1	-	1	/	/	1	-	/	1	1
		40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	-	1	-	/	/	-	-	/	-	-
		Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	1	/	/	1	1	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	-	1	-	/	/	-	-	/	-	-

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓		
			A	B	C	D	E	F	C	E	A	B	
Bathroom 浴室	13A Single Socket Outlet 13A單位插座		1	1	1	1	1	1	1	1	/	/	
	Lighting Point 燈位		3	3	3	3	3	3	3	3	/	/	
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		1	-	1	-	-	1	-	-	/	/	
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座		1	1	1	1	1	1	1	1	/	/
		Fused Spur Unit for Thermo Ventilator 浴室竇接線座		1	1	1	1	1	1	1	1	/	/
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座		-	1	-	1	-	-	-	-	/	/
Bathroom 1 浴室 1	13A Single Socket Outlet 13A單位插座		/	/	/	/	/	/	/	/	1	1	
	Lighting Point 燈位		/	/	/	/	/	/	/	/	3	3	
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		/	/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Cabinet Lighting 櫃燈接線座		/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Thermo Ventilator 浴室竇接線座		/	/	/	/	/	/	/	1	1	
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座		/	/	/	/	/	/	/	1	1	

Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓，五樓至十二樓，十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Bathroom 2 浴室 2	13A Single Socket Outlet 13A單位插座		/	/	/	/	/	/	/	/	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	3	3
	Gas Water Heater Control Panel 煤氣熱水爐溫度控制器		/	/	/	/	/	/	/	/	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座		/	/	/	/	/	/	/	1	1
		Fused Spur Unit for Thermo Ventilator 浴室竇接線座		/	/	/	/	/	/	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座		/	/	/	/	/	/	/	1	1
Store Room 儲物房	13A Switched Single Socket Outlet 13A單位插座連開關掣		1	1	1	/	/	/	1	/	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	1	/	/	/	1	/	1	1
	Fused Spur Unit for Air Conditioner Indoor Unit 空調室內機接線座		1	1	1	/	/	/	1	/	1	1
	Lighting Switch 燈掣		1	1	1	/	/	/	1	/	1	1
	Lighting Point 燈位		1	1	1	/	/	/	1	/	1	1
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		1	1	1	/	/	/	1	/	1	1
Lavatory 洗手間	Lighting Point 燈位		1	/	1	/	/	/	1	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	/	1	/	/	/	1	/	1	1

Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅單位機電裝置說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	2/F to 3/F, 5/F to 12/F, 15/F to 17/F (Except 12/F Units C and E) 二樓至三樓, 五樓至十二樓, 十五樓至十七樓 (十二樓C及E單位除外)						12/F 十二樓		18/F 十八樓	
			A	B	C	D	E	F	C	E	A	B
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	2	2
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	-	-
Flat Roof 平台	Waterproof Type Lighting Switch 防水燈掣		/	/	/	/	/	/	/	/	_* _#	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	9* _#	9
Staircase to Private Roof 私人天台樓梯	Lighting Point 燈位		/	/	/	/	/	/	/	/	14	11
Private Roof 私人天台	13A Waterproof Type Single Socket Outlet 13A 單位防水插座		/	/	/	/	/	/	/	/	1	1
	Waterproof Type Lighting Switch 防水燈掣		/	/	/	/	/	/	/	/	-	-
	Lighting Point 燈位		/	/	/	/	/	/	/	/	27	20
A/C Platform / Plinth 冷氣機平台 / 基座	20A Double Pole Isolator Switch for A/C Outdoor Unit 20A 空調室外機雙極隔離開關掣		3	-	3	-	1	3	3	1	-	-
	32A Double Pole Isolator Switch for A/C Outdoor Unit 32A 空調室外機雙極隔離開關掣		-	1	-	1	1	-	-	1	3	2

Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. The symbol “/” as shown in the above table denotes “Not Applicable”.
3. The numbers as shown in the above table denotes “the numbers provided”.
4. 4/F, 13/F and 14/F are omitted.
5. * applicable to flat roof adjacent to Living Room and Dining Room.
6. # applicable to flat roof adjacent to Bedroom 3.

備註:

1. 上表“-”代表「不提供」。
2. 上表“/”代表「不適用」。
3. 上表之數字代表「提供的數量」。
4. 不設4樓、13樓及14樓。
5. * 適用於鄰近客廳及飯廳的平台。
6. # 適用於鄰近睡房 3的平台。

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

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: **The Vendor**

1. Offer

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of acceptance of tender

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 acceptance of tender and/or return of cashier order(s). The Letter of Acceptance will be deemed to have been duly received on the second (2nd) working day after the date of posting.

4. Declarations, representations and warranties

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

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

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

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

**TENDERER MUST
COMPLETE THIS**

Schedule to the Offer Form

(To be completed by the Tenderer)

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

<i>Section 2 - Purchase price</i>			
Purchase price (HK\$)			
Cashier order	Amount (HK\$)	Bank	Cashier order no.
Cheque	Amount (HK\$)	Bank	Cheque no.

Section 3 – Payment plan (Please tick as appropriate)*

90-day payment plan

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.
- 90% of the Purchase Price (balance of the Purchase Price) shall be paid within 90 days after the date of the Letter of Acceptance.

