This template of tender documents is only a template and for reference only, and is not for use for submitting a tender. Persons who are interested in submitting a tender shall make reference to the Sales Arrangements concerned and collect the tender documents of the property(ies) concerned.

此招標文件範本只屬範本，僅供參考，並不用於入標。有興趣入標之人士請參考相關銷售安排並索取相關物業之招標文件。

This template of tender documents is effective from 9-12-2022.
此招標文件範本於 9-12-2022 起生效。

Tender Document No._____

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of

ONE of the properties at **ONE VICTORIA**, No.21 Shing Fung Road, Kowloon
as set out in column (B) of the Schedule to the Tender Notice

(unless previously withdrawn or sold)

Tender must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "**Public Tender For One Victoria**" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "**One Victoria**" and stating the Tendered Property (as defined in the Tender Notice).

Vendor
Macfull Limited
10th Floor,
Three Pacific Place,
1 Queen's Road East,
Hong Kong

Vendor's Solicitors
Chu & Lau
Unit A, 33rd Floor,
United Centre,
95 Queensway,
Hong Kong

S. H. Chan & Co.
Units C-E, 18th Floor,
China Overseas Building,
139 Hennessy Road,
Wan Chai,
Hong Kong

Baker & McKenzie
14th Floor,
One Taikoo Place,
979 King's Road,
Quarry Bay,
Hong Kong

Deacons
6th Floor,
Alexandra House,
18 Chater Road,
Central,
Hong Kong

ONC Lawyers
19th Floor,
Three Exchange Square,
8 Connaught Place,
Central,
Hong Kong

Vendor's Agent
China Overseas Property Agency Limited
10th Floor,
Three Pacific Place,
1 Queen's Road East,
Hong Kong

Contact
Mr. Wesley Wen
Tel: 2928 2928
Fax: 2527 0116

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 Tender Commencement Date and Time of submission of tender and the date which is the fifth (5th) working day after the Tender Closing Date and Time, applicable to the relevant Property for 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 2 of the Preliminary Agreement;
"Form of Tender"	means the Form of Tender set out in Appendix A of this Tender Notice;
"Ordinance"	means the Residential Properties (First-hand Sales) Ordinance (Cap.621);
"Parking Spaces" or "Parking Space"	means all or any of the parking spaces in the development of which the Properties for Tender form part designated for the parking of private motor vehicles licensed under the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation and belonging to the residents of the said development and their bona fide guests, visitors or invitees in accordance with the latest building plans approved by the Building Authority, the land grant and any governing deed of mutual covenant incorporating management agreement in respect of the said development;
"Preliminary Agreement"	means the Preliminary Agreement for Sale and Purchase set out in Appendix B of this Tender Notice;
"Property"	means, if and when the tender in respect of the Tendered Property of the successful Tenderer is accepted by the Vendor, the Tendered Property;
"Properties for Tender" or "Property for Tender"	means all or any of the properties set out in column (B) of the Schedule to this Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion;
"Purchase Price"	means, if and when the tender in respect of the Tendered Property of the successful Tenderer is accepted by the Vendor, the Tender Price;
"Purchaser"	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
"Sales Office"	means 26th Floor, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Hong Kong;

"Tender Commencement Date and Time"	means the date and time set out in column (C) of the Schedule to this Tender Notice;
"Tender Closing Date and Time"	means the date and time set out in column (D) of the Schedule to this Tender Notice;
"Tender Document"	means this Tender Document (comprising this Tender Notice, the Form of Tender and the Preliminary Agreement (in duplicate), but does not include the Appendices C to K (both inclusive));
"Tender Period"	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time;
"Tender Price"	means the price tendered for the Tendered Property as specified in the Form of Tender;
"Tendered Property"	means the property as specified by the Tenderer in the Form of Tender;
"Tenderer"	means the person who is specified in the Form of Tender as the tenderer;
"Vendor"	means Macfull Limited
"Vendor's Solicitors"	means any one of the following firms to be designated by the Vendor at its sole and absolute discretion:-

- Chu & Lau
  Unit A, 33rd Floor, United Centre, 95 Queensway, Hong Kong
- S. H. Chan & Co.
  Units C-E, 18th Floor, China Overseas Building, 139 Hennessy Road, Wan Chai, Hong Kong
- Baker & McKenzie
  14th Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong
- Deacons
  6th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong
- ONC Lawyers
  19th Floor, Three Exchange Square, 8 Connaught Place, Central, Hong Kong

2. (a) The Vendor invites tenders for the purchase of **ONE** of the Properties for Tender on the terms and conditions contained in this Tender Document.

   (b) Tenderers shall state, in the Form of Tender, the Tendered Property. Tenderers shall only state **ONE** Tendered Property in the Form of Tender.

3. (a) The Vendor does not bind itself to accept the highest or the best or any tender and reserves the right to accept or reject any tender at its sole discretion.

(b) The Vendor reserves the absolute right, at any time before acceptance of a tender, to withdraw the Properties for Tender (or any of them) from sale or to sell or dispose of the Properties for Tender (or any of them) to any person at any time.

(c) The Vendor has the absolute right and discretion to change the closing date and/or time of the tender from time to time by amending and/or issuing the Information on Sales Arrangements relating to the Properties for Tender (or any of them).

4. Tenderers should note the following:-

(a) Every Tenderer should first obtain independent legal advice on the terms and conditions of this Tender Document, the Agreement and related documents and on all matters concerning the Properties for Tender before he submits his tender and shall disclose the name, correspondence address and contact details of the Tenderer's solicitors in the Form of Tender.

(b) The Vendor's Solicitors do not act for any Tenderers in the process of this tender. The successful Tenderer may instruct an independent firm of solicitors of his own choice to act for him in respect of the sale and purchase of the Property (including the Agreement and the subsequent Assignment of the Property).

5. A tender must be:-

(a) made in the **Form of Tender** (attached with this Tender Notice) and the **Preliminary Agreement** (in **DUPLICATE**) (**ALL WITHOUT ANY AMENDMENTS**) duly completed and signed by the Tenderer;

(b) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**One Victoria**" and stating the Tendered Property; and

(c) placed in the Tender Box labelled "**Public Tender For One Victoria**" placed at the Sales Office (if there is more than one Sales Office, then any one of the Sales Office) during the Tender Period (or within any other date and/or time as specified by the Vendor from time to time by amending the Information on Sales Arrangements relating to the Tendered Property at the Vendor's absolute right and discretion; and as such, Tenderers should refer to the relevant Information on Sales Arrangements as effective for the time being for confirmation of the actual closing date and time of the tender in respect of the Tendered Property).

The tender of the Properties for Tender will proceed in accordance with the relevant Information on Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.

6. Any tender submitted which is qualified or is not in conformity with the Form of Tender or the terms and conditions as set out in this Tender Notice may not be considered. Late tenders will not be accepted.

7. A TENDERER MUST ALSO FORWARD WITH HIS TENDER the following:-

(a) One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance (Cap. 155) and/or cheque(s) in the aggregate amount of 5% of the Tender Price, such sum being the preliminary deposit for the tender, and made payable to "**Chu & Lau, Solicitors & Notaries**", provided that HK$300,000 thereof must be paid by cashier order(s).

(b) An Acknowledgement Letter regarding Special Stamp Duty, Buyer's Stamp Duty and Ad Valorem Stamp Duty (in the form annexed hereto as **Appendix C**) duly completed and signed by the Tenderer.

(c) A Confirmation on "Relationship with the Vendor" (in the form annexed hereto as **Appendix D**) duly completed and signed by the Tenderer.

(d) The "Warning to Purchasers" (in the form annexed hereto as **Appendix E**) duly completed and signed by the Tenderer.

(e) The "Personal Information Collection Statement" (in the form annexed hereto as **Appendix F**) duly completed and signed by the Tenderer.

(f) The "Declaration on Intermediary" (in the form annexed hereto as **Appendix G**) duly completed and signed by the Tenderer and the Intermediary.

(g) The "Agent Appointment Letter" (in the form annexed hereto as **Appendix H**) duly completed and signed by the Tenderer together with a copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by the Tenderer.

(h) (if applicable) The Notice of Key Terms of Standby Second Mortgage Loan (in the form annexed hereto as **Appendix I**) duly completed and signed by the Tenderer.

(i) The "Acknowledgement Letter for Properties Viewing" (in the form annexed hereto as **Appendix J**) duly completed and signed by the Tenderer.

(j) The "Vendor's Information Form" (in the form annexed hereto as **Appendix K**) duly completed and signed by the Tenderer.

(k) If the Tenderer is comprised of an individual or individual(s), a copy of the Hong Kong Identity Card/Passport of each individual of the Tenderer and if the Tenderer is a company, a copy each of its Certificate of Incorporation, Business Registration Certificate, latest register of directors and annual return and board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other documents mentioned in the above certified as true and correct by a director of the Tenderer.

(l) In case of the Tenderer being a corporation incorporated outside Hong Kong or if an overseas address is given, the relevant company documents duly certified by a director of the Tenderer and certificates of good standing and incumbency proving the Tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its directors.

8. All cashier orders submitted by the Tenderers will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful Tenderer under the Form of Tender and the Preliminary Agreement. All other unused cashier orders will be returned by personal delivery or by post, within a period of ten (10) working days from the end of the Acceptance Period, to the unsuccessful Tenderers at the address stated in their tenders at their own risk and without interest, fee or compensation.

9. (a) The Tenderer must sign the Form of Tender and the Preliminary Agreement (in duplicate) and other documents personally (if the Tenderer is a company, by its duly authorized director(s)) and shall be deemed to be acting as a principal. The Vendor does **NOT** accept any person to act as an agent, attorney, representative or trustee of the Tenderer.

(b) A Tenderer who is a body corporate should clearly state its registered office, the name of its contact person and its telephone and facsimile numbers in the Form of Tender.

(c) If the Tenderer is a corporation incorporated outside Hong Kong or if an overseas address is given, the full name and address of an agent in Hong Kong to whom the letter of notification mentioned in paragraph 11(a) below may be sent or delivered and who will accept service of any notice, document or legal process on behalf of the Tenderer must be stated on its Form of Tender. Such Tenderer agrees that any notice, writ, summons, order, judgement or other documents or legal process shall be deemed duly and sufficiently served on it if addressed to it or to the said agent and left at, or sent by post to its address or to the address of the said agent mentioned therein.

10. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 10(b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Document during the Acceptance Period. After the Form of Tender has been submitted, 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 paragraph 10(a) above, the Vendor promises to pay each Tenderer HK$10.00 upon receipt of a written demand from such Tenderer prior to his submission of his tender.

11. (a) If a tender is accepted by the Vendor, the Vendor shall sign and date the Preliminary Agreement (in duplicate) submitted by the successful Tenderer and send to the successful Tenderer, by post or by personal delivery to his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax not later than

the end of the Acceptance Period, a letter notifying the successful Tenderer of the acceptance of his tender and enclosing therewith a counterpart of the duly signed Preliminary Agreement, which will be dated with the date of signing by the Vendor.

(b) The successful Tenderer shall be the Purchaser under the Preliminary Agreement which shall form a legally binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property once the Preliminary Agreement is signed by the Vendor and delivered to the Purchaser as aforesaid.

(c) The Purchaser shall sign the Agreement within five (5) working days after the date of the Preliminary Agreement and pay the further deposit(s) and part payment(s) of the Purchase Price (if any) in accordance with the terms and conditions of the Preliminary Agreement.

(d) The Agreement shall be in the form prescribed by the Vendor. None of the terms and conditions of the Agreement may be altered. The form of the Agreement is available for inspection at the Sales Office at the dates and times listed under the heading "Period for Inspection of Agreement" in the Schedule to the Tender Notice.

(e) If the Purchaser is a company, there shall not be any change in the directors and/or shareholders of the Purchaser prior to the signing of the Agreement.

12. **Benefit to Purchase ONE Residential Parking Space**

Subject to the provisions of sub-clauses (a), (b), (c) and (d) below, successful Tenderer of a residential unit that is marked with "*" in the Schedule to the Tender Notice shall be entitled to an option to purchase ONE (1) Residential Parking Space (the "**Benefit(1)**"):

(a) The successful Tenderer shall observe and comply with the terms and conditions contained in the Preliminary Agreement and/or the Agreement, failing which, the Vendor shall be entitled to (1) cancel the successful Tenderer's entitlement to the **Benefit(1)** hereunder without prejudice to the Vendor's other rights and remedies under the Preliminary Agreement and Agreement; and (2) (if the successful Tenderer have entered into an agreement for sale and purchase of a Residential Parking Space) forfeit the deposit and any other money paid thereunder by the successful Tenderer and rescind the sale and purchase of such Residential Parking Space.

(b) Upon announcement by the Vendor of the sales arrangements of Residential Parking Space, the Purchaser having duly signed the Agreement of the Property in accordance with the terms and conditions of this Tender Document shall be entitled to execute the **Benefit(1)** in accordance with the time limit, terms and manners as prescribed by such sales arrangements. If the Purchaser fails to purchase the Residential Parking Space according to the time limit, terms and manner as prescribed by such sales arrangements for whatever reason, he shall be deemed to give up the **Benefit(1)** and shall not be entitled to any compensation therefor.

(c) The details of the sales arrangements and terms of the sale of Residential Parking Space (including but not limited to its purchase price, time of sale and which Residential Parking Space(s) available for sale) are subject to the sole and absolute discretion of the Vendor.

The Vendor hereby reserves all rights to make any changes to the **Benefit(1)** and the successful Tenderer shall not be entitled to any remedy or damage whatsoever. For the avoidance of doubt, the successful Tenderer shall in any event be bound by the terms and conditions in the Preliminary Agreement and the Agreement and shall complete the purchase of the Property in accordance with the terms and conditions of the Preliminary Agreement and the Agreement.

(d) All the rights and benefits conferred on the successful Tenderer upon this clause (12) are non-assignable, non-transferable, not redeemable for cash or any other benefit and can only be exercised and enjoyed by the successful Tenderer personally.

13. **Benefit to Purchase TWO Residential Parking Space**

Subject to the provisions of sub-clauses (a), (b), (c) and (d) below, successful Tenderer of a residential unit that is marked with "**" in the Schedule to the Tender Notice shall be entitled to an option to purchase a maximum of TWO (2) Residential Parking Space (the "**Benefit(2)**"):

(a) The successful Tenderer shall observe and comply with the terms and conditions contained in the Preliminary Agreement and/or the Agreement, failing which, the Vendor shall be entitled to (1) cancel the successful Tenderer's entitlement to the **Benefit(2)** hereunder without prejudice to the Vendor's other rights and remedies under the Preliminary Agreement and Agreement; and (2) (if the successful Tenderer have entered into any agreement for sale and purchase of Residential Parking Space(s)) forfeit the deposit and any other money paid thereunder by the successful Tenderer and rescind the sale and purchase of such Residential Parking Space(s).

(b) Upon announcement by the Vendor of the sales arrangements of Residential Parking Space, the Purchaser having duly signed the Agreement of the Property in accordance with the terms and conditions of this Tender Document shall be entitled to execute the **Benefit(2)** in accordance with the time limit, terms and manners as prescribed by such sales arrangements. If the Purchaser fails to purchase any Residential Parking Space according to the time limit, terms and manner as prescribed by such sales arrangements for whatever reason, he shall be deemed to give up the **Benefit(2)** and shall not be entitled to any compensation therefor.

(c) The details of the sales arrangements and terms of the sale of Residential Parking Space (including but not limited to its purchase price, time of sale and which Residential Parking Space(s) available for sale) are subject to the sole and absolute discretion of the Vendor. The Vendor hereby reserves all rights to make any changes to the **Benefit(2)** and the successful Tenderer shall not be entitled to any remedy or damage whatsoever. For the avoidance of doubt, the successful Tenderer shall in any event be bound by the terms and conditions in the Preliminary Agreement and the Agreement and shall complete the purchase of the Property in accordance with the terms and conditions of the Preliminary Agreement and the Agreement.

(d) All the rights and benefits conferred on the successful Tenderer upon this clause (13) are non-assignable, non-transferable, not redeemable for cash or any other benefit and can only be exercised and enjoyed by the successful Tenderer personally.

14. Tenderers are advised to note that in the event the successful Tenderer fails to pay the further deposit(s) or to pay any part payment of the Purchase Price or the balance of the Purchase Price tendered or to complete the purchase in accordance with the Form of Tender and the Preliminary Agreement and/or the Agreement as signed, the Vendor shall have such rights and remedies against the successful Tenderer as specified in the Form of Tender, the Preliminary Agreement and/or the Agreement as signed.

15. Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Properties for Tender and will not provide legal or other advice in respect of this Tender Notice, the Form of Tender and the Preliminary Agreement or statutory provisions affecting the Properties for Tender. All enquiries should be directed to the Vendor's Agent, China Overseas Property Agency Limited at 10th Floor, Three Pacific Place, 1 Queen's Road East, Hong Kong (Attn: Mr. Wesley Wen at Telephone No. 2928 2928; Fax No. 2527 0116). Tenderers should obtain independent legal and other professional advice on the terms and conditions of this Tender Document, the Agreement and related documents and all matters concerning the Properties for Tender.

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

17. Tenderers are advised to refer to the sales brochure for any information on the development of which the Properties for Tender form part or for details of the Properties for Tender.

18. In the event that the Tenderer is more than one person, the obligations and liabilities of the Tenderer are joint and several.

19. Where a Tenderer submits his tender and makes an offer to purchase the Tendered Property through the introduction of an estate agent/salesperson (the "**Intermediary**"), the Tenderer acknowledges and confirms that:

    (a) the Intermediary or any other estate agent/salesperson has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Tenderer or any person for and will not perform on behalf of the Intermediary or any other estate agent/salesperson any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent/salesperson, which shall under no circumstance bind the Vendor; and

    (b) the Vendor is not and will not be involved in any dispute between the Tenderer and the Intermediary or any other estate agent/salesperson, and if his tender and offer to purchase the Tendered Property is accepted, the sale and purchase of the Tendered Property shall proceed in accordance with the terms and conditions set out in this Tender Document and the Agreement; and

that whether the Intermediary is the estate agent/salesperson introducing the Tenderer to the Vendor for the purpose of his submission of the tender and the offer to purchase the Tendered Property is subject to the Vendor's confirmation.

20. Tenderers are reminded to read the latest register of transactions of the development so as to ascertain whether the Properties for Tender are still available for tender on a relevant date of sale. Although the Properties for Tender (or any of them) may be available for tender on a relevant date of sale, they/it may become unavailable during that relevant date of sale because the Vendor may accept a tender within the Acceptance Period of a previous tender exercise. Please also note that the register of transactions of the development may not be updated immediately after the Vendor accepts a tender.

21. Time shall in all respects be of the essence.

22. In this Tender Notice, "working day" has the meaning given by section 2(1) of the Ordinance.

23. Insofar as the Ordinance allows, the Chinese version of this Tender Document and the Appendices C to K (both inclusive) is for reference only and the English version thereof shall prevail in case of disparity.

****

Schedule to the Tender Notice

Properties for Tender
(Tenderer must only choose ONE of the following Properties for Tender for his tender)

(A) Item	(B) Property for Tender	(C) Tender Commencement Date and Time	(D) Tender Closing Date and Time

Period for Inspection of Agreement

****

Appendix A

FORM OF TENDER

Tender for the purchase of a **Residential Unit** at **One Victoria**, No. 21 Shing Fung Road, Kowloon as described below subject to the terms and conditions contained herein and in the Tender Notice (the "**Tender Notice**") and the Preliminary Agreement for Sale and Purchase (the "**Preliminary Agreement**") as respectively annexed hereto.

To: Macfull Limited (the "**Vendor**")
10th Floor, Three Pacific Place,
1 Queen's Road East,
Hong Kong

1. I/We, _____ having read the Tender Notice and the Preliminary Agreement hereby irrevocably offer to purchase ("**this Tender**") the **Residential Unit** _____ on _____ **Floor** of ***Tower** _____ of **Tower**_____/ ***Ocean Villa** at **ONE VICTORIA**, No. 21 Shing Fung Road, Kowloon (the "**Property**") at a price of Hong Kong Dollars_____ _____ (HK$_____) (the "**Purchase Price**") subject to the terms and conditions set forth herein and in the Tender Notice and the Preliminary Agreement as respectively annexed hereto. (*Delete where inapplicable.)

2. The Purchase Price will be paid by me/us in the manner as follows, if this Tender is accepted by the Vendor:-

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

☐ (A)	**(A) 120-day Cash Payment Plan** **(I) The Terms of Payment** 1. A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement. 2. 5% of Purchase Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement. 3. 90% of Purchase Price being balance of Purchase Price shall be paid within 120 days after signing of the Preliminary Agreement.
☐ (B)	**(B) 120-day Standby Second Mortgage Loan Payment Plan** **(I) The Terms of Payment** 1. A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement. 2. 5% of Purchase Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement. 3. 90% of Purchase Price being balance of Purchase Price shall be paid within 120 days after signing of the Preliminary Agreement. **(II) List of Gifts, Financial Advantage or Benefits** <u>Standby Second Mortgage Loan</u> Purchaser can apply for Standby Second Mortgage Loan from the Vendor. For its key terms, please refer to Appendix I annexed to the Tender Notice

3. The following are enclosed with this Tender:-

(a) Cashier's Order(s) (Cashier's Order(s) No(s). _____) (Bank(s) :_____) and/or Cheque(s) (Cheque No(s). _____) (Bank(s) :_____) in the (aggregate) sum of Hong Kong Dollars _____ _____ (HK$ _____), provided that HK$300,000 thereof must be paid by cashier order(s), made payable to "**Chu & Lau, Solicitors & Notaries**" equivalent to 5% of the Purchase Price, which shall be applied towards payment of the Preliminary Deposit for the Property as per paragraph 8 of the Tender Notice, if my/our Tender is accepted.

(b) An Acknowledgement Letter regarding Special Stamp Duty, Buyer's Stamp Duty and Ad Valorem Stamp Duty (in the form annexed to the Tender Notice as **Appendix C**) duly completed and signed by me/us.

(c) A Confirmation on "Relationship with the Vendor" (in the form annexed to the Tender Notice as **Appendix D**) duly completed and signed by me/us.

(d) The "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix E**) duly completed and signed by me/us.

(e) The "Personal Information Collection Statement" (in the form annexed to the Tender Notice as **Appendix F**) duly completed and signed by me/us.

(f) The "Declaration on Intermediary" (in the form annexed to the Tender Notice as **Appendix G**) duly completed and signed by the Tenderer and the Intermediary.

(g) The "Agent Appointment Letter" (in the form annexed to the Tender Notice as **Appendix H**) duly completed and signed by me/us together with a copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by me/us.

(h) (if applicable) The Notice of Key Terms of Standby Second Mortgage Loan (in the form annexed to the Tender Notice as **Appendix I**) duly completed and signed by me/us.

(i) The "Acknowledgement Letter for Properties Viewing" (in the form annexed to the Tender Notice as **Appendix J**) duly completed and signed by me/us..

(j) The "Vendor's Information Form" (in the form annexed to the Tender Notice as **Appendix K**) duly completed and signed by me/us.

*(k) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s).

