

Tender Document No. 2J

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

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

Flat C on 31st Floor of Central 8, No. 8 Mosque Street, Hong Kong

(being the properties in the Schedule to the Tender Notice, unless previously withdrawn or sold)

**Tender commences at 2 p.m. on every day from 1 October 2023 to 31 December 2023
(both days inclusive) and
closes at 4 p.m. on every day from 1 October 2023 to 31 December 2023 (both days inclusive)
(unless previously withdrawn or sold)**

Tenders must be submitted between 2 p.m. and 4 p.m. during the tendering period to the Tender Box labelled "Public Tender for Central 8" placed at 26th Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong in a sealed plain envelope and clearly marked "**Submission of Tender Document for Central 8**".

Vendor
Hill Concept Limited

28th Floor, Emperor Group
Centre, 288 Hennessy Road,
Wanchai, Hong Kong

Vendor's Solicitors
Messrs. Woo Kwan Lee & Lo

25th Floor, Jardine House, No.1
Connaught Place, Central, Hong
Kong

Vendor's Agent
**Emperor Property Agency
Limited**

2nd Floor, Emperor Group
Centre, 288 Hennessy Road,
Wanchai, Hong Kong

Contacts

[Ms. Lam Oi Yee/Mr. Wan Chi Hin]

Tel: 2847 7831/2847 7927

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招標文件第 2J 號

招標文件

公開招標承投購買物業

現招標承投購買以下的物業，即：

香港摩羅廟街 8 號半山捌號 31 樓 C 室

(即載於招標公告附表之物業, 但若在招標截止時限之前物業已被撤回或出售則除外)

招標開始日期及時間為由 2023 年 10 月 1 日起至 2023 年 12 月 31 日(包括首尾兩天)
每日下午 2 時正
而招標截止日期及時間為由 2023 年 10 月 1 日起至 2023 年 12 月 31 日(包括首尾兩天)
每日下午 4 時正
(但若在招標截止時限之前物業已被撤回或出售則除外)

投標書須於招標期內 下午 2 時正至下午 4 時正期間遞交，投標書須放入普通信封內密封，信封面上清楚註明「**半山捌號招標文件的投標**」，並放入位於香港灣仔軒尼詩道 288 號英皇集團中心 26 樓擺放的標示為「**半山捌號招標**」的投標箱內。

賣方
峰圖有限公司

賣方律師
胡關李羅律師行

賣方代理人
英皇物業代理有限公司

香港灣仔軒尼詩道 288 號英
皇集團中心 28 樓

香港中環康樂廣場 1 號
怡和大廈 25 樓

香港灣仔軒尼詩道 288 號英皇
集團中心 2 樓

聯絡人

林靄怡律師/溫子軒律師

電話號碼：2847 7831/
2847 7927

傳真號碼：2845 0239

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PART 1: TENDER NOTICE

1. Definitions

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

“Acceptance Period”	means the period between (a) the commencement date of submission of tender and (b) the date falling the 5 th working day after the closing date of the tender.
“Agreement”	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale.
“Conditions of Sale”	means the Conditions of Sale set out in Part 2 of this Tender Document.
“Development”	means Central 8.
“Letter of Acceptance”	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice.
“Offer Form”	means the Offer Form set out in Part 3 of this Tender Document.
“Property”	means, if and when the Tenderer’s tender is accepted by the Vendor, the Tendered Property or the Tendered Properties (as the case may be).
“Properties for Tender”	means the properties set out in the Schedule to the Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion and “Property for Tender” means any one of them.
“Purchase Price”	means the purchase price specified in the Offer Form.
“Purchaser”	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
“Tender Document”	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Appendix and the Annex).
“Tender Notice”	means the Tender Notice set out in Part 1 of this Tender Document.
“Tenderer”	means the person who is specified in the Offer Form as the tenderer.
“Tendered Properties”	means the properties as specified in the Schedule to the Offer

Form and “Tendered Property” means any one of them.

“Vendor” means Hill Concept Limited.

“Vendor’s Solicitor” means Messrs. Woo Kwan Lee & Lo.

2. **Procedures of Tender**

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

2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.

2.3 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale.

2.4 The Vendor reserves the right to adjust the closing date and time of the tender.

2.5 Tenderers should note the Vendor’s Solicitors do not act for any Tenderer in the process of this tender.

2.6 A tender must be:-

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

(b) accompanied with the following documents:-

(i) Cashier’s order(s)

Preliminary deposit in the sum which is equal to 5% of the Purchase Price (provided that if there is more than one Tendered Property, the number of cashier’s order(s) shall be equal to the total number of Tendered Properties) in the form of cashier’s order(s) made payable to “WOO KWAN LEE & LO” and issued by bank(s) duly licensed under section 16 of the Banking Ordinance (Cap. 155).

(ii) Tenderer’s identification document

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

If the Tenderer is a company incorporated in Hong Kong, copy of the Certificate of Incorporation, copy(ies) of the Certificate(s) of Change of Name (if any), copy of the Business Registration Certificate, latest register of directors, copy of the Board Resolutions of the Tenderer authorizing the signing of the Offer Form and other documents mentioned hereinunder in the manner as they are signed, a copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1).

If the Tenderer being a non-Hong Kong Company registered under Part 16 of the

Companies Ordinance (Cap.622), a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1), copy of certificate of incorporation where the company is incorporated, copies of the latest register of directors of the Tenderer (if applicable) and copy of the Board Resolutions of the Tenderer authorizing the signing of the Offer Form and other documents mentioned hereinunder in the manner as they are signed.

(iii) Intermediary's licence (if applicable)

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

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

- (1) Warning to Purchasers
- (2) Privacy Policy
- (3) Declaration of Relationship
- (4) Declaration of Purchaser/Introducer
- (5) Acknowledgement Letter Regarding the Viewing of Property
- (6) Vendor's Information Form

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

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**Submission of Tender Document for Central 8**”; and
- (d) placed in the Tender Box labelled “Public Tender for Central 8” placed at 26th Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong between 2 p.m. and 4 p.m. on the closing date of the tender. In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect on or after 2 p.m. on the closing date of the tender, the closing date and time of the tender will be extended to 4 p.m. on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

2.7 All cashier's order(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier's order(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier's orders will be returned by personal delivery or by registered post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.

- 2.8
- (a) The Tenderer must sign the Offer Form and other documents (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal unless the Tenderer discloses that he acts as an agent, attorney, representative or trustee, in which case he shall also disclose therein the name and address of his principal and the name of the contact person of his principal.
 - (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
 - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and/or return of cashier's order(s).

- 2.9 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period in accordance with this Tender Notice and the Offer Form as well as the terms and conditions contained in the Conditions of Sale annexed to this Tender Notice. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking as referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.
- 2.10 If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) Properties for Tender:-
- (a) he/she/it must fill in the respective Purchase Price for each of such Tendered Property in the Schedule to the Offer Form; and
- (b) this Tender Document is deemed to be submitted on the basis that the Vendor will accept tender for the purchase of ALL such Tendered Properties together and the Purchaser will be required to sign only one (1) Agreement covering all such Tendered Properties.

3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by the Letter of Acceptance personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received by the Purchaser on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's Solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection from **1st October 2023 to 31st December 2023** during office hours (i.e. Mondays to Fridays between 11 a.m. and 7 p.m. and Saturdays, Sundays and Public Holidays between 11 a.m. and 7 p.m.) at 2nd Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.

4. Miscellaneous

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agent, Emperor Property Agency Limited of 2nd Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong (Enquiry Hotline : (852) 2892 2838).
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer

shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.

- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submits any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In this Tender Document, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter, and vice versa. In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

Schedule to the Tender Notice

Flat C on 31st Floor of Central 8, No. 8 Mosque Street, Hong Kong

[End of Part 1: Tender Notice]

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另有准許或規定，下列詞語應具有下列含義：

「承約期間」	指由(a)遞交投標書的開始之日至(b)招標截止之日後起計的第 5 個工作天。
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的本物業的正式買賣合約。
「出售條款」	指本招標文件第 2 部份的出售條款。
「發展項目」	指半山捌號。
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的通知書。
「要約表格」	指本招標文件第 3 部份的要約表格。
「本物業」	指如果及一旦投標者的投標書獲得賣方接納時的投標物業。
「該等招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的招標公告附表所列的物業，而「招標物業」是指任何一個該等物業。
「樓價」	指要約表格中訂明的樓價。
「買方」	指中標者，其對本物業的投標書獲得賣方接納。
「招標文件」	指本招標文件 (由第 1 部份、第 2 部份及第 3 部份組成，但不包括附錄及附件)。
「招標公告」	指本招標文件第 1 部份的招標公告。
「投標者」	指要約表格中訂明為投標者的人士。
「該等投標物業」	指要約表格的附表中訂明的物業，而「投標物業」是指任何一個該等投標物業。
「賣方」	指峰圖有限公司。
「賣方律師」	指胡關李羅律師行。

2. 招標程序

2.1 賣方現按照載於招標文件的條款及條件招標承投購買本物業。

- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在接受任何投標書之前的任何時間撤回本物業不予出售。
- 2.4 賣方保留權利更改招標截止日期及時間。
- 2.5 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.6 投標書必須：

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

(b) 連同以下文件：

(i) 銀行本票

總金額為售價的 5%的臨時訂金(惟如多於一個投標物業，銀行本票之數目須相等如該等投標物業之數目)；抬頭寫「胡關李羅律師行」，銀行本票須由根據《銀行業條例》(第 155 章)第 16 條獲妥為發牌的銀行所簽發。

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的香港身份證/護照的複印本。

如投標者為於香港成立的公司，投標者的公司註冊證明書複印本、公司更改名稱註冊證書複印本(如有)、商業登記證的複印本、董事登記冊的複印本、投標人授權簽署要約表格和本文中提到的需要簽署的其他文件的董事會決議的複印本、週年申報表複印本(表格 NAR1)或法團成立表格(股份有限公司)複印本(表格 NNC1)。

如投標人為一間公司條例第 16 部中規定的非香港公司，需提交註冊非香港公司周年申報表複印本(表格 NN3)或註冊非香港公司的註冊申請書複印本(表格 NN1)、公司成立地方的公司註冊證明書複印本、投標者最近期的董事登記冊的複印本(如適用)以及投標人授權簽署要約表格和本文中提到的需要簽署的其他文件的董事會決議的複印本。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 對買方的警告
- (2) 私隱政策
- (3) 關係申報