180-day payment plan

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.
- 90% of the Purchase Price (balance of the Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance.

Section 4 - Intermediary (if any)

Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

Declaration regarding Intermediary (applicable only if an Intermediary is specified)

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

Section 5 - Declaration of relationship with the Vendor (Please tick as appropriate)*

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

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

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

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

Section 6 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.7 of the Tender Notice):-

- 1. Tender Document with the Offer Form completed and signed
- 2. Cashier order(s)
- 3. Tenderer's identification documents
- 4. Intermediary's licence (if applicable)
- 5. Documents in Annex, duly signed and completed by the Tenderer:
 - (1) Warning to Purchasers **(undated)**
 - (2) Declaration of Relationship with the Vendor **(undated)**
 - (3) Declaration of Relationship with the Intermediary / Declaration of No Intermediary (as the case may be) **(undated)**
 - (4) Vendor's Information Form **(undated)**
 - (5) Acknowledgement Letter Regarding viewing of property **(undated)**
 - (6) Personal Information Collection Statement **(undated)**
 - (7) Acknowledgement Letter Regarding False Ceiling **(undated)**

**TENDERER MUST
COMPLETE THIS**

Section 7 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

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

**TENDERER MUST
COMPLETE THIS**

Section 8 - Signature of the Tenderer and witness

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

(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.)

Signed by the Tenderer:

X

Witnessed by:

X

Name of the authorized signature (if the Tenderer is a company):

Name of the witness:

Date:

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

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

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

2. 如要約獲接納將構成有效協議

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

3. 收取接受投標書信函的地址

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

4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

- (a) 本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。
- (b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

要約表格的附表

(由投標者填寫)

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

第2節- 樓價			
樓價 (HK\$)			
銀行本票	金額 (HK\$)	銀行	本票編號
支票	金額 (HK\$)	銀行	支票編號

第3節- 支付辦法 (*請別適用者)

90日付款計劃

- 臨時訂金即樓價 5%於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- 加付訂金即樓價 5%須於於接納書的日期後 30 日內繳付。
- 樓價 90%(樓價餘額)於接納書的日期後 90 日內 繳付。

180日付款計劃

- 臨時訂金即樓價 5%於投標書獲賣方接納當日 (即接納書的日期) 繳付。
- 加付訂金即樓價 5%須於接納書的日期後 30 日內繳付。
- 樓價 90%(樓價餘額)於接納書的日期後 180 日內 繳付。

第4節- 中介人(如有)

地產代理姓名	
地產代理牌照號碼	
公司名稱	
聯絡電話	

關於中介人的聲明(僅於有指明中介人時適用)

本人／我們確認及聲明中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、承諾或陳述，無論在任何情況下賣方均無須就中介人所作出的任何協議、承諾或陳述向買方、中介人或任何其他人士負責。買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件進行。

第5節- 與賣方關係的聲明(*請剔適用者)

就《一手住宅物業銷售條例》(第 621 章)而言，本人／我們[* 是 / 不是] 賣方的「有關連人士」。

(如有以下情況，某人即屬賣方的「有關連人士」：

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

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

第6節- 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.7 段)：

- (1) 招標文件及要約表格已填妥及簽署
- (2) 銀行本票
- (3) 投標者的身份證明文件
- (4) 中介人的牌照(如適用)
- (5) 由投標者填妥並簽署的附件的文件：
 - (1) 對買方的警告**(未有填上日期)**
 - (2) 與賣方關係的聲明 **(未有填上日期)**
 - (3) 關於介紹人關係聲明 / 關於並無中介人的聲明(視情況而定)**(未有填上日期)**
 - (4) 賣方資料表格**(未有填上日期)**
 - (5) 關於參觀物業的確認信**(未有填上日期)**
 - (6) 個人資料收集聲明**(未有填上日期)**
 - (7) 關於假天花的確認信**(未有填上日期)**

第7節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

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

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

第8節 – 投標者及見證人的簽署

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件及附件中的文件的條款及細則。

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

投標者簽署：

見證人簽署：

獲授權人士的名稱(如投標者為公司)：

見證人名稱：

日期：

[第3部份：要約表格完]

[招標文件完]

附件 Annex

(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併遞交。)

*(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.)*

1. 對買方的警告 #
Warning to Purchasers #
2. 與賣方關係的聲明 #
Declaration of Relationship with the Vendor #
3. 關於介紹人關係聲明 / 關於並無中介人的聲明 #
Declaration of Relationship with the Intermediary / Declaration Regarding No Intermediary #
4. 賣方資料表格 #
Vendor's Information Form #
5. 關於參觀物業的確認信 #
Acknowledgement Letter Regarding Viewing of Property #
6. 個人資料收集聲明 #
Personal Information Collection Statement #
7. 關於假天花的確認信 #
Acknowledgement Letter Regarding False Ceiling #
8. 律師收費表
Legal fees and disbursements table

WARNING TO PURCHASERS
對買方的警告

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司			
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號			
Property 本物業	Floor 樓層	17	Unit 單位	A
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

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

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

Dated

年 月 日

Signed by the Purchaser(s) 買方簽署

Declaration of Relationship with the Vendor
與賣方關係的聲明

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司		
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號		
Property 本物業	Floor 樓層	17	Unit 單位 A
Purchaser 買方			
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼			
Date 日期			