*(l) A copy each of our Certificate of Incorporation, our Business Registration Certificate, our latest register of directors and annual return and our board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other related documents mentioned in the above certified as true and correct by our director.

*(m) In case of us being a corporation incorporated outside Hong Kong or if an overseas address is given, the relevant company documents duly certified by our director and

certificates of good standing and incumbency proving we are duly incorporated and subsisting in our place of incorporation and proving details of our directors.

****Delete where inapplicable and initial against deletion***

4. I/We agree that in the event that this Tender is accepted by the Vendor, the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice, this Form of Tender and the Preliminary Agreement to:-

   (a) pay the further deposit, the part payment of the Purchase Price (if any) and the balance of the Purchase Price at the times stipulated in the chosen Payment Plan – Terms of Payment mentioned in paragraph 2 above;

   (b) sign the formal Agreement for Sale and Purchase in accordance with paragraph 11(c) of the Tender Notice; and

   (c) carry out and complete the purchase of the Property in accordance with the Tender Notice, this Form of Tender, the Preliminary Agreement and the formal Agreement for Sale and Purchase as signed.

5. I /We agree and accept that in the event of my/our failure or inability to sign the formal Agreement for Sale and Purchase on or before the date stipulated in the Tender Notice, this Form of Tender and the Preliminary Agreement for signing, the agreement for the sale and purchase as constituted by the Preliminary Agreement shall be terminated by the Vendor whereupon the Preliminary Deposit paid by me/us shall be forfeited to the Vendor.

6. The Vendor is not and will not be involved in any disputes between me/us and my/our estate agent/salesperson or intermediary, if any. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Tender Notice, this Form of Tender and the Preliminary Agreement and the formal Agreement for Sale and Purchase as signed.

Dated the _____ day of _____ 20____.

Name(s) of Tenderer(s)	:	
Signature(s) of Tenderer(s)/ Name(s) and Signature(s) of Authorised Officer(s) of Tenderer(s)	:	
*Hong Kong Identity Card No(s). / Passport(s) No(s). / Business Registration No(s). (with copy(ies) of Hong Kong Identity Card(s) / Passport(s) / Business Registration Certificate(s) attached hereto) ***Delete where inapplicable and initial against deletion***	:	
Name and HKID No./Passport No. of Director(s) of Tenderer or persons duly authorized by the Tenderer (if the Tenderer is a company)		
Correspondence Address(es) in Hong Kong / Registered Office(s) of the Tenderer(s)	:	
Name(s) of Contact Person(s) of Tenderer(s) (if appliable)		
Telephone No(s).	:	
Facsimile No(s).	:	
#Name and Licence No. of Estate Agent appointed by Tenderer(s) (if applicable)	:	
#Address of Estate Agent appointed by Tenderer(s) (if applicable)	:	
Type of Ownership	:	*as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) ***Delete where inapplicable and initial against deletion***

Signature of Witness	:	
Name of Witness	:	
Hong Kong Identity Card No. / Passport No. of Witness	:	
Address of Witness	:	
Name of Solicitors' firm (if any) appointed by Tenderer	:	
Correspondence address of Solicitors' firm (if any) appointed by Tenderer	:	
Contact Details of Solicitors' firm (if any) appointed by Tenderer	:	

[#]***Only applicable if the Tenderer is a corporation incorporated outside Hong Kong or if an overseas address is given***

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Appendix B

PRELIMINARY AGREEMENT

(IN DUPLICATE)

臨時買賣合約 (「臨時合約」)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE ("PRELIMINARY AGREEMENT")

賣方及買方同意根據以下條款及條件出售及購買以下所述物業:-
The Vendor agrees to sell and the Purchaser agrees to purchase the Property upon the following terms and conditions: -

日期 Date :[ ]

臨時合約號碼 Preliminary Agreement No. :[ ]

賣方 Vendor : 名發有限公司 MACFULL LIMITED 商業登記証號碼 B.R. No. 18318752-000 **賣方代理人 Sales Agent For Vendor** : 中國海外地產代理有限公司 China Overseas Property Agency Limited	**賣方律師 Vendor's Solicitors (由賣方填寫 To be filled in by the Vendor)** : 地址 Address: 電話 Tel No. :
買方 Purchaser : 身份証/護照/商業登記証號碼 I.D./Passport/B.R. No(s). :	地址 Address : 電話 Tel No. :
發展項目名稱及地址 : **Name and Address of Development** :	**維港 1 號**九龍承豐道 21 號 (新九龍內地段第 6575 號) **One Victoria**, No. 21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No. 6575)
發展項目物業(「本物業」) Property of the Development ("The Property") : *第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位 Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa *請刪除不適用者。Delete where inapplicable.	
1. 本物業的售價為港幣[ ]元，並須由買方按以下方式付予賣方- The Purchase Price of the Property is HK$[ ], which shall be paid by the Purchaser to the Vendor in the manner as follows -	

臨時訂金港幣 [ ]元(即售價的 5%)，須於簽署本臨時合約時支付。
Preliminary deposit HK$[ ], which is equal to 5% of the Purchase Price, shall be paid upon signing of this Preliminary Agreement.

加付訂金港幣[ ]元(即售價的 5%)，須於[ ]或之前付清。
Further Deposit HK$[ ], which is equal to 5% of the Purchase Price, shall be paid on or before [ ].

售價餘款港幣[ ]元(即售價的 90%)，須於[ ]或之前付清。
Balance of the Purchase Price HK$[ ], which is equal to 90% of the Purchase Price, shall be paid on or before [ ].

2. 按訂約雙方的意向，本臨時合約將會由一份買賣合約(「正式合約」)取代，正式合約須-
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed-

(a) 由買方於[ ] (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立;及
by the Purchaser on or before [ ] (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and

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

3. 本臨時合約受以下之「其他條款及條件」所約束。
This Preliminary Agreement is subject to the "Other Terms and Conditions" printed hereinbelow.

****

茲收到
We acknowledge receipt of:-

本票 Cashier order(s)	金額 Amount (港幣 HKD)	銀行 Bank	編號 Number
支票 Cheque(s)	金額 Amount (港幣 HKD)	銀行 Bank	編號 Number

作為是次買賣之臨時訂金。
Being the Preliminary Deposit for this Sale and Purchase.

買方聲明：茲證明上述的購買乃由 “ ” 所促成。
The Purchaser’s Certification: The Purchaser certifies that the above purchase is introduced by “ ”.

由中國海外地產代理有限公司
代表賣方
by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

_____ _____
買方簽署 Purchaser’s Signature(s) 獲授權簽署人 Authorized Signatory(ies)

其他條款及條件
Other Terms and Conditions

4. 在本臨時合約中-
In this Preliminary Agreement-

(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;
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);

(b) 「工作日」具有該條例第 2(1)條給予該詞的涵義;
"working day" has the meaning given by section 2(1) of that Ordinance;

(c) 附表 1 (a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算;及
the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

(d) 附表 1 (b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

5. 臨時訂金、加付訂金、部份售價、加付部份售價及售價餘款須以香港特別行政區的持牌銀行發出的本票或核證可以兌現的支票支付，抬頭付予賣方律師。
The Preliminary Deposit, Further Deposit, part payment, further part payment and Balance of the Purchase Price shall be paid by way of cashier order(s) issued / cheque(s) certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's solicitors for the relevant amount.

6. 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。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

7. 買方須於簽訂本臨時合約後的五個工作日內，於辦公時間到買方律師行簽署由賣方律師所訂有關本物業的正式合約(正式合約內容買方不得更改)及把該已簽立的正式合約交付予賣方律師行。只有簽署本臨時合約之買方才能夠簽署正式合約。
The Purchaser shall attend the office of his own solicitors during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors (which shall not be altered by the Purchaser) and tender the same to the Vendor's Solicitors within 5 working days after the date of this Preliminary Agreement. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.

8. 如買方沒有在本臨時合約的簽署日期之後的5個工作日內簽立正式合約-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed-

(a) 本臨時合約即告終止;
this Preliminary Agreement is terminated;

(b) 買方支付的臨時訂金，即被沒收歸於賣方;及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and

(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。
the Vendor does not have any further claim against the Purchaser for the failure.

9. 本物業的量度尺寸如下-
請參閱附表1 - 面積表。此附表屬本臨時合約一部分。
The measurements of the Property are as follows-
Please refer to Schedule 1 - Area Schedule attached to this Preliminary Agreement. The said schedule forms part of this Preliminary Agreement.

10. 本物業買賣所包括的裝置、裝修物料及設備如下-
請參閱附表 2 - 裝置、裝修物料及設備。此附表屬本臨時合約一部分。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows-
Please refer to Schedule 2 - fittings, finishes and appliances attached to this Preliminary Agreement. The said Schedule forms part of this Preliminary Agreement.

11. 買方已確認收到第12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。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

12. 就第11條而言，「對買方的警告」內容如下-
For the purposes of clause 11, the following is the "Warning to Purchasers"-

(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.

13. 本物業及其內之裝置、裝修物料及設備是以"現狀"出售。買方在購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備的實質狀況，並接受本物業及其內之裝置、裝修物料及設備的現狀。

The Property and its fittings, finishes and appliances are sold on an "as is" basis. The Purchaser purchases with full knowledge of the physical state and condition of the Property and its fittings, finishes and appliances and takes them as they stand.

14. 買賣完成時，賣方須將本物業交吉予買方。

Vacant possession of the Property shall be delivered to the Purchaser upon completion.

15. 在買方和賣方之間而言，買方將承擔本物業的風險。

The Property shall as between the Vendor and the Purchaser be at the Purchaser's risk.

16. 在不損害《物業轉易及財產條例》(第219章)第13及13A條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

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.

17. 本臨時合約內所列出之時間或時限乃本臨時合約之立約要素，必須嚴謹遵守。

Time shall in every respect be of the essence of this Preliminary Agreement.

18. (a) 買賣雙方同意並聲明本臨時合約只適用於買方本人。除下述第(b)款另有規定外，只有買方本人方可簽署正式合約。

It is hereby agreed and declared by the Purchaser and Vendor that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of sub-clause (b) below, only the Purchaser is permitted to sign the Agreement.

(b) 賣方並不接受買方任何獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約，及有關之授權書為賣方所接納。

No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser, and the relevant power of attorney being accepted by the Vendor.

19. 買方須於正式合約中向賣方作出承諾，如賣方就買方之要求，亦(賣方有絕對酌情決定權)同意以合約或以其他任何方式取消本物業的買賣或取消正式合約或取消買方在正式合約下之責任，則賣方有權於買方已付售價中保留相等於本物業售價百分之五之款項及買方須承擔繳付賣方因取消本物業的買賣而產生之所有律師費及有關費用(包括如須繳付之印花稅)。

The Purchaser will have to agree with the Vendor in the Agreement that in the event of the Vendor, at the request of the Purchaser, agreeing (at the Vendor's own discretion) to cancel the sale and purchase by way of Cancellation Agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor is entitled to retain the sum of **5%** of the Purchase Price of the Property in addition to payment by the Purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

20. 買方須於正式合約中向賣方作出承諾除按揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓正式合約之權益或訂立任何協議以達致上述提名、轉售或轉讓的目的。

The Purchaser will have to agree with the Vendor in the Agreement to the effect that other than entering into a mortgage or charge the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and the execution of the Assignment of the Property.

21. 買賣雙方同意在成交日於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成交易。

The Vendor and the Purchaser agree to complete the sale and purchase in respect of the Property on the date of completion at the offices of the Vendor's solicitors during office hours (from 10 a.m. to 4:30 p.m.).

22. (a) 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。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

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

(c) 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成及登記本臨時合約、正式合約及轉讓契及為完成買入本物業的律師費及墊付費用及(i)有關草擬大廈公契暨管理合約(「大廈公契」)費用及附於該文件之圖則之費用的適當分攤;(ii)業權文件核證副本之一切費用；(iii)本物業的正式合約及轉讓契之圖則費；(iv)一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何印花稅條例所定義之「買家印花稅」、「額外印花稅」及「從價印花稅」的新稅率(如適用))、登記費及其他支出費用；及(v)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、資本設備基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約及轉讓

契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述(i)至(v)項。

The Purchaser shall solely bear and pay all legal costs and expenses for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and for completion of the purchase; and (i) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (ii) all costs for preparing certified copies of title deeds and documents of the Property, (iii) all plan fees for plans to be annexed to the Agreement and the Assignment, (iv) all stamp duty, registration fee and other expenses on this Preliminary Agreement, the Agreement and the Assignment (including without limitation any "buyer stamp duty", "special stamp duty" defined in the Stamp Duty Ordinance and the new rates of "ad valorem stamp duty", if applicable), and (v) all legal and other costs and expenses in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Capital Equipment Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement and the subsequent Assignment to the Purchaser, each of the Vendor and the Purchaser shall pay its own solicitors' cost and expenses of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (i) to (v) listed above in any event.

23. 買方如有更改通訊地址或電話，須立即以書面通知賣方。

The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.

24. 本物業乃屬印花稅條例第29A(1)條所註釋之住宅物業。

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

25. (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。

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) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第621章) 的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

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) 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：
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) 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
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) 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。
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.

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

27. 在本臨時合約簽訂前，買賣雙方並無以相同條款及條件訂立任何非書面買賣協議或出售協議。
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.

28. 買方明白及同意向賣方買入的本物業受政府租契所訂明的所餘年期或受售地/批地/換地條件書絕對性所規限(視情況而定)。
The Purchaser understands and agrees that he only purchases all the Vendor's interest in the Property for the residue of the term of years created by the government lease or absolutely subject to the conditions of sale/grant/exchange, as the case may be.

29. 買方承諾：

The Purchaser hereby undertakes that -

(a) 在簽署正式合約之時，買方須向買方的律師存放一筆款項，該款項相等於買方須承擔的從價印花稅及(如適用) 買家印花稅及額外印花稅的總和。

Upon signing of the Agreement, the Purchaser shall deposit with the Purchaser's Solicitors a sum equivalent to the total amount of ad valorem stamp duty ("AVD") and (if applicable) buyer's stamp duty ("BSD") and special stamp duty ("SSD") payable by the Purchaser.

(b) 在本臨時合約訂立之日起21日內買方須向賣方律師交付並促使買方的律師向賣方律師交付(i)一份已加蓋從價印花稅及(如適用) 買家印花稅及額外印花稅之正式合約的認證副本或印花證明書的認證副本，以證明已完全繳付就正式合約須繳付之印花稅；及(ii) (如適用) 一份用以支持買方聲稱應豁免買家印花稅及/或應適用以第2標準稅率繳付從價印花稅而作出的法定聲明(按稅局指定表格)的認證副本。

The Purchaser shall deliver and procure the Purchaser's Solicitors to deliver to the Vendor's Solicitors within 21 days from the date of this Preliminary Agreement (i) a certified true copy of the Agreement duly stamped with AVD and (if applicable) BSD and SSD or a certified copy of the stamp certificate proving the due payment of the same; and (ii) (if applicable) a certified copy of statutory declaration in the form prescribed by the Stamp Office in support of exemption of payment of BSD and/or payment of AVD at Scale 2 rates.

由**中國海外地產代理有限公司**
代表賣方
by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

_____ _____

買方簽署Purchaser's signature(s) 獲授權簽署人 Authorized Signatory(ies)

附表一
Schedule 1
面積表
Area Schedule

維港 1 號 One Victoria
九龍承豐道 21 號 (新九龍內地段第 6575 號)
No. 21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

本物業的量度尺寸如下-
The measurements of the Property are as follows-

(a) 本物業的實用面積為_____平方米/_____平方呎，其中-
the saleable area of the Property is _____ square metres/_____ square feet of which-
_____平方米/_____平方呎為露台的樓面面積;
_____ square metres/_____ square feet is the floor area of the balcony;
_____平方米/_____平方呎為工作平台的樓面面積;
_____ square metres/_____square feet is the floor area of the utility platform;
不適用 平方米/_不適用_平方呎為陽台的樓面面積;及
_N/A_square metres/_N/A_square feet is the floor area of the verandah; and

(b) 其他量度尺寸為-
other measurements are-
空調機房的面積為_____平方米/_____平方呎;
the area of the air-conditioning plant room is_____square metres/_____square feet;
窗台的面積為_不適用_平方米/_不適用_平方呎;
the area of the bay window is_N/A_square metres/_N/A_square feet;
閣樓的面積為_不適用_平方米/_不適用_平方呎;
the area of the cockloft is_N/A_square metres/_N/A_square feet;
平台的面積為_不適用_平方米/_不適用_平方呎;
the area of the flat roof is_N/A_square metres/_N/A_square feet;
花園的面積為_不適用_平方米/_不適用_平方呎;
the area of the garden is_N/A_square metres/_N/A_square feet;
停車位的面積為_不適用_平方米/_不適用_平方呎;
the area of the parking space is_N/A_square metres/_N/A_square feet;
天台的面積為_____平方米/_____平方呎;
the area of the roof is _____square metres/_____ square feet;
梯屋的面積為_____平方米/_____平方呎;
the area of the stairhood is_____square metres/_____square feet;
前庭的面積為_不適用_平方米/_不適用_平方呎;
the area of the terrace is_N/A_square metres/_N/A_square feet;
庭院的面積為_不適用_平方米/_不適用_平方呎;
the area of the yard is_N/A_square metres/_N/A_square feet.

附表二 Schedule 2

裝置、裝修物料及設備 The fittings, finishes and appliances

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes		
Item		Description
(a)	External Wall	Towers 1A, 1B, 2A and 2B External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding. Ocean Villa External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.
(b)	Window	Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of Towers 1A, 1B, 2A and 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Kitchens of Units B of Tower 1B, Units A and G of Tower 2B and Unit F on 36/F of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with fritted Insulated-Glass-Unit (IGU) are provided for Bathroom 1 of Units H and G of Tower 2B, Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower B, Master Bathroom and Bathroom 2 of Unit F on 36/F of Tower 2B. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens of Units A, G and H of Tower 1A, Units H and Unit A at 36/F of Tower 1B, Units A, B and H of Tower 2A. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Bathroom 1 of Units C of Tower 1B and Master Bathroom and Bathroom 1 of Units A of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Livings Rooms, Dining Rooms, Bedrooms and Master Bedrooms in Ocean Villa. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens in Ocean Villa. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Master Bathrooms of Units A and B and Lavatory of Units A and B on 6/F in Ocean Villa.
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium top rail. Wall is finished with aluminium cladding and ceramic tiles of the following units: (Units B, C, D and E of Tower 1A, Units A, B, C, D, E and F of Tower 1B, Units C, D, E, F and G of Tower 2A, Units B, C, D, E, F, G, J and K and Unit A on 36/F of Tower 2B, Units A and B of Ocean Villa) Floor is finished with artificial timber decks for Towers 1A, 1B, 2A and 2B. Floor is finished with natural stone for Units A & B of Ocean Villa. Ceiling is fitted with aluminium panel in fluorocarbon coating. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not Applicable.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