- (4) 買家/地產介紹人聲明
- (5) 關於參觀物業的確認信
- (6) 賣方資料表格

請不要在本第(iv)分段所述的任何文件填上日期。

- (c) 放入普通信封內,信封面上寫明賣方收啓,並清楚註明「**半山捌號招標文件的投標**」;及
 - (d) 於招標截止日期下午 2 時正至下午 4 時正期間放入位於香港灣仔軒尼詩道 288 號英皇集團中心 26 樓擺放的有「**半山捌號招標**」標示的投標箱內。若於招標截止日期下午 2 時正或之後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效,截標日期及時間將延至下一日的 下午 4 時正 (而當天沒有黑色暴雨警告或八號或以上颱風信號發出)。
- 2.7 在賣方對遞交的投標書作出決定前,由投標者遞送的所有銀行本票均予以保留而不會予以兌現。如某份投標書獲接納,隨投標書遞交的銀行本票將被視為臨時訂金而用作支付樓價的部份款項。所有其他銀行本票將於承約期間屆滿後起計十四(14)天內,按照投標書所載地址以專人送達,或通過掛號郵遞方式退還予落選投標者。
- 2.8 (a) 投標者須簽署要約表格及其他文件(如投標者為公司,須由其董事簽署),並將被視作為主事人,除非他在投標表格內聲明他僅作為代理人、獲授權人、代表或信託人身份代表投標者行事;若屬如此,便須同時在投標表格內註明其主事人的姓名/名稱及地址以及聯絡人姓名。
- (b) 投標者如為公司,須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。
- (c) 要約表格中指明的香港通訊地址將作為收取接受投標書信函及/或退回銀行本票的地址。
- 2.9 (a) 作為賣方招標及下文(b)分段所述的承諾的代價,所有投標書均不可撤銷,並且構成正式要約,可由賣方在承約期間按照本招標公告及本招標公告夾附的要約表格和出售條款所載的條款及條件,隨時接納投標。投標書根據本招標文件所列的程序一經遞交,投標者即不可撤回投標書,直至承約期間結束之前,投標書均被視為可由賣方隨時接納。
- (b) 作為上文(a)分段所提述的條款與承諾的代價,賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。
- 2.10 如果投標者在要約表格的附表中,表明購買多於一(1)個該等招標物業:
- (a) 他/她/它必須在要約表格的附表中填寫每一個投標物業的投標價;及
 - (b) 本招標文件當作基於賣方將會接納投標一併購買全部該等投標物業,以及買方只須簽署一(1)份包括全部該投標物業的正式合約而遞交。

3. 接受投標

- 3.1 投標書如獲接納,中標者即成為本物業之買方。

- 3.2 買方會在承約期間屆滿時或之前收到接納書通知其投標書已被接納，接納書將會按要約表格內指明的香港通訊地址以專人送達及/或通過郵遞方式投寄予買方。接納書在投寄後的第 2 個工作日將被視作為買家已經妥為收到。
- 3.3 在接納書的日期後五(5)個工作日內，買方應簽署由賣方律師擬備的標準格式의正式合約而不能對其作出任何改動或修訂。正式合約的標準格式可於 **2023 年 10 月 1 日起至 2023 年 12 月 31 日** 的辦工時間 (即星期一至五上午 11 時正至下午 7 時正及星期六、日及公眾假期由上午 11 時正至下午 7 時正) 在香港灣仔軒尼詩道 288 號英皇集團中心 2 樓審閱。為免生疑問，買方將被視作為已經審閱正式合約的標準格式，並且買方接受正式合約而不得作出修訂。

4. 其他事項

- 4.1 投標者請注意，賣方只會回答關於本物業的一般問題，而不會就本招標文件或關於本物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方的代理人，即英皇物業代理有限公司，地址為香港灣仔軒尼詩道 288 英皇集團中心 2 樓（查詢熱線：(852) 2892 2838）。
- 4.2 賣方任何人員或代理所作出的任何口頭或書面陳述及所採取的任何行動，或者是賣方的代理人對有意投標者或確實投標者的查詢而所作出的任何口頭或書面陳述及所採取的任何行動，均只作指引及參考之用。任何陳述不得作為或被視作為構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不被視作為)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 賣方保留權利按其完全酌情權將任何遞交不符合規定的投標書的投標者，或沒有按照本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及／或增加，該投標書將被視作為不符合規定的投標書。
- 4.4 在本招標文件內，如內文允許或有所規定，所有名詞凡屬單數者，均包括複數在內；凡屬男性之詞語，均包括女性及中性在內，反之亦然。如本招標文件的英文文本與中文譯本有任何不一致之處，則以英文文本為準。

招標公告的附表

香港摩羅廟街 8 號半山捌號 31 樓 C 室

[第 1 部份：招標公告完]

PART 2: CONDITIONS OF SALE

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

“Development” means the development that has been constructed on The Remaining Portion of Section A of Subsection 3 of Section A of Inland Lot No.58, Subsection 3 of Section B of Inland Lot No.58, Subsection 1 of Section A of Subsection 3 of Section A of Inland Lot No.58 and Subsection 2 of Section B of Inland Lot No.58 and now known as “Central 8”;

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

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.
3. The sale and purchase shall be completed at the office of the Vendor’s Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on or before the date on which the balance of Purchase Price is due to be paid by the Purchaser as stated in the Offer Form.
4. It is intended that this Preliminary Agreement is to be superseded by an Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance; and
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. A preliminary deposit which is equal to five percent (5%) of the Purchase Price is payable by the Purchaser to the Vendor on signing of this Preliminary Agreement.
8. The preliminary deposit payable by the Purchaser shall be held by the Vendor’s Solicitors as stakeholder.
9. The Purchaser shall attend the office of the Vendor’s Solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor’s Solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties

payable on the Agreement as set out in clause 19.

10. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
 - (a) this Preliminary Agreement is terminated;
 - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
11. The measurements of the Property are set out in Schedule 1 attached hereto.
12. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule 2 attached hereto.
13. Without prejudice to sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
14. The Purchaser acknowledges receipt of a copy of a bilingual version of the "**Warning to Purchasers**" set out in clause 15 and fully understands its contents.
15. For the purposes of clause 14, the following is the "**Warning to Purchasers**"–
 - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
16. If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitor's legal fees in respect of the Agreement and the subsequent Assignment. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
17. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed and this Preliminary Agreement and (if applicable) the Agreement is/are terminated or cancelled subsequently, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
18. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap. 117, Laws of Hong Kong)) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
19. All registration fees in respect of the Agreement and the Assignment, a due proportion of the costs of deed of mutual covenant and management agreement, professional fees for Agreement Plans and Assignment Plan, certified copies of the relevant title deeds and all other disbursements in respect of the Property shall be paid by the Purchaser absolutely. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage or charge of the Property or part of the Property.
20. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).
21. Time shall in every respect be of the essence of this Preliminary Agreement.
22. In this Preliminary Agreement:-
- (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621);
- (b) "working day" has the meaning given by section 2(1) of that Ordinance;
- (c) the floor area of an item under clause (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
- (d) the area of an item under clause (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

23. This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
25. The Property is sold on "as is" basis. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
26. The Vendor shall sell and the Purchaser shall purchase the Property with vacant possession.
27. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

物業 Property: 香港摩羅廟街 8 號半山捌號 31 樓 C 室
Flat C on 31st Floor of Central 8, No. 8 Mosque Street, Hong Kong

(a) 本物業的實用面積為 the saleable area of the Property is	45.575	平方米／ square metres/	491	平方呎，其中— square feet of which—
	2	平方米／ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.5	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(b) 其他量度尺寸為— other measurements are—

空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
平台的面積為 the area of the flat roof is	58.631	平方米／ square metres/	631	平方呎； square feet;
花園的面積為 the area of the garden is	-	平方米／ square metres/	-	平方呎； square feet;
停車位的面積為 the area of the parking space is	-	平方米／ square metres/	-	平方呎； square feet;
天台的面積為 the area of the roof is	-	平方米／ square metres/	-	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	3.761	平方米／ square metres/	40	平方呎； square feet;
前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎； square feet;

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

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

[End of Part 2: Conditions of Sale]

第 2 部份：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」 指建於內地段第 58 號 A 分段第三小分段 A 小分段餘段、內地段第 58 號 B 分段第三小分段、內地段第 58 號 A 分段第三小分段 A 小分段第一小分段及內地段第 58 號 B 分段第二小分段上並名為「半山捌號」的發展項目；

「本臨時合約」 指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約。

2. 招標文件連同接納書構成賣方與買方就買賣本物業的有約束力的協議。賣方須以樓價並按照本臨時合約所載的條款及條件出售本物業，而買方須以樓價並按照本臨時合約所載的條款及條件購買本物業。
3. 買賣須於要約表格中所指明買方應付買價餘額的當日或之前於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
 - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
7. 買方須於簽立本臨時合約時向賣方支付樓價的 5%的臨時訂金。
8. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
9. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期)：(i)簽署賣方代表律師所訂定之標準正式合約而不得作出修改；(ii)在簽署正式合約之同時支付本臨時合約上列明應付之款項；及(iii)同時支付第 19 條所載就正式合約應付之所有印花稅。
10. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即告終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
11. 本物業的量度尺寸載列於附表 1。
12. 本物業的買賣包括的裝置、裝修物料及設備載列於附表 2。

13. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
14. 買方確認已收到第 15 條所列出的「對買方的警告」的中英雙語文本之副本，並完全明白其內容。
15. 就第 14 條而言，「對買方的警告」內容如下：-
- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
 - (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
 - (c) 現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
 - (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
 - (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
16. 若買方亦聘用賣方之律師行為買方在本物業買賣之代表律師，賣方將承擔律師行在處理正式合約及其後買方受益的轉讓契之法律費用。若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。買方律師有關處理、完成、釐印及登記予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。
17. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，而其後，本臨時合約及(如適用)正式合約被取消或終止，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。
18. 有關本臨時合約及/或正式合約及/或其後轉讓契之所有印花稅(包括但不限於根據香港法

例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)，一概由買方負責支付。

19. 有關該物業買賣之合約及轉讓契的登記費、大廈公契和管理協議的所需費用的適當攤分、正式合約及轉讓契圖則的專業收費、契據核證副本的費用及其他雜費，一概由買方負責。一切有關本物業或其部份任何按揭或押記之法律費用及其他支出，均由買方負責。
20. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之住宅用途物業。
21. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
22. 在本臨時合約中—
 - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
 - (b) “工作日”具有該條例第 2(1)條給予該詞的涵義；
 - (c) 附表 1 載列之 (a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及
 - (d) 附表 1 載列之 (b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
23. 本臨時合約只適用於買方本身，買方無權要求賣方與任何其他人訂立任何正式合約，亦無權將本臨時合約的利益轉讓予第三方。
24. 買方如有更改地址或電話，須以書面通知賣方。
25. 本物業以現狀形式出售。買方在購買本物業時完全知悉本物業及本物業內的裝置，裝修物料及設備的實質狀況，並接受本物業及該等裝置，裝修物料及設備的現狀。
26. 賣方在交出空置管有權的情況下出售該物業，而買方在物業空置的情況下購買該物業。
27. 並非本臨時合約一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

物業 Property: 香港摩羅廟街 8 號半山捌號 31 樓 C 室
Flat C on 31st Floor of Central 8, No. 8 Mosque Street, Hong Kong

(a) 本物業的實用面積為 the saleable area of the Property is	45.575	平方米／ square metres/	491	平方呎，其中— square feet of which—
	2	平方米／ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.5	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
 (b) 其他量度尺寸為— other measurements are—				
空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
平台的面積為 the area of the flat roof is	58.631	平方米／ square metres/	631	平方呎； square feet;
花園的面積為 the area of the garden is	-	平方米／ square metres/	-	平方呎； square feet;
停車位的面積為 the area of the parking space is	-	平方米／ square metres/	-	平方呎； square feet;
天台的面積為 the area of the roof is	-	平方米／ square metres/	-	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	3.761	平方米／ square metres/	40	平方呎； square feet;
前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎； square feet;