1. I/We, the purchaser(s) of the Property, hereby confirm that:

就《一手住宅物業銷售條例》而言，本人/我們作為該物業的買方謹此確認：

- I/we am/are **not** a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.
本人/我們並不是賣方的有關連人士。
- I/we am/are a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.
本人/我們是賣方的有關連人士。

2. For the purposes of this Declaration, a person is a related party to the Vendor if that person is:

就本聲明而言，如有以下情況，某人即屬賣方的有關連人士：

- (i) 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；
- (ii) a manager¹ of the Vendor;
該人是賣方的經理¹；
- (iii) a private company² 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²；
- (iv) an associate corporation³ or holding company⁴ of the Vendor;
該人是賣方的有聯繫法團³或控股公司⁴；
- (v) 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股公司的董事，或該董事的父母、配偶或子女；或
- (vi) a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控股公司的經理。

3. I/We confirm hereby declares and confirms that the above information provided is true and accurate. If any information as provided by 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/我們同意及承諾盡快通知賣方。

4. I/We confirm that I/we have been specifically requested by the Vendor to seek independent legal advice on the foregoing matters and I/we are fully aware of the legal consequences thereof.

本人/我們確認，賣方已特別要求本人/我們就以上事宜諮詢獨立的法律意見，本人/我們充份明白以上的法律後果。

5. In the event of any conflict or discrepancy arising from the Chinese and English versions of this document, the English version shall prevail.

如本文件之英文及中文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

NOTE 備註

1. “**Manager**” has the meaning given by the Companies Ordinance (Cap.622) which, in relation to a company, means a person who performs managerial functions in relation to the company under the directors’ immediate authority.

“經理”具有《公司條例》(第 622 章)給予該詞的涵義，即就一間公司而言，指在董事局的直接權限下行使管理職能的人。

2. “**Private company**” has the meaning given by the Companies Ordinance (Cap.622) which means a company which by its articles (a) restricts the right to transfer its shares; and (b) limits the number of its members to 50, not including persons who are in the employment of the company and persons who was a member while being an employee of the company and who continues to be a member after ceasing to be such an employee; and (c) prohibits any invitation to the public to subscribe for any shares or debentures of the company.

“私人公司”具有《公司條例》(第 622 章)給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司：(a) 限制將其股份轉讓的權利；及(b)限定其成員人數不超過 50，但不包括本身是有關公司僱員的成員，亦不包括曾同時是成員及有關公司僱員，但於不再是該公司僱員後仍繼續是成員的人；及(c) 禁止邀請公眾人士認購該公司的任何股份或債權證。

3. “**Associate corporation**” means (a) a subsidiary of the Vendor or (b) a subsidiary of a holding company of the Vendor. “**Subsidiary**” means a subsidiary within the meaning of the Companies Ordinance (Cap. 622). Under the Companies Ordinance, a company shall generally be deemed to be a subsidiary of another company, if :-
- (a) that other company.
 - (i) controls the composition of the board of directors of the first-mentioned company; or
 - (ii) controls more than half of the voting power of the first-mentioned company; or
 - (iii) holds more than half of the issued share capital of the first-mentioned company (excluding any part of it which carries no right to participate beyond a specified amount in a distribution of either profits or capital); or
 - (b) the first-mentioned company is a subsidiary of any company which is that other company's subsidiary.

“有聯繫法團”指(a)賣方的附屬公司或(b)賣方的控權公司的附屬公司。“附屬公司”指《公司條例》(第 622 章)所指的附屬公司。

根據《公司條例》，一間公司一般來說須當作為另一間公司的附屬公司，如 :-

- (a) 該另一間公司。
 - (i) 控制首述的公司董事局的組成；或
 - (ii) 控制首述的公司過半數的表決權；或
 - (iii) 持有首述的公司的過半數已發行股本(所持股本中，如部分在分派利潤或資本時無權分享超逾某一指明數額之數，則該部分不計算在該股本內)；或
 - (b) 首述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. “**Holding company**” means, for the purpose of the Vendor, a company of which the Vendor is a subsidiary.
- “控權公司”指(就賣方而言)一家公司而賣方為該公司的附屬公司。

Declaration of Relationship with the Intermediary
關於介紹人關係聲明

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司			
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號			
Property 本物業	Floor 樓層	17	Unit 單位	A
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Intermediary 介紹人				
Date 日期				

買方及介紹人確認下列聲明：

The Purchaser(s) and the Intermediary hereby declare the following:

- The Intermediary's role is to introduce the Purchaser(s) to the Vendor in the sale of the residential units in the Development. The Intermediary may not be the estate agent appointed by the Vendor.
介紹人的身份只是於出售發展項目住宅單位一事中介紹買家給賣方。介紹人可能並非賣方委任的地產代理。
- The Intermediary did not make any oral or written agreement, undertaking, warranty or representation on behalf of the Vendor. The Vendor are not and shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, undertaking, warranty or representation made by the Intermediary.
介紹人並無代賣方許下任何口頭或書面的協議、承諾、保證或陳述。賣方無需為介紹人作出的任何協議、承諾、保證或陳述向買方或任何人承擔任何形式的責任。
- The Vendor and their staff did not and will not collect whether directly or indirectly any fee or commission other than the Purchase Price of the Property from the Purchaser(s) 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(s) in connection with the sale and purchase of the Property, the Purchaser(s) shall report the matter to the Independent Commission Against Corruption.
賣方及其職員並無亦不會直接或間接向買方或介紹人收取本物業的樓價以外之任何費用或佣金。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，買方應向廉政專員公署舉報。
- The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.
賣方並無授權介紹人向買方收取任何費用或佣金。如介紹人擅自向買方收取任何費用或佣金，賣方將不會(而介紹人在此亦同意賣方將不會繳付)就有關本物業的銷售向中介人繳付任何費用或佣金。
- The Vendor are not and will not be involved in any dispute between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與介紹人之任何纏軋，一概與賣方無關。本物業之買賣一切依據臨時買賣合約及正式買賣合約進行。

6. In the event of any conflict or discrepancy arising from the Chinese and English versions of this document, the English version shall prevail.

如本文件之英文及中文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署	Signed by the Intermediary 介紹人簽署 (地產代理牌照號碼 Estate Agent's Licence No.)
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Vendor's Information Form
賣方資料表格

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司			
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號			
Property 本物業	Floor 樓層	17	Unit 單位	A
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$ 4,112 _____
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	Annual Government Rent: HK\$86,364.00 for the whole of The Remaining Portion of Section A of Kowloon Inland Lot No.2135 and Sub-Section 6 of Section A of Kowloon Inland Lot No.2135. There has been no apportionment of Government rent for the specified residential property as at the date of printing of this form. 年度地稅：港幣 86,364.00 元(就整個九龍內地段第 2135 號 A 分段餘段和九龍內地段第 2135 號 A 分段第 6 小分段而言)。直至本表格印刷之日，尚未有為指明住宅物業分攤地稅。
c) The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱	JONES LANG LASALLE 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 of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

Date of Printing:

印製日期： 26/12/2025

Signature(s) of the Purchaser(s) 買方簽署

Date 日期

Acknowledgement Letter Regarding Viewing of Property
關於參觀物業的確認信

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司			
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號			
Property 本物業	Floor 樓層	17	Unit 單位	A
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

買方謹此確認及知悉在簽署本物業的臨時買賣合約(「臨時合約」)之前:

The Purchaser hereby confirms and acknowledges that before the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement") of the Property:

1. 賣方已於下列日期及時間開放上述物業供買方參觀:
The Vendor has made the Property available for viewing by the Purchaser at the following time:
日期及時間:
Date and time: _____
- 買方明白他有權在簽署臨時合約之前參觀上述物業，而賣方已邀請買方參觀上述物業，但買方拒絕參觀。
The Purchaser understands that he has the right to view the Property before the signing of the Preliminary Agreement and the Vendor has offered to arrange the Purchaser to view the Property, however, the Purchaser has declined to do so.
2. 因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行:
It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:
原因:
Reason:

(e.g. 例如物業現有租約 The Property is subject to existing tenancy)

根據《一手住宅物業銷售條例》(第 621 章)第 44(2)(b)(i)條，賣方已開放發展項目內與上述物業相若的住宅物業供買方參觀:

Pursuant to section 44(2)(b)(i) of the Residential Properties (First-hand Sales) Ordinance (Cap.621), the Vendor has made a comparable residential property in the Development (specified below) (the "**Comparable Residential Property**") available for viewing by the Purchaser:

相若住宅物業:

Address of Comparable Residential Property: _____

- 買方已於下列日期及時間參觀過該相若住宅物業:
The Purchaser has viewed the Comparable Residential Property at the following time:
日期及時間:
Date and time: _____
- 買方明白他有權在簽署臨時合約之前參觀該相若的住宅物業，但買方拒絕參觀。
The Purchaser understands that he has the right to view the Comparable Residential Property before the signing of the Preliminary Agreement, however, the Purchaser has declined to do so.

3. 因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行:
It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:
原因:
Reason:

(e.g. 例如物業現有租約 *The Property is subject to existing tenancy*)

因以下原因，賣方開放發展項目內任何與上述物業相若的住宅物業供買方參觀，並非合理地切實可行:
It is also not reasonably practicable for the Vendor to make any comparable residential property in the Development available for viewing by the Purchaser for the following reason:

原因:
Reason:

(e.g. 例如物業是最後一個未出售單位 *The Property is the last unsold unit*)

根據《一手住宅物業銷售條例》(第 621 章) 第 44(2)(b)(ii)條，買方同意及確認賣方無須在簽署臨時合約之前開放該相若單位供買方參觀。

The Purchaser agrees and confirms that the Vendor is not required to make such a comparable residential property available for viewing by the Purchaser pursuant to section 44(2)(b)(ii) of the Residential Properties (First-hand Sales) Ordinance (Cap.621) before the signing of the Preliminary Agreement.

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

買方簽署 Signature(s) of the Purchaser(s)

Date 日期

Personal Information Collection Statement
個人資料收集聲明

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

From time to time, it is necessary for you to supply Famous Smart Corporation Limited and Trend Glory Corporation Limited (“we”, “us” or “our”) or our agent(s) with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

俊銘有限公司及進耀有限公司(統稱「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們或我們的代理人提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

We may also generate and compile information about you. Personal information and particulars provided by you or generated and compiled by us about you from time to time is collectively referred to as “Your Information”.