1. 外部裝修		
細項		描述
(a)	外牆	第1A、1B、2A及2B座 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。 迎海大宅 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。
(b)	窗	第1A、1B、2A及2B座的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第1B座B單位、第2B座A、G單位及第2B座36樓F單位的廚房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第2B座H及G單位的浴室1、36樓A單位的主人浴室及浴室1、36樓F單位的主人浴室及浴室2採用氟碳噴塗層玻璃幕牆鋁框配雙層中空磨沙玻璃。 第1A座的A、G及H單位、第1B座的 H單位及 36樓A單位、第2A座的 A、B及H單位的廚房採用氟碳噴塗層之鋁質窗框配有色玻璃。 第1B座的C單位的浴室1及第2B座的A單位的主人浴室及浴室1採用氟碳噴塗層之鋁質窗框配磨沙玻璃。 迎海大宅的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 迎海大宅的廚房採用氟碳噴塗層之鋁質窗框配有色玻璃。 迎海大宅的A及B單位的主人浴室及6樓A及B單位的洗手間採用氟碳噴塗層之鋁質窗框配磨沙玻璃。
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化清玻璃欄杆及鋁質頂欄。 以下單位牆身配有鋁質掛板及鋪砌瓷磚： (第1A座B、C、D及E單位、第1B座A、B、C、D、E及F單位、第2A座C、D、E、F及G單位、第2B座B、C、D、E、F、G、J、K單位及36樓A單位、迎海大宅的A及B單位) 第1A、1B、2A及2B座的地台鋪砌人造木地台。 迎海大宅A及B單位的地台鋪砌天然石材。 天花板裝設配有氟碳噴塗層之鋁板。 露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes		
Item		Description
(a)	Lobby	Residential Entrance Lobbies of Towers 1A, 1B, 2A and 2B Wall is finished with natural stone, timber veneer, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Floor Lift Lobbies of Towers of Towers 1A, 1B, 2A and 2B Wall is finished with porcelain tile, plastic laminate panel and stainless steel where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Entrance Lobby of Ocean Villa Wall is finished with natural stone, timber veneer, vinyl, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Floor Lift Lobbies of Ocean Villa Wall is finished with natural stone, timber veneer, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.
(b)	Internal Wall and Ceiling	(i) (a) Internal wall of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (i)(b) below) are finished with emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F -23/F, 25/F-33/F and 35/F of Tower 1B, Units C, D, E, F, and G of Tower 1B, Units C, D, E, F, and G of Tower 2A, Units B, C, D, E, H, J and K of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Internal wall of Living Rooms and Dining Rooms are finished with emulsion paint and timber veneer where exposed. Bedrooms and Master Bedrooms are finished with emulsion paint where exposed. (ii) (a) Internal ceiling of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (ii)(b) below) are finished with false ceiling and emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units C of Tower 1B, Units C, D, F and G of Tower 2A, Units C, D, E, J and K of Tower 2B) Internal ceiling of Living Rooms, Bedrooms and Master Bedrooms are finished with false ceiling and emulsion paint where exposed. Dining Rooms is finished with false ceiling and emulsion paint and timber veneer where exposed.
(c)	Internal Floor	Towers 1A, 1B, 2A and 2B Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of all units (except Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B) are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform. Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B Living Rooms and Dining Rooms are finished with natural stone and natural stone skirting. Bedrooms and Master Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform. Ocean Villa Living Rooms and Dining Rooms are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料		
細項		描述
(a)	大堂	第1A、1B、2A及2B座的住宅入口大堂 牆身外露部分鋪砌天然石材、木皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 第1A、1B、2A及2B座的住宅樓層電梯大堂 牆身外露部份鋪砌瓷磚、膠板及不銹鋼飾面。 地台鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 迎海大宅的住宅入口大堂 牆身外露部份鋪砌天然石材、木皮飾面、仿皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 迎海大宅的住宅樓層電梯大堂 牆身外露部份鋪砌天然石材、木皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。
(b)	內牆及天花板	(i) (a)所有客廳、飯廳、睡房及主人睡房內牆外露部分髹上乳膠漆(除以下(i)(b)所提及的單位除外)； (b)以下單位的客廳及飯廳內牆外露部分髹上乳膠漆及木皮飾面；睡房及主人睡房內牆外露部分髹上乳膠漆： (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位，第1B座的C、D、E、F、及G單位，第2A座的C、D、E、F及G單位，第2B座的B、C、D、E、H、J及K單位，第2B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位) (ii) (a)所有客廳、飯廳、睡房及主人睡房(除以下(ii)(b)所提及的單位除外)天花板外露部分設有假天花及髹上乳膠漆。 (b)以下單位的客廳、睡房及主人睡房天花板外露部分設有假天花及髹上乳膠漆；飯廳天花板外露部分設有假天花並髹上乳膠漆及木皮飾面。 (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓A單位，第1B座的C單位，第2A座的C、D、F、G單位，第2B座的C、D、E、J及K單位)
(c)	內部地板	第1A、1B、2A及2B座 所有單位(除第1B座的36樓A單位、第2B座的36樓A及F單位外)的客廳、飯廳、睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。 第1B座36樓A單位; 第2B座36樓A及F單位 客廳、飯廳鋪砌天然石材及天然石腳線。睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。 迎海大宅 客廳及飯廳鋪砌天然石材及天然石腳線。睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes		
Item		Description
(d)	Bathroom	Master Bathroom, Bathroom 1 and Bathroom 2 in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B) Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Master Bathroom, Bathroom 1 and Bathroom 2 in Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3 in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Lavatory Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminum panel false ceiling where exposed.
(e)	Kitchen	Kitchens (excluding Open Kitchens) in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B) Wall is finished with porcelain tile where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone. Open Kitchens in Towers 1A, 1B, 2A and 2B Wall is finished with emulsion paint and plastic laminate where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with false ceiling finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone. Kitchens in Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling and hanging cabinet. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with natural stone. Kitchens in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling and hanging cabinet. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with natural stone.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料		
細項		描述
(d)	浴室	第1A、1B、2A及2B座的主人浴室、浴室1和浴室2(除第1B座36樓A單位及第2B座36樓A及F單位) 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 第1B座36樓A單位及第2B座36樓A及F單位的主人浴室、浴室1和浴室2 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 迎海大宅的主人浴室、浴室1、浴室2及浴室3 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 洗手間 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設鋁板假天花於外露部分。
(e)	廚房	第1A、1B、2A及2B座的廚房(不包括開放式廚房)(除第1B座36樓A單位及第2B座36樓A及F單位) 牆身外露部分鋪砌瓷磚至假天花及玻璃面板至吊櫃。 地台外露部份鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面採用石英石。 第1A、1B、2A及2B座的開放式廚房 牆身外露部分髹上乳膠漆及膠板至假天花及鋪砌玻璃面板至吊櫃。 地台外露部份鋪砌實木複合地板。 天花板裝設假天花並髹上乳膠漆於外露位置。 灶台面採用石英石。 第1B座36樓A單位及第2B座36樓A及F單位的廚房 牆身外露部分鋪砌天然石材至假天花及吊櫃。 地台外露部分鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面採用天然石材。 迎海大宅的廚房 牆身外露部分鋪砌天然石材至假天花及吊櫃。 地台外露部份鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面選用天然石材。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(a)	Doors	Residential Unit Entrance Door (Towers 1A, 1B, 2A and 2B) Timber veneer and stainless steel finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, acoustic and smoke door seal and lockset.
		Residential Unit Entrance Door (Ocean Villa) Timber veneer and stainless steel finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, acoustic and smoke door seal, lockset and handle.
		Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
		Bathroom Door (swing door when provided) (Master Bathroom, Bathroom 1, Bathroom 2 and Bedroom 3) Timber veneer finished hollow core timber door fitted with robe hook, door hinge, door stopper, lockset and handle.
		Bathroom Door (sliding door when provided) (Master Bathroom (except Unit F on 36/F of Tower 2B), Bathroom 1, Bathroom 2 and Bathroom 3) Timber veneer finished hollow core timber sliding door with robe hook, hanging sliding door track set, lockset and conceal handle. Timber veneer finished hollow core timber sliding door with hanging sliding door track set, lockset and conceal handle (only for Master Bathroom of Unit F on 36/F of Tower 2B).
		Kitchen Door Timber veneer finished solid core fire rated timber door fitted with wooden frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle, acoustic and smoke door seal.
		Store Room Door (swing door when provided) Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
		Store Room Door (sliding door when provided) Timber veneer finished hollow core timber door fitted with hanging sliding door track set, lockset and conceal handle.
		Lavatory Door Aluminium framed obscure glass folding door in powder coating fitted with lockset and handle.
		Balcony Door Aluminium framed sliding glass door in fluorocarbon coating fitted with lockset and handle.
		Utility Platform Door Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.
		Staircase Door to Roof Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.
		Lift Lobby Door (Ocean Villa) Timber veneer, plastic laminate and stainless steel finished solid core fire rated timber door fitted with stainless steel frame fire rated glass panel, door hinge, door closer, door stopper, handle, acoustic and smoke door seal.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(a)	門	住宅單位大門 (第1A、1B、2A及2B座) 實心防火木門配木皮及不銹鋼飾面，裝妥門鉸、氣鼓、防盜眼、門擋、隔音及防煙條及門鎖。
		住宅單位大門 (迎海大宅) 實心防火木門配木皮及不銹鋼飾面，裝妥門鉸、氣鼓、防盜眼、門擋、隔音及防煙條、門鎖及手柄。
		主人睡房、睡房1、睡房2及睡房3 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
		浴室掩門(如設有) (主人浴室、浴室1、浴室2及浴室3) 空心木門配木皮飾面，裝妥掛勾、門鉸、門擋、門鎖及手柄。
		浴室趟門(如設有) (主人浴室(第2B座36樓F單位除外)、浴室1、浴室2及浴室3) 空心木趟門配木皮飾面，裝妥掛勾、趟門吊路軌、門鎖及隱藏式手柄。 空心木趟門配木皮飾面，裝妥趟門吊路軌、門鎖及隱藏式手柄。(只包括第2B座36樓F單位主人浴室)
		廚房門 實心防火木門配木皮飾面，門身鑲有防火玻璃配木框，裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。
		儲物房掩門(如設有) 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
		儲物房趟門(如設有) 空心木門配木皮飾面，裝妥趟門吊路軌、門鎖及隱藏式手柄。
		洗手間門 粉末噴塗鋁質框磨沙玻璃摺門，裝妥門鎖及手柄。
		露台門 氟碳噴塗層鋁質框玻璃趟門，裝妥門鎖及手柄。
		工作平台門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。
		往天台樓梯門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。
		升降機大堂門(迎海大宅) 實心防火木門配木皮飾面，膠板飾面及不銹鋼，門身鑲有防火玻璃配不銹鋼框、裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathrooms of the following units: (Units A, G and H of Tower 1A, Units A, B, C and H of Tower 2A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Master Bathrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower 1B Master Bathroom of Unit A on 36/F of Tower 2B Master Bathroom and Bathroom 2 of Unit F on 36/F of Tower 2B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), chrome plated bath mixer and chrome plated hand shower set, and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Bathroom 1 of the following units: (Units B, C, D, E & F of Tower 1A, Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units H of Tower 1B, Units D, F and G of Tower 2A, Units G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B, Units C, D, E, J and K of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Bathroom 1 of the following units: (Units A, G and H of Tower 1A, Units A, B and H of Tower 2A, Units A and H of Tower 2B) Bathroom 2 of Unit A on 36/F of Tower 1B and Bathroom 1 of Unit F on 36/F of Tower 2B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(b)	浴室	主人浴室 包括以下單位： (第1A座A、G及H單位、第2A座A、B、C及H單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、們布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 主人浴室 包括以下單位： (第1B座D、E、F及G單位、第2A座E單位、第2B座B單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、們布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 主人浴室及浴室1(第1B座36樓A單位) 主人浴室(第2B座36樓A單位) 主人浴室及浴室2(第2B座36樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、們布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 浴室1 包括以下單位： (第1A座B、C、D、E及F單位、第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A、B及C單位、第1B座H單位、第2A座D、F及G單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓G單位、第2B座C、D、E、J及K單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、們布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 浴室1 包括以下單位： (第1A座A、G及H單位、第2A座A、B及H單位、第2B座A及H單位) 浴室2 (第1B座36樓A單位)及浴室1(第2B座36樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、們布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathroom in Ocean Villa Fitted with wooden hanging cabinet with mirror, glass panel, stainless steel, woven vinyl, fabric, LED light feature and hanging cabinet decorative lighting. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), over counter natural stone washbasin, vitreous china water closet, chrome plated basin mixer with crystal finished handle, chrome plated bath mixer, tempered glass shower enclosure, chrome plated rain shower, chrome plated hand shower set, chrome plated towel ring, chrome plated paper roll holder and blind. Bathroom 1 and Bathroom 2 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, chrome plated bath mixer with chrome plated hand shower set, chrome plated towel bar, chrome plated handle, chrome plated paper roll holder and stainless steel shower curtain rod. Bathroom 3 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, tempered glass shower enclosure, chrome plated hand shower with chrome plated rain shower set, chrome plated towel bar and chrome plated paper roll holder. Lavatory Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with chrome plated hand shower set and chrome plated paper roll holder. See "Water Supply" below for type and material of water supply system.
(c)	Kitchen	Kitchens/ Open Kitchens in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F of Tower 2B) Fitted with wooden hanging and low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink. Corian stone sink cover is provided for the Open Kitchen. Sprinkler head and smoke detector are provided for the Open Kitchen. Kitchens of Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F in Tower 2B Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink. Kitchens in Ocean Villa Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink. See "Water Supply" below for type and material of water supply system.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(b)	浴室	迎海大宅之主人浴室 裝設鏡飾面木吊櫃裝設鏡飾面、玻璃面板、不銹鋼飾面、編織塑飾面、捫布飾面、發光二極管裝飾及吊櫃裝飾燈。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、坐檯天然石洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭配水晶飾面手柄、鍍鉻浴缸水龍頭、強化玻璃浴屏間、鍍鉻雨淋花灑、鍍鉻手握式淋浴花灑套裝，鍍鉻毛巾環、鍍鉻廁紙架及百葉簾。 迎海大宅之浴室 1及浴室 2 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、捫布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手握式淋浴花灑套裝、鍍鉻毛巾架、鍍鉻手柄、鍍鉻廁紙架及不銹鋼浴簾杆。 迎海大宅之浴室 3 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、捫布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、強化玻璃浴屏淋浴間、鍍鉻手握式淋浴花灑配鍍鉻雨淋花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻手握式花灑套裝及鍍鉻廁紙架。 供水系統的類型及用料見下文「供水」一欄。
(c)	廚房	第1A、1B、2A及2B座的廚房/開放式廚房 (除第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位) 裝設木製吊櫃及地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 所有開放式廚房均提供人造無縫仿石洗滌盆蓋。 所有開放式廚房均提供消防花灑頭及煙霧探測器。 第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 迎海大宅的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 供水系統的類型及用料見下文「供水」一欄。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(d)	Bedroom	Bedrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B, F and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B, Unit J on 36/F of Tower 2B) Fitted with wooden wardrobe with stainless steel framed glass panel.
(e)	Telephone	For the number and location of telephone points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f)	Aerials	For the number and location of TV outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g)	Electrical Installations	Miniature Circuit Breaker board completed with protective devices is provided for each unit. Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls or designated pipe ducts or other materials and are not readily visible. For the number and location of socket outlets, fuse connection unit, air-conditioner points and switch for exhaust fan, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(h)	Gas Supply	Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in kitchen or balcony or air-conditioning plant room. Town gas supply pipes are connected to gas cooker hob in Kitchen (except units with Open Kitchen). For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen. For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(j)	Water Supply	Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials and are not readily visible. Hot water is available. Hot water supply to Kitchen, Open Kitchen, Bathroom(s) and Lavatory is provided by gas water heater.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(d)	睡房	以下單位的睡房 (第1B座D、E、F及G單位，第2A座E單位，第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓B、F及H單位，第2B座36樓J單位) 裝設木製衣櫃配以不銹鋼框玻璃面板。
(e)	電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	電視插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	每戶均裝有包括漏電保護器的總電掣箱。 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 電插座、接線電掣及空調機接駁點、抽氣扇開關掣的數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h)	氣體供應	設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或露台或空調機房。 煤氣管道接駁廚房提供煤氣煮食爐 (開放式廚房單位除外) 。 煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。 接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水供水系統採用銅喉管。 沖水供水系統採用膠喉管。 水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 備有熱水供應。煤氣熱水爐供應熱水到廚房、開放式廚房、浴室及洗手間。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. Miscellaneous			
Item		Description	
(a)	Lifts	Six "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 1, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Six "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 2, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Two "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Ocean Villa, serving Basement, G/F, 1/F-3/F, 5/F-6/F. One "Kone" passenger lifts (Model no. MonoSpace NMX11) is provided for clubhouse in Tower 1, serving Basement to G/F.	
(b)	Letter box	Metal letter box is provided for each unit.	
(c)	Refuse collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.	
(d)	Water meter, electricity meter and gas meter	Water meter	Located at common Water Meter Cabinet on every residential floor of Towers.
		Electricity meter	Located at Electrical Meter Room / Electric Meter Cabinet on every residential floors of Towers.
		Gas meter	Inside the false ceiling at balcony of the following residential units: Units B, C, D, E and F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B; Units D, E, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1B; Units C, D, E, F and G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units B, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B. Units C, D, E, J and K on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B;
			Inside the Kitchens of the following residential units: Units A, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B; Units A and B on 1/F-3/F, 5/F and 6/F of Ocean Villa.
			On the roofs of the following residential units: Unit A on 36/F of Tower 1B; Unit F on 36/F of Tower 2B.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

4. 雜項			
細項		描述	
(a)	升降機	六部「通力」住客升降機 (型號 MiniSpace NMX18) 設於第 1 座 ，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 六部「通力」住客升降機 (型號 MiniSpace NMX18) 設於第 2 座 ，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 兩部「通力」住客升降機 (型號 MiniSpace NMX18) 設於迎海大宅，來往地庫、地下、1樓至3樓、5樓至6樓。 一部「通力」住客升降機 (型號 MonoSpace NMX11) 設於第 1 座之會所來往地庫至地下。	
(b)	信箱	每單位配有金屬信箱。	
(c)	垃圾收集	每層住宅樓層均設有垃圾及物料回收室。家居垃圾將由清潔工人收集及運走。	
(d)	水錶、電錶及氣體錶	水錶	設於大樓每層住宅樓層之公用水錶房內。
		電錶	設於大樓每層住宅樓層之電錶房或電錶櫃內。
		氣體錶	以下之住宅單位的煤氣錶設於露台的假天花內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的B、C、D、E及F單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的A、B及C單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的D、E、F、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、F及G單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的B、F、G及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、J及K單位；
			以下之住宅單位的煤氣錶設於廚房內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、B及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A單位； 迎海大宅1樓至3樓、5樓及6樓的A及B單位。
			以下之住宅單位的煤氣錶設於天台內： 第1B座36樓的A單位； 第2B座36樓的F單位。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

5. Security facilities
C.C.T.V. cameras are provided for main entrance gates, podium, residential entrance lobbies, all lifts, carpark, clubhouse and landscape area. Access security system is provided outside of main entrance at G/F, and at residential entrance lobbies, lifts and clubhouse. Vehicular control system is installed at the Development.

6. Appliances
For brand names and model number of appliances, please refer to "Appliances Schedule".

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

5. 保安設施
主入口閘、平台、住宅入口大堂、所有升降機、停車場、會所、園林地方均裝有閉路電視。 地下主入口外、住宅入口大堂、升降機及會所均設有進出保安系統。 發展項目設有車輛管制系統。

6. 設備
設備品牌名稱及產品型號，請參考「設備表」。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1A 第1A座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			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 G G單位	Unit H H單位
Appliance Schedule 設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	-	-	1	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	1	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	1	-
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	3	2
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	2	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	2	2
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	-	-	1	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	1	1	1	1	1	3	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	1	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	1	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1B 第1B座													
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓					
			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 G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Appliance Schedule 設備																
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	1	-	1	1	1	1	1	-	-	1	1	1	1	-
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	-	-	-	-	1	1	-	-	-	-	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1	-	1	-	1	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-	1	-	1	-	1	-
2 in 1Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	-	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	1	1	1	1	1	1	1	1	4	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備																
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	-	-	1	-	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	1	1	-	1	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備																
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1	1	-	-	-	-	2	3	-	-	-	-	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	-	-	-	-	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	-	-	-	-	1	1	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP28QPVC	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP45QPVC	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	-	-	-	-	-	-	-	-	4	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	1	1	1	-	-	-	-	-	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	-	-	-	-	-	-	-	1	2	-	-	-	-	1

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Appliance 設備	Brand 品牌	Model 型號	Tower 2A 第2A座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			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 G G單位	Unit H H單位
Appliance Schedule 設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1	-	-	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1	-	-	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	-	1	1	1	1	1	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	-	1	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	-	1	-	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	1	-	-	-	-	-	1
Exhaust Fan 抽氣扇	Systemair	SWP100	3	3	1	1	1	1	1	3
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1	-	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	2	1	1	1	1	1	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	2	1	1	1	1	1	2
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	1	-	-	-	-	-	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	3	1	1	-	1	1	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	-	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	-	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	1	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	-	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1	-	-	-	-	-	1

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Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓									
			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 G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Appliance Schedule 設備												
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	1	-	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	-	-	-	-	-	-	1	-	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	1	1	1	1	1	1	-	1	1	1
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	-	1	1	1	-	1	-	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	1	-	-	-	1	-	1	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	-	1	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	1	-	1	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	1	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	1	1	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備												
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	1	-	1	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	1	-	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	-	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備												
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	1	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	1	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	-	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	-	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	1	-	-	-	1	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	-	-	-	-

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Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座						
			36/F 三十六樓						
			Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Appliance Schedule 設備									
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	1	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	1	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	-	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	-	-	-	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	-	1	1	1	-	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	-	-	-	1	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	-	-	-	1	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	3	1	1	1	4	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	1	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	3	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	3	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	1	-	-
Air-conditioning Appliance Schedule 空調機設備									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	1	1	1	3	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	1	1	1	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	1	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	-	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP56QPVC	2	-	-	-	2	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	1	-	-	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	-	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RYZQ4AAV	1	-	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	2	-	-

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Appliance 設備	Brand 品牌	Model 型號	Ocean Villa 迎海大宅 1/F-3/F, 5/F & 6/F 一樓至三樓、五樓及六樓	
			Unit A A單位	Unit B B單位
Appliance Schedule 設備				
2-Burner Gas Hob 雙頭煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	-	1
Oven 焗爐	Gaggenau	BOP 210 112	1	-
Oven 焗爐	Gaggenau	BOP 211 112	-	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	1
Wine Cellar 酒櫃	Gaggenau	RW 404 261	1	1
Warming Drawer 保溫櫃	Gaggenau	WSP 221 110	1	1
Dishwasher 洗碗碟機	Gaggenau	DF 210 100	1	1
Refrigerator 雪櫃	Gaggenau	RY492303	1	1
Coffee Machine 咖啡機	Gaggenau	CMP250112	1	1
Air Dresser 智能魔衣櫥	Samsung 三星	DF60R8600CG	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	4	4
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1
Exhaust Fan 抽氣扇	Systemair	CBF200L	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	4	4
Bluetooth Speaker 藍牙揚聲器	Bose	419574	4	4
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A RL	1	1
Electrical Radiator & Towel Warmer 電熱毛巾架散熱器	Deltacalor	Valet VLT100050CB	1	1
Water Heater Appliance Schedule 熱水爐設備				
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	3	3
Air-conditioning Appliance Schedule 空調機設備				
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP45QPVC	3	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP56QPVC	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	2	2
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ7AAY	1	1

臨時買賣合約 (「臨時合約」)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE ("PRELIMINARY AGREEMENT")

賣方及買方同意根據以下條款及條件出售及購買以下所述物業:-
The Vendor agrees to sell and the Purchaser agrees to purchase the Property upon the following terms and conditions: -

日期 Date : [ ]

臨時合約號碼 Preliminary Agreement No. : [ ]

<table>
<tr>
<td><u>賣方 Vendor</u> :
名發有限公司
MACFULL LIMITED
商業登記証號碼 B.R. No. 18318752-000

<u>賣方代理人 Sales Agent For Vendor</u> :
中國海外地產代理有限公司
China Overseas Property Agency Limited</td>
<td><u>賣方律師 Vendor's Solicitors (由賣方填寫 To be filled in by the Vendor)</u> ::

地址 Address :

電話 Tel No. :</td>
</tr>
<tr>
<td><u>買方 Purchaser</u> :

身份証/護照/商業登記証號碼
I.D./Passport/B.R. No(s). :</td>
<td>地址 Address :

電話 Tel No. :</td>
</tr>
<tr>
<td colspan="2"><u>發展項目名稱及地址</u> :

<u>Name and Address of Development</u> :

維港 1 號九龍承豐道 21 號
(新九龍內地段第 6575 號)
One Victoria, No. 21 Shing Fung Road, Kowloon
(New Kowloon Inland Lot No. 6575)</td>
</tr>
<tr>
<td colspan="2"><u>發展項目物業(「本物業」) Property of the Development ("The Property")</u> :
*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.</td>
</tr>
<tr>
<td colspan="2">1. 本物業的售價為港幣[ ]元，並須由買方按以下方式付予賣方-
The Purchase Price of the Property is HK$[ ], which shall be paid by the Purchaser to the Vendor in the manner as follows -</td>
</tr>
</table>

臨時訂金港幣 [ ]元(即售價的 5%)，須於簽署本臨時合約時支付。
Preliminary deposit HK$[ ], which is equal to 5% of the Purchase Price, shall be paid upon signing of this Preliminary Agreement.

加付訂金港幣[ ]元(即售價的 5%)，須於[ ]或之前付清。
Further Deposit HK$[ ], which is equal to 5% of the Purchase Price, shall be paid on or before [ ].

售價餘款港幣[ ]元(即售價的 90%)，須於[ ]或之前付清。
Balance of the Purchase Price HK$[ ], which is equal to 90% of the Purchase Price, shall be paid on or before [ ].

2. 按訂約雙方的意向，本臨時合約將會由一份買賣合約(「正式合約」)取代，正式合約須-
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed-

(a) 由買方於[ ] (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立;及
by the Purchaser on or before [ ] (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and

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

3. 本臨時合約受以下之「其他條款及條件」所約束。
This Preliminary Agreement is subject to the "Other Terms and Conditions" printed hereinbelow.

****

茲收到

We acknowledge receipt of:-

本票 Cashier order(s)	金額 Amount (港幣 HKD)	銀行 Bank	編號 Number
支票 Cheque(s)	金額 Amount (港幣 HKD)	銀行 Bank	編號 Number

作為是次買賣之臨時訂金。

Being the Preliminary Deposit for this Sale and Purchase.

買方聲明：茲證明上述的購買乃由 “ ” 所促成。

The Purchaser's Certification: The Purchaser certifies that the above purchase is introduced by “ ”.

由中國海外地產代理有限公司
代表賣方
by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

_____ _____

買方簽署 Purchaser's Signature(s) 獲授權簽署人 Authorized Signatory(ies)

其他條款及條件
Other Terms and Conditions

4. 在本臨時合約中-
In this Preliminary Agreement-

(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;
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);

(b) 「工作日」具有該條例第 2(1)條給予該詞的涵義;
"working day" has the meaning given by section 2(1) of that Ordinance;

(c) 附表 1 (a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算;及
the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

(d) 附表 1 (b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

5. 臨時訂金、加付訂金、部份售價、加付部份售價及售價餘款須以香港特別行政區的持牌銀行發出的本票或核證可以兌現的支票支付，抬頭付予賣方律師。
The Preliminary Deposit, Further Deposit, part payment, further part payment and Balance of the Purchase Price shall be paid by way of cashier order(s) issued / cheque(s) certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's solicitors for the relevant amount.