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

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

[第 2 部份：出售條款完]

1. 外部裝修物料

a.	外牆	裝修物料的类型	基座：鋪砌瓷磚、天然石、玻璃外牆、玻璃幕牆、鋁飾板、鋁百葉及鋁飾條 住宅大樓：鋪砌瓷磚、玻璃幕牆、鋁飾板、鋁百葉及鋁飾條
		框的用料	氟化碳噴塗鋁窗框
b.	窗	玻璃的用料	住宅單位窗戶(除浴室窗戶及3樓至30樓B及C單位、31樓B單位(不設4樓、13樓、14樓及24樓)相連露台/平台門的窗戶及31樓C單位相連工作平台門的窗戶)為中空玻璃 浴室窗戶為磨砂玻璃(只適用於設有浴室窗戶的3樓至30樓A及D單位(不設4樓、13樓、14樓及24樓)及31樓A及C單位)
		3樓至30樓B及C單位, 31樓B單位(不設4樓、13樓、14樓及24樓)相連露台/平台門的窗戶及31樓C單位相連工作平台門的窗戶為灰玻璃	
c.	窗台	用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的类型	基座：鋪砌天然石及金屬飾面
		裝修物料的类型	露台：夾層灰玻璃
		地台：鋪砌瓷質磚及戶外環保木	
e.	陽台或露台	牆身	鋪砌瓷磚及鋁飾板(只適用於5樓至30樓A及D單位(不設13樓、14樓及24樓)及31樓A及C單位)
		天花	裝有鋁質假天花
		露台設有上蓋	
		是否有蓋	
		是否有陽台	沒有
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

		牆壁	地板	天花板
a.	大堂	地下住宅入口大堂裝修物料的类型	天然石	石膏板假天花髹乳膠漆及裝飾貼膜
		公用升降機大堂裝修物料的类型	天然石	金屬
		客廳的裝修物料的类型	天花板	
		飯廳的裝修物料的类型	髹乳膠漆。部分位置裝設石膏板假天花及假陣	
b.	內牆及天花板	睡房的裝修物料的类型	髹乳膠漆。部分位置裝設石膏板假天花及假陣	
		客廳/飯廳的用料	牆腳線	
		睡房的用料	木腳線	
c.	內部地板	瓷磚	木腳線	
		瓷磚	木腳線	
d.	浴室	牆壁	地板	天花板
		外牆牆身鋪砌瓷磚及人造石	鋪砌地磚。部分位置鋪砌天然石	鋁質假天花及鋁百葉
		裝修物料鋪至假天花底		
e.	廚房	牆壁	地板	天花板
		牆身外露部分鋪砌瓷磚	鋪砌瓷磚	石膏板假天花髹乳膠漆
		裝修物料鋪至假天花底		灶台
		裝修物料是否鋪至天花板		人造石英石

3. 室內裝置

	單位大門	露台門	工作平台門 (適用於 5 至 30 樓 B 及 C 單位 (不設 13 樓、14 樓及 24 樓) 及 31 樓 B 及 C 單位)	平台門 (適用於 3 樓 A、B、C 及 D 單位及 31 樓 C 單位)	睡房門	浴室門		用料	裝修物料	配件
a.								實心防火木掩門	膠板	門鎖、門鼓、門擋、門鉸及防盜眼
								氟化碳噴塗鋁質框	灰玻璃	門鎖、門擋及門鉸
								氟化碳噴塗鋁質框	灰玻璃 (只適用於 31 樓 C 單位) 磨砂玻璃 (只適用於 5 至 30 樓 B 及 C 單位 (不設 13 樓、14 樓及 24 樓) 及 31 樓 B 單位)	門鎖、門擋及門鉸
								氟化碳噴塗鋁質框	灰玻璃	門鎖、門擋及門鉸
								木面夾板木門	膠板	門鎖、門擋及門鉸
								木面夾板木門	膠板	門鎖、門擋及門鉸
								裝置及設備	類型	用料
							(i) 裝置及設備的類型及用料	櫃	櫃枱面	人造石檯面
								其他裝置	洗手盆櫃	木製金屬及膠板飾面
									鏡櫃	木製櫃連鏡、磨砂玻璃、金屬及膠板飾面
									洗手盆水龍頭	鍍鉻
									洗手盆	搪瓷
									坐廁	搪瓷
									廁紙架	鍍鉻
									毛巾掛勾	鍍鉻
									淋浴間	強化清玻璃
								其他設備	隨樓附送之設備，請參閱「設備說明表」	
							(ii) 供水系統的類型及用料		冷水喉	銅喉
							(iii) 沐浴設施 (包括花灑或浴缸 (如適用的話))	花灑	熱水喉	配有隔熱絕緣之銅喉
							(iv) 浴缸大小	不適用	花灑套裝	鍍鉻

3. 室內裝置

	用料	裝修物料	裝置及設備
	(i) 洗滌盆	不銹鋼	
	(ii) 供水系統	冷喉喉採用銅喉及熱喉喉採用配有隔熱絕緣之銅喉	
	(iii) 廚櫃	木製廚櫃	循環再造塑料飾面廚櫃門
c. 廚房	(iv) 所有其他裝置及設備的類型		鍍鉻洗滌盆水龍頭 配置以下消防裝置：天花位置的消防花灑頭、可定位煙霧探測器連警報底座及全高度耐火牆（耐火等級-30/30）。 隨樓附送之其他設備，請參閱「設備說明表」
d. 睡房	裝置（包括嵌入式衣櫃）的類型及用料	不適用	
e. 電話	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」	
f. 天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量說明表」	
		裝置	類型
	(i) 供電附件（包括安全裝置）	供電附件	提供電掣及插座之面板
	(ii) 隱藏或外露導管	安全裝置	單相電力並裝妥微型斷路器
g. 電力裝置	(iii) 電插座及空調機接駁點的位置及數目	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。	
	類型	請參閱「住宅物業機電裝置數量說明表」	
	系統	煤氣	
h. 氣體供應	位置	所有住宅單位的煤氣喉接駁煤氣熱水爐，並裝有獨立煤氣錶，並裝有獨立煤氣錶。所有住宅單位的廚房內設有煤氣接駁點	
	位置	煤氣接駁點的位置請參閱「住宅物業機電裝置數量說明表」	
i. 洗衣機接駁點	位置	請參閱「住宅物業機電裝置數量說明表」	
	設計	設有洗衣機來、去水接駁喉位	
	水管的用料	冷喉喉採用銅喉及熱喉喉採用配有隔熱絕緣之銅喉。	
	水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。	
j. 供水	有否熱水供應	廚房及浴室供應熱水	

4. 雜項

		住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	日立 MCA-825-CO150
		(ii) 升降機的數目及到達的樓層	2部 L1: 地下、1樓、3樓、5樓至12樓、15樓至23樓、25樓至31樓 L2: 地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓
b.	信箱	用料	不銹鋼
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾
		(ii) 垃圾房的位置	中央垃圾收集房設於地下。
d.	水錶、電錶及氣體錶	(i) 位置	水錶 每層之公共水錶櫃 (除1樓至3樓、8樓、11樓、16樓、19樓、22樓、27樓及30樓) (不設4樓、13樓、14樓及24樓)
		(ii) 就住宅單位而言是獨立或公用的錶	電錶 每層之公共電錶櫃 獨立
			氣體錶 浴室 獨立

5. 保安設施

項目	類型	
保安系統及設備	入口通道控制及保安系統	地下之入口大堂設有訪客對講機及智能卡讀卡器以控制入口通道。各住宅單位均裝置視像對講機，並設有警報掣功能連接地下入口大堂管理員櫃枱。
	閉路電視	地下低層之公用通道、地下之室外位置、地下之入口大堂、1樓升降機大堂、有上蓋的園景區、2樓庇護層、各升降機及會所均裝有閉路電視連接地下入口大堂管理員櫃枱。
嵌入式裝備的細節	各住宅單位均裝配視像對講機連接地下入口大堂管理員櫃枱	
	嵌入式裝備的位置	對講機的位置請參閱「機電裝置位置及數量說明表」

6. 設備

有關設備品牌名稱及產品型號，見下列「設備說明表」。賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

1. Exterior Finishes

a.	External wall	Type of finishes	Podium: finished with ceramic tiles, natural stone, glass wall, curtain wall, aluminum cladding, aluminum louver and aluminum feature Residential tower: finished with ceramic tiles, curtain wall, aluminum cladding, aluminum louver and aluminum feature
b.	Window	Material of frame	Fluorocarbon coating aluminum frame
		Material of glass	Insulated-Glass-Unit (IGU) for windows in residential units (except windows of bathrooms and the window adjoining the balcony / flat roof door for Flat B and C on 3/F to 30/F, Flat B on 31/F (4/F, 13/F, 14/F and 24/F omitted) and the window adjoining the utility platform door for Flat C on 31/F) Frosted glass for windows in bathrooms (For bathrooms with windows only in Flats A and D on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flats A and C on 31/F) Grey tinted glass for the window adjoining the balcony/ flat roof door for Flat B and C on 3/F to 30/F, Flat B on 31/F (4/F, 13/F, 14/F and 24/F omitted) and the window adjoining the utility platform door for Flat C on 31/F
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Types of finishes	Podium: finished with Natural stone with metal finishing
		Types of finishes	Balcony: Laminated grey glass
e.	Verandah or balcony	Floor	Porcelain tiles and outdoor composite wood decking
		Wall	Ceramic tiles and aluminum cladding (For Flats A and D on 5/F to 30/F (13/F, 14/F and 24/F omitted) and Flats A and C on 31/F)
		Ceiling	Installed with aluminum false ceiling
		Balcony is covered	Balcony is covered
f.	Drying facilities for clothing	Any verandah	Nil
		Type	Not applicable
		Material	Not applicable

2. Interior Finishes

		Wall	Floor	Ceiling
a.	Lobby	G/F residential entrance lobby finishes	Natural stone	Gypsum board false ceiling with emulsion paint and Di-Noc Film
		Common lift lobby finishes	Plastic laminate, glass and stainless steel to exposed surface	Natural Stone Metal
b.	Internal wall and ceiling	Living room finishes	Wall	Ceiling
		Dining room finishes	Emulsion paint and plastic laminate (For Flats B and C on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flat B on 31/F)	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead
		Bedroom finishes	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead
			Emulsion paint and wallpaper (For Flats B and C on 3/F to 30/F (4/F, 13/F, 14/F and 24/F omitted) and Flat B on 31/F)	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead
c.	Internal floor	Material of living room/ dining room	Floor	Skirting
		Material of bedroom	Porcelain tiles	Timber Skirting
			Porcelain tiles	Timber Skirting
d.	Bathroom	Type of finishes	Wall	Ceiling
		Whether the wall finishes run up to ceiling	Porcelain tiles and solid surfacing material to exposed surface	Aluminum panel and aluminum louvre
e.	Kitchen	Types of finishes	Wall	Ceiling
		Whether the wall finishes run up to ceiling	The wall finishes run up to the bottom line of false ceiling	Gypsum board false ceiling with emulsion paint
			Floor	Ceiling
			Ceramic tiles	Gypsum board false ceiling with emulsion paint
				Cooking Bench
				Reconstituted stone