我們亦可能產生及編製有關閣下的資料。閣下提供的或我們不時產生及編製有關閣下的個人資料及詳情統稱為「閣下資料」。

This Statement sets out the purposes for which Your Information may be used, what you are agreeing to with respect to our use of Your Information and your rights under the Personal Data (Privacy) Ordinance, Cap 486 (“Ordinance”).

本聲明列出閣下資料可能被用作的用途、閣下就我們使用閣下資料所同意的事項及閣下根據《個人資料(私隱)條例》(486章)(「條例」)的權利。

Purposes for which Your Information may be used 閣下資料可能被用作的用途

We may use Your Information for one or more of the following purposes from time to time :

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) Handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易;
- (ii) Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益(不論屬財務性質或以贈品或其他形式提供);
- (iii) Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請;
- (iv) Handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求;
- (v) Facilitating property management and security;
促進物業管理及保安;
- (vi) Marketing services, properties, property developments, products and other subjects (please see further details in “Use of Your Information in direct marketing” section below);
促銷服務、物業、物業發展項目、產品及其他標的(詳情請參閱以下「在直接促銷中使用閣下資料」部份);
- (vii) Conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分);
- (viii) Communicating with you;
與閣下溝通;
- (ix) Investigating and handling complaints;
調查及處理投訴;
- (x) Preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動;及
- (xi) Making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

Transfer of Your Information 轉移閣下資料

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any disclosure or transfer of Your Information to another person for it to use in direct marketing will be subject to “Use of Your Information in direct marketing” section below. Your Information may be transferred outside Hong Kong.

為促進上述用途，我們可能於香港境內或境外轉移或披露閣下資料予下列各方，但任何轉移或披露閣下資料予其他人士以供其在直接促銷中使用將受以下「在直接促銷中使用閣下資料」部份所限。閣下資料可能被轉移至香港境外。

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

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

We may not (i) use Your Information in direct marketing, or (ii) provide Your Information to another person for its use in direct marketing unless you consent or do not object in writing.

除非閣下書面同意或不反對，否則我們不可(i)在直接促銷中使用閣下資料，或(ii)向其他人士提供閣下資料以供其在直接促銷中使用。

In connection with direct marketing, we intend :

就直接促銷，我們有意：

- (a) To use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by use from time to time;
使用我們不時收集、產生、編製或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據;
- (b) To market the following classes of services and products to you :
向閣下促銷以下類別的服務及產品：
 - (1) Properties or property developments offered by us or any of its associated corporation(s);
我們或我們的任何有聯繫法團提供的物業或物業發展項目;
 - (2) Services and products offered by us or any of its associated corporation(s) (including real estate agency services, credit facilities and financial services);
我們或我們的任何有聯繫法團提供的服務及產品(包括地產代理服務、信貸融資及財務服務);
 - (3) Offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or any of its associated corporation(s); and
我們或我們的任何有聯繫法團提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益;及
 - (4) Donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動;
- (c) in return for money or other property, to provide Your Information described in (a) above to any of the associated corporation(s) of us for their use in direct marketing the classes or services and products described in (b) above.
為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予我們的任何有聯繫法團以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

If you do NOT wish us to use Your Information in direct marketing or provide Your Information to other persons for their use in direct marketing as described above, please tick (“√”) the appropriate box(es) at the end of this Statement to exercise your opt-out right. You may also write to us at the address set out in “Access to and correction of Your Information” section below to opt out from direct marketing at any time.

如閣下不欲我們如上述在直接促銷中使用閣下資料或向其他人提供閣下資料以供其在直接促銷中使用，煩請在本聲明末端適當的方格內加入剔號(“√”)行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

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

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made in writing to us at Unit 801, 8/F, Seaview Centre, 139-141 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong.

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以以書面形式向我們提出，地址為香港九龍觀塘海濱道 139-141 號海濱中心 8 樓 801 室。

In accordance with the provisions of the Ordinance, we have the right to charge you a reasonable fee for processing and complying with your data access request.

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (“√”) the box(es) below. If I do not tick the relevant box, Famous Smart Corporation Limited and Trend Glory Corporation Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in “Use of Your Information in direct marketing” section above.

本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號(“√”)表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號(“√”)，俊銘有限公司及進耀有限公司或會在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用(視情況而定)，有關詳情請參閱以上「在直接促銷中使用閣下資料」部份。

Please do NOT send direct marketing information to me.

請不要向本人發送直接促銷資料。

Please do NOT provide my personal data to other persons for their use in direct marketing.