6. 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。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

7. 買方須於簽訂本臨時合約後的五個工作日內，於辦公時間到買方律師行簽署由賣方律師所訂有關本物業的正式合約(正式合約內容買方不得更改)及把該已簽立的正式合約交付予賣方律師行。只有簽署本臨時合約之買方才能夠簽署正式合約。
The Purchaser shall attend the office of his own solicitors during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors (which shall not be altered by the Purchaser) and tender the same to the Vendor's Solicitors within 5 working days after the date of this Preliminary Agreement. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.

8. 如買方沒有在本臨時合約的簽署日期之後的5個工作日內簽立正式合約-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed-

(a) 本臨時合約即告終止;
this Preliminary Agreement is terminated;

(b) 買方支付的臨時訂金，即被沒收歸於賣方;及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and

(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。
the Vendor does not have any further claim against the Purchaser for the failure.

9. 本物業的量度尺寸如下-
請參閱附表1 - 面積表。此附表屬本臨時合約一部分。
The measurements of the Property are as follows-
Please refer to Schedule 1 - Area Schedule attached to this Preliminary Agreement. The said schedule forms part of this Preliminary Agreement.

10. 本物業買賣所包括的裝置、裝修物料及設備如下-
請參閱附表 2 - 裝置、裝修物料及設備。此附表屬本臨時合約一部分。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows-
Please refer to Schedule 2 - fittings, finishes and appliances attached to this Preliminary Agreement. The said Schedule forms part of this Preliminary Agreement.

11. 買方已確認收到第12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。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

12. 就第11條而言，「對買方的警告」內容如下-
For the purposes of clause 11, the following is the "Warning to Purchasers"-

(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.

13. 本物業及其內之裝置、裝修物料及設備是以"現狀"出售。買方在購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備的實質狀況，並接受本物業及其內之裝置、裝修物料及設備的現狀。

The Property and its fittings, finishes and appliances are sold on an "as is" basis. The Purchaser purchases with full knowledge of the physical state and condition of the Property and its fittings, finishes and appliances and takes them as they stand.

14. 買賣完成時，賣方須將本物業交吉予買方。

Vacant possession of the Property shall be delivered to the Purchaser upon completion.

15. 在買方和賣方之間而言，買方將承擔本物業的風險。

The Property shall as between the Vendor and the Purchaser be at the Purchaser's risk.

16. 在不損害《物業轉易及財產條例》(第219章)第13及13A條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

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.

17. 本臨時合約內所列出之時間或時限乃本臨時合約之立約要素，必須嚴謹遵守。

Time shall in every respect be of the essence of this Preliminary Agreement.

18. (a) 買賣雙方同意並聲明本臨時合約只適用於買方本人。除下述第(b)款另有規定外，只有買方本人方可簽署正式合約。

It is hereby agreed and declared by the Purchaser and Vendor that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of sub-clause (b) below, only the Purchaser is permitted to sign the Agreement.

(b) 賣方並不接受買方任何獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約，及有關之授權書為賣方所接納。

No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser, and the relevant power of attorney being accepted by the Vendor.

19. 買方須於正式合約中向賣方作出承諾，如賣方就買方之要求，亦(賣方有絕對酌情決定

權)同意以合約或以其他任何方式取消本物業的買賣或取消正式合約或取消買方在正式合約下之責任，則賣方有權於買方已付售價中保留相等於本物業售價百分之五之款項及買方須承擔繳付賣方因取消本物業的買賣而產生之所有律師費及有關費用(包括如須繳付之印花稅)。

The Purchaser will have to agree with the Vendor in the Agreement that in the event of the Vendor, at the request of the Purchaser, agreeing (at the Vendor's own discretion) to cancel the sale and purchase by way of Cancellation Agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor is entitled to retain the sum of **5%** of the Purchase Price of the Property in addition to payment by the Purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

20. 買方須於正式合約中向賣方作出承諾除按揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓正式合約之權益或訂立任何協議以達致上述提名、轉售或轉讓的目的。

The Purchaser will have to agree with the Vendor in the Agreement to the effect that other than entering into a mortgage or charge the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and the execution of the Assignment of the Property.

21. 買賣雙方同意在成交日於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成交易。

The Vendor and the Purchaser agree to complete the sale and purchase in respect of the Property on the date of completion at the offices of the Vendor's solicitors during office hours (from 10 a.m. to 4:30 p.m.).

22. (a) 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。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

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

(c) 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成及登記本臨時合約、正式合約及轉讓契及為完成買入本物業的律師費及墊付費用及(i)有關草擬大廈公契暨管理合約(「大廈公契」)費用及附於該文件之圖則之費用的適當分攤;(ii)業權文件核證副本之一切費用；(iii)本物業的正式合約及轉讓契之圖則費；(iv)一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何印花稅條例所定義之「買家印花稅」、「額外印花稅」及「從價印花稅」的新稅率(如適用))、登記費及其他支出費用；及(v)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、資本設備基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約及轉讓

契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述(i)至(v)項。

The Purchaser shall solely bear and pay all legal costs and expenses for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and for completion of the purchase; and (i) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (ii) all costs for preparing certified copies of title deeds and documents of the Property, (iii) all plan fees for plans to be annexed to the Agreement and the Assignment, (iv) all stamp duty, registration fee and other expenses on this Preliminary Agreement, the Agreement and the Assignment (including without limitation any "buyer stamp duty", "special stamp duty" defined in the Stamp Duty Ordinance and the new rates of "ad valorem stamp duty", if applicable), and (v) all legal and other costs and expenses in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Capital Equipment Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the Agreement and the subsequent Assignment to the Purchaser, each of the Vendor and the Purchaser shall pay its own solicitors' cost and expenses of and incidental to the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (i) to (v) listed above in any event.

23. 買方如有更改通訊地址或電話，須立即以書面通知賣方。

The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.

24. 本物業乃屬印花稅條例第29A(1)條所註釋之住宅物業。

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

25. (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。

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) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第621章) 的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

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) 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：
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) 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
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) 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。
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.

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

27. 在本臨時合約簽訂前，買賣雙方並無以相同條款及條件訂立任何非書面買賣協議或出售協議。
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.

28. 買方明白及同意向賣方買入的本物業受政府租契所訂明的所餘年期或受售地/批地/換地條件書絕對性所規限(視情況而定)。
The Purchaser understands and agrees that he only purchases all the Vendor's interest in the Property for the residue of the term of years created by the government lease or absolutely subject to the conditions of sale/grant/exchange, as the case may be.

29. 買方承諾：

The Purchaser hereby undertakes that -

(a) 在簽署正式合約之時，買方須向買方的律師存放一筆款項，該款項相等於買方須承擔的從價印花稅及(如適用) 買家印花稅及額外印花稅的總和。

Upon signing of the Agreement, the Purchaser shall deposit with the Purchaser's Solicitors a sum equivalent to the total amount of ad valorem stamp duty ("AVD") and (if applicable) buyer's stamp duty ("BSD") and special stamp duty ("SSD") payable by the Purchaser.

(b) 在本臨時合約訂立之日起21日內買方須向賣方律師交付並促使買方的律師向賣方律師交付(i)一份已加蓋從價印花稅及(如適用) 買家印花稅及額外印花稅之正式合約的認證副本或印花證明書的認證副本，以證明已完全繳付就正式合約須繳付之印花稅；及(ii) (如適用) 一份用以支持買方聲稱應豁免買家印花稅及/或應適用以第2標準稅率繳付從價印花稅而作出的法定聲明(按稅局指定表格)的認證副本。

The Purchaser shall deliver and procure the Purchaser's Solicitors to deliver to the Vendor's Solicitors within 21 days from the date of this Preliminary Agreement (i) a certified true copy of the Agreement duly stamped with AVD and (if applicable) BSD and SSD or a certified copy of the stamp certificate proving the due payment of the same; and (ii) (if applicable) a certified copy of statutory declaration in the form prescribed by the Stamp Office in support of exemption of payment of BSD and/or payment of AVD at Scale 2 rates.

由**中國海外地產代理有限公司**
代表賣方
by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

_____ _____

買方簽署Purchaser's signature(s) 獲授權簽署人 Authorized Signatory(ies)

附表一
Schedule 1
面積表
Area Schedule

維港 1 號 One Victoria
九龍承豐道 21 號 (新九龍內地段第 6575 號)
No. 21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

本物業的量度尺寸如下-
The measurements of the Property are as follows-

(a) 本物業的實用面積為_____平方米/_____平方呎，其中-
the saleable area of the Property is _____ square metres/_____ square feet of which-
_____平方米/_____平方呎為露台的樓面面積;
_____ square metres/_____ square feet is the floor area of the balcony;
_____平方米/_____平方呎為工作平台的樓面面積;
_____ square metres/_____square feet is the floor area of the utility platform;
不適用 平方米/_不適用_平方呎為陽台的樓面面積;及
_N/A_square metres/_N/A_square feet is the floor area of the verandah; and

(b) 其他量度尺寸為-
other measurements are-
空調機房的面積為_____平方米/_____平方呎;
the area of the air-conditioning plant room is_____square metres/_____square feet;
窗台的面積為_不適用_平方米/_不適用_平方呎;
the area of the bay window is_N/A_square metres/_N/A_square feet;
閣樓的面積為_不適用_平方米/_不適用_平方呎;
the area of the cockloft is_N/A_square metres/_N/A_square feet;
平台的面積為_不適用_平方米/_不適用_平方呎;
the area of the flat roof is_N/A_square metres/_N/A_square feet;
花園的面積為_不適用_平方米/_不適用_平方呎;
the area of the garden is_N/A_square metres/_N/A_square feet;
停車位的面積為_不適用_平方米/_不適用_平方呎;
the area of the parking space is_N/A_square metres/_N/A_square feet;
天台的面積為_____平方米/_____平方呎;
the area of the roof is _____square metres/_____ square feet;
梯屋的面積為_____平方米/_____平方呎;
the area of the stairhood is_____square metres/_____square feet;
前庭的面積為_不適用_平方米/_不適用_平方呎;
the area of the terrace is_N/A_square metres/_N/A_square feet;
庭院的面積為_不適用_平方米/_不適用_平方呎;
the area of the yard is_N/A_square metres/_N/A_square feet.

附表二 Schedule 2

裝置、裝修物料及設備 The fittings, finishes and appliances

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes		
Item		Description
(a)	External Wall	Towers 1A, 1B, 2A and 2B External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding. Ocean Villa External Wall is finished with ceramic tiles, aluminium cladding, aluminium grille, curtain wall and natural stone cladding.
(b)	Window	Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of Towers 1A, 1B, 2A and 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Kitchens of Units B of Tower 1B, Units A and G of Tower 2B and Unit F on 36/F of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with fritted Insulated-Glass-Unit (IGU) are provided for Bathroom 1 of Units H and G of Tower 2B, Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower B, Master Bathroom and Bathroom 2 of Unit F on 36/F of Tower 2B. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens of Units A, G and H of Tower 1A, Units H and Unit A at 36/F of Tower 1B, Units A, B and H of Tower 2A. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Bathroom 1 of Units C of Tower 1B and Master Bathroom and Bathroom 1 of Units A of Tower 2B. Curtain wall aluminium frames in fluorocarbon coating fitted with Insulated-Glass-Unit (IGU) are provided for Livings Rooms, Dining Rooms, Bedrooms and Master Bedrooms in Ocean Villa. Aluminium window frame in fluorocarbon coating and tinted glass are provided for Kitchens in Ocean Villa. Aluminium window frame in fluorocarbon coating and obscure glass are provided for Master Bathrooms of Units A and B and Lavatory of Units A and B on 6/F in Ocean Villa.
(c)	Bay Window	Not Applicable.
(d)	Planter	Not Applicable.
(e)	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium top rail. Wall is finished with aluminium cladding and ceramic tiles of the following units: (Units B, C, D and E of Tower 1A, Units A, B, C, D, E and F of Tower 1B, Units C, D, E, F and G of Tower 2A, Units B, C, D, E, F, G, J and K and Unit A on 36/F of Tower 2B, Units A and B of Ocean Villa) Floor is finished with artificial timber decks for Towers 1A, 1B, 2A and 2B. Floor is finished with natural stone for Units A & B of Ocean Villa. Ceiling is fitted with aluminium panel in fluorocarbon coating. All balconies are covered. No verandah.
(f)	Drying Facilities for Clothing	Not Applicable.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

1. 外部裝修		
細項		描述
(a)	外牆	第1A、1B、2A及2B座 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。 迎海大宅 外牆鋪砌釉面瓷磚、鋁質掛板、鋁質護柵、玻璃幕牆及天然石材掛板。
(b)	窗	第1A、1B、2A及2B座的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第1B座B單位、第2B座A、G單位及第2B座36樓F單位的廚房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 第2B座H及G單位的浴室1、36樓A單位的主人浴室及浴室1、36樓F單位的主人浴室及浴室2採用氟碳噴塗層玻璃幕牆鋁框配雙層中空磨沙玻璃。 第1A座的A、G及H單位、第1B座的H單位及36樓A單位、第2A座的A、B及H單位的廚房採用氟碳噴塗層之鋁質窗框配有色玻璃。 第1B座的C單位的浴室1及第2B座的A單位的主人浴室及浴室1採用氟碳噴塗層之鋁質窗框配磨沙玻璃。 迎海大宅的客廳、飯廳、睡房及主人睡房採用氟碳噴塗層玻璃幕牆鋁框配雙層中空玻璃。 迎海大宅的廚房採用氟碳噴塗層之鋁質窗框配有色玻璃。 迎海大宅的A及B單位的主人浴室及6樓A及B單位的洗手間採用氟碳噴塗層之鋁質窗框配磨沙玻璃。
(c)	窗台	不適用。
(d)	花槽	不適用。
(e)	陽台或露台	露台裝設強化清玻璃欄杆及鋁質頂欄。 以下單位牆身配有鋁質掛板及鋪砌瓷磚： (第1A座B、C、D及E單位、第1B座A、B、C、D、E及F單位、第2A座C、D、E、F及G單位、第2B座B、C、D、E、F、G、J、K單位及36樓A單位、迎海大宅的A及B單位) 第1A、1B、2A及2B座的地台鋪砌人造木地台。 迎海大宅A及B單位的地台鋪砌天然石材。 天花板裝設配有氟碳噴塗層之鋁板。 露台均是有蓋的。 沒有陽台。
(f)	乾衣設施	不適用。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes		
Item		Description
(a)	Lobby	Residential Entrance Lobbies of Towers 1A, 1B, 2A and 2B Wall is finished with natural stone, timber veneer, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Floor Lift Lobbies of Towers of Towers 1A, 1B, 2A and 2B Wall is finished with porcelain tile, plastic laminate panel and stainless steel where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Entrance Lobby of Ocean Villa Wall is finished with natural stone, timber veneer, vinyl, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel. Residential Floor Lift Lobbies of Ocean Villa Wall is finished with natural stone, timber veneer, glass panel and stainless steel where exposed. Floor is finished with natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, timber veneer and stainless steel.
(b)	Internal Wall and Ceiling	(i) (a) Internal wall of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (i)(b) below) are finished with emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F -23/F, 25/F-33/F and 35/F of Tower 1B, Units C, D, E, F, and G of Tower 1B, Units C, D, E, F, and G of Tower 2A, Units B, C, D, E, H, J and K of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Internal wall of Living Rooms and Dining Rooms are finished with emulsion paint and timber veneer where exposed. Bedrooms and Master Bedrooms are finished with emulsion paint where exposed. (ii) (a) Internal ceiling of all Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms (except those units mentioned in (ii)(b) below) are finished with false ceiling and emulsion paint where exposed. (b) For the following units: (Units B, C, D, E and F of Tower 1A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units C of Tower 1B, Units C, D, F and G of Tower 2A, Units C, D, E, J and K of Tower 2B) Internal ceiling of Living Rooms, Bedrooms and Master Bedrooms are finished with false ceiling and emulsion paint where exposed. Dining Rooms is finished with false ceiling and emulsion paint and timber veneer where exposed.
(c)	Internal Floor	Towers 1A, 1B, 2A and 2B Living Rooms, Dining Rooms, Bedrooms and Master Bedrooms of all units (except Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B) are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform. Unit A on 36/F of Tower 1B, Units A and F on 36/F of Tower 2B Living Rooms and Dining Rooms are finished with natural stone and natural stone skirting. Bedrooms and Master Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform. Ocean Villa Living Rooms and Dining Rooms are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring with timber skirting and natural stone floor border adjoining balcony and utility platform.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料		
細項		描述
(a)	大堂	第1A、1B、2A及2B座的住宅入口大堂 牆身外露部分鋪砌天然石材、木皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 第1A、1B、2A及2B座的住宅樓層電梯大堂 牆身外露部份鋪砌瓷磚、膠板及不銹鋼飾面。 地台鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 迎海大宅的住宅入口大堂 牆身外露部份鋪砌天然石材、木皮飾面、仿皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。 迎海大宅的住宅樓層電梯大堂 牆身外露部份鋪砌天然石材、木皮飾面、玻璃面板及不銹鋼飾面。 地台鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆、木皮飾面及不銹鋼飾面。
(b)	內牆及天花板	(i) (a)所有客廳、飯廳、睡房及主人睡房內牆外露部分髹上乳膠漆(除以下(i)(b)所提及的單位除外)； (b) 以下單位的客廳及飯廳內牆外露部分髹上乳膠漆及木皮飾面；睡房及主人睡房內牆外露部分髹上乳膠漆： (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位，第1B座的C、D、E、F、及G單位，第2A座的C、D、E、F及G單位，第2B座的B、C、D、E、H、J及K單位，第2B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位) (ii) (a) 所有客廳、飯廳、睡房及主人睡房(除以下(ii)(b)所提及的單位除外)天花板外露部分設有假天花及髹上乳膠漆。 (b) 以下單位的客廳、睡房及主人睡房天花板外露部分設有假天花及髹上乳膠漆；飯廳天花板外露部分設有假天花並髹上乳膠漆及木皮飾面。 (第1A座的B、C、D、E及F單位，第1B座的1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位，第1B座的C單位，第2A座的C、D、F、G單位，第2B座的C、D、E、J及K單位)
(c)	內部地板	第1A、1B、2A及2B座 所有單位(除第1B座的36樓A單位、第2B座的36樓A及F單位外)的客廳、飯廳、睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。 第1B座36樓A單位; 第2B座36樓A及F單位 客廳、飯廳鋪砌天然石材及天然石腳線。睡房及主人睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。 迎海大宅 客廳及飯廳鋪砌天然石材及天然石腳線。睡房鋪砌實木複合地板連木腳線，天然石材只限連接露台及工作平台邊界位置。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes		
Item		Description
(d)	Bathroom	Master Bathroom, Bathroom 1 and Bathroom 2 in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B) Wall is finished with porcelain tile where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Master Bathroom, Bathroom 1 and Bathroom 2 in Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3 in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling and finished with emulsion paint and stainless steel trimming. Lavatory Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with porcelain tile where exposed. Ceiling is fitted with aluminum panel false ceiling where exposed.
(e)	Kitchen	Kitchens (excluding Open Kitchens) in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B) Wall is finished with porcelain tile where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with porcelain tile where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with quartz based engineering stone. Open Kitchens in Towers 1A, 1B, 2A and 2B Wall is finished with emulsion paint and plastic laminate where exposed up to false ceiling and glass panel where exposed up to hanging cabinet. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with false ceiling finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone. Kitchens in Unit A on 36/F of Tower 1B and Units A & F on 36/F of Tower 2B Wall is finished with natural stone where exposed up to false ceiling and hanging cabinet. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with natural stone. Kitchens in Ocean Villa Wall is finished with natural stone where exposed up to false ceiling and hanging cabinet. Floor is finished with natural stone where exposed. Ceiling is fitted with false ceiling finished with emulsion paint and stainless steel trimming where exposed. Cooking bench is finished with natural stone.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