3. Interior Fittings

	Material	Material	Finishes	Accessories	
a. Doors	Main entrance door	Solid core fire rated timber door	Plastic laminate	Lockset, door closer, door stopper, door hinge and eye viewer	
	Balcony door	Aluminum frame finished with fluorocarbon coating	Grey tinted glass	Lockset, door stopper and door hinge	
	Utility platform door (For Flats B and C on 5/F to 30/F (13/F, 14/F, and 24/F omitted) and Flats B and C on 31/F)	Aluminum frame finished with fluorocarbon coating	Grey Tinted glass (For Flat C on 31/F only) Frosted Glass (For Flats B and C on 5/F to 30/F (13/F, 14/F, and 24/F omitted) and Flat B on 31/F only)	Lockset, door stopper and door hinge	
	Flat roof door (For Flats A, B, C and D on 3/F & Flat C on 31/F)	Aluminum frame finished with fluorocarbon coating	Grey Tinted glass	Lockset, door stopper and door hinge	
	Bedroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge	
	Bathroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge	
Material					
b. Bathroom	(i) Type and material of fittings and equipment	Type			Material
		Basin countertop	Solid surfacing material counter-top		
		Basin cabinet	Timber cabinet with metal and plastic laminate finish		
		Mirror cabinet	Timber cabinet with mirror, frosted glass, metal and plastic laminate finish		
		Wash basin mixer	Chrome plated		
		Wash basin	Vitreous China		
		Water closet	Vitreous China		
		Paper holder	Chrome plated		
		Robe hook	Chrome plated		
		Shower Compartment	Clear tempered glass		
Other equipment					
(ii) Type and material of water supply system	For appliances provision, please refer to the "Appliances Schedule"				
(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower	Cold water supply	Copper water pipes		
		Hot water supply	Copper water pipes with thermal insulation		
		Shower set	Chrome plated		
		Not Applicable			
(iv) Size of bath tub	Not Applicable				
Material					
(i) Sink unit	Stainless steel	Finishes			Fittings & Equipment
(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.				
(iii) Kitchen cabinet	Timber cabinet	Recycled PET plastic finished door			
(iv) Type of all other fittings and equipment		Chrome plated sink mixer Fitted with the following fire service installations: sprinkler heads at the ceiling, addressable smoke detector with sounder base and full height wall having fire resistance rating of ~/30/30. For other equipment, please refer to the "Appliances Schedule"			
Material					
d. Bedroom	Fittings (including built-in wardrobe)	Finishes			Fittings & Equipment
e. Telephone	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"				
f. Aerials	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"				

3. Interior Fittings

		Fittings	Type
g.	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
	(ii) Concealed or exposed conduits	Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
	(iii) Location and number of power points and air-conditioner points	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 may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"	
h.	Type	Town Gas	
	System	Separate gas meter with gas pipe is provided and connected to all gas water heater for all residential units. Town gas connection point is provided in kitchen for all residential units	
i.	Location	For the location of gas connection points, please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties"	
	Location Design	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Properties" Water inlet & outlet connection point are provided for washing machine	
j.	Material of water pipes	Copper water pipes for cold water supply are provided. Copper water pipes with thermal insulation for hot water supply are provided.	
	Whether water pipes are concealed or exposed	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 may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	Whether hot water is available	Hot water supply is available to kitchen and bathroom	

4. Miscellaneous

		Residential lift	
a.	(i) Brand name and model number	Brand Name	Hitachi
	(ii) Number and floors served by them	Model Number	MCA-825-CO150
b.	Material	Number of lifts	2
	(i) Means of refuse collection	Floors served by the lifts	L1: G/F, 1/F, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F L2: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 31/F
c.	(ii) Location of refuse room	Material	Stainless steel
	Refuse collection	Collected by cleaners	Refuse storage and material recovery chamber is provided on G/F
d.	Water meter, electricity meter and gas meter	Water meter	Electricity meter
		(i) Location	Inside common water meter cabinet at each floor (except 1/F to 3/F, 8/F, 11/F, 16/F, 19/F, 22/F, 27/F and 30/F) (4/F, 13/F, 14/F and 24/F are omitted)
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter
		Gas meter	At bathroom
		Separate meter	Separate meter

5. Security facilities

Item	Description
Security system and equipment	Access control and security system Visitor intercom panel with smart card reader for access control are provided at entrance lobbies on G/F, and connect to video door phone with security alarm function connected to caretaker's office at entrance lobby on G/F is provided for each residential unit.
Details of built-in provisions	CCTV CCTV is provided at right of way on LG/F, outdoor area on G/F, entrance lobby on G/F, 1/F lift lobby, covered landscaped area, 2/F refuge floor, lifts, clubhouse and is connected to the caretaker's office at G/F entrance lobby.
Location of built-in provisions	Video door phone connecting to caretaker's office at G/F entrance lobby For the location of door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"

6. Appliances

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

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

設備說明表 APPLIANCES SCHEDULE			
3樓、5樓至12樓、15樓至23樓、25樓至30樓各層的A、D單位及31樓A單位 Flat A and D on each of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F and Flat A on 31/F		型號 Model No.	
客廳/飯廳 LIVING ROOM/DINING ROOM			
視像對講機 Video Doorphone	COMELIT	6722W	
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE12UKA	室外機 Outdoor Unit CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TJAXZK	
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA	
睡房 BEDROOM			
分體式冷氣機 Split Type Air-Conditioner	-	室內機 Indoor Unit -	室外機 Outdoor Unit -
開放式廚房 OPEN KITCHEN			
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBB1E	
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KU15LA65HK	
嵌入式微波爐 Built-in Microwave Oven	西門子 SIEMENS	BF525LMS0H	
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	LI67SA530B	
浴室 BATHROOM			
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV - 30BG3H	
煤氣恆溫熱水爐 (適用於3樓至7樓 (不設4樓)) Temperature-Modulated Gas Water Heater (For 3/F to 7/F (4/F omitted))	TGC	RBOX16QR / RBOX16QL#	
露台 BALCONY			
煤氣恆溫熱水爐 (適用於8樓至31樓 (不設13樓、14樓及24樓)) Temperature-Modulated Gas Water Heater (For 8/F to 31/F (13/F, 14/F and 24/F omitted))	TGC	RBOX16QR / RBOX16QL#	

備註:

- 上表“#”代表單位將提供RBOX16QL或RBOX16QR。
- 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

Notes:

- The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
- The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

設備說明表 APPLIANCES SCHEDULE		
3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 30 樓各層的 B、C 單位及 31 樓 B 單位 Flat B and C on each of 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F and Flat B on 31/F		
品牌 Brand	型號 Model No.	
客廳/飯廳 LIVING ROOM/DINING ROOM		
視像對講機 Video Doorphone	COMELIT	6722W
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE12UKA 室外機 Outdoor Unit CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TAFXZK
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA
睡房 BEDROOM		
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE9UKA 室外機 Outdoor Unit CU-RE9UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA
開放式廚房 OPEN KITCHEN		
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBBIE
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KI24LV20HK
嵌入式蒸焗爐 Built-in Combination Steam Oven	GAGGENAU	BSP250101 / BSP251101 ▲
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	LI67SA530B
嵌入式洗衣乾衣機 Built-in Washer Dryer	西門子 SIEMENS	WK14D321HK
酒櫃 Wine Cooler	GORENJE	WCIU2090A1
浴室 BATHROOM		
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV - 30BG3H
工作平台/平台 UTILITY PLATFORM/ FLAT ROOF		
煤氣恆溫熱水爐 Temperature-Modulated Gas Water Heater	TGC	RBOX16QR / RBOX16QL#

Notes:

- The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
- The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
- The symbol “▲” as shown in the above table denotes either BSP250101 or BSP251101 will be provided for the flat.

備註:

- 上表“#”代表單位將提供 RBOX16QL 或 RBOX16QR。
- 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
- 上表“▲”代表單位將提供 BSP250101 或 BSP251101。

設備說明表 APPLIANCES SCHEDULE		型號 Model No.
31 樓 C 單位 Flat C on 31/F		
客廳/飯廳 LIVING ROOM/DINING ROOM		
視像對講機 Video Doorphone	COMELIT	6722W
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE12UKA 室外機 Outdoor Unit CU-RE12UKA
電視機 Television	三星 SAMSUNG	QA43Q60TAXZK
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA
睡房 1 BEDROOM 1		
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE12UKA 室外機 Outdoor Unit CU-RE12UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA
睡房 2 BEDROOM 2		
分體式冷氣機 Split Type Air-Conditioner	樂聲 PANASONIC	室內機 Indoor Unit CS-RE9UKA 室外機 Outdoor Unit CU-RE9UKA
電動窗簾 Motorized Curtain	SOMFY	GLYDEA ULTRA
開放式廚房 OPEN KITCHEN		
嵌入式電磁爐 Domino 2-zone Induction Hob	西門子 SIEMENS	EH375FBB1E
嵌入式單門雪櫃 Built-in 1 Door Refrigerator	西門子 SIEMENS	KI24LV20HK
嵌入式蒸焗爐 Built-in Combination Steam Oven	GAGGENAU	BSP250101 / BSP251101▲
拉趟式抽油煙機 Telescopic Cooker Hood	西門子 SIEMENS	L167SA530B
嵌入式洗衣乾衣機 Built-in Washer Dryer	西門子 SIEMENS	WK14D321HK
酒櫃 Wine Cooler	GORENJE	WCIU2090A1
浴室 BATHROOM		
浴室寶 Thermo Ventilator	樂聲 PANASONIC	FV-30BG3H
露台 BALCONY		
煤氣恆溫熱水爐 Temperature-Modulated Gas Water Heater	TGC	RBOX16QR / RBOX16QL#

Notes:

- The symbol “#” as shown in the above table denotes either RBOX16QL or RBOX16QR will be provided for the flat.
- The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
- The symbol “▲” as shown in the above table denotes either BSP250101 or BSP251101 will be provided for the flat.

備註:

- 上表“#”代表單位將提供 RBOX16QL 或 RBOX16QR。
- 賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。
- 上表“▲”代表單位將提供 BSP250101 或 BSP251101。

住宅物業電機裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3樓 3/F			5樓至7樓 5/F to 7/F			8樓至12樓、15樓至23樓、 25樓至30樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F					31樓 31/F			
		A	B	C	A	B	C	A	B	C	D	A	B	C		
	13 安培家居智能單位電插座	2	3	3	2	2	2	2	3	3	2	2	3	2	3	4
	13A Single Socket Outlet for Home Automation															
	13 安培家居智能雙位電插座	2	-	-	2	2	2	2	-	-	2	2	-	-	-	-
	13A Twin Socket Outlet for Home Automation															
	13 安培雙位電插座	2	3	3	2	2	2	2	3	3	2	2	3	2	3	2
	13A Twin Socket Outlet															
	13 安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet															
	電視 / 電台天線插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
	TV / FM Outlet															
	電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet															
	20 安培分體冷氣機雙極開關掣及智能家居控制點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point															
	視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Door Phone															
	二位開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Two Gang Double Pole Switch															
	三位雙向燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Three Gang Two Way Lighting Switch															
	二位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-
	Two Gang Lighting Switch															
	三位燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-
	Three Gang Lighting Switch															
	四位燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Four Gang Lighting Switch															
	消防花灑頭	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Sprinkler Head															
	可定位煙霧探測器連聲響警報底座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Addressable Smoke Detector with Sounder Base															
	燈槽	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Light Trough															
	天花燈	3	4	4	3	3	3	3	4	4	3	3	4	4	4	4
	Ceiling Light															
	實時空氣質量檢測器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	PM2.5 Monitor															
	微型斷路器配電箱	1	-	-	1	1	1	1	-	-	1	1	1	1	1	-
	Miniature Circuit Breaker Board															
	13 安培電簾接線座	1	2	2	1	1	1	1	2	2	1	1	1	1	2	1
	13A Fused Spur Unit for Electric Curtain															
	大門鐘	1	-	-	1	1	1	1	-	-	1	1	1	1	-	-
	Door Bell															
	2 安培門鐘接線座	1	-	-	1	1	1	1	-	-	1	1	1	1	-	-
	2A Fused Spur Unit for Door Bell															
	13 安培接線座	1	-	-	1	1	1	1	-	-	1	1	1	1	-	-
	13A Fused Spur Unit															

備註:

上表 "-" 代表不提供

Note:

The Symbol "-" as shown in the above table denotes "Not Provided".