請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

Signature of the Purchaser(s) 買方簽署: _____

Name of the Purchaser(s) 買方姓名: _____

Date 日期: _____

Acknowledgement Letter Regarding False Ceiling
關於假天花的確認信

Vendor 賣方	Famous Smart Corporation Limited 俊銘有限公司, Trend Glory Corporation Limited 進耀有限公司			
Development 發展項目	One Princeton 名鑽 No. 266 Prince Edward Road West 太子道西266號			
Property 本物業	Floor 樓層	17	Unit 單位	A
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
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/吾等，下方簽署人，特此確認，本人/吾等在簽署臨時買賣合約前明白和接納：

- There may be sunken slabs and/or bulkheads and / or false ceiling in the Property for the installation of air-conditioning system and/or mechanical and electrical services. The actual ceiling height of the Property may vary subject to as-built condition. For details, please refer to the approved building plans available for inspection free of charge at the sales office or make enquiries with the Vendor.
本物業內可能有跌級樓板及/或裝飾橫樑及/或假天花，以裝置冷氣喉管及/或其他機電設備。本物業的實際天花高度可能有差異，以現樓狀況為準。詳情請參考於售樓處可供免費閱覽的經批核建築圖則或向賣方作出查詢。
- There may be exposed pipes / ductings for air-conditioning system and/or mechanical and electrical services within the Property.
本物業內可能有冷氣及/或機電設備之外露喉管/管道。
- In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署



One Princeton 名鑽

孖士打律師行

香港中環遮打道十號

太子大廈十八字樓

(中環地鐵站 K 出口)

電話: 28432211 傳真: 28459121

JOHNSON STOKES & MASTER

18th Floor, Prince's Building,

10 Chater Road, Central, Hong Kong.

(MTR Central Station Exit K)

Tel: 28432211 Fax: 28459121

Please make the necessary appointment and call at office of **Johnson Stokes & Master** ("the Vendor's Solicitors") to sign the formal Agreement for Sale and Purchase during office hours 9:00 a.m. - 5:45 p.m. from Monday to Friday (except Saturdays and Public Holidays) within 5 working days from the date of the Preliminary Agreement for Sale and Purchase.

敬請致電「孖士打律師行」(「賣方律師」)預約於簽署臨時買賣合約後五個工作天內的辦公時間內(星期一至星期五辦公時間為上午九時正至下午五時四十五分(星期六及公眾假期除外))簽署正式買賣合約。

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

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

Please bring the following upon signing the formal Agreement for Sale and Purchase at Messrs. **Johnson Stokes & Master** of 18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong.

請攜帶以下文件駕臨 香港中環遮打道十號太子大廈十八字樓「孖士打律師行」簽署正式買賣合約。

1. original Preliminary Agreement for Sale and Purchase 正本臨時買賣合約
2. Hong Kong Identity Card **OR** other identification document(s) 香港身份證 **或** 其他身份證明文件
3. Cheque drawn in favour of "**Johnson Stokes & Master**" for payment of disbursements of and incidental to the formal Agreement for Sale and Purchase (for details see table below)
支票抬頭請寫「孖士打律師行」，以支付買賣合約雜項費用 (請參閱收費表)
4. **CASHIER ORDER** drawn in favour of "**Johnson Stokes & Master**" for payment of stamp duty payable under the Agreement for Sale and Purchase
銀行本票 抬頭請寫「孖士打律師行」支付有關買賣合約的印花稅
5. Purchaser's address proof (eg. latest bank statement, utility bill, etc.) and occupation proof (eg. name card, employment letter, etc.)
買家住址證明(例如:近期之銀行月結單、水電費單等)及工作證明(例如:名片、聘書等)

If Purchaser is a body corporate, please also bring the following documents and signature chop of the Company :

如買家為法人團體，請同時攜帶以下公司文件及印章：

1. Memorandum & Articles of Association 公司組織及章程
2. Certified copy of Latest Form D2/AR1/Latest annual return of the Company 最近期之董事名冊及公司周年申報表鑒證本
3. Company Chop 公司膠印
4. Board Minutes for the purchase of the premises and authorising the person dealing with the purchase
購買有關單位及授權處理購買事宜人士之公司董事會議紀錄
5. Certified copy of Certificate of Incorporation of the Company 公司註冊證書的鑒證本
6. Business Registration Certificate 商業登記証

Important Notice 重要的提醒

Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by **CASHIER ORDER** drawn in favour of "JOHNSON STOKES & MASTER"

加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫「孖士打律師行」

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

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

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment**收費表(祇供參考之用須作最後確認及調整)**