2. 室內裝修物料		
細項		描述
(d)	浴室	第1A、1B、2A及2B座的主人浴室、浴室1和浴室2(除第1B座36樓A單位及第2B座36樓A及F單位) 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 第1B座36樓A單位及第2B座36樓A及F單位的主人浴室、浴室1和浴室2 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 迎海大宅的主人浴室、浴室1、浴室2及浴室3 牆身外露部分鋪砌天然石材至假天花。 地台外露部分鋪砌天然石材。 天花板裝設假天花，並髹上乳膠漆及配置不銹鋼飾線。 洗手間 牆身外露部分鋪砌瓷磚至假天花。 地台外露部分鋪砌瓷磚。 天花板裝設鋁板假天花於外露部分。
(e)	廚房	第1A、1B、2A及2B座的廚房(不包括開放式廚房)(除第1B座36樓A單位及第2B座36樓A及F單位) 牆身外露部分鋪砌瓷磚至假天花及玻璃面板至吊櫃。 地台外露部份鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面採用石英石。 第1A、1B、2A及2B座的開放式廚房 牆身外露部分髹上乳膠漆及膠板至假天花及鋪砌玻璃面板至吊櫃。 地台外露部份鋪砌實木複合地板。 天花板裝設假天花並髹上乳膠漆於外露位置。 灶台面採用石英石。 第1B座36樓A單位及第2B座36樓A及F單位的廚房 牆身外露部分鋪砌天然石材至假天花及吊櫃。 地台外露部分鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面採用天然石材。 迎海大宅的廚房 牆身外露部分鋪砌天然石材至假天花及吊櫃。 地台外露部份鋪砌天然石材。 天花板裝設假天花並髹上乳膠漆及配置不銹鋼飾線於外露位置。 灶台面選用天然石材。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(a)	Doors	Residential Unit Entrance Door (Towers 1A, 1B, 2A and 2B) Timber veneer and stainless steel finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, acoustic and smoke door seal and lockset.
		Residential Unit Entrance Door (Ocean Villa) Timber veneer and stainless steel finished solid core fire rated timber door fitted with door hinge, door closer, door viewer, door stopper, acoustic and smoke door seal, lockset and handle.
		Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
		Bathroom Door (swing door when provided) (Master Bathroom, Bathroom 1, Bathroom 2 and Bedroom 3) Timber veneer finished hollow core timber door fitted with robe hook, door hinge, door stopper, lockset and handle.
		Bathroom Door (sliding door when provided) (Master Bathroom (except Unit F on 36/F of Tower 2B), Bathroom 1, Bathroom 2 and Bathroom 3) Timber veneer finished hollow core timber sliding door with robe hook, hanging sliding door track set, lockset and conceal handle. Timber veneer finished hollow core timber sliding door with hanging sliding door track set, lockset and conceal handle (only for Master Bathroom of Unit F on 36/F of Tower 2B).
		Kitchen Door Timber veneer finished solid core fire rated timber door fitted with wooden frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle, acoustic and smoke door seal.
		Store Room Door (swing door when provided) Timber veneer finished hollow core timber door fitted with door hinge, door stopper, lockset and handle.
		Store Room Door (sliding door when provided) Timber veneer finished hollow core timber door fitted with hanging sliding door track set, lockset and conceal handle.
		Lavatory Door Aluminium framed obscure glass folding door in powder coating fitted with lockset and handle.
		Balcony Door Aluminium framed sliding glass door in fluorocarbon coating fitted with lockset and handle.
		Utility Platform Door Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.
		Staircase Door to Roof Aluminium framed glass swing door in fluorocarbon coating fitted with lockset and handle.
		Lift Lobby Door (Ocean Villa) Timber veneer, plastic laminate and stainless steel finished solid core fire rated timber door fitted with stainless steel frame fire rated glass panel, door hinge, door closer, door stopper, handle, acoustic and smoke door seal.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(a)	門	住宅單位大門 (第1A、1B、2A及2B座) 實心防火木門配木皮及不銹鋼飾面，裝妥門鉸、氣鼓、防盜眼、門擋、隔音及防煙條及門鎖。
		住宅單位大門 (迎海大宅) 實心防火木門配木皮及不銹鋼飾面，裝妥門鉸、氣鼓、防盜眼、門擋、隔音及防煙條、門鎖及手柄。
		主人睡房、睡房1、睡房2及睡房3 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
		浴室掩門(如設有) (主人浴室、浴室1、浴室2及浴室3) 空心木門配木皮飾面，裝妥掛勾、門鉸、門擋、門鎖及手柄。
		浴室趟門(如設有) (主人浴室(第2B座36樓F單位除外)、浴室1、浴室2及浴室3) 空心木趟門配木皮飾面，裝妥掛勾、趟門吊路軌、門鎖及隱藏式手柄。 空心木趟門配木皮飾面，裝妥趟門吊路軌、門鎖及隱藏式手柄。(只包括第2B座36樓F單位主人浴室)
		廚房門 實心防火木門配木皮飾面，門身鑲有防火玻璃配木框，裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。
		儲物房掩門(如設有) 空心木門配木皮飾面，裝妥門鉸、門擋、門鎖及手柄。
		儲物房趟門(如設有) 空心木門配木皮飾面，裝妥趟門吊路軌、門鎖及隱藏式手柄。
		洗手間門 粉末噴塗鋁質框磨沙玻璃摺門，裝妥門鎖及手柄。
		露台門 氟碳噴塗層鋁質框玻璃趟門，裝妥門鎖及手柄。
		工作平台門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。
		往天台樓梯門 氟碳噴塗層鋁質框玻璃掩門，裝妥門鎖及手柄。
		升降機大堂門(迎海大宅) 實心防火木門配木皮飾面，膠板飾面及不銹鋼，門身鑲有防火玻璃配不銹鋼框、裝妥門鉸、氣鼓、門擋、手柄、隔音及防煙條。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathrooms of the following units: (Units A, G and H of Tower 1A, Units A, B, C and H of Tower 2A, Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Master Bathrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B of Tower 2B, Units F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Master Bathroom and Bathroom 1 of Unit A on 36/F of Tower 1B Master Bathroom of Unit A on 36/F of Tower 2B Master Bathroom and Bathroom 2 of Unit F on 36/F of Tower 2B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), chrome plated bath mixer and chrome plated hand shower set, and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Bathroom 1 of the following units: (Units B, C, D, E & F of Tower 1A, Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B, Units H of Tower 1B, Units D, F and G of Tower 2A, Units G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B, Units C, D, E, J and K of Tower 2B) Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including enameled press steel bathtub (1500mmL X 700mmW X 450mmH), chrome plated bath mixer and chrome plated hand shower set and stainless steel shower curtain rod, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder. Bathroom 1 of the following units: (Units A, G and H of Tower 1A, Units A, B and H of Tower 2A, Units A and H of Tower 2B) Bathroom 2 of Unit A on 36/F of Tower 1B and Bathroom 1 of Unit F on 36/F of Tower 2B Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares and fittings including chrome plated hand shower set and tempered glass shower enclosure, vitreous china wash basin, vitreous china water closet, chrome plated basin mixer, chrome plated towel bar and chrome plated paper roll holder.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(b)	浴室	主人浴室 包括以下單位： (第1A座A、G及H單位、第2A座A、B、C及H單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、鬥布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 主人浴室 包括以下單位： (第1B座D、E、F及G單位、第2A座E單位、第2B座B單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、鬥布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 主人浴室及浴室1(第1B座36樓A單位) 主人浴室(第2B座36樓A單位) 主人浴室及浴室2(第2B座36樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、鬥布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 浴室1 包括以下單位： (第1A座B、C、D、E及F單位、第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A、B及C單位、第1B座H單位、第2A座D、F及G單位、第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓G單位、第2B座C、D、E、J及K單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、鬥布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1500毫米長X 700毫米闊X 450毫米高)、鍍鉻浴缸水龍頭、鍍鉻手握式淋浴花灑套裝及不銹鋼浴簾杆、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。 浴室1 包括以下單位： (第1A座A、G及H單位、第2A座A、B及H單位、第2B座A及H單位) 浴室2 (第1B座36樓A單位)及浴室1(第2B座36樓F單位) 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、鬥布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括強化玻璃浴屏間配鍍鉻手握式淋浴花灑套裝、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathroom in Ocean Villa Fitted with wooden hanging cabinet with mirror, glass panel, stainless steel, woven vinyl, fabric, LED light feature and hanging cabinet decorative lighting. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), over counter natural stone washbasin, vitreous china water closet, chrome plated basin mixer with crystal finished handle, chrome plated bath mixer, tempered glass shower enclosure, chrome plated rain shower, chrome plated hand shower set, chrome plated towel ring, chrome plated paper roll holder and blind. Bathroom 1 and Bathroom 2 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including enameled press steel bathtub (1495mmL X 700mmW X 460mmH), vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, chrome plated bath mixer with chrome plated hand shower set, chrome plated towel bar, chrome plated handle, chrome plated paper roll holder and stainless steel shower curtain rod. Bathroom 3 in Ocean Villa Fitted with wooden hanging cabinet with mirror, stainless steel, woven vinyl, fabric, glass panel and LED light feature. Wooden lower cabinet with natural stone countertop, vinyl, glass panel, plastic laminate with stainless steel and sanitary wares including vitreous china washbasin, vitreous china water closet, chrome plated basin mixer, tempered glass shower enclosure, chrome plated hand shower with chrome plated rain shower set, chrome plated towel bar and chrome plated paper roll holder. Lavatory Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer with chrome plated hand shower set and chrome plated paper roll holder. See "Water Supply" below for type and material of water supply system.
(c)	Kitchen	Kitchens/ Open Kitchens in Towers 1A, 1B, 2A and 2B (except Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F of Tower 2B) Fitted with wooden hanging and low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink. Corian stone sink cover is provided for the Open Kitchen. Sprinkler head and smoke detector are provided for the Open Kitchen. Kitchens of Unit A on 36/F of Tower 1B, Unit A on 36/F of Tower 2B and Unit F on 36/F in Tower 2B Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink. Kitchens in Ocean Villa Fitted with wooden particle panel hanging cabinets with plastic laminate door panel and aluminium framed glass door panel and wooden particle panel low cabinets with plastic laminate door panel, natural stone countertop, chrome plated sink mixer and stainless steel sink. See "Water Supply" below for type and material of water supply system.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(b)	浴室	迎海大宅之主人浴室 裝設鏡飾面木吊櫃裝設鏡飾面、玻璃面板、不銹鋼飾面、編織塑飾面、捫布飾面、發光二極管裝飾及吊櫃裝飾燈。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、坐檯天然石洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭配水晶飾面手柄、鍍鉻浴缸水龍頭、強化玻璃浴屏間、鍍鉻雨淋花灑、鍍鉻手握式淋浴花灑套裝，鍍鉻毛巾環、鍍鉻廁紙架及百葉簾。 迎海大宅之浴室 1及浴室 2 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、捫布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括鋼瓷板浴缸(1495毫米長X 700毫米闊X 460毫米高)、搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手握式淋浴花灑套裝、鍍鉻毛巾架、鍍鉻手柄、鍍鉻廁紙架及不銹鋼浴簾杆。 迎海大宅之浴室 3 裝設鏡飾面木吊櫃裝設鏡飾面、不銹鋼飾面、編織塑飾面、捫布飾面、玻璃面板及發光二極管裝飾。木製地櫃配天然石檯面、仿皮飾面、玻璃面板、膠板飾面、不銹鋼飾面及潔具，包括搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、強化玻璃浴屏淋浴間、鍍鉻手握式淋浴花灑配鍍鉻雨淋花灑套裝、鍍鉻毛巾架及鍍鉻廁紙架。 洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻手握式花灑套裝及鍍鉻廁紙架。 供水系統的類型及用料見下文「供水」一欄。
(c)	廚房	第1A、1B、2A及2B座的廚房/開放式廚房 (除第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位) 裝設木製吊櫃及地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 所有開放式廚房均提供人造無縫仿石洗滌盆蓋。 所有開放式廚房均提供消防花灑頭及煙霧探測器。 第1B座36樓A單位、第2B座36樓A單位及第2B座36樓F單位的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 迎海大宅的廚房 裝設木纖維板製吊櫃配置膠板門板及鋁框玻璃門板及木纖維板製地櫃配以膠板門板、天然石材檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 供水系統的類型及用料見下文「供水」一欄。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings		
Item		Description
(d)	Bedroom	Bedrooms of the following units: (Units D, E, F and G of Tower 1B, Units E of Tower 2A, Units B, F and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B, Unit J on 36/F of Tower 2B) Fitted with wooden wardrobe with stainless steel framed glass panel.
(e)	Telephone	For the number and location of telephone points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f)	Aerials	For the number and location of TV outlets, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g)	Electrical Installations	Miniature Circuit Breaker board completed with protective devices is provided for each unit. Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls or designated pipe ducts or other materials and are not readily visible. For the number and location of socket outlets, fuse connection unit, air-conditioner points and switch for exhaust fan, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(h)	Gas Supply	Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in kitchen or balcony or air-conditioning plant room. Town gas supply pipes are connected to gas cooker hob in Kitchen (except units with Open Kitchen). For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen. For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(j)	Water Supply	Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials and are not readily visible. Hot water is available. Hot water supply to Kitchen, Open Kitchen, Bathroom(s) and Lavatory is provided by gas water heater.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

3. 室內裝置		
細項		描述
(d)	睡房	以下單位的睡房 (第1B座D、E、F及G單位，第2A座E單位，第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓B、F及H單位，第2B座36樓J單位) 裝設木製衣櫃配以不銹鋼框玻璃面板。
(e)	電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	電視插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	每戶均裝有包括漏電保護器的總電掣箱。 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 電插座、接線電掣及空調機接駁點、抽氣扇開關掣的數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h)	氣體供應	設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或露台或空調機房。 煤氣管道接駁廚房提供煤氣煮食爐 (開放式廚房單位除外) 。 煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。 接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水供水系統採用銅喉管。 沖水供水系統採用膠喉管。 水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 備有熱水供應。煤氣熱水爐供應熱水到廚房、開放式廚房、浴室及洗手間。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. Miscellaneous			
Item		Description	
(a)	Lifts	Six "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 1, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Six "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Tower 2, serving Basement, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F. Two "Kone" passenger lifts (Model no. MiniSpace NMX18) are provided in Ocean Villa, serving Basement, G/F, 1/F-3/F, 5/F-6/F. One "Kone" passenger lifts (Model no. MonoSpace NMX11) is provided for clubhouse in Tower 1, serving Basement to G/F.	
(b)	Letter box	Metal letter box is provided for each unit.	
(c)	Refuse collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.	
(d)	Water meter, electricity meter and gas meter	Water meter	Located at common Water Meter Cabinet on every residential floor of Towers.
		Electricity meter	Located at Electrical Meter Room / Electric Meter Cabinet on every residential floors of Towers.
		Gas meter	Inside the false ceiling at balcony of the following residential units: Units B, C, D, E and F on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and C on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 1B; Units D, E, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1B; Units C, D, E, F and G on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units B, F, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F of Tower 2B. Units C, D, E, J and K on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B;
			Inside the Kitchens of the following residential units: Units A, G and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 1A; Units A, B and H on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2A; Units A on 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F and 36/F of Tower 2B; Units A and B on 1/F-3/F, 5/F and 6/F of Ocean Villa.
			On the roofs of the following residential units: Unit A on 36/F of Tower 1B; Unit F on 36/F of Tower 2B.

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

4. 雜項			
細項		描述	
(a)	升降機	六部「通力」住客升降機 (型號 MiniSpace NMX18) 設於第 1 座 ，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 六部「通力」住客升降機 (型號 MiniSpace NMX18) 設於第 2 座 ，來往地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至36樓。 兩部「通力」住客升降機 (型號 MiniSpace NMX18) 設於迎海大宅，來往地庫、地下、1樓至3樓、5樓至6樓。 一部「通力」住客升降機 (型號 MonoSpace NMX11) 設於第 1 座之會所來往地庫至地下。	
(b)	信箱	每單位配有金屬信箱。	
(c)	垃圾收集	每層住宅樓層均設有垃圾及物料回收室。家居垃圾將由清潔工人收集及運走。	
(d)	水錶、電錶及氣體錶	水錶	設於大樓每層住宅樓層之公用水錶房內。
		電錶	設於大樓每層住宅樓層之電錶房或電錶櫃內。
		氣體錶	以下之住宅單位的煤氣錶設於露台的假天花內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的B、C、D、E及F單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的A、B及C單位； 第1B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的D、E、F、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、F及G單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓的B、F、G及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的C、D、E、J及K單位；
			以下之住宅單位的煤氣錶設於廚房內： 第1A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、G及H單位； 第2A座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A、B及H單位； 第2B座1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓及36樓的A單位； 迎海大宅1樓至3樓、5樓及6樓的A及B單位。
			以下之住宅單位的煤氣錶設於天台內： 第1B座36樓的A單位； 第2B座36樓的F單位。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of the comparable quality will be installed.
賣方承諾如發展項目中沒有安裝分別於下表第4(a)及第6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

5. Security facilities
C.C.T.V. cameras are provided for main entrance gates, podium, residential entrance lobbies, all lifts, carpark, clubhouse and landscape area. Access security system is provided outside of main entrance at G/F, and at residential entrance lobbies, lifts and clubhouse. Vehicular control system is installed at the Development.

6. Appliances
For brand names and model number of appliances, please refer to "Appliances Schedule".

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B , 2A and 2B and 4/F is omitted in Ocean Villa.

5. 保安設施
主入口閘、平台、住宅入口大堂、所有升降機、停車場、會所、園林地方均裝有閉路電視。 地下主入口外、住宅入口大堂、升降機及會所均設有進出保安系統。 發展項目設有車輛管制系統。

6. 設備
設備品牌名稱及產品型號，請參考「設備表」。

* 第1A、1B、2A及2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓，迎海大宅不設四樓。

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1A 第1A座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			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 G G單位	Unit H H單位
Appliance Schedule 設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	-	-	1	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	1	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	1	-
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	3	2
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	2	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	2	2
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	-	-	1	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	1	1	1	1	1	3	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	1	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	1	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	1	1

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如本發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance 設備	Brand 品牌	Model 型號	Tower 1B 第1B座													
			1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓								36/F 三十六樓					
			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 G G單位	Unit H H單位	Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Appliance Schedule 設備																
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	1	-	1	1	1	1	1	-	-	1	1	1	1	-
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	-	-	-	-	1	1	-	-	-	-	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1	-	1	-	1	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-	1	-	1	-	1	-
2 in 1Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	-	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	1	1	1	1	1	1	1	1	4	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	-	1	-	-	-	-	-	1	1	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	1	1	1	1	1	1	1	1	3	1	1	1	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備																
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	-	-	1	-	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	1	1	-	1	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備																
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1	1	-	-	-	-	2	3	-	-	-	-	2
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	-	-	-	-	1	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	-	-	-	-	1	1	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP28QPVC	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP45QPVC	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	-	-	-	-	-	-	-	-	4	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	1	1	1	1	-	-	1	1	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	1	1	1	-	-	-	-	-	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	-	-	-	-	-	-	-	1	2	-	-	-	-	1

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Appliance 設備	Brand 品牌	Model 型號	Tower 2A 第2A座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F & 36/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓及三十六樓							
			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 G G單位	Unit H H單位
Appliance Schedule 設備										
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1	-	-	-	-	-	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1	-	-	-	-	-	1
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	-	1	1	1	1	1	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	-	1	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	-	-	-	1	-	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	1	1	-	1	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	-	-	1	-	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	1	-	-	-	-	-	1
Exhaust Fan 抽氣扇	Systemair	SWP100	3	3	1	1	1	1	1	3
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1	-	-	-	-	-	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	2	1	1	1	1	1	2
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	2	1	1	1	1	1	2
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	-	1	1	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	1	-	-	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	1	-	-	-	-	-	1
Air-conditioning Appliance Schedule 空調機設備										
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	1	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	3	1	1	-	1	1	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	1	-	1	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	1	1	1	-	1	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	1	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	-	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1	-	-	-	-	-	1

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Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座 1/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F 一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓									
			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 G G單位	Unit H H單位	Unit J J單位	Unit K K單位
Appliance Schedule 設備												
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	-	-	1	-	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	-	-	-	-	-	-	1	-	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	1	1	1	1	1	1	-	1	1	1
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	-	1	1	1	-	1	-	1	1
Built-under Fridge 櫃底式雪櫃	Gaggenau	RT 200 203	-	1	-	-	-	1	-	1	-	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	-	1	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	1	-	1	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	1	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	2	1	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	-	-	1	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	1	1	1	1	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備												
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	-	1	-	1	-	1	-	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	1	-	1	-	1	-	1	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	-	-	-	-	-	-
Air-conditioning Appliance Schedule 空調機設備												
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	1	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	1	-	-	-	1	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	-	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	-	1	1	1	-	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	1	-	-	-	1	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	-	1	1	1	-	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	-	-	-	-	-	-

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Appliance 設備	Brand 品牌	Model 型號	Tower 2B 第2B座						
			36/F 三十六樓						
			Unit A A單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit J J單位	Unit K K單位
Appliance Schedule 設備									
Gas Hob 煤氣煮食爐	Gaggenau	VG 232 320 HK	1	-	-	-	1	-	-
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	-	-	-	1	-	-
Induction Hob 電磁爐	Gaggenau	VI 232 120	-	1	1	1	-	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	-	-	-	1	-	-
Refrigerator 雪櫃	Gaggenau	RB 280 304	1	1	1	1	1	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	-	1	-	1	-	-	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	1	-	1	-	1	1	-
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1	1	1	1	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 162	-	1	1	1	-	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	-	-	-	1	-	-
Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	1	-	-	-	1	-	-
Exhaust Fan 抽氣扇	Systemair	SWP100	3	1	1	1	4	1	1
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	-	-	-	1	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	1	1	1	3	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	419574	2	1	1	1	3	1	1
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備									
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QL	-	1	-	1	1	-	1
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	RBOX16QR	1	-	1	-	-	1	-
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	1	-	-	-	1	-	-
Air-conditioning Appliance Schedule 空調機設備									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25EVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50FVMA	-	-	-	-	-	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	1	1	1	3	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	1	1	1	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	1	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	-	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP56QPVC	2	-	-	-	2	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	1	-	-	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	4MXS100AA	-	-	-	-	-	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RYZQ4AAV	1	-	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ5AAV	-	1	1	1	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	-	-	-	2	-	-

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Appliance 設備	Brand 品牌	Model 型號	Ocean Villa 迎海大宅 1/F-3/F, 5/F & 6/F 一樓至三樓、五樓及六樓	
			Unit A A單位	Unit B B單位
Appliance Schedule 設備				
2-Burner Gas Hob 雙頭煤氣煮食爐	Gaggenau	VG 232 320 HK	1	1
Wok Burner Gas Hob 鑊頭煤氣煮食爐	Gaggenau	VG 231 320 HK	1	1
BBQ Grill Hob 燒烤爐	Gaggenau	VR 230 120	1	1
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 250 111	1	-
Combi-Steam Oven 組合蒸焗爐	Gaggenau	BSP 251 111	-	1
Oven 焗爐	Gaggenau	BOP 210 112	1	-
Oven 焗爐	Gaggenau	BOP 211 112	-	1
2 in 1 Washer Dryer 二合一洗衣及乾衣機	Gaggenau	WD 200 140	1	1
Telescopic Cooker Hood 抽油煙機	Gaggenau	AF 210 192	1	1
Wine Cellar 酒櫃	Gaggenau	RW 404 261	1	1
Warming Drawer 保温櫃	Gaggenau	WSP 221 110	1	1
Dishwasher 洗碗碟機	Gaggenau	DF 210 100	1	1
Refrigerator 雪櫃	Gaggenau	RY492303	1	1
Coffee Machine 咖啡機	Gaggenau	CMP250112	1	1
Air Dresser 智能魔衣櫥	Samsung 三星	DF60R8600CG	1	1
Exhaust Fan 抽氣扇	Systemair	SWP100	4	4
Exhaust Fan 抽氣扇	Systemair	CBF160M	1	1
Exhaust Fan 抽氣扇	Systemair	CBF200L	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	4	4
Bluetooth Speaker 藍牙揚聲器	Bose	419574	4	4
Digital Door Lock 數位電子門鎖	Yale 耶魯	YDM4109A RL	1	1
Electrical Radiator & Towel Warmer 電熱毛巾架散熱器	Deltacalor	Valet VLT100050CB	1	1
Water Heater Appliance Schedule 熱水爐設備				
Gas Water Heater 煤氣熱水爐	TGC 香港中華煤氣有限公司	TNJW221TFQL	3	3
Air-conditioning Appliance Schedule 空調機設備				
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP45QPVC	3	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP56QPVC	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXDP71QPVC	2	2
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6AAV	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJZQ7AAY	1	1

Appendix C

One Victoria,
No. 21 Shing Fung Road, Kowloon

ACKNOWLEDGEMENT LETTER
REGARDING SPECIAL STAMP DUTY, BUYER'S STAMP DUTY
AND AD VALOREM STAMP DUTY

To	:	1) Macfull Limited ("**the Vendor**") 2) (Vendor's Solicitors)
Property	:	Residential Unit _____ on _____ Floor of *Tower _____of Tower _____/ *Ocean Villa at **One Victoria**, No. 21 Shing Fung Road, Kowloon (*Delete where inapplicable.)
Tenderer(s)	:	
I.D./Passport/B.R. No(s).	:	

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are aware of the following contents and have been specifically requested by the Vendor and have had opportunity to seek independent legal advice on stamp duty implications and I/we am/are fully aware of the legal consequences thereof prior to my/our signing and submission of the Form of Tender and the Preliminary Agreement for Sale and Purchase of the Property:-

A. Buyer's Stamp Duty & Special Stamp Duty

1. The Stamp Duty (Amendment) Ordinance 2014 (the "**2014 Amendment Ordinance**") was gazetted on 28 February 2014. The law has retrospective effect from 27 October 2012. The Stamp Duty Ordinance (Cap.117) has been amended to adjust the duty rates and extend the coverage period in respect of the existing Special Stamp Duty ("**SSD**") and introduce a Buyer's Stamp Duty ("**BSD**") on residential properties acquired by any person (including a limited company) except a Hong Kong Permanent Resident ("**HKPR**").