住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3樓 3/F			5樓至7樓 5/F to 7/F			8樓至12樓、15樓至23樓、 25樓至30樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F					31樓 31/F		
		A	B	C	A	B	C	A	B	C	D	A	B	C	
睡房 1 Bedroom 1	13 安培雙位電插座 13A Twin Socket Outlet	-	1	1	-	1	1	-	1	1	-	-	1	-	-
	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	-	1	1	-	1	1	-	1	1	-	-	1	-	1
	13 安培單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13 安培單位電插座帶 1 個 USB 接口 13A Single Socket Outlet with 1 no. USB port	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	-	3	3	-	3	3	-	3	3	-	-	3	-	2
	20 安培分體冷氣機雙極開關及智能家居控制點 20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point	-	1	1	-	1	1	-	1	1	-	-	1	-	1
	電視 / 電台天線插座 TV / FM Outlet	-	2	2	-	2	2	-	2	2	-	-	2	-	1
	電話插座 Telephone Outlet	-	2	2	-	2	2	-	2	2	-	-	2	-	2
	一位燈掣 One Gang Lighting Switch	-	1	1	-	1	1	-	1	1	-	-	1	-	-
	二位燈掣 Two Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	天花燈 Ceiling Light	-	1	1	-	1	1	-	1	1	-	-	1	-	2
	13 安培電簾接線座 13A Fused Spur Unit for Electric Curtain	-	1	1	-	1	1	-	1	1	-	-	1	-	2
	接線位 Cable Connection Unit	-	2	2	-	2	2	-	2	2	-	-	2	-	2
	睡房 2 Bedroom 2	13 安培雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-
13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port		-	-	-	-	-	-	-	-	-	-	-	-	-	1
13 安培家居智能單位電插座 13A Single Socket Outlet for Home Automation		-	-	-	-	-	-	-	-	-	-	-	-	-	2
20 安培分體冷氣機雙極開關及智能家居控制點 20A Double Pole Switch for Split Type Air-conditioner w/ Home Automation Control Point		-	-	-	-	-	-	-	-	-	-	-	-	-	1
電視 / 電台天線插座 TV/FM Outlet		-	-	-	-	-	-	-	-	-	-	-	-	-	2
電話插座 Telephone Outlet		-	-	-	-	-	-	-	-	-	-	-	-	-	2
一位燈掣 One Gang Lighting Switch		-	-	-	-	-	-	-	-	-	-	-	-	-	1
天花燈 Ceiling Light		-	-	-	-	-	-	-	-	-	-	-	-	-	1

備註：
上表 "-" 代表不提供

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住宅物業機電裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3樓 3/F			5樓至7樓 5/F to 7/F			8樓至12樓、15樓至23樓、 25樓至30樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F					31樓 31/F		
		A	B	C	D	A	B	C	A	B	C	D	A	B	C
睡房 2 Bedroom 2	13 安培電簾接線座 13A Fused Spur Unit for Electric Curtain	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	接線位 Cable Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	天花燈 Ceiling Light	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	鏡櫃燈 (組) Mirror Cabinet Lighting (Set)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培鏡櫃燈接線座 13A Fused Spur Unit for Mirror Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培浴室實接線座 13A Fused Spur Unit for Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	1	-	-	1	1	-	-	1	-	-	1	-	-	-
	13 安培雙位電插座帶 2 個 USB 接口 13A Twin Socket Outlet with 2 nos. USB port	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培雪櫃單位電插座 13A Single Socket Outlet for Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培抽油煙機單位電插座 13A Single Socket Outlet for Telescopic Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培洗衣乾衣機單位電插座 13A Single Socket Outlet for Washer Dryer	-	1	1	-	-	1	1	-	-	1	1	-	-	1
開放式廚房 Open Kitchen	13 安培微波爐單位電插座 13A Single Socket Outlet for Microwave Oven	1	-	-	1	1	-	1	1	-	1	1	1	-	-
	20 安培蒸焗爐接線器 20A Connection Unit for Steam Oven	-	1	1	-	-	1	-	-	1	1	-	-	1	1
	13 安培酒櫃單位電插座 13A Single Socket Outlet for Wine Cooler	-	1	1	-	-	1	-	-	1	1	-	-	1	1
	大門鐘 Door Bell	-	1	1	-	-	1	-	-	1	1	-	-	1	1
	廚櫃燈 (組) Kitchen Cabinet Lighting (Set)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20 安培電磁爐接線座 20A Connection Unit for Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培廚櫃燈接線座 13A Fused Spur Unit for Kitchen Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13 安培燈槽接線座 13A Fused Spur Unit for Light Trough	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2 安培門鐘接線座 2A Fused Spur Unit for Door Bell	-	1	1	-	-	1	1	-	-	1	1	-	-	1

備註：
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住宅物業電機裝置數量說明表
SCHEDULE OF ELECTRICAL & MECHANICAL PROVISIONS OF RESIDENTIAL PROPERTIES

位置 Location	描述 Description	3樓 3/F			5樓至7樓 5/F to 7/F			8樓至12樓、15樓至23樓、 25樓至30樓 8/F to 12/F, 15/F to 23/F, 25/F to 30/F					31樓 31/F			
		A	B	C	A	B	C	A	B	C	D	A	B	C		
開放式廚房 Open Kitchen	微型斷路器配電箱 Miniature Circuit Breaker Board	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1
	煤氣接駁點 Gas Connection Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機來/去水接駁位 Water Inlet / Outlet Connection Point for Washer Dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13安培家居智能雙位電插座 13A Twin Socket Outlet for Home Automation	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1
	13安培家居智能單位電插座 13A Single Socket Outlet for Home Automation	-	1	1	-	1	1	-	1	1	-	1	1	-	1	1
露台 Balcony	掛牆燈 Wall Mount Light	-	-	-	-	1	1	-	1	1	-	1	1	-	1	1
	13安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	-	-	-	-	-	-	-	-	-	1	1	-	1	1
	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	1	1	-	1	1	-	1	1
	13安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	-	-	-	-	-	-	-	-	-	-	1	1	-	1
工作平台 Utility Platform	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	1	1	-	1	1	-	1	1
	13安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-
	掛牆燈 Wall Mount Light	1	1	3	2	-	-	-	-	-	-	-	-	-	-	-
屋頂平台 Flat Roof	13安培煤氣恆溫熱水爐接線座 13A Fused Spur Unit for Gas Heater	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-
	13安培防水單位電插座 13A Single Socket Outlet (Waterproof Type)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
室內樓梯 Internal Staircase	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
	雙位雙向燈掣 Two Gang Two Way Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	天花燈 Ceiling Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	掛牆燈 Wall Mount Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3

備註：
上表 "-" 代表不提供Note:
The Symbol "-" as shown in the above table denotes "Not Provided".

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: **The Vendor**

1. Offer

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

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

2. Preliminary Agreement if offer is accepted

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

3. Address for receipt of acceptance of tender

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

4. Perusal of Sales Brochure

I/We confirm and declare that I am/we are fully aware that the sales brochure of the Development is made available to me/us for perusal before submitting this Offer Form.

5. Declarations, representations and warranties

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

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

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

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

TENDERER MUST COMPLETE THIS PAGE

Schedule to the Offer Form

(To be completed by the Tenderer)

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

**TENDERER MUST
COMPLETE THIS
PAGE**

Section 2 – Tendered Property(ies) and Purchase Price(s) (Please tick (“✓”) the appropriate box beside the property(ies) selected for making offer to purchase):

Tendered Property	<input type="checkbox"/> Flat C on 31 st Floor of Central 8, No. 8 Mosque Street, Hong Kong		
Purchase Price (HK\$)			
Cashier’s order(s) representing the preliminary deposit (5% of the Purchase Price)	Amount (HK\$)	Bank	Cashier’s order no.
CASHIER’S ORDER(S):			

Section 3 - Payment Method

The Tenderer can choose the following payment method. (please tick (“√”) as appropriate)

If the Tendered Property(ies) comprise(s) more than one (1) property, the Tenderer must choose the same payment method for all the Tendered Property(ies). For details of the gifts, financial advantage or benefits, please refer to Annex 7.

<input type="checkbox"/> CP 1	<p>105 Days Cash Payment Method (CP 1)</p> <p><u>(I) Terms of Payment</u></p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance). • A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance. • 90% of Purchase Price shall be paid within 105 days after the date of Letter of Acceptance. <p><u>(II) List of gifts, financial advantage or benefits (Please see Annex 7 for details)</u></p> <ul style="list-style-type: none"> • Furniture and Chattels Benefit
-------------------------------	--

Section 4 - Intermediary (if any)

Name of estate agent	
EA Licence No.	
Estate agency	
Telephone No.	