Type of Documents 文件種類	(A) Legal Costs (律師費)	(B) Fees and disbursements payable by Purchaser 買家支出雜項費用
Agreement for Sale and Purchase 正式買賣合約	Payable by the Purchaser but see Note (1) below 由買家支付但見備忘錄(1)	<p>(1) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費 HK\$680.00</p> <p>(2) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家) HK\$300.00</p> <p>(3) Plan fee for Agreement (per set) (subject to the final confirmation by the architect) ※ 買賣合約圖則費(每套)(以則師最後收費為準) ※</p> <p>(i) Unit 單位 HK\$1,000.00 (ii) Unit with Roof thereabove 單位連天台 HK\$1,500.00 (iii) Residential Car Parking Space 私家車車位 HK\$1,000.00 (iv) Residential Motor Cycle Parking Space 電單車車位 HK\$1,000.00</p> <p>(4) Stamp Duty for Agreement (subject to variation by government from time to time) 買賣合約厘印費(如有改變，以政府之所定為準) see Table 2 (見附表 2)</p>
Assignment 轉讓契約	Payable by the Purchaser but see Note (1) below 由買家支付但見備忘錄(1)	<p>(1) Charges for certified copy title deeds (subject to adjustment) ※ 業權契據認證副本費用(按實際情況調整) ※ HK\$4,996.00</p> <p>(2) Certified copy of Deed of Mutual Covenant with coloured plans ※ 大廈公契連彩色圖認證副本費用 ※ HK\$755.50</p> <p>(3) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費 HK\$970.00</p> <p>(4) Stamp Duty 厘印費 HK\$100.00</p> <p>(5) Levy payable to Property Management Services Authority 向物業管理業監管局繳付的徵款 HK\$350.00</p> <p>(6) Plan fee for Assignment (subject to the final confirmation by the architect) ※ 轉讓契約圖則費(以則師最後收費為準) ※</p> <p>(i) Unit 單位 HK\$1,000.00 (ii) Unit with Roof thereabove 單位連天台 HK\$1,500.00 (iii) Residential Car Parking Space 私家車車位 HK\$1,000.00 (iv) Residential Motor Cycle Parking Space 電單車車位 HK\$1,000.00</p> <p>(7) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家) HK\$300.00</p> <p>(8) Board Resolution (corporate purchaser only) 公司會議記錄(只適用於公司買家) HK\$500.00</p>

Type of Documents 文件種類	(A) Legal Costs (律師費)	(B) Fees and disbursements payable by Purchaser 買家支出雜項費用
Mortgage/ Legal Charge 按揭契	see Note (2) below 見以下備忘錄(2)	(1) Registration fee (each) 土地註冊處登記費 (每份) HK\$520.00 each
	(1) HK\$6,000.00 If loan amount at or less than HK\$5,000,000.00 如貸款額在伍佰萬元或以下	(2) Bankruptcy/Winding-up search fee (each person/each company) 破產/清盤查冊費 (每人/每間公司) HK\$80.00 each
	(2) HK\$8,500.00 If loan amount more than HK\$5,000,000.00 but at or less than HK\$8,000,000.00 如貸款額超過伍佰萬元但在捌佰萬元或以下	(3) Land search fee & misc. expenses 土地註冊處查冊費及其他雜費 HK\$400.00
	(3) HK\$11,000.00 If loan amount more than HK\$8,000,000.00 but at or less than HK\$11,000,000.00 如貸款額超過捌佰萬元但在一仟一佰萬元或以下	(4) Company search fee (corporate purchaser only)(each company) 公司註冊處查冊費(只適用於公司買家) (每間公司) HK\$300.00 each
	(4) 0.1% of loan amount if loan amount more than HK\$11,000,000.00 如貸款額超過一仟一佰萬元	(5) Filing fee (each) (corporate purchaser only) #公司註冊處存檔費(每份) (只適用於公司買家) HK\$340.00 each
(The above costs for Mortgage/Legal Charge to be borne by the Purchaser) (上述按揭之律師費由買家支付)	(6) Board Resolution (each) (corporate purchaser only) 公司會議記錄 (每份) (只適用於公司買家) HK\$1,500.00 each	
	(7) Particulars of Charge (each) (for corporate purchaser only) 公司註冊處按揭或押記詳情表 (每份) (只適用於公司買家) HK\$1,500.00 each	
	Note :- Figures are quoted for reference only and may be varied upon completion (此數目只供作參考用途) The above fees, disbursements and other charges will be paid upon execution of the Mortgage 以上所有費用及雜費於簽署正式按揭契時各要支付一次。 The above registration fee, bankruptcy search fee, land search fee and adjudication fee will be subject to the final confirmation by the Government. 上述的登記費，個人破產查冊費，田土廳查冊費及釐印裁定費以政府最後收費為準。	

Remark: If the bank requires the purchaser to provide guarantor(s) or borrower(s) for obtaining a mortgage, the purchaser may, depending on the actual requirements of the lender be required to execute additional documents and to pay the following costs :
附註: 若銀行要求買家提供擔保人或借款人以獲得按揭批核,買家可能按貸款人要求簽署額外文件,並支付下列費用:

	Legal Costs 律師費
1. Guarantee (each) (if prepared and/or witnessed by us) 銀行擔保書(每份) (如貸款人要求本律師事務所代為擬備及/或見證簽署)	HK\$2,500.00 for each Guarantee 每份銀行擔保書
2. Warning Notice and Confirmation Letter (if necessary) relating to Guarantee (擬備有關銀行擔保書的忠告及確認書(如需要的話))	HK\$2,500.00 for each Warning Notice and Confirmation Letter 每份有關銀行擔保書的忠告及確認書
3. Warning Notice and Confirmation Letter (if necessary) in case of Three Party Mortgage (若按揭為三方按揭, 擬備忠告及確認書(如需要的話))	HK\$2,500.00 for each Warning Notice and Confirmation Letter 每份忠告及確認書
4. Rent Assignment 租金轉讓文件	HK\$8,000.00