2. The main details of the 2014 Amendment Ordinance are as follows:-

   (a) The adjusted SSD has 3 levels of regressive rates for different holding periods :
      (i) 20% if the property has been held for 6 months or less;
      (ii) 15% if the property has been held for more than 6 months but for 12 months or less; and
      (iii) 10% if the property has been held for more than 12 months but for 36 months or less.
   (b) The BSD is to be charged at a flat rate of 15% for all residential properties, on top of the existing stamp duty and SSD, if applicable, acquired by any person (including a limited company), except a HKPR acquiring the property on his/her own behalf. Exemptions to BSD is to be provided to certain transactions including, for example, those involving acquisition of residential properties by a HKPR jointly with his or her close relatives (i.e. spouse, parents, children, brothers and sisters) who are not HKPR and each of the purchasers is acting on his/her own behalf.
   (c) The BSD (where applicable) is to be paid within 30 days after the execution of the relevant agreement for sale and purchase.
   (d) The rates of SSD and BSD are charged by reference to the stated consideration or the market value of the residential property (whichever is the higher).
   (e) The adjusted rates and extended holding period of SSD and the new BSD are applicable to all residential properties acquired on or after 27 October 2012.

3. I/We understand that if I/we am/are HKPR and am/are not subject to the BSD, I/we will need to make a statutory declaration that I/we am/are HKPR and acquiring the Property on my/our own behalf.

B. Ad Valorem Stamp Duty

1. The Stamp Duty (Amendment) (No. 2) Ordinance 2014 (the "**2014 (No. 2) Amendment Ordinance**") was gazetted on 25 July 2014. The 2014 (No.2) Amendment Ordinance provides that the ad valorem stamp duty ("**AVD**") payable on certain instruments dealing with immovable properties executed on or after 23 February 2013 shall be computed at higher rates (Scale 1), unless specifically exempted or provided otherwise. The major exception, amongst others, is where the property is a residential property, and the purchaser/transferee is a HKPR who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition. In such case, the instrument will be subject to AVD at lower rates (Scale 2). The 2014 (No. 2) Amendment Ordinance also advances the timing for charging AVD on non-residential property transactions from the conveyance on sale to the agreement for sale executed on or after 23 February 2013.

2. The Stamp Duty (Amendment) Ordinance 2018 (the "**2018 Amendment Ordinance**") was gazetted on 19 January 2018. Under the 2018 Amendment Ordinance, AVD at Scale 1 are divided into Part 1 (a flat rate of 15%) and Part 2 (original Scale 1 rates under the 2014 (No. 2) Amendment Ordinance) with effect from 5 November 2016. Part 1 of Scale 1 applies to instruments of residential property and Part 2 of Scale 1 applies to instruments of non-residential property. The 2018 Amendment Ordinance provides that any instruments of residential property executed on or after 5 November 2016 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to AVD at the rate under Part 1 of Scale 1, i.e. a flat rate of 15% of the consideration or value of the residential property, whichever is the higher. For HKPRs who change their residential property and wish to claim partial refund of the AVD paid on acquisition of the new property, the 2018 Amendment Ordinance also extends the time limit for the disposal of the original property from within 6 months to within 12 months after the date of conveyance of the new property if the new property is acquired on or after 5 November 2016.

Part 1 of Scale 1 (Applicable to instruments of residential property executed on or after 5 November 2016):-
A flat rate of 15% of the consideration or value of the property (whichever is the higher)

Part 2 of Scale 1 (Applicable to instruments of residential property executed on or after 23 February 2013 but before 5 November 2016 and instruments of non-residential property executed on or after 23 February 2013):-

Consideration or value of the property (whichever is the higher)	Rates at Scale 1 (Part 2)
Up to $2,000,000	1.50%
$2,000,001 to $2,176,470	$30,000+20% of the excess over $2,000,000
$2,176,471 to $3,000,000	3.00%
$3,000,001 to $3,290,330	$90,000+20% of the excess over $3,000,000
$3,290,331 to $4,000,000	4.50%
$4,000,001 to $4,428,580	$180,000+20% of the excess over $4,000,000
$4,428,581 to $6,000,000	6.00%
$6,000,001 to $6,720,000	$360,000+20% of the excess over $6,000,000
$6,720,001 to $20,000,000	7.50%
$20,000,001 to $21,739,130	$1,500,000+20% of the excess over $20,000,000
$21,739,131 and above	8.50%

The rates at Scale 2 are as follows:-

Consideration or value of the property (whichever is the higher)	Rates at Scale 2
Up to $2,000,000	$100
$2,000,001 to $2,351,760	$100+10% of the excess over $2,000,000
$2,351,761 to $3,000,000	1.50%
$3,000,001 to $3,290,320	$45,000+10% of the excess over $3,000,000
$3,290,321 to $4,000,000	2.25%
$4,000,001 to $4,428,570	$90,000+10% of the excess over $4,000,000
$4,428,571 to $6,000,000	3.00%
$6,000,001 to $6,720,000	$180,000+10% of the excess over $6,000,000
$6,720,001 to $20,000,000	3.75%
$20,000,001 to $21,739,120	$750,000+10% of the excess over $20,000,000
$21,739,121 and above	4.25%

3. The Stamp Duty (Amendment) (No.2) Ordinance 2018 (the "**2018 (No.2) Amendment Ordinance**") was gazetted on 20 April 2018. The law has retrospective effect from 12 April 2017. Under the 2018 (No.2) Amendment Ordinance, unless specifically exempted or otherwise provided in the law, acquisition of more than 1 residential property under a single

instrument executed on or after 12 April 2017 will be subject to AVD at the rate under Part 1 of Scale 1 - a flat rate of 15%, even if the purchaser/transferee is a Hong Kong permanent resident who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition.

4. I/We understand that I/we shall be solely responsible for ascertaining whether I/we am/are entitled to claim an exemption from the AVD rates concerned. I/We understand that if I/we claim that the AVD rates concerned do not apply to my/our acquisition of the Property, I/we will need to make a statutory declaration to declare that (i) I/we am/are HKPR, (ii) I/we acquire the Property on my/our own behalf and (iii) I am not/each of us is not the beneficial owner of any other residential property in Hong Kong and to declare any further matters which the Stamp Office may in future require for the same subject matter.

C. General

1. I/We acknowledge and confirm that I/we shall indemnify and keep the Vendor fully indemnified against all penalty liabilities loss damages claims demands actions proceedings costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.

2. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to (if applicable) the preparation approval completion and registration of all necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim an exemption from BSD and/or the relevant AVD rates, as the case may be.

3. The Chinese translation of this letter is for reference purpose only. In case of any dispute, the English version shall prevail.

Signature(s) of the Purchaser(s): Date:

_____ _____

Appendix D

CONFIRMATION ON RELATIONSHIP WITH THE VENDOR
有關與賣方之關係確認書

The Property "該物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

Name(s) of the Purchaser(s) / 買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s). / B.R.Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____

I/We, the purchaser(s) of the Property named above, hereby confirm that I/we am/are not a related party to Macfull Limited (the "Vendor") for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap 621).
就《一手住宅物業銷售條例》(第621章)而言，本人/我們作為該物業的上述買方謹此確認本人/我們並不是名發有限公司(「賣方」)的有關連人士。

I/We confirm the understanding that a person is a related party to the Vendor if, where the Vendor is a corporation, that person is:
本人/我們確認，當賣方為法團，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 manager (note 1) of the Vendor;
該人是賣方的經理(註1)；
(iii) a private company (note 2) 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(註2)；
(iv) an associate corporation (note 3) or holding company (note 4) of the Vendor;
該人是賣方的有聯繫法團(註3)或控權公司(註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權公司的董事，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權公司的經理。

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。
The Chinese version of this Confirmation is for reference only and the English version thereof shall prevail in case of disparity.
本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

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

_____

Date日期: _____

NOTES註:

1. "Manager" has the meaning given by section 2(1) of 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) 第2(1)條給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. "Private company" has the meaning given by section 11 of the Companies Ordinance (Cap 622) which means a company of which its articles (a) restrict a member's right to transfer shares; and (b) limit the number of members to 50; and (c) prohibit 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) 第11條給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司：(a)限制成員轉讓股份的權利；及(b)將成員最高人數限於50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 (Cap.622), 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 rights in the first-mentioned company; or
   (iii) holds more than half of the issued share capital of the first-mentioned company; 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》(第622章)，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的已發行股本；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, namely China Overseas Land & Investment Limited and China Overseas Property Limited.
   「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，即中國海外發展有限公司及中國海外地產有限公司。

Appendix E

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

The Property "本物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

Name(s) of the Purchaser(s) / 買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No. / 香港身份證號碼 / 護照號碼 / 商業登記證號碼 :
_____

1. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
   如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

2. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
   你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

3. **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
   現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

4. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
   倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

5. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
   你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

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

Dated this _____ day of _____, 20____.
公曆:____年 ____月 ____ 日

Signature of the Purchaser(s) 買方簽署 ： _____
Name(s) of the Purchaser(s)買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼:
_____

Appendix F

Personal Information Collection Statement ("PICS")
收集個人資料聲明(「本聲明」)

The Property"本物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

The Vendor「賣方」: Macfull Limited 名發有限公司
The Vendor's Agent「賣方代理人」:China Overseas Property Agency Limited 中國海外地產代理有限公司

Name(s) of the Purchaser(s) /買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No. 香港身份證號碼 / 護照號碼 / 商業登記證號碼 :_____

To the Purchaser 致買方：

1. Privacy 私隱

1.1 The Vendor and/or the Vendor's Agent ("we", "our" or "us") respect legal rights or privacy when collecting, storing, using and transmitting personal data and this PICS explains our privacy practices. It is our policy to comply with the requirements of the Personal Data (Privacy) Ordinance (Cap.486) of the Laws of the Hong Kong Special Administrative Region and all applicable related codes of practice and guidance notes issued by the Privacy Commissioner. In doing so, we will ensure compliance by our staff with the strictest standards of security and confidentiality.
賣方及/或賣方代理人(「我們」或「我們的」)在收集、儲存、使用及傳送個人資料時，尊重法定私隱權利，而本聲明則說明我們的私隱實務。我們的政策是須遵守香港特別行政區法例的《個人資料(私隱)條例》(第 486 章)及由私隱專員所發出的所有適用的相關實務守則及指引的規定。藉此，我們將確保屬下的職員會符合保安及保密方面最嚴格的標準。

1.2 Please read the following carefully to understand our policy and practices regarding how personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary.
請細閱下文，以便理解我們在如何處理個人資料方面的政策及實務。在我們認為有需要時，可不時修訂或以其他方式更改本政策。

1.3 In this PICS, "personal data" means any personally identifying information or sensitive data (such as names, occupations, addresses, contact details, ID Card or Passport numbers, credit card information, your age, your marital status and family members, the employer of you and your family members, your income) from which it is practicable for the identity of an individual to be ascertained.
在本聲明內，「個人資料」指任何個人識別資料或敏感資料(例如姓名、職業、地址、聯絡資料、身份證、或護照號碼、信用卡資料、閣下的年齡、閣下的婚姻狀況及家庭成員、閣下及家庭成員的僱主、閣下的收入)，而可切實可行地從該資料確定個別人士的身份。

1.4 If there is any inconsistency between the English and Chinese versions of this PICS, the English version shall prevail.
如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。

2. Purposes for which we will use the personal data collected 我們將會使用收集到的個人資料作何等用途

2.1 We collect the personal data of you and (if necessary) your family members when you purchase the Property. The collection of personal data may occur when you first contact us to enquire about the Property (or any unit in the above development) or when you sign an agreement to purchase the Property.
當　閣下與我們接洽，以購買該物業時，我們會收集　閣下及(如有需要)閣下的家庭成員的個人資料。當　閣下首次聯絡我們查詢有關該物業(或上述發展項目之任何單位)的事宜時或當閣下為購買該物業而簽署協議時，個人資料可能會被收集。

2.2 The purposes for which we may use your personal data are divided into obligatory purposes and voluntary purposes. If personal data is to be used for an obligatory purpose, you MUST provide the personal data of you and (if necessary) your family members to us. If personal data is only to be used for a voluntary purpose, it is entirely voluntary for you to decide whether you want to provide such information to us or not.
我們可能將個人資料用途分為強制性用途及自願性用途。如果個人資料是用作強制性用途，閣下必須向我們提供閣下及(如有需要)閣下的家庭成員的私人資料。如果個人資料只是用作自願性用途，閣下可完全自願決定是否希望向我們提供資料。

A. Purposes for which it is obligatory for you to provide the personal data of you and (if necessary) your family members are:
閣下必須提供　閣下及(如有需要)閣下的家庭成員的個人資料所作的用途為：

(a) all the steps involved in negotiating and completing the purchase of the Property, including but not limited to signing and registering contracts and other legal documentation;
磋商及完成購買該物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；

(b) processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;
處理發出賬號及付款、釐定尚欠款項，以及(如有需要)向　閣下及就　閣下的債務提供抵押或擔保的人士收取尚欠付款；

(c) handling and following up service calls, enquiries and complaints; handling your applications or requests for services, products, memberships or benefits;
處理及跟進服務電話通話、查詢及投訴；處理 閣下就服務、產品、會籍或利益事宜的申請或要求;

(d) verification of your identity;
核實　閣下的身份；

(e) 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; and
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;

(f) Facilitating property management and security;
促進物業管理及保安;

(g) Preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動; 及

(h) purposes relating to any of the above purposes.
與任何上述用途有關的用途。

B. Purposes for which you are not willing to provide your personal data are (please choose by ticking the following box(es)):
如　閣下不願意提供個人資料作以下用途，請於適當處加✓號：

☐ All promotional materials/information of the properties which the Vendor's Agent acts as the marketing agent.
賣方代理人代理的樓盤之宣傳資料/資訊。

☐ The leasing/sales information and the promotional activities of the above development and/or other properties on the understanding that the leasing or sales arrangement shall be subject to the sole discretion of the Vendor. 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.
上述發展項目及/或其他樓盤之租售資料及推廣活動，惟租售之安排將由賣方全權酌情決定。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。

3. Disclosure 披露

3.1 We will take all practicable steps to keep the personal data collected confidential but we may transfer/assign such data to the following parties;
我們將採取所有切實可行的步驟，以保密收集到的個人資料，但我們可向下列人士轉移／轉讓該等資料：

(a) Any agent, contractor or third party service provider who provides legal, property, agency, administrative, telecommunications, computer and other services to us with respect to the fulfillment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale of the Property or parties assisting us with the marketing, management or administration of properties;
向我們提供上文第 2 段內所列出用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三者服務提供者 – 該等服務提供者可包括(但不限於)在出售該物業方面代表我們的律師，或者協助我們或促銷物業、管理物業或處理與物業有關的行政事務的其他方；

(b) Any person to whom we are under an obligation to make disclosure under the requirements of any law, court order, guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) in or outside Hong Kong;
對我們具有約束力的任何法律、法院命令、由監管機構或其他機構(包括行業及自律監管團體)所發出賣方的任何指引、規例、守則或其他措施規定，不論是否自香港境內或境外，我們有責任向其作出披露的任何人士；

(c) to entities to whom you have expressly agreed that we may disclose the personal data of you and your family members.
向　閣下已明示同意我們可向其披露閣下及(如有需要)閣下的家庭成員的個人資料的其他方。

4. Security 保安

Except as mentioned in paragraph 3 above, personal data, however stored, will be accessed only by our employees, agents or contractors who are authorized to do so. Where personal data is stored electronically, it will be kept on a separate server and will be password-protected (or under some equivalent form of protection) and accessible only by our authorized personnel or agents or contractors. Employees, agents and contractors designated to handle personal data will be instructed to do so only in accordance with this PICS.
除在上文第3段內所述外，個人資料(不論被如何儲存)，只會由我們獲准許查閱有關資料的僱員、代理人或承辦商查閱。若個人資料是以電子方式儲存，該等資料將被保存在獨立的伺服器內，並將有密碼保護(或受某種同等形式的保護)且只可由已獲准許的人員或代理人或承辦商查閱。被指定處理個人資料的僱員、代理人及承辦商將接獲指示只可按照本聲明如此行事。

5. Use of Personal Data in Legal Proceedings 在法律程序中使用個人資料

If we have to take legal or other action against you for any reason whatsoever including but not limited to recovering from you any money you owe to us, you expressly agree that any personal data provided by you can be relied upon in identifying and taking such action against you.
如果基於任何原因，包括但不限於向　閣下追討閣下欠下我們的任何款項，我們須對　閣下採取法律或其他行動，閣下明示同意，在識別　閣下並對　閣下採取該等行動時，可依據　閣下所提供的任何個人資料。

6. Your Right to Access and Correction 閣下的查閱及改正權利

You may at any time request access to and to correct personal data relating to you in any of our records. You may also ask us to delete you or your personal data from any active mailing or distribution list. No handling fees will be charged. To exercise any of your rights, contact us at the address below, marking your communication "Confidential". Any such request should clearly state the details of the personal data in respect of which the request is being made. In response, we may ask you to provide certain details about yourself so that we can be sure you are the person to whom the data refers.
閣下可隨時要求查閱並更正在我們的任何紀錄中與　閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除　閣下的個人資料。無須繳付任何手續費。如要行使　閣下的任何權利，閣下可按以下地址與我們聯絡，並在　閣下的通訊註明「保密」字樣。任何此等要求均須清楚說明相關要求針對的個人資料。在回應　閣下時，我們可要求　閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。

7. Personal Data Privacy Officer 個人資料私隱主任

The person to whom (1) requests (i) for access to data or correction of data, (ii) for general information regarding our policies and practices with respect to personal data and (iii) about the kinds of personal data that we hold and (2) general questions and complaints should be addressed is as follows:

China Overseas Property Agency Limited
Personal Data Privacy Officer
(Marked Confidential)
Address: 10th Floor, Three Pacific Place, 1 Queen's Road East, Hong Kong

如欲(1)要求(i)查閱資料或改正資料，(ii)索取有關我們在個人資料方面的政策及實務的一般資料，及(iii)查詢有關我們持有的個人資料種類，及(2)提出一般問題及投訴，應致予以下人士：

中國海外地產代理有限公司
個人資料私隱主任
(註明「保密」字樣)
地址：香港皇后大道東 1 號太古廣場三座 10 樓

8. Retention of Data 資料的保留

We will keep your personal data only for as long as necessary to fulfill the purpose for which the data was collected. We may also retain archived personal data for statistical purposes. Personal data which is no longer required will be destroyed.
我們只會在貫徹收集　閣下個人資料的用途所需的時間內保存該等資料。我們亦可保留存檔個人資料作統計用途。無需再保留的個人資料將被銷毀。

9. Acknowledgement 確認

Please sign below to indicate your understanding of an agreement to the above provisions.
請在下方簽署以示閣下理解及同意以上條文。

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

Date 日期：_____

Appendix G

DECLARATION ON INTERMEDIARY
有關介紹人的聲明

The Property "該物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)
*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.
Name(s) of the Purchaser(s)買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____

The Purchaser(s) hereby declare that _____ of _____ (EA Licence No. _____) (the "**Intermediary**") has introduced me/us to China Overseas Property Agency Limited ("**COPAL**"), the agent of Macfull Limited (the "**Vendor**") for the purchase of the Property under a Preliminary Agreement for Sale and Purchase under reference no. _____.
買方確認經由_____之_____ (地產代理牌照號碼_____)(「**介紹人**」)介紹到名發有限公司(「**賣方**」)的代理人即中國海外地產代理有限公司(「**代理人**」)購買該物業，有關臨時買賣合約號碼為_____)。

I/We and the Intermediary hereby declare the followings:-
本人／我們及介紹人現鄭重聲明下列事項：-

1. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is limited only to introduce me/us to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor.
   賣方只要求介紹人，而介紹人在此亦確認其職份只是於出售該物業一事中只限於介紹本人/我們給賣方，介紹人並非賣方的代理人。

2. The Intermediary did not make and is not authorized by the Vendor or COPAL to make any oral or written agreements, promise, undertakings or representations or to take up any responsibility or liability on behalf of the Vendor or COPAL and the Vendor and COPAL are not and shall not be liable in any way whatsoever to me/us or anyone for any agreements, promise, undertakings or representations made by the Intermediary or for the performance of any of the same on behalf of the Intermediary.
   介紹人並無亦沒有獲賣方或代理人授權代表賣方或代理人許下任何口頭或書面的協議、承諾、承担或陳述或代賣方或代理人應允任何承擔或責任，及賣方及代理人亦無須就介紹人所作出的任何協議、承諾、承担或陳述，向本人/我們或其他人士負上任何責任，亦不須代介紹人履行。

3. The Vendor, COPAL and their staff did not and will not collect directly or indirectly from me/us or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending the Agreement for Sale and Purchase in respect of the Property or provision of information or copies of documents, etc. If there are any person(s) alleging to be the staff or agent of the Vendor or COPAL demanding any benefits (monetary or otherwise) from me/us in connection with the sale and purchase of the Property, I/we should report the case to the Independent Commission Against Corruption (I.C.A.C.).
   賣方、代理人及其職員並無亦不會直接或間接向本人/我們或介紹人收取該物業樓價及修改該物業的買賣合約及提供資料或文件副本等手續費以外之任何費用或佣金。本人/我們如遇任何人士以賣方或代理人僱員或代理之名義在買賣該物業時向本人/我們索取任何金錢或其他利益時，本人/我們應向廉政專員公署(I.C.A.C.)舉報。

4. The Vendor and COPAL did not and will not authorize the Intermediary to collect any fees or commission from me/us. If the Intermediary does so collect any fees or commission from me/us, the Vendor and COPAL will not (and the Intermediary hereby expressly agrees that the Vendor and COPAL will not) pay any fees or commission to the Intermediary in relation to the sale of the Property.
   賣方及代理人並無授權介紹人向本人/我們收取任何費用及佣金。如介紹人擅自向本人/我們收取任何費用或佣金，賣方及代理人將不會繳付(而介紹人在此亦同意賣方及代理人將不會繳付)介紹人有關出售該物業的任何費用或佣金。

5. The Vendor and COPAL are not and will not be involved in any disputes between me/us 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 in respect of the Property.
本人/我們與介紹人之任何轇轕，一概與賣方及代理人無關。該物業之買賣交易一切依據臨時買賣合約及正式合約的條款及條件進行。

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

_____	_____
Signed by the Purchaser(s)買方簽署	Signature of the Intermediary介紹人簽署
	Name of the Intermediary介紹人姓名:_____
Date日期: _____	Date日期 : _____

Appendix H

One Victoria,
No. 21 Shing Fung Road, Kowloon
維港 1 號
九龍承豐道 21 號

Agent Appointment letter
委任代理書

Residential Unit ____ on ____Floor of *Tower ____ / *Ocean Villa of Tower ____ at One Victoria, No. 21 Shing Fung Road, Kowloon (the "Property")
九龍承豐道 21 號維港 1 號第_____座之第_____座/ *迎海大宅____樓_____住宅單位(「物業」)
(*請刪除不適用者。Delete where inapplicable.)