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

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

Section 5 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.6 of the Tender Notice):-

1. Completed and signed Tender Document with the Offer Form
2. Cashier's order(s)
3. Tenderer's identification document
4. Intermediary's licence (if applicable)
5. Side Letter in Annex duly completed and signed by the Tenderer:
 - (1) Warning to Purchasers
 - (2) Privacy Policy
 - (3) Declaration of Relationship
 - (4) Declaration of Purchaser/Introducer
 - (5) Acknowledgement Letter Regarding the Viewing of Property
 - (6) Vendor's Information Form

Section 6 - Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

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

**TENDERER MUST
COMPLETE THIS
PAGE**

<i>Section 7 - Signature of the Tenderer and witness</i>	
<p>I/We, the Tenderer, have read the entire Tender Document with the documents in the Annex and completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance of the terms and conditions of the Tender Document.</p> <p><i>(Note: The Offer Form must be signed by ALL PERSONS of the Tenderer if the Tenderer consists of more than one person. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)</i></p>	
Signed by the Tenderer:	Witnessed by:
X	X
Name of the authorized signature (if the Tenderer is a company):	Name of the witness:
Date:	

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

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

本人/我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的樓價購買列於本要約表格的附表內的該等投標物業，並受本招標文件所載的條款及條件及出售條款所約束。

本人/我們確認，本投標書當作基於賣方將會接納本人/我們投標一併購買全部該等投標物業，以及本人/我們只須簽署一(1)份包括全部該等投標物業的正式合約而遞交。

2. 如要約獲接納將構成臨時合約

本人/我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件(連同賣方的書面承約及出售條款)構成本人/我們與賣方之間按照本招標文件所載的條款及條件而訂立的臨時合約。

3. 收取接受投標書信函的地址

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

4. 參閱售樓說明書

本人/我們確認及聲明，於遞交本要約表格前，已知悉發展項目售樓說明書可供本人/我們參閱。

5. 聲明、陳述及保證

本人/我們現聲明、陳述及保證如下：

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

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

要約表格的附表

(由投標者填寫)

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

第2節 – 投標物業及樓價 (請於所選出要約購買之物業旁邊方格內填上剔號 (“✓”)) :			
投標物業	<input type="checkbox"/> 香港摩羅廟街 8 號半山捌號 31 樓 C 室		
樓價 (港幣)			
臨時訂金的銀行本票 (即樓價 5%)	金額 (港幣)	銀行	銀行本票編號
銀行本票			

第3節 – 支付條款

投標者可以選擇下列付款計劃。(請剔(“√”)適用者)

如投標物業有多於一個物業，投標者須就全部投標物業選出相同的付款計劃。有關贈品、財務優惠或利益的詳請，請參閱附件7。

CP 1

105 日即供付款計劃 (CP 1)

(I) 支付條款

- 臨時訂金即樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付。
- 樓價 5% 於接納書的日期後 30 日內繳付。
- 樓價 90% 於完成該物業買賣交易時(即接納書的日期後 105 日內)繳付。

(II) 贈品、財務優惠或利益的列表 (請參閱附件 7)

- 家具及物件優惠

第4節 – 中介人(如有的話)	
地產代理姓名	
地產代理牌照號碼	
公司名稱	
電話號碼	
<p><u>關於中介人的聲明(僅於有指明中介人時適用)</u></p> <p>本人/我們確認及聲明中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何該等協議、陳述或承諾向買方、中介人或任何人負責。買方與中介人之間之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據本招標文件所載的條款及條件進行。</p>	

第5節 – 遞交清單
<p>以下文件連同本招標文件遞交(詳情見招標公告第 2.6 段)：</p> <ol style="list-style-type: none"> 1. <input type="checkbox"/> 招標文件連同已填妥及簽署的要約表格 2. <input type="checkbox"/> 銀行本票 3. <input type="checkbox"/> 投標者的身份證明文件 4. <input type="checkbox"/> 中介人的牌照(如適用的話) 5. 由投標者填妥並簽署的附件的文件： <ol style="list-style-type: none"> (1) <input type="checkbox"/> 對買方的警告 (2) <input type="checkbox"/> 私隱政策 (3) <input type="checkbox"/> 關係申報 (4) <input type="checkbox"/> 買家/地產介紹人聲明 (5) <input type="checkbox"/> 關於參觀物業的確認信 (6) <input type="checkbox"/> 賣方資料表格

第6節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

1. 直至本要約表格的日期投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非得到賣方事先書面同意，由(i)本要約表格的日期至(ii)接納書的日期，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有與投票者相關的公司文件及資料以顯示及核實於下表列出的投票者的董事的數目和身份，而投標者將自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將本物業出售予該投標者。

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

第7節 – 投標者及見證人的簽署

本人/我們(即投標者)已閱讀整份招標文件及附件中的文件，並填妥要約表格及其附表。本人/我們同意遵守及確認接受招標文件的條款及條件。

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

投標者簽署： <p style="text-align: center;">X</p>	見證人簽署： <p style="text-align: center;">X</p>
獲授權人士的姓名(如投標者為公司)：	見證人姓名：
日期：	

[第3部份：要約表格完]

[招標文件完]

附件

Annex

(附件不屬於招標文件一部份。然而，投標者須簽署以下標有“#”號的文件並連同招標文件一併遞交。)

*(The Annex does not form part of the Tender Document. However, the Tenderer should note the documents marked with “#” **should be signed and submitted** together with the Tender Document.)*

1. 對買方的警告 #
Warning to Purchasers #
2. 私隱政策 #
Privacy Policy #
3. 關係申報 #
Declaration of Relationship #
4. 買家/地產介紹人聲明 #
Declaration of Purchaser / Introducer #
5. 關於參觀物業的確認信 #
Acknowledgement Letter Regarding the Viewing of Property #
6. 賣方資料表格 #
Vendor's Information Form #
7. 贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits
8. 賣方律師的收費資料
Fee Schedule from Vendor's Solicitor

WARNING TO PURCHASERS
PLEASE READ CAREFULLY

對買方的警告
買方請小心閱讀

- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

- (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.

現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳細考慮。

I/We acknowledge receipt of a copy of a bilingual version of this warning and fully understand the contents thereof.

我/我們已收到警告之中英雙語文本之副本及完全明白此警告之內容。

Dated this _____ day of _____

公曆_____年_____月_____日

Signature 簽署: _____

私隱政策

A. 個人資料保護的承諾

峰圖有限公司及英皇物業代理有限公司（統稱“我們”）承諾根據香港《個人資料（私隱）條例》和此私隱政策保護閣下個人資料之私隱。

B. 收集及使用閣下個人資料

1. 當我們處理閣下的物業交易及 / 或申請參觀有意購買的指明住宅物業的展示單位或實際單位的要求時（「要求」），閣下可能需要提供給我們個人資料，主要為姓名、電話號碼、傳真號碼、家居/郵寄住址或電郵（「閣下個人資料」）。
2. 如果閣下拒絕提供閣下個人資料或提供的閣下個人資料不完整或不正確，我們可能不能繼續處理閣下的要求。

閣下個人資料可能被用作的用途

我們可能不時使用閣下個人資料作下列一個或多個用途：

- (i) 處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) 向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；
- (iii) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) 處理閣下就服務、產品、會籍或利益事宜的申請或要求；
- (v) 促進物業管理及保安；
- (vi) 就我們或英皇集團任何其他成員提供的服務、物業、物業發展項目或產品的質量進行調查（完全屬自願性質參與）；
- (vii) 促銷服務、物業、物業發展項目、產品及其他標的（詳情請參閱以下「**在直接促銷中使用閣下個人資料**」部分）；
- (viii) 進行統計研究和分析（統計研究和分析結果將不會揭露閣下的身分）；
- (ix) 與閣下溝通；
- (x) 調查及處理投訴；
- (xi) 預防或偵測非法或可疑活動；
- (xii) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露；及
- (xiii) 與上述用途相關之其他用途。

C. 在直接促銷中使用閣下個人資料

1. 除非閣下同意或不反對，我們方可在直接促銷中使用閣下個人資料包括電郵、住址和電話號碼（根據《個人資料（私隱）條例》有關直接促銷中的規定）為直接促銷之用。在閣下的同意下，我們可使用閣下的個人資料告知最新邀約（包括但不限於禮品、折扣、優惠和其他促銷活動）、有關於我們或英皇集團任何成員（請瀏覽我們的集團網站 www.emperorgroup.com）提供的繁多種類的產品和服務，包括金融服務、地產（買賣、租賃、促銷信息服務）鐘錶珠寶、娛樂影視、酒店、出版及印刷、傢俬、餐飲及餐廳。
2. 閣下有權根據自己接收未來直接促銷資料的方式作出不時修改。閣下須向我們的助理物業經理（聯絡方式請見下段「查詢」）遞交書面請求文件取消原設定之接收方式。
3. 如閣下不欲我們如上述在直接促銷中使用閣下個人資料或向其他人提供閣下個人資料以供其在直接促銷中使用，煩請在本私隱政策末端適當的方格內加入號數（✓）行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下個人資料」部分所列地址選擇不接受直接促銷。

D. 披露和轉移閣下個人資料

我們可能披露和轉移閣下個人資料給予英皇集團任何成員、任何分公司或關聯公司（不論於香港境內或境外）；任何代理人、承包商（包括信息技術、租賃及售樓經紀人）、通訊運營和服務提供方；受

Annex 2

附件 2

僱於我們的任何第三方代理收款人、廣告經紀、保險經紀、法律顧問；我們專業顧問及任何我們實際或建議的承讓人或受讓人為以上意圖均有權利使用、披露、處理、管有閣下個人資料。

E. 查閱及改正閣下個人資料

1. 閣下有權要求查閱及更正閣下個人資料。
2. 閣下亦有權利不時查閱我們有關個人資料的最新政策。
3. 如果閣下希望查閱或更改由我們管有的閣下個人資料，或查閱我們有關個人資料的最新政策，請向我們的助理物業經理（聯絡方式請見下段「查詢」）遞交您的查詢或要求。根據香港《個人資料（私隱）條例》中的條款，我們有權就處理閣下的查詢及要求收取合理費用。

F. 查詢

如果閣下有關於閣下個人資料或對此政策的查詢請求，請隨時書面聯絡我們的物業經理。

電郵：derekyuen@emperorgroup.com / carmenyeung@emperorgroup.com

本人已閱讀及明白本私隱政策，包括使用及轉移閣下個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號（“✓”）表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號（“✓”），峰圖有限公司及英皇物業代理有限公司或會在直接促銷中使用閣下個人資料或將閣下個人資料提供予其他人士以供其在直接促銷中使用（視情況而定），有關詳情請參閱以上「在直接促銷中使用閣下個人資料」部份。

請不要向我發送直接促銷資料。

請不要將閣下個人資料提供予其他人士以供其在直接促銷中使用。

簽署: _____

姓名:

日期:

Annex 2

附件 2

Privacy Policy

A. Commitment to Personal Data Protection

Hill Concept Limited and Emperor Property Agency Limited (collectively “We”) are committed to protect the privacy of your personal data in accordance with the Personal Data (Privacy) Ordinance in Hong Kong and this Privacy Policy.

B. Collection and Use of your personal data

1. It may be necessary for you to provide us with your personal data, namely, your name, telephone number, fax number, home/ mailing address or email address (“your personal data”) when we handle your property transaction(s) and/or process your request for viewing the show flat or/and the specified residential properties which you are interested in purchasing (the “request”).
2. If you refuse to provide your personal data or your personal data are incomplete or incorrect, we may not be able to process the request.

Purposes for which your personal data may be used

We may use your personal data for one or more of the following purposes from time to time:

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
- (iv) handling your applications or requests for services, products, memberships or benefits;
- (v) facilitating property management and security;
- (vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any member of Emperor Group;
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in “**Use of your personal data in Direct Marketing**” section below);
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
- (ix) communicating with you;
- (x) investigating and handling complaints;
- (xi) preventing or detecting illegal or suspicious activities;
- (xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong; and
- (xiii) any other incidental and associated purposes relating to the above purposes.

C. Use of your personal data in Direct Marketing

1. We also intend to use your personal data in direct marketing (include email, address and mobile number) and will not so use the data unless we have received your consent or you have not objected (i.e. Notice relating to the Personal Data (Privacy) Ordinance in direct marketing) to the intended use. Subject to your consent, we may use your personal data for informing you of our latest offers (including but not limited to any gifts, discounts, benefits and other promotion) relating to various kinds of products or services including financial service, property service (sale, leasing and marketing), watch and jewellery, entertainment and films, hospitality, publishing and printing, furniture, food and beverage restaurant provided by us and any member of Emperor Group (www.emperorgroup.com).
2. You always have the right to make subsequent changes on your choice of receiving further direct marketing materials by sending a written unsubscribe request to our *Assistant Property Manager* (please see contact detail in the paragraph below on “Enquiries”).
3. If you do NOT wish us to use your personal data in direct marketing or provide your personal data to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of this Privacy Policy to exercise your opt-out right. You may also write to us at the address set out in “Right of Access and Correction” section below to opt out from direct marketing at any time.