Note : (1) If the Purchaser also engages the Vendor's Solicitors as its solicitors to handle its purchase and if the Mortgage is also handled by the Vendor's Solicitors, then the Purchaser's legal cost of the Agreement for Sale and Purchase and Assignment will be waived by the Vendor's Solicitors. If the Purchaser engages the Vendor's Solicitors for the purchase but the Mortgage is not handled by the Vendor's Solicitors, a legal cost of **HK\$3,000.00** for the Agreement for Sale and Purchase and **HK\$5,000.00** for the Assignment (where applicable) will be payable by the Purchaser.
備忘錄: 如買家同時選聘賣方律師作為買家律師處理買賣且買家的按揭文件由賣方律師負責處理, 賣方律師將免收買家正式買賣合約及轉讓契之律師費。如買家選聘賣方律師處理買賣但按揭文件並非由賣方律師負責處理, 買家須支付正式買賣合約及轉讓契之律師費(如適用), 分別為 HK\$3,000.00 及 HK\$5,000.00。

The Purchaser shall pay an advanced payment of HK\$3,000.00 upon signing of the formal Agreement for Sale and Purchase. If the Purchaser shall instruct his own Solicitors in completing the Assignment and the Mortgage after signing of the formal Agreement for Sale and Purchase, the said sum will be treated as payment of our costs of preparing the formal Agreement for Sale and Purchase.
買方在簽署正式買賣合約時須先向本行預繳 HK\$3,000.00 以作繳付日後律師費/雜費之用。若買方在簽署正式買賣合約後, 另行聘請自己的代表律師處理樓契及按揭契, 該預繳費用將用作支付本行已完成正式買賣合約的律師費。

※ The Purchaser needs to pay this item whether or not he is separately represented.
無論買家是否自聘代表律師, 均須支付此項費用。

- (2) **Johnson Stokes & Master will only act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Mortgage and the Guarantee.**
 孖士打律師行將會只代表包括銀行之按揭承接人(但並不代表買方，借款人或擔保人)處理按揭契及擔保書。
- (3) **The Mortgage/Legal Charge must be also handled by the Vendor's Solicitors.**
 按揭契必須同時由賣方律師負責處理。
- (4) **If the Purchaser also instructs the Vendor's Solicitors to handle the purchase and in the event that a conflict of interests arises between the Purchaser and the Vendor, the Vendor's Solicitors will continue to act for the Vendor only and will cease to act for the Purchaser who has to instruct another solicitor.**
 倘若買家聘用賣方律師同時代表買家處理買賣，如買家與賣方之間出現利益衝突，賣方律師將只會繼續為賣方行事，並會停止為買家行事，屆時買家需要指示其他律師為買家行事。

For other charges, please refer to Table 1 (其他收費請參閱附表 1)

Table 1 (附表 1) :-

(1)	For foreign corporate purchasers :- (i) Obtaining foreign lawyers' opinion (ii) Obtaining up-to-date confirmation or opinion (Remark : Charges and out-of-pocket expenses payable to foreign lawyers <u>NOT</u> included) (適用於海外公司買家)另加安排海外律師法律意見之費用 (註：須支付海外律師之律師費、其他收費及支出費用等並不包括在內)	HK\$8,000.00 – HK\$12,000.00 (excluding disbursements 不包括雜費) HK\$2,500.00 (excluding disbursements 不包括雜費)
(2)	Licence Agreement 許可協議	\$3,000.00 each (exclusive of disbursements) 每份 \$3,000.00 (不包括雜項費用) Adjudication fee: \$100.00 釐印裁定費：\$100.00
(3)	Mortgage costs as quoted above are applicable only for preparation of one single simple security deed (Mortgage / Legal Charge / 2 nd Legal Mortgage) for financing the purchase. Preparation of additional security documents e.g. Share Mortgage, Sub-Ordination Agreement, Loan Agreement will be charged on time costs basis. Quotation of costs will be supplied upon request. 上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件(包括股票按揭/押記、從屬協議、貸款轉讓文件及貸款協議書等)，收費將會按所需時間計算。有關費用之報價可應要求另外提供。	
(4)	Supplemental Agreement 補充合約	\$3,500.00 each (exclusive of disbursements) 每份 \$3,500.00 (不包括雜項費用)

Table 2 (附表 2) :-

Stamp Duty 印花稅

- 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。
- 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 年印花稅（修訂）條例》（《2024 年修訂條例》）已於 2024 年 4 月 19 日刊憲，以實施 2024-25 年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》，(a) 由 2024 年 2 月 28 日起，第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同；及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。
- Please consult your solicitors regarding details of the payment of AVD.**
 有關支付「從價印花稅」之詳情，請向閣下律師查詢。

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

Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
(a) Up to \$4,000,000	\$100
(b) \$4,000,001 to \$4,323,780	\$100 + 20% of excess over \$4,000,000
(c) \$4,323,781 to \$4,500,000	1.5%
(d) \$4,500,001 to \$4,935,480	\$67,500 + 10% of the excess over \$4,500,000
(e) \$4,935,481 to \$6,000,000	2.25%
(f) \$6,000,001 to \$6,642,860	\$135,000 + 10% of the excess over \$6,000,000
(g) \$6,642,861 to \$9,000,000	3.00%
(h) \$9,000,001 to \$10,080,000	\$270,000 + 10% of the excess over \$9,000,000
(i) \$10,080,001 to \$20,000,000	3.75%
(j) \$20,000,001 to \$21,739,120	\$750,000 + 10% of the excess over \$20,000,000
(k) \$21,739,121 and above	4.25%