☐ I/We, the tenderer(s) of the Property, hereby confirm that I/we do not appoint any estate agent/salesperson for the purpose of submission of this tender of the Property.
本人/我們為上述物業投標者，謹確認本人/我們沒有就此次上述物業投標書的遞交委任任何地產代理/營業員。

☐ I/We, the tenderer(s) of the Property, hereby confirm that I/we have appointed the estate agent/salesperson below for the purpose of submission of this tender of the Property.
本人/我們為上述物業投標者，謹確認本人/我們已就此次上述物業投標書的遞交委任下述地產代理/營業員。

Name of Estate Agent/Salesperson
地產代理/營業員姓名 ：_____

Estate Agency/Salesperson Licence No.
(a copy of licence is attached hereto)
地產代理/營業員牌照號碼(夾附牌照副本乙份)： _____

Contact No. 聯絡號碼 ： _____

Estate Agent's/Salesperson's Name Card 地產代理/營業員的名片

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

NOTICE OF KEY TERMS OF STANDBY SECOND MORTGAGE LOAN
備用二按貸款主要條款須知

The Property "該物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

Name(s) of the Purchaser(s)買方姓名:_____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____

Standby Second Mortgage Loan 備用二按貸款

(Only applicable to the Purchaser who has selected Payment Plan (B)) (只適用於選擇支付計劃(B)之買家)

Purchaser can apply for Standby Second Mortgage Loan from the Vendor, Macfull Limited ("Vendor"), key terms are as follows:
買家可向賣方名發有限公司(「賣方」)申請備用二按貸款，主要條款如下：

A)(i) The maximum second mortgage loan amount shall be 20% of the Purchase Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the Purchase Price. 第二按揭貸款最高金額為買價的20%，惟第一按揭貸款及第二按揭貸款總金額不可超過買價的80%。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2% p.a. (P-2%), thereafter at Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.
第二按揭貸款首 24 個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)減 2% p.a. (P-2%)，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)，利率浮動。最終按揭利率以賣方最後審批結果為準。

OR 或

A)(ii) The maximum second mortgage loan amount shall be 25% of the Purchase Price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the Purchase Price.
第二按揭貸款最高金額為買價的 25%，惟第一按揭貸款及第二按揭貸款總金額不可超過買價的85%。

Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 1% p.a. (P-1%), thereafter at Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to final approval by the Vendor.
第二按揭貸款首 24 個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)

減 1% p.a. (P-1%)，其後之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率 (P)，利率浮動。最終按揭利率以賣方最後審批結果為準。

Note: Purchaser can consider the second mortgage loan amount, but the interest rate will vary according to the second mortgage loan amount, for details please refer to terms A)(i) and A)(ii) mentioned above.

備註：買方可考慮第二按揭的按揭貸款額，惟第二按揭貸款利率會因應第二按揭貸款額而有所調整，詳情請參閱上述第 A)(i)及 A)(ii)條款。

B) The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the Purchase Price. The second mortgage loan shall be secured by a second mortgage over the residential property.

買方必須於付清買價餘額之日起計最少 60 日前以書面向賣方申請第二按揭貸款。第二按揭貸款須以住宅物業作抵押。

C) The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan whichever is shorter.

第二按揭貸款年期最長為 20 年，或與第一按揭貸款之年期相同，以較短者為準。

D) The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.

買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。

E) First mortgage bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior consent from the first mortgage bank to apply for a second mortgage loan.

第一按揭貸款銀行須為賣方所指定之銀行，買方並須首先得到該銀行同意辦理第二按揭貸款。

F) First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。

G) All legal documents of the second mortgage shall be handled by the Vendor’s designated solicitors and all legal costs and other charges and expenses relating thereto shall be borne by the Purchaser.

所有第二按揭貸款之法律文件必須由賣方指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及其他費用及支出。

H) The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor which shall under no circumstances be obliged to grant the loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full Purchase Price.

第二按揭貸款批出與否及其條款，受制於賣方的絕對最終決定權。且於任何情況下賣方無義務或責任向買方提供第二按揭貸款。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付買價全數。

I) Standby Second Mortgage Loan is not applicable to purchaser(s) who is(are) (a) company(ies).

備用二按貸款不適用於買方為公司。

J) This loan is subject to other terms and conditions.
此貸款受其他條款及細則約束。

K) A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the Purchaser.
買方需就申請第二按揭貸款繳交港幣$5,000 不可退還的申請手續費。

The Purchaser(s) acknowledge(s) all the terms and conditions set out in this Notice.
買方確認本須知載列之所有條款及條件。

_____
Signed by the Purchaser(s)買方簽署

Date 日期: _____

Appendix J

物業參觀確認函
Acknowledgement Letter for Properties Viewing

The Property "該物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

Name(s) of the Purchaser(s)買方姓名:_____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____

I / We, the undersigned, hereby confirm the following matters prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:
本人 / 我們即下述簽署人，在簽署該物業之臨時買賣合約之前謹此確認以下事項：

Please specify：請選擇：

A. ☐ I / We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:
本人 / 我們確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人 / 我們參觀：

☐ and I / we have viewed the Property on the date stated below prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property. (See note 1)
且本人 / 我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過該物業。(見註 1)

參觀該物業日期 Date of viewing of the Property: _____

或 OR

☐ but after due consideration and out of my/our own free will and choice I/we decided not to view the Property prior to my/our signing of Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人 / 我們自主選擇決定於簽署該物業之臨時買賣合約之前不參觀該物業。

B. ☐ I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us, the Vendor has made the comparable residential property stated below available for viewing by me/us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:
本人/我們確認由於開放該物業予本人 / 我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人 / 我們參觀：

Comparable residential property:
與該物業相若的住宅物業：

項目名稱 Name of the Development	座 Tower	樓層 Floor	單位 Residential Unit
維港 1 號 One Victoria			

☐ and I / we have viewed the comparable residential property on the date stated below prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property. (See note 1)
且本人 / 我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。(見註 1)

參觀與該物業相若的住宅物業日期：
Date of viewing of the comparable residential property: _____

或 OR

☐ but after due consideration and out of my / our own free will and choice I/we decided not to view the comparable residential property prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人 / 我們自主選擇決定於簽署該物業之臨時買賣合約之前不參觀與該物業相若的住宅物業。

C. ☐ I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me / us before the Property is sold to me / us.
本人 / 我們確認開放該物業予本人 / 我們參觀並非合理地切實可行，而開放與該物業相若的住宅物業供本人 / 我們亦並非合理地切實可行，本人 / 我們特此同意賣方無須在該物業售予本人 / 我們之前開放該物業或與該物業相若的住宅物業供本人 / 我們參觀。

Note 1: 註 1：
The installation of fittings, finishes and appliances of the Property or comparable residential property may not be completed at the time of viewing by the purchaser(s). Purchaser(s) are advised to refer to the sales brochure for any information of the Development.
買家於參觀該物業或該物業相若的住宅物業時，單位內裝置、裝修物料及設備之安裝可能尚未完成，賣方建議買方參閱售樓說明書以了解發展項目資料。

_____
Signed by the Purchaser(s)買方簽署

Date 日期: _____

Appendix K

賣方資料表格
Vendor's Information Form

The Property "該物業"：
"One Victoria" No.21 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6575)
「維港1號」九龍承豐道21號 (新九龍內地段第6575號)

*第_____座之第_____座 / *迎海大宅 _____樓之_____住宅單位
Residential Unit _____ on _____ Floor of *Tower _____ of Tower_____ / *Ocean Villa
*請刪除不適用者。Delete where inapplicable.

Name(s) of the Purchaser(s)買方姓名:_____
Hong Kong Identity Card No(s). / Passport No(s) / B.R. Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____

The following information is provided by Macfull Limited 名發有限公司, the Vendor pursuant to section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621)
以下資料由賣方 Macfull Limited 名發有限公司按《一手住宅物業銷售條例》(第 621 章)第 68 條提供

a) **the amount of the management fee that is payable for the specified residential property:**
須就指明住宅物業支付的管理費用的款額：
The amount of the management fee that is payable for the Property is HK$_____/month.
須就本物業支付的管理費用的款項是每月港幣$_____ 。

b) **the amount of the Government rent (if any) that is payable for the specified residential property:**
須就指明住宅物業繳付的地稅(如有的話)的款額：
The annual Government rent payable in respect of the Lot under the Land Grant shall be an amount equal to 3% of the rateable value from time to time of the Lot. Up to the date of printing of this Information Form, no demand note for Government rent in respect of the Property has yet been received. Therefore, the actual amount of Government rent payable in respect of the Property cannot yet be confirmed.
根據政府批地文件，該地段應繳付的每年地稅的款額應相等於該地段當時應課差餉租值百分之三的款額，日後按照應課差餉租值的變動而調整。直至此資料表格印製日期，該物業的徵收地稅通知書仍未發出。因此，該物業實際須繳付的地稅款額仍未確定。

c) **the name of the owners' incorporation (if any):**
業主立案法團(如有的話)的名稱：
Nil 沒有

d) **the name of the manager of the Development:**
該發展項目的管理人的姓名或名稱：
China Overseas Property Services Limited 中國海外物業服務有限公司

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該發展項目中的住宅物業的擁有人須分擔的款項的任何通知：
Nil 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該發展項目的任何部分或將該發展項目的任何部分恢復原狀的任何通知：
Nil 沒有

g) **any pending claim affecting the specified residential property that is known to the Vendor:**
賣方所知的影響指明住宅物業的任何待決的申索：
Nil 沒有

_____
Signed by the Purchaser(s)買方簽署

This document is printed on _____.
本文件在_____印製。

Date 日期: _____

Residential Unit ____ on _____Floor of *Tower ____ of Tower ____ / *Ocean Villa, **One Victoria** No. 21 Shing Fung Road, Kowloon (*Delete where inapplicable.)

TENDER SUBMISSION CHECKLIST

Tick Box	**Item**	**Document**	**Remarks**
☐	1)	Form of Tender (**Appendix A**) duly completed and signed by the Tenderer(s) and **attached** with :-	Submit one signed version (Tender Form and Tender Notice)
		(a) Tender Notice (b) Preliminary Agreement (**Appendix B**) (in **DUPLICATE**) duly completed and signed by the Tenderer(s)	Submit signed version in **DUPLICATE** (Preliminary Agreement)
☐	2)	Cashier Order(s) and/or cheque(s) (for 5% of Purchase Price tendered in the Form of Tender) payable to Chu & Lau, Solicitors & Notaries	
☐	3)	Acknowledgement Letter regarding Special Stamp Duty, Buyer's Stamp Duty and Ad Valorem Stamp Duty (**Appendix C**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	4)	Confirmation on Relationship with the Vendor (**Appendix D**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	5)	Warning to Purchasers (**Appendix E**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	6)	Personal Information Collection Statement (**Appendix F**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	7)	Declaration on Intermediary (**Appendix G**) duly completed and signed by the Tenderer(s) and the Intermediary	Submit one signed version
☐	8)	Agent Appointment Letter (**Appendix H**) duly completed and signed by the Tenderer(s) together with a copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by the Tenderer(s)	Submit one signed version

☐	9)	(if applicable) Notice of Key Terms of Standby Second Mortgage Loan (**Appendix I**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	10)	Acknowledgement Letter for Properties Viewing (Appendix J) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	11)	Vendor's Information Form (Appendix K) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	12)	*Copy of Hong Kong Identity Card(s) / Passport(s) of the Tenderer(s)	
☐	13)	*If the Tenderer is a company, a copy each of its Certificate of Incorporation, Business Registration Certificate, latest register of directors and annual return and board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other related documents mentioned in the above certified as true and correct by its director	
☐	14)	*In case of the Tenderer being a corporation incorporated outside Hong Kong or if an overseas address is given, the relevant company documents duly certified by a director of the Tenderer and certificates of good standing and incumbency proving the Tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its directors	

Please also include these documents, if applicable

招標文件第_____號

招標文件

公開招標承投購買物業

現招標承投購買

載於招標公告附表(B)欄之其中一個位於九龍承豐道 21 號維港 1 號之物業

(但若在招標截止時限之前物業已被撤回或出售則除外)

在招標期間(定義見招標公告)，投標書須放入普通信封內，信封面上清楚注明「**維港 1 號**」並註明投標物業（定義見招標公告），並放入擺放於售樓處(定義見招標公告)的標示為「**維港 1 號公開招標**」的投標箱內。

賣方

名發有限公司

香港皇后大道東1號
太古廣場三期10樓

賣方律師

劉漢銓律師行

香港金鐘道95號
統一中心33樓A室

陳淑雄律師行

香港灣仔軒尼詩道139號
中國海外大廈18樓
C至E室

貝克・麥堅時律師事務所

香港鰂魚涌英皇道 979 號
太古坊一座 14 樓

的近律師行

中環遮打道18號
歷山大廈6樓

柯伍陳律師事務所

香港中環康樂廣場8號
交易廣場第三期19樓

賣方律師代理人

中國海外地產代理有限公司

香港皇后大道東1號
太古廣場三期10樓

聯繫人
温偉華先生
電話號碼：2928 2928
傳真號碼：2527 0116

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：

「接納投標期」	指適用於相關招標物業的由遞交投標書的招標開始日期及時間至招標截止日期及時間後的第 5 個工作日（包括首尾兩日）的期間；
「正式合約」	指賣方與買方根據臨時買賣合約條款第 2 條擬簽訂的該物業的正式買賣合約；
「投標表格」	指本招標公告附件 A 的投標表格；
「該條例」	指《一手住宅物業銷售條例》（第 621 章）
「停車位」	指根據關於招標物業構成其中一部分的發展項目的經建築事務監督批准的最新近建築圖則、批地文件及任何管限的大廈公共契約暨管理協議的規定，在該發展項目中所有或任何作為停泊屬於該發展項目之住客及其真正客人、訪客或被邀者並已按照《道路交通條例》(第 374 章) 、其規例及任何已修改的法例下登記之私家車輛的停車位；
「臨時合約」	指本招標公告附件 B 的臨時買賣合約；
「該物業」	指如果及一旦中標者對投標物業的投標獲得賣方接納時該投標物業；
「招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的本招標公告附表(B)欄所列的所有或任何物業；
「樓價」	指如果及當中標者對投標物業的投標獲得賣方接納時該投標價；
「買方」	指中標者，其對投標物業的投標文件獲得賣方接納；
「售樓處」	指香港九龍灣宏照道 33 號國際交易中心 26 樓；
「招標開始日期及時間」	指載於本招標公告附表（C）欄的日期及時間；
「招標截止日期及時間」	指載於本招標公告附表（D）欄的日期及時間；
「招標文件」	指本招標文件（由本招標公告、投標表格及臨時合約（一式兩份）組成，但不包括附件 C 至 K（包括兩者））；
「招標期間」	指每一個招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
「投標價」	指投標表格中訂明投購投標物業的價格；
「投標物業」	指投標者在投標表格中訂明的物業；
「投標者」	指投標表格中訂明爲投標者的人士；
「賣方」	指名發有限公司；及

「**賣方律師**」　　指賣方單獨絕對酌情決定下指定的以下任何一家律師行：－

- 劉漢銓律師行
  香港金鐘道 95 號統一中心 33 樓 A 室
- 陳淑雄律師行
  香港灣仔軒尼軒道 139 號中國海外大廈 18 樓 C 至 E 室
- 貝克・麥堅時律師事務所
  香港鰂魚涌英皇道 979 號太古坊一座 14 樓
- 的近律師行
  中環遮打道 18 號歷山大廈 6 樓
- 柯伍陳律師事務所
  香港中環康樂廣場 8 號交易廣場第三期 19 樓

2. (a) 賣方現按照本招標文件所訂明的條款及條件招標承投購買招標物業中的**其中一個**物業。

(b) 投標者須在投標表格中列明投標物業。投標者在投標表格中只能列明**一個**投標物業。

3. (a) 賣方不一定接納出價最高或最好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。

(b) 賣方保留在接受任何投標書之前的任何時候撤回招標物業（或其中任何一個）不予出售或於任何時候向任何人出售或處置招標物業（或其中任何一個）的權利。

(c) 賣方有絕對權利及酌情決定權透過修改招標物業（或其中任何一個）的銷售安排資料不時更改招標截止日期及/或時間。

4. 投標者須注意以下事項：

(a) 每名投標者在遞交標書前，應先就招標文件、正式合約及有關文件的條款及條件及所有關於招標物業的事項取得獨立法律意見，並須在投標表格內披露投標者代表律師的名字、通訊地址及聯絡資料。

(b) 賣方律師在本投標過程中不代表任何投標者。中標者可自行選擇一間獨立律師行代表其在該物業的買賣（包括該物業的正式合約及其後的轉讓契）行事。

5. 投標書必須：

(a) 採用未經修改及經投標者妥為填妥及簽署的**投標表格(該投標表格須夾附本投標公告)**及**臨時合約 (一式兩份)**；

(b) 放入普通信封內封密，信封面上書明賣方收啟，並清楚註明「**維港1號**」及註明投標物業；以及

(c) 在招標期間 (或任何其他由賣方藉其絕對權利及酌情決定權透過修改及/或發出有關投標物業的銷售安排資料所不時指定的日期及/或時間內；按此，投標

者應參閱當時生效的有關銷售安排資料，以確定有關投標物業的實際招標截止日期及時間)，放入擺放於售樓處（如售樓處多於一個，則其中一個售樓處）並標示為「**維港1號公開招標**」的投標箱內。

即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，招標物業的招標會繼續按銷售安排進行。

6. 賣方可不考慮任何經改動或不符合投標表格的投標書或不依循本招標公告的條款及條件的投標書。賣方不會接受任何逾期的投標書。

7. 投標者遞交投標書時，必須同時附上下列文件：

(a) 由根據《銀行業條例》(第155章)第16條獲妥為發牌的銀行所簽發的一張或多張銀行本票及/或支票，總金額為投標價的5%並作為投標書的臨時訂金，抬頭寫「Chu & Lau, Solicitors & Notaries」，但其中港幣300,000元必須以銀行本票支付。

(b) 經投標者妥為填妥及簽署的「關於額外印花稅、買家印花稅及從價印花稅」的確認書(按照**附件C**所列的格式)。

(c) 經投標者妥為填妥及簽署的「有關與賣方之關係」的確認書(按照**附件D**所列的格式)。

(d) 經投標者妥為填妥及簽署的「對買方的警告」(按照**附件E**所列的格式)。

(e) 經投標者妥為填妥及簽署的「個人資料收集聲明」(按照**附件F**所列的格式)。

(f) 經投標者及介紹人妥為填妥及簽署的「有關介紹人的聲明」(按照**附件G**所列的格式)。

(g) 經投標者妥為填妥及簽署的「委任代理書」(按照**附件H**所列的格式)連同投標者委任(如有)之地產代理/營業員的牌照影印副本及名片。

(h) （如適用）經投標者妥為填妥及簽署的「備用二按貸款主要條款須知」(按照**附件I**所列的格式)。

(i) 經投標者妥為填妥及簽署的「物業參觀確認函」(按照**附件J**所列的格式)。

(j) 經投標者妥為填妥及簽署的「賣方資料表格」(按照**附件K**所列的格式)。

(k) 若投標者由一位或多於一位個人組成，每一位投標人的香港身分證/護照影印副本；以法團名議投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由投標者之董事核證為真實正確之影印副本各一份。

(l) 若投標者為在香港以外成立的法團或如提供海外地址，由投標者的董事核證的有關公司文件及證明投標者於其成立地已妥為成立、仍然存續及其董事詳情的良好信譽證明書及現任董事在職證明書。

8. 在賣方對收到的投標書作出決定前，所有銀行本票將予以保留但均不會兌現。如某份投標書獲接納，隨投標書附上的銀行本票將視作並支付中標者在投標表格及臨時合約項下須繳付的臨時訂金。所有其他無使用的銀行本票將於接納投標期屆滿日期起計10個工作日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者，並不包括利息、費用或補償，郵誤風險概由投標者自行承擔。

9. (a) 投標者須親身簽署投標表格及臨時合約（一式兩份）及其他文件（如投標者為法人團體，須由其獲授權董事簽署），並將被視作為主事人。賣方**不接受**任何人以代理人、獲授權人、代表或信託人身份代表投標者行事。

(b) 投標者如為法人團體，須於投標表格清楚註明其註冊辦事處、聯絡人姓名、電話及傳真號碼。

(c) 投標者如為在香港以外成立的法團或如有海外地址，則其投標表格必須填寫其在香港的代理人的全名及地址，讓下文第11(a)段提及的通知書可向其代理人傳送或送交及該代理人將代表投標者接受任何通知、文件或法律程序的送達。該投標者同意如任何通知、令狀、傳訊、命令、判決或其他文件或法律程序註明該投標者或其香港代理人為收件人及把它們留在或通過郵遞方式寄到該投標者的地址或在投標表格裏提及的代理人的地址，則該等通知、令狀、傳訊、命令、判決或其他文件或法律程序須被視為已妥當及充分地送達予投標者。

10. (a) 鑒於賣方作出招標和下文第10(b)段所述的承諾，作為代價，所有標書均不可撤銷且構成正式要約，並可由賣方在接納投標期內按照本招標文件所載的條款及細則接納投標。投標表格一經遞交，投標者即不可撤回標書，直至接納投標期終結之前，標書都可由賣方接納。

(b) 鑒於上文第10(a) 段所述的投標與承諾，作為代價，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。

11. (a) 投標如獲賣方接納，賣方會於中標者遞交的臨時合約(一式兩份)上簽署並填上日期，並於接納投標期完結之前以郵遞方式或專人送達方式發函予中標者至其載於投標表格上的香港通訊地址或法團註冊地址或以傳真方式傳送以通知中標者其投標書已獲接納並連同夾附一份簽妥的臨時合約對應本乙份，該臨時合約的日期為賣方簽署的日期。

(b) 中標者即成為臨時合約該物業的買方，臨時合約一經賣方簽署及送達中標者即對買方及賣方在該物業的買賣均具法律約束力。

(c) 中標者須於臨時合約的簽署日期之後的五個工作日內簽署正式合約並同時根據臨時合約的條款和條件支付加付訂金及部份樓價款項(如有)。

(d) 正式合約須由賣方擬定及其所有條款及條件均不得修改。正式合約的文本格式可在招標公告附表中「審閱正式合約期間」列出的日期及時間內於售樓處審閱。

(e) 如買方為法人團體，則買方在簽署正式合約之前不得轉換任何董事及/或股東。

12. <u>認購一個住客停車位優惠</u>

於招標公告附表上標有"*"的住宅單位的中標者均可獲選擇認購 1 個住客停車位之權利，惟受以下第(a)款、第(b)款、第(c)款 及 第(d)款的條款所限(該「**優惠(1)**」)：

(a) 中標者須遵守及履行臨時合約及/或正式合約的條款或條件。否則，賣方有權 (1) 即時撤銷中標者之**優惠(1)**資格，且並不損害賣方於臨時合約及正式合約之其他權利及濟助；及 (2) (如中標者已簽訂買賣住客停車位的合約) 將買方於其合約已支付的訂金及其他款項沒收及取消其買賣。