D. Disclosure and Transfer of your personal data

We may disclose and transfer your personal data to any member of Emperor Group and/or any of its subsidiary or affiliated company and (whether in Hong Kong or abroad) our agents and contractors (including information technology, lease and sales agents), telecommunication operations and service providers for the provision of our services; any third party collection agencies, advertising agents, security agencies, legal advisers engaged by us; our professional advisers and any of our actual or proposed assignees or transferees of our rights with respect to you to use, disclose, process or retain your personal data for the above purposes.

Annex 2

附件 2

E. Right of Access and Correction

1. You have the right to request access to and correction of your personal data.
2. You also have the right to access our latest policy (from time to time) in relation to personal data.
3. Should you wish to access or correct your personal data held by us or access our latest policy in relation to personal data, please send your enquiry or/and request to our *Assistant Property Manager* (please see contact detail in the paragraph below on “Enquiries”). We may charge a reasonable fee for the processing of your enquiry or/and request in accordance with the Personal Data (Privacy) Ordinance.

F. Enquires

Should you have any enquiries concerning your personal data or this policy, please feel free to contact our *Property Manager* in writing at derekyuen@emperorgroup.com or carmenveung@emperorgroup.com.

I have read and I understand this Privacy Policy, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Hill Concept Limited and Emperor Property Agency Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in “Use of your personal data in Direct Marketing” section above.

Please do NOT send direct marketing information to me.

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

Signature : _____

Name :

Date :

Annex 3

附件 3

關係申報

Declaration of Relationship

致：峰圖有限公司 (“賣方”)

To: Hill Concept Limited (“Vendor”)

發展項目 Development: 半山捌號 Central 8

單位/Flat _____ 樓/Floor _____

(統稱「該物業」 known as “the Property”)

買方
Purchaser

1. _____ 香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No. _____
2. _____ 香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No. _____
3. _____ 香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No. _____
4. _____ 香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No. _____

請在適當方格填上「√」

Please tick as appropriate.

本人/吾等乃下述簽署者，茲確認及聲明本人/吾等屬於賣方的有關連人士*。

I/We, the undersigned, hereby confirm and declare that I/we am/are a related party* to the Vendor.

本人/吾等乃下述簽署者，茲確認及聲明本人/吾等並非賣方的有關連人士*。

I/We, the undersigned, hereby confirm and declare that I/we am/are not a related party* to the Vendor.

(適用於如買方屬賣方的有關連人士*)

(Applicable if the Purchaser is a related party* to the Vendor)

本人/吾等茲確認本人/吾等所屬關連人士的類別及與本人/吾等有關連之人士的姓名/機構的名稱如下(可選擇填寫)：

I/We hereby confirm that the category of my/our status as related party and the name of the person/entity I/we am/are related to are as follows (optional):

姓名/機構： _____

*** 關連人士 Related Party**

如有以下情況，某人即屬賣方的有關連人士*-

A person is a related party* to a Vendor if –

該人是- the person is -

- (i) 該賣方的董事，或該董事的父母、配偶或子女；
a director of that Vendor, or a parent, spouse or child of such a director;
- (ii) 該賣方的經理；
a manager of that Vendor;
- (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (iv) 該賣方的有聯繫法團或控股公司；
an associate corporation or holding company of that Vendor;
- (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) 上述有聯繫法團或控股公司的經理
a manager of such an associate corporation or holding company

本人/吾等謹此聲明上述提供資料正確及完整。

I/We declare that the above information is accurate and complete.

本人/吾等茲承諾，如本人/吾等在就該物業簽訂正式買賣合約或之前就上述經本人/吾等確認及/或聲明情況有任何改變，本人/吾等將即時以書面通知貴公司。

I/We hereby undertake to forthwith notify you in writing of any change that may occur, on or prior to signing the Formal Agreement for Sale and Purchase, in the information as confirmed and/or declared by me/us above

買家簽署 SIGNATURE OF THE PURCHASER(S)

日期/Date:

Annex 4

附件 4

買家/地產介紹人聲明

購買單位：

半山捌號 _____ 樓 _____ 室

買方：_____ (後稱“本人”) 香港身份證/護照/商業登記證號碼：_____

乃經由(公司名稱)「_____」(介紹人姓名) _____ (後稱“介紹人”)

*商業登記證/香港身份證號碼：_____ 電話：_____

地址：_____

買家聲明

介紹人以「峰圖有限公司」(後稱「峰圖」) 中介人身份，向本人(等)推介上述單位，由本人(等)直接與「峰圖」簽署招標文件及已直接向「峰圖」繳付訂金，有關買賣上述單位以政府最新批准圖則為準。

本人(等)現應「峰圖」要求，確認下列聲明：

- (一) 介紹人並無代表「峰圖」許下任何不論口頭或書面的保證、承諾或存在任何「峰圖」須承擔之責任，而「峰圖」亦無義務為介紹人履行任何保證、承諾或責任；
- (二) 本人(等)與介紹人之任何轉讓，概與「峰圖」無涉及「峰圖」不會因此受牽連，本人(等)不會以此拖延買賣之正常交易或成交。
- (三) 本人(等)不反對「峰圖」支付佣金予介紹人。

買方簽署：_____ 香港身份證/護照/商業登記證號碼：_____

日期：_____

地產介紹人聲明

地產介紹人現應「峰圖」要求，確認下列聲明：

地產介紹人於陪同買方選購及/或登記此大廈的單位時，必須出示(1)香港身份證，(2)附有相片之職員證，及(3)公司名片，讓「峰圖」職員核對及記錄；如地產介紹人未能提供以上資料或其資料不詳，則不給予該宗交易之佣金。

介紹人簽署：_____ 介紹人香港身份證/地產代理牌照號碼：_____

日期：_____

*不適用者請刪去

Annex 4

附件 4

Declaration of Purchaser/Introducer

Unit to be purchased:

Flat _____ Floor _____ of Central 8

Purchaser _____ (hereinafter referred to as "I" or "we")

H.K.I.D./Passport/B.R. No. _____ is introduced by

Company Name and *B.R No./H.K.I.D.No.) _____

Name of Introducer: _____

(hereinafter referred to as "Introducer")

Telephone No.:

Address:

Purchaser's Declaration

Introducer, in his / her capacity as introducer for and on behalf of Hill Concept Limited ("Hill Concept"), introduces the said unit to me / us. I / We have paid the deposit in respect of the said unit directly to Hill Concept and have signed the Tender Document directly with Hill Concept with reference to the latest building plan approved by the Government.

As requested by Hill Concept, I / we hereby make the following declaration:

1. Introducer has not made any undertaking, commitment or promise (whether oral or written) for and on behalf of Hill Concept with which Hill Concept will be held responsible therefor, and Hill Concept does not have any obligation to perform or fulfill any undertaking commitment, promise or responsibility for and on behalf of Introducer.
2. Hill Concept is not involved in [or would not in any way be implicated as a result of] any dealing(s) between myself/ourselves with the Introducer, and such aforesaid dealing(s) would not in any way delay or impede the normal transaction or completion in respect of the sale and purchase of the said unit.
3. I / We have no objection to Hill Concept paying commission to Introducer.

Signature of Purchaser: _____ Purchaser's H.K.I.D./Passport/B.R. No. _____

Date: _____

Introducer's Declaration

As requested by Hill Concept, I hereby declare that when I escort the Purchaser to select and / or register for unit(s) of the said building, I must show (1) my identity card (2) my staff card with my photo and (3) my name card, so that the staff of Hill Concept could verify and record my identity. If I could not provide a complete set of the aforementioned information, such sale and purchase transaction would not be taken into account in calculating the commission payable to me.

Signature of Introducer:

Introducer's H.K.I.D./EAA Licence No.

Date: _____

*Delete where inappropriate

Annex 5

附件 5

Acknowledgement Letter regarding the viewing of property
關於參觀物業的確認信

Vendor 賣方	Hill Concept Limited 峰圖有限公司
Property 物業	Flat C, 31 st Floor of Central 8, 8 Mosque Street, Hong Kong 香港摩羅廟街 8 號半山捌號 31 樓 C 單位
Purchaser(s) 買方	
H.K.I.D./B.R. No. 香港身份證 / 商業登記證號碼	
Date 日期	

~~* It is not reasonably practicable for the Property to be viewed by the Purchaser(s) and it is not reasonably practicable for any comparable residential property in the captioned development to be viewed by the Purchaser(s). Pursuant to Section 44 of the Residential Properties (First hand Sales) Ordinance (Cap. 621), the Purchaser(s) hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by the Purchaser(s) before the Property is sold to the Purchaser(s).~~

~~— 開放上述物業供買方參觀，並非合理地切實可行；及開放上述發展項目中與上述物業相若的住宅物業供買方參觀，並非合理地切實可行。根據香港法例第 621 章《一手住宅物業銷售條例》第 44 條，買方現同意賣方無須在上述物業售予買方之前開放與上述物業相若的住宅物業供買方參觀。~~

* The Purchaser(s) hereby confirms and acknowledges that before the signing of the Tender Document (“Tender Document”) of the Property, the Vendor has made the Property available for viewing by the Purchaser(s) and: 買方謹此確認及知悉在簽署上述物業的招標文件（「招標文件」）之前，賣方已開放上述物業供買方參觀，

且：

the Purchaser(s) has viewed the Property at the following time :

買方已於下列日期及時間參觀過上述物業：

Date and time 日期及時間：_____

the Purchaser(s) understands that he/she has the right to view the Property before the signing of the Tender Document and the Vendor has offered to arrange the Purchaser(s) to view the Property, however, the Purchaser(s) has declined to do so.

買方明白他有權在簽署招標文件之前參觀上述物業，而賣方已邀請買方參觀上述物業，但買方拒絕參觀。

* delete if applicable

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signature of Purchaser(s) 買方簽署



半山捌號 賣方資料表格

賣方	峰圖有限公司	
發展項目	摩羅廟街8號, 半山捌號	
指明住宅物業	樓層	單位
	31	C
買方		
香港身份證 / 護照 / 商業登記證號碼		

	樓層	單位	每月管理費 (HK\$)
(1) 須就指明住宅物業支付的管理費用的款額	31	C	\$3,625.00
(2) 須就指明住宅物業繳付的地稅(如有的話)的款額	資料尚未能提供(見註1)		
(3) 業主立案法團(如有的話)的名稱	沒有		
(4) 發展項目的管理人的姓名或名稱	英皇物業管理(香港)有限公司		
(5) 賣方自政府或管理處接獲的關於該項目中的住宅物業的擁有人須分擔的款項的任何通知	沒有		
(6) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知	沒有		
(7) 賣方所知的影響指明住宅物業的任何待決的申索	沒有		

註1：現時地稅就整個發展項目徵收，直至本表格印製日期，指明住宅物業之地稅暫未釐定。

印製日期：2023年9月30日

請注意：中文版本只作參考，倘若本表格的中英文版本有歧義，以英文版本為準。

本人/我們，即下述簽署人，謹此確認在簽署招標文件之前，本人/我們已收到此份賣方資料表格及完全明白其內容。

Signed by Purchaser(s) 買方簽署

Name of Purchaser(s) 買方姓名

Date日期:



Central 8

Vendor's Information Form

Vendor	Hill Concept Limited	
Development	Central 8, 8 Mosque Street	
Specified Residential Property	Floor	Unit
	31	C
Purchaser		
H.K.I.D. / Passport / B.R. No.		