(b) 在賣方公佈住客停車位之銷售安排後，已按照本招標文件所載的條款及條件妥為簽署該物業的正式合約的買方可根據該(等)銷售安排所規定的時限、條款及方法行使**優惠(1)**認購最多 1 個住客停車位。如買方不論任何原因未能依照該(等)銷售安排所規定的時限、條款及方法認購住客停車位，其將會被視作放棄該**優惠(1)**，亦不會為此獲得任何補償。

(c) 賣方有全權及絕對的酌情權決定發售住客停車位的銷售安排詳情及出售條款(包括但不限於其售價、出售時間及可供出售的住客停車位)。賣方保留對該**優惠(1)**進行任何更改的所有權利而買方無權因此享有任何濟助或賠償。為免存疑，買方在任何情況下均受臨時合約及正式合約的條款和條件所約束，並須按臨時合約及正式合約的條款及條件完成購買該物業。

(d) 所有根據本(12)條所賦予中標者之權利及優惠均不能轉讓、轉移、兌現為現金或任何其他優惠，及只能由中標者本人行使及享用。

13. <u>認購兩個住客停車位優惠</u>

於招標公告附表上標有"**"的住宅單位的中標者均可獲選擇認購最多 2 個住客停車位之權利，惟受以下第(a)款、第(b)款、第(c)款 及 第(d)款的條款所限(該「**優惠(2)**」)：

(a) 中標者須遵守及履行臨時合約及/或正式合約的條款或條件。否則，賣方有權 (1) 即時撤銷中標者之**優惠(2)**資格，且並不損害賣方於臨時合約及正式合約之其他權利及濟助；及 (2) (如中標者已簽訂任何買賣住客停車位的合約) 將買方於其任何合約已支付的訂金及其他款項沒收及取消其買賣。

(b) 在賣方公佈住客停車位之銷售安排後，已按照本招標文件所載的條款及條件妥為簽署該物業的正式合約的買方可根據該(等)銷售安排所規定的時限、條款及方法行使**優惠(2)**認購最多 2 個住客停車位。如買方不論任何原因未能依照該(等)銷售安排所規定的時限、條款及方法認購住客停車位，其將會被視作放棄該**優惠(2)**，亦不會為此獲得任何補償。

(c) 賣方有全權及絕對的酌情權決定發售住客停車位的銷售安排詳情及出售條款(包括但不限於其售價、出售時間及可供出售的住客停車位)。賣方保留對該**優惠(2)**進行任何更改的所有權利而買方無權因此享有任何濟助或賠償。為免存疑，買方在任何情況下均受臨時合約及正式合約的條款和條件所約束，並須按臨時合約及正式合約的條款及條件完成購買該物業。

(d) 所有根據本(13)條所賦予中標者之權利及優惠均不能轉讓、轉移、兌現為現金或任何其他優惠，及只能由中標者本人行使及享用。

14. 投標者宜注意，中標者如未能按照投標表格及臨時合約及/或已簽署的正式合約繳付加付訂金，或任何部份樓價款項或樓價餘款或完成購買交易，賣方保留按照投標表格、臨時合約及/或已簽署的正式合約向中標者提出申索和獲得補償的權利。

15. 投標者宜注意，賣方只會回答關於招標物業的一般問題，而不會就本招標公告、投標表格、臨時合約或關於招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人，即中國海外地產代理有限公司，地址為香港皇后大道東1號太古廣場三期10樓。(收件人：温偉華先生，電話號碼：2928 2928；傳真號碼：2527 0116)。投標者應就本招標文件、正式合約及有關文件的條款及條件及所有關於招標物業的事項取得獨立法律及其它專業意見。

16. 賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。 任何陳述不得作為或視作構成本招標文件的一部份。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 。

17. 建議投標者參閱售樓說明書以取得招標物業構成其中一部分的發展項目的資料或招標物業的詳情。

18. 如投標者多於一人，所有投標者須負有共同及個別的責任。

19. 倘投標者經由地產代理/營業員(以下簡稱「介紹人」)介紹予賣方以入標認購投標物業，投標者知悉和確認：

    (a) 介紹人或任何其他地產代理/營業員均無亦沒有獲賣方授權或准許代表賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代表賣方應允任何承擔或責任。介紹人或任何其他地產代理/營業員所作出任何協議、允諾、承諾、保證或陳述或所應允之任何承擔或責任，無論在任何情況下，賣方均不須向投標者或任何其他人負責，亦不須代表介紹人或任何其他地產代理/營業員履行，而且賣方也不受其約束；及

    (b) 投標者與介紹人或任何其他地產代理/營業員之任何轇轕，一概與賣方無關。如投標者購買投標物業的投標及要約獲接受，投標物業之買賣將按照本招標文件及正式合約之條款及條件進行；及

    介紹人是否為介紹投標者予賣方以入標認購投標物業之地產代理/營業員，須由賣方核實方作準。

20. 投標者敬請檢視發展項目最新近的成交紀錄冊，以知悉招標物業在某一出售日期是否仍然可供出售。雖然招標物業（或其中任何一個）可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序的接納投標期內接納某投標，招標物業（或其中任何一個）可能於該出售日期內的期間變為不再可供出售。另請注意發展項目的成交紀錄冊未必一定於賣方接納投標後立即更新。

21. 時間在各方面均為要素。

22. 在本招標公告中，「工作日」具有該條例第2(1)條給予該詞的涵義。

23. 在該條例許可的情況下，本招標文件及附件 C 至 K（包括兩者）的中文譯本僅供參考之用，如有差異，仍以英文版本為準。

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招標公告附表

招標物業

（投標者須及只可選擇下列招標物業中的其中一個物業投標）

(A) 項目	(B) 招標物業	(C) 招標開始日期及時間	(D) 招標截止日期及時間

審閱正式合約期間

****

附件A

投標表格

在遵守本投標表格及附於本投標表格的招標公告 (以下簡稱「**招標公告**」) 和臨時買賣合約 (以下簡稱「**臨時合約**」) 所載的條款及條件的前提下，茲投標承購以下描述的位於九龍承豐道21號**維港 1 號** 的一個住宅單位 。

致： 名發有限公司 (以下簡稱 「**賣方**」)
香港皇后大道東1號太古廣場三期10樓

1. 本人/我們

_____

已閱讀招標公告和臨時合約，特此不可撤銷地提出要約 (以下簡稱「**本投標書**」)，在受到本投標表格及附於本表格的招標公告和臨時合約所列的條款及條件約束的前提下，以港幣_____(HK$_____) (以下簡稱「**買價**」) 購買九龍承豐道21號**維港1號**的***第____座之第____座 / *迎海大宅____樓之____**住宅**單位** (以下簡稱「**物業**」)。(*請刪除不適用者。)

2. 如賣方接納本投標書，本人/我們將按照下列方式支付買價：

投標者須選擇下列其中一種付款計劃（請只剔一種付款計劃）。

☐ (A)	**(A) 120 天現金優惠付款計劃** **(I) 支付條款** 1. 相等於買價 5%之臨時訂金(「臨時訂金」)於簽署臨時合約時繳付。 2. 買價 5%即加付訂金於簽署臨時合約後 60 天內繳付。 3. 買價 90%即買價餘款於簽署臨時合約後 120 天內繳付。
☐ (B)	**(B) 120 天備用二按貸款付款計劃** **(I) 支付條款** 1. 相等於買價 5%之臨時訂金(「臨時訂金」)於簽署臨時合約時繳付。 2. 買價 5%即加付訂金於簽署臨時合約後 60 天內繳付。 3. 買價 90%即買價餘款於簽署臨時合約後 120 天內繳付。 **(II) 贈品、財務優惠或利益** 備用二按貸款 買家可向賣方申請備用二按貸款。其主要條款請參閱招標公告附件 I。

3. 下列文件連同本投標書一併附上：

(a) 一（數）張（總）金額為港幣_____元且抬頭為 "Chu & Lau, Solicitors & Notaries" 相等於買價5%的銀行本票 (本票號碼 ：_____) (銀行：_____)及/或支票(支票號碼 ：_____) (銀行：_____)，若本人/ 我們的投標書獲得接納，將按招標公告第8段規定用以支付物業臨時訂金款項。

(b) 經本人/ 我們妥為填妥及簽署的「關於額外印花稅 、買家印花稅及從價印花稅」的確認書(按照招標公告**附件 C** 所列的格式)。

(c) 經本人/ 我們妥為填妥及簽署的「有關與賣方之關係」的確認書(按照招標公告**附件 D** 所列的格式)。

(d) 經本人/ 我們妥為填妥及簽署的「對買方的警告」 (按照招標公告**附件 E** 所列的格式)。

(e) 經本人/ 我們妥為填妥及簽署的「個人資料收集聲明」(按照招標公告**附件 F** 所列的格式)。

(f) 經本人/ 我們及介紹人妥為填妥及簽署的「有關介紹人的聲明」(按照招標公告**附件 G** 所列的格式) 。

(g) 經本人/ 我們妥為填妥及簽署的「委任代理書」(按照招標公告**附件 H** 所列的格式)連同本人/我們委任(如有)之地產代理/營業員的牌照影印副本及名片。

(h) (如適用)經本人/ 我們妥為填妥及簽署的「備用二按貸款主要條款須知」(按照招標公告**附件 I** 所列的格式)。

(i) 經本人/ 我們妥為填妥及簽署的「物業參觀確認函」(按照招標公告**附件 J** 所列的格式)。

(j) 經本人/ 我們妥為填妥及簽署的「賣方資料表格」(按照招標公告**附件 K** 所列的格式)。

*(k) 本人/我們的香港身份證/護照影印副本。

*(l) 我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由我們董事核證為真實正確之影印副本各一份。

*(m) 若我們為在香港以外成立的法團或如提供海外地址，由我們的董事核證的有關公司文件及證明我們於我們的成立地已妥為成立、仍然存續及我們董事詳情的良好信譽證明書及現任董事在職證明書。

如不適用，請刪除及在旁加簽

4. 本人/我們同意如果賣方接納本投標書，臨時合約將構成賣方與本人/我們之間有關買賣物業的有約束力的合約，且本人/我們將受招標公告，本投標表格和臨時合約所約束且應：

(a) 於上述第2段已選擇的付款計劃－支付條款規定的時間支付加付訂金、部份買價款項(如有)和買價餘款;

(b) 按照招標公告的第 11(c)段簽署正式買賣合約；及

(c) 按照招標公告、本投標表格、臨時合約和已簽署的正式買賣合約進行並完成購買物業。

5. 本人/我們同意並接受如果本人/我們沒有或未能於招標公告、本投標表格以及臨時合約訂明作簽署的日期或之前簽署正式買賣合約，則賣方將終止由臨時合約構成的買賣合約，本人/我們 已支付的臨時訂金將被賣方沒收。

6. 賣方不牽涉並將不會牽涉本人/我們與本人/我們地產代理/營業員或中介人(如有)之間的任何爭議 。 物業的買賣須嚴格按照招標公告、本投標表格及臨時合約及已簽署的正式買賣合約所列的條款及條件進行 。

日期為　　年　　月　　日。

投標者的名稱	：	
投標者的簽名/獲授權的投標者的職員的名稱及簽名	：	
*投標者的香港身份證號碼/護照號碼/商業登記證號碼(連同其副本) ***如不適用，請刪除及在旁加簽***	：	
獲投標者授權的董事或人士之姓名及香港身份證/護照號碼 (如投標者是公司)	：	
投標者的香港通訊地址/註冊辦事處	：	
投標者的聯絡人的名稱(如適用)	：	
電話號碼	：	
傳真號碼	：	
#投標者委聘的地產代理人的名稱及牌照號碼(如適用)	：	
#投標者委聘的地產代理人的地址(如適用)	：	
擁有權種類	：	*作為唯一擁有人 / 聯權共有人 / 分權共有人 (相同份數) ***如不適用，請刪除及在旁加簽***

見證人簽名	：	
見證人姓名	：	
見證人香港身份證號碼/護照號碼	：	
見證人地址	：	
投標者委托的律師行（如有）的名稱	：	
投標者委托的律師行（如有）的通訊地址	：	
投標者委托的律師行（如有）的聯絡資料	：	

 # 只適用於投標者如為香港以外成立的法團或如提供海外的地址

****

附件B

臨時合約

(一式兩份)

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 C

維港1號
九龍承豐道21號

確認書
(關於額外印花稅、買家印花稅及從價印花稅)

致	:	(1) 名發有限公司「**賣方**」 (2) (賣方律師)
物業	:	九龍承豐道21號**維港1號**的*第____座之第____座 / *迎海大宅____樓之____住宅單位 (以下簡稱「物業」)。 (*請刪除不適用者。)
投標者	:	
身份證/護照/商業登記證號碼	:	

本人/我們即下述簽署人，僅此確認在簽署及提交上述物業之投標書及臨時買賣合約之前，本人/我們已獲悉以下內容，並且賣方已特別要求本人/我們及本人/我們已有機會就印花稅含意及影響諮詢獨立的的法律意見，本人/我們充分明白其法律後果：—

A. 買家印花稅及額外印花稅

1. 《2014年印花稅(修訂)條例》(「**2014 修訂條例**」) 已於 2014 年 2 月 28 日刊憲。有關法例具有追溯效力至 2012 年 10 月 27 日。《印花稅條例》(第 117 章)經修訂調整「額外印花稅」的稅率及延長有關的物業持有期，並引入適用於香港永久性居民以外的任何人士 (包括有限公司) 取得住宅物業的「買家印花稅」。

2. 2014 修訂條例主要內容如下：
   (a) 「額外印花稅」將按不同的物業持有期分為三級逆進稅率：
      (i) 如物業持有期為 6 個月或以內，稅率為 20%；
      (ii) 如物業持有期超過 6 個月但在 12 個月或以內，稅率為 15%；及
      (iii) 如物業持有期超過 12 個月但在 36 個月或以內，稅率為 10%。
   (b) 「買家印花稅」會在現在的印花稅及「額外印花稅」(如適用) 之上對所有住宅物業徵收，稅率劃一為 15%。「買家印花稅」適用於代表自己行事的香港永久性居民以外的任何人士 (包括有限公司) 取得之住宅物業。部分交易，包括如涉及香港永久性居民及其非香港永久性居民的近親 (即配偶、父母、子女及兄弟姊妹) 聯名取得住宅物業而各人均是代表自己行事，可以獲得豁免「買家印花稅」。
   (c) 「買家印花稅」(如適用) 須在有關買賣合約簽立日期後 30 天內繳交。
   (d) 「額外印花稅」及「買家印花稅」的稅率須按住宅物業的交易金額或市場價格 (以較高者為準) 收取。

(e) 「額外印花稅」的稅率及延長的物業持有期，及新引入的「買家印花稅」，均適用於在2012年10月27日或以後取得的住宅物業。

3. 本人／我們明白，如本人／我們是香港永久性居民及不需要繳付「買家印花稅」，則本人／我們將需要簽署法定聲明，以確認本人／我們為香港永久性居民，及代表自己／我們自己購買該物業。

B. 從價印花稅

1. 《2014年印花稅(修訂)(第2號)條例》(「**2014(第2號)修訂條例**」)已於2014年7月25日刊憲。2014(第2號)修訂條例規定在2013年2月23日或之後簽立的某些處理不動產的文書，除獲豁免或另有規定外，須以較高的稅率(第1標準)繳付「從價印花稅」；主要獲豁免的情況是該物業為住宅物業，而買方或承讓方為代表自己行事的香港永久性居民，而他/她在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業。在該等情況下，較低的「從價印花稅」稅率(第2標準)將適用。2014(第2號)修訂條例也推前向非住宅物業交易徵收「從價印花稅」，凡在2013年2月23日或之後簽立文書的交易，由向售賣轉易契徵收改為向買賣協議徵收。

2. 《2018年印花稅(修訂)條例》(「**2018修訂條例**」)已於2018年1月19日刊憲。根據2018修訂條例，由2016年11月5日起，第1標準稅率分為第1部(稅率劃一為15%)及第2部(即2014(第2號)修訂條例下的原第1標準稅率)。第1標準第1部稅率適用於住宅物業而第1標準第2部稅率適用於非住宅物業。2018修訂條例規定任何在2016年11月5日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須按第1標準第1部稅率繳付「從價印花稅」，稅率劃一為物業的售價或價值(以較高者為準)的15%。就香港永久性居民轉換住宅物業而欲申請退還部分已付的「從價印花稅」，2018修訂條例亦延長了出售其原有物業的期限，如果新置物業是於2016年11月5日或之後取得，出售其原有物業的期限由新置物業的轉易契的日期後的6個月內延長至12個月內。

第1標準第1部稅率(適用於在2016年11月5日或之後就取得住宅物業所簽立的文書)：—
稅率劃一為物業售價或價值〔以較高者為準〕的15%

下列為第1標準第2部稅率(適用於在2013年2月23日或之後但在2016年11月5日前就取得住宅物業所簽立的文書及在2013年2月23日或之後就取得非住宅物業所簽立的文書)：—

物業售價或價值〔以較高者為準〕	第1標準稅率(第2部)
2,000,000元或以內	1.50%
2,000,001元至2,176,470元	30,000元+超出2,000,000元的款額的20%
2,176,471元至3,000,000元	3.00%
3,000,001元至3,290,330元	90,000元+超出3,000,000元的款額的20%
3,290,331元至4,000,000元	4.50%
4,000,001元至4,428,580元	180,000元+超出4,000,000元的款額的20%
4,428,581元至6,000,000元	6.00%
6,000,001元至6,720,000元	360,000元+超出6,000,000元的款額的20%
6,720,001元至20,000,000元	7.50%
20,000,001元至21,739,130元	1,500,000元+超出20,000,000元的款額的20%
21,739,131元或以上	8.50%

下列為第 2 標準稅率 ：—

物業售價或價值〔以較高者為準〕	第 2 標準稅率
2,000,000 元或以內	100 元
2,000,001 元至 2,351,760 元	100 元+超出 2,000,000 元的款額的 10%
2,351,761 元至 3,000,000 元	1.5%
3,000,001 元至 3,290,320 元	45,000 元+超出 3,000,000 元的款額的 10%
3,290,321 元至 4,000,000 元	2.25%
4,000,001 元至 4,428,570 元	90,000 元+超出 4,000,000 元的款額的 10%
4,428,571 元至 6,000,000 元	3.00%
6,000,001 元至 6,720,000 元	180,000 元+超出 6,000,000 元的款額的 10%
6,720,001 元至 20,000,000 元	3.75%
20,000,001 元至 21,739,120 元	750,000 元+超出 20,000,000 元的款額的 10%
21,739,121 元或以上	4.25%

3. 《2018 年印花稅(修訂) (第 2 號)條例》(「2018(第 2 號)修訂條例」)已於 2018 年 4 月 20 日刊憲。有關法例具有追溯效力至 2017 年 4 月 12 日。根據 2018(第 2 號)修訂條例，除獲特定豁免或另有法律規定外，於 2017 年 4 月 12 日或之後簽立以一份文書取得多於 1 個住宅物業，即使買方或承讓方是代表自己行事的香港永久性居民，且他/她在取得有關住宅物業時，在香港沒有擁有任何其他住宅物業，均須按第 1 標準第 1 部稅率(劃一為 15%)繳納「從價印花稅」。

4. 本人／我們明白，本人／我們須自行負責確定本人／我們是否有權申請豁免有關從價印花稅稅率計算之從價印花稅。本人／我們明白，如本人／我們聲稱有關從價印花稅稅率不適用於該物業之購買，本人／我們須作出法定聲明，聲明 (i) 本人／我們為香港永久性居民，(ii) 本人／我們是代表自己／我們自己行事購入該物業及(iii) 本人／我們各人在香港沒有擁有任何其他住宅物業，及應將來香港印花稅署之要求就此事而須要作出進一步的其他事宜的聲明。

C. 其他事項

1. 本人／我們知悉及確認，若本人／我們不能全數或準時繳交任何印花稅，以致賣方蒙受或招致罰款、法律責任、損失、損害賠償、申索、索求、訴訟、法律程序、訟費及支出，本人／我們須就此向賣方作出十足的彌償。

2. 本人／我們知悉及同意，若本人／我們有意申請豁免「買家印花稅」及／或豁免有關從價印花稅稅率計算之「從價印花稅」(視屬何情況而定)，本人／我們須支付所有就該申請而必需由本人／我們或第三方 (如適用) 作出的法定聲明涉及的 (如適用) 有關草擬、審批、簽署及註冊登記的法律費用及開銷。

3. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

買家簽署： 日期：

附件 D

有關與賣方之關係確認書

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 E

對買方的警告 - 買方請小心閱讀

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 F

收集個人資料聲明(「本聲明」)

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 G

有關介紹人的聲明

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 H

委任代理書

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 I

備用二按貸款主要條款須知

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 J

物業參觀確認函

(請參閱夾附於本招標文件英文版本內的有關附件)

附件K

賣方資料表格

(請參閱夾附於本招標文件英文版本內的有關附件)

維港1號的#第____座之第____座 / #迎海大宅____樓之____住宅單位
九龍承豐道21號 (#請刪除不適用者。)

投標提交文件清單

在方格內加上✓號	項目	文件	備註
□	1)	經投標者妥為填妥及簽署的投標表格(**附件A**)**連同**下列文件： (a) 招標公告 (b) 由投標者妥為填妥及簽署的臨時合約(**附件B**) (一式兩份)	提交一份經簽署的版本(投標表格及招標公告) 提交一式**兩份**經簽署的版本 **(**臨時合約)
□	2)	抬頭寫「Chu & Lau, Solicitors & Notaries」的銀行本票及/或支票 (以支付投標表格中的買價的5%)	
□	3)	經投標者妥為填妥及簽署的「關於額外印花稅、買家印花稅及從價印花稅」的確認書(**附件C**)	提交一份經簽署的版本
□	4)	經投標者妥為填妥及簽署的 「有關與賣方之關係」 的確認書(**附件D**)	提交一份經簽署的版本
□	5)	經投標者妥為填妥及簽署的對「買方的警告」(**附件E**)	提交一份經簽署的版本
□	6)	經投標者妥為填妥及簽署的「個人資料收集聲明」(**附件F**)	提交一份經簽署的版本
□	7)	經投標者及介紹人妥為填妥及簽署的「有關介紹人的聲明」(**附件G**)	提交一份經簽署的版本
□	8)	經投標者妥為填妥及簽署的「委任代理書」(**附件H**)連同投標者委任(如有)之地產代理/營業員的牌照影印副本及名片。	提交一份經簽署的版本
□	9)	（如適用）經投標者妥為填妥及簽署的「備用二按貸款主要條款須知」(**附件I**)	提交一份經簽署的版本
□	10)	經投標者妥為填妥及簽署的「物業參觀確認函」(**附件J**)	提交一份經簽署的版本
□	11)	經投標者妥為填妥及簽署的「賣方資料表格」(**附件K**)	提交一份經簽署的版本
□	12)	*投標者的香港身份證/護照副本	
□	13)	*以法團名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由投標者之董事核證為真實正確之影印副本各一份	
□	14)	*若投標者為在香港以外成立的法團或如提供海外地址，由投標者的董事核證的有關公司文件及證明投標者於其成立地已妥為成立、仍然存續及其董事詳情的良好信譽證明書及現任董事在職證明書	

如適用，請一併提交該等文件