		Floor	Flat	Monthly Management Fee (HK\$)
(1)	The amount of the management fee that is payable for the Specified Residential Property	31	C	\$3,625.00
(2)	The amount of the Government rent (if any) that is payable for Specified Residential Property	Information not yet available (See Note 1)		
(3)	The name of the owners' incorporation (if any)	Nil		
(4)	The name of the manager of the Development	Emperor Property Management (HK) Limited		
(5)	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	Nil		
(6)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development	Nil		
(7)	Any pending claim affecting the Specified Residential Property that is known to the Vendor	Nil		

Note 1: Government rent is currently charged in respect of the entire Development. There is not yet a determination of the amount of Government rent payable for the Specified Residential Property as at the date of printing of this form.

Date of printing: 30/9/2023

Note: The Chinese version is for reference only. In the event of any discrepancy between the English and Chinese versions of this form, the English version shall prevail.

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof prior to my/our signing of the tender document of the Property.

Signed by Purchaser(s) 買方簽署

Name of Purchaser(s) 買方姓名

Date日期:

Annex 7附件 7

贈品、財務優惠或利益的列表

List of gifts, financial advantage or benefits

附件 7.1 第 I 部份

Annex 7.1 Part I

Applicable to: Flat C (31/F)

適用於：31樓 C單位

位置 Location	物品 Items	數量 Quantity
客廳 Living Room	布梳化 Sofa	1 套 (1 set)
	電視 TV	1
	電視櫃 TV Cabinet	1
	茶几 Side Table	1
	餐椅 Dining Chair	4
	餐枱 Dining Table	1
	落地燈 Floor Lamp	1
	掛畫 Artwork	1
	擴香瓶 Fragrance Diffuser	1
	咕啞 Cushion	2
	窗簾 Curtain	1
睡房 1 Bedroom 1	床頭几 Bedside Table	2
	枱燈 Table Lamp	3
	衣櫃 Wardrobe	1
	書枱 Desk	1
	椅子 Chair	1
	咕啞 Cushion	4
	雙人床連床褥 Double Bed with Mattress	1
	枕頭 Pillow	2
	枕頭套 Pillow Cover	2
	床單 Bed Sheet	1
	被套 Blanket Cover	1
	被 Blanket	1
窗簾 Curtain	2	
睡房 2 Bedroom 2	衣櫃 Wardrobe	1
	書枱 Desk	1
	椅子 Chair	1
	單人床連床褥 Single Bed with Mattress	1
	枕頭 Pillow	2
	枕頭套 Pillow Cover	2
	床單 Bed Sheet	1
	被套 Blanket Cover	1
	被 Blanket	1
	枱燈 Table Lamp	1
窗簾 Curtain	1	
廚房 Kitchen	咖啡機 Coffee Machine	1
浴室 Bathroom	擴香瓶 Fragrance Diffuser	1

Annex 7

附件 7

附件 7.2 第 II 部份

Annex 7.2 Part II

視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。

Depending on the payment method selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment method will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.

除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.

如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。

The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if this Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.

所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

Annex 7

附件 7

附件 7.3 第 III 部份

Annex 7.3 Part III

(CP 1) 105 日即供付款計劃

(CP 1) 105 Days Cash Payment Method

1. 家具及物件優惠 (下稱『家具優惠』)

Furniture and Chattels Benefit (Hereafter as “The Furniture Benefit”)

(I) 家具優惠由賣方提供。買方在按正式合約付清樓價餘額的情況下，可免費獲贈附件 7.1 所列明的適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。有關該家具的詳情(包括但不限於設計、顏色及物料)，請向賣方查詢。

The Furniture Benefit is provided by the Vendor. Subject to settlement of the balance of the purchase price in accordance with the Agreement, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the Annex 7.1 (the “Furniture”) free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the Vendor.

(II) 買方須付清該物業之樓價及按正式合約完成該物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the Agreement irrespective of whether:

(a) 就家具優惠有否引起任何爭議；及

There is any dispute arising from the Furniture Benefit; and

(b) 賣方交付予買方的所有或任何該家具是否與家具優惠之條款一致。

all or any of the Furniture delivered by the Vendor to the Purchaser is in accordance with the terms of the Furniture Benefit.

(III) 賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具有任何異議或質詢，應直接聯絡賣方。

The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the Vendor directly.

(IV) 家具優惠受其他條款及細則約束。賣方不會就家具優惠和/或該家具承擔任何直接或間接的責任或損失。

The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

WOO KWAN LEE & LO (胡關李羅律師行)

Central 8 (半山捌號) - For Information only 祇供參考之用

Nature of Documents 文件類別	Legal cost 律師費	Disbursements 雜項費用
Agreement for Sale and Purchase 正式買賣合約	Payable by the Purchaser but see Note 1 由買家支付但 見註 1	- Agreement plan fee each plan 合約圖則費 每張 \$2,200 (see Note 2(a) and (b) / 見註 2(a)及(b)) - registration fee 登記費 \$210 - land search fee and miscellaneous charges 土地查冊費及相關雜費 \$350 - stamp duty - amount to be confirmed 印花稅 銀碼待確實 - Statutory Declaration (each person) 法定聲明誓章 (每人) \$600 - company search fee 公司查冊費 \$200 (applicable to corporate purchaser only 只適用於公司買家)
Certified copies of title deeds (including Government Grant, Occupation Permit and Deed of Mutual Covenant etc.) 業權文件 (包括地批文件、入伙紙及公契等) 認證副本	Certified copies of title deeds : \$24,595 shall be paid upon signing of Agreement for Sale and Purchase 業權文件認證副本費用 : \$24,595 於簽署正式買賣合約時支付	
Assignment 轉讓契	Payable by the Purchaser see Note 1 由買家支付但 見註 1	- Assignment Plan fee each plan 轉讓契圖則費 每張 \$2,200 (see Note 2(a) / 見註 2(a)) - registration fee 登記費 \$450 - land search fee and miscellaneous charges 土地查冊費及相關雜費 \$350 - stamp duty 印花稅 \$100 - levy payable to the Property Management Services Authority (向物業管理業監管局繳付的徵款) \$350 - company search fee 公司查冊費 \$200 (applicable to corporate purchaser only 只適用於公司買家)
1st Legal Mortgage 第一正式按揭	\$6,000 (if loan amount is less than \$5M 如貸款金額少於\$500 萬) \$8,000 (if loan amount is \$5M or above but less than \$10M 如貸款金額為\$500 萬以上但少於\$1,000 萬) 0.1% of mortgage loan 貸款金額之 0.1% (if loan amount is above \$10M 如貸款金額為\$1,000 萬以上) (see Note 3 見註 3)	- registration fee 登記費 \$450 - land search fee and miscellaneous charges 土地查冊費及相關雜費 \$200 - bankruptcy / winding-up search fee (each) 破產 / 清盤紀錄查冊費 (每個) \$100 - company search fee 公司查冊費 \$200 (applicable to corporate purchaser only 只適用於公司買家) - filing fee 公司註冊登記費 \$340 (applicable to corporate purchaser only 只適用於公司買家)
Guarantee / Warning Letter to Surety & Confirmation Letter (if necessary) 擔保書 / 擬備擔保人忠告及確認書 (如有)	\$1,000 / \$1,500 each 每份	- bankruptcy / winding-up search fee (each) 破產 / 清盤紀錄查冊費 (每個) \$100
Board Minutes 會議紀錄	\$500 each 每份	
Mortgage or Charge Details for filing at Company Registry 於公司註冊處登記的按揭及押記詳情	\$500 for each mortgage / charge 每份按揭 / 押記 \$500	

Note 1 註 1 If the Purchaser also engages the Vendor's Solicitors as its solicitors to handle its purchase and if the mortgage is also handled by the Vendor's Solicitors, then the Purchaser's legal cost of Agreement for Sale and Purchase and Assignment will be waived by the Vendor's Solicitors. If the Purchaser engages the Vendor's Solicitors for the purchase but the Mortgage is not handled by the Vendor's Solicitors, legal cost of \$3,000 each for the Agreement for Sale and Purchase and the Assignment will be payable by the Purchaser.

如買家同時選聘賣方律師作為買家律師處理買賣且買家的按揭文件由賣方律師負責處理，賣方律師將免收買家正式買賣合約及轉讓契之律師費。如買家選聘賣方律師處理買賣但按揭文件並非由賣方律師負責處理，買家須支付正式買賣合約及轉讓契之律師費，每份為數\$3,000。

Note 2(a) 註 2(a) The Purchaser needs to pay this item whether or not they are separately represented.

無論是否自聘代表律師，買家均須支付此項費用。

Note 2(b) 註 2(b) If the Purchaser opts for separate legal representation, the Agreement for Sale and Purchase will be signed in duplicate and one extra set of Agreement plan fee will be charged.

如買家選擇自聘代表律師，則需簽署一式兩份正式買賣合約，並需額外繳付多一份合約圖則費。

Note 3 註 3 Mortgage costs as quoted above are applicable only for preparation of one single simple security deed for financing the purchase. Preparation of additional security documents e.g. Rental Assignment, Share Mortgage, Sub-Ordination Agreement, Loan Agreement will be charged on time costs basis. Quotation of costs will be supplied upon request.

上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件（包括租金轉讓文件，股票按揭/押記，從屬協議及貸款協議書等），收費將會按所需時間計算。有關費用之報價可應要求另外提供。

Other charges for preparing the following documents (if required) :

其他文件費用 (如需要) :

Power of Attorney :\$2,000 each (disbursements not included)

授權書 : 每份\$2,000 (雜費另計)

Supplemental Agreement : \$3,000 each (disbursements not included)

補充合約 : 每份\$3,000 (雜費另計)

Obtaining foreign lawyers' opinion / up-to-date confirmation or opinion : \$6,500 / \$1,500

安排海外律師法律意見 / 跟進海外律師意見書及確認文件 : \$6,500 / \$1,500

(Remark : Charges and out-of-pocket expenses payable to foreign lawyers NOT included

註 : 海外律師費及須支付海外律師之支出費用等並不包括在內)

附錄：接受要約

APPENDIX : ACCEPTANCE OF OFFER

(附錄不屬於招標文件的一部份。)

(*The Appendix does not form part of the Tender Document.*)

(只限於賣方同意接受要約後由賣方填寫)

(*To be completed ONLY by the Vendor after the Vendor agreeing to accept the Offer*)

接受要約 ACCEPTANCE OF OFFER

The above offer is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale.

在受到招標公告和出售條款約束的前提下，上述要約在下述日期獲賣方接納。

For and on behalf of 代表賣方簽署

Hill Concept Limited (峰圖有限公司)

Authorised Signatory(ies)

獲授權之簽署人

日期 Date : _____

[End of the Appendix]

[附錄完]