

招標文件第____號
Tender Document No. _____

公開招標承投購買物業
INVITATION FOR PURCHASE OF PROPERTY(IES)
BY WAY OF PUBLIC TENDER

有關
in respect of

香港筲箕灣東大街23號遠晴(「**發展項目**」)的物業
LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong (the “**Development**”).

樓/Floor	單位/Flat

招標承投購買物業

INVITATION FOR PURCHASE OF PROPERTY BY WAY
OF TENDER

.....
現招標承投購買任何一個載於招標公告附表之
位於香港筲箕灣東大街23號遠晴(「發展項目」)的物業
Tenders are invited for the purchase of **any one** of the properties
set out in the Schedule to the Tender Notice at
LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong (the “Development”).
.....

招標開始及截止日期及時間(「招標期間」)乃
賣方不時通過發出銷售安排資料所指明者
(除非先前已被撤回出售或售出)
TENDER COMMENCEMENT AND CLOSING DATE AND TIME
 (“TENDER PERIOD”) ARE AS SPECIFIED IN THE
 INFORMATION ON SALES ARRANGEMENTS
 ISSUED BY THE VENDOR FROM TIME TO TIME
 (UNLESS PREVIOUSLY WITHDRAWN OR SOLD)

標書須以指定的投標表格填寫並放入封密的普通信封內，信封面上清楚註明「遠晴投標」，並於招標期間內提交至位於[香港筲箕灣筲箕灣東大街121號傲華地下02號舖]並標明「遠晴投標」的投標箱內。

Tenders must be submitted in the specified **Form of Tender** during the Tender Period in a sealed plain envelope and clearly marked “TENDER FOR LE RIVIERA” to the Tender Box labelled “Tender for LE RIVIERA” located at [Shop 02 on G/F, ORIA, No. 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong]

賣方 Vendor

添華企業有限公司
TEAMWELL ENTERPRISES LIMITED
錦華置業有限公司
KAM WAH INVESTMENT COMPANY LIMITED

賣方聯絡資料 Vendor's Contacts

添華企業有限公司
TEAMWELL ENTERPRISES LIMITED
錦華置業有限公司
KAM WAH INVESTMENT COMPANY LIMITED
查詢熱線：6688 6283
Enquiry Hotline: 6688 6283

賣方代表律師 Vendor's Solicitors

的近律師行
Deacons

招標公告
TENDER NOTICE

1. 添華企業有限公司 (TEAMWELL ENTERPRISES LIMITED)及錦華置業有限公司 (KAM WAH INVESTMENT COMPANY LIMITED) (「賣方」)現按照本招標公告及本招標公告夾附的**附件 A** 的投標表格 (「**投標表格**」) 和**附件 B** 的出售條件 (「**出售條件**」) 所訂明的條款及條件招標承投購買**任何一個**載於招標公告附表之位於香港筲箕灣東大街23號遠晴(「**發展項目**」)的物業 (「**物業**」)。
TEAMWELL ENTERPRISES LIMITED (添華企業有限公司) and KAM WAH INVESTMENT COMPANY LIMITED (錦華置業有限公司) (the “Vendor”) invites tenders for the purchase of **any one** of the properties set out in the Schedule hereto (the “Properties” and each a “Property”) at LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong (the “Development”), subject to the terms and conditions set out in this Tender Notice, the Form of Tender (annexed hereto as **Appendix A**) (the “Form of Tender”) and the Conditions of Sale (in the form annexed hereto as **Appendix B**) (the “Conditions of Sale”).
2. (a) 投標者必須是個人或於香港成立之有限公司或於香港以外成立之有限公司(「**非香港公司**」)。
所有有限公司 (沒有根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司除外) 最少一名董事必須為自然人。
Tenderer must be either individual(s) or limited company(ies) incorporated in Hong Kong or limited company(ies) incorporated outside Hong Kong (“**Non-Hong Kong Company(ies)**”). All limited companies (save for Non-Hong Kong Companies which are not registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong)) shall have at least one director who is a natural person.
(b) 投標者須在投標表格標明其所要約購買的物業。**每份標書僅可要約購買一個物業**。任何一份承投購買超過一個物業的投標書不會獲得接納。
Tenderer must, in the Form of Tender, indicate the Property to be offered to purchase. **Only one Property can be selected in each tender.** Any tender covering more than one of the Properties will not be accepted.
3. 標書必須：
Any tender must be:
(a) 以投標表格 (**一式兩份**) 方式作出，每份須連同 (i) 按本招標公告之條款及條件填妥之出售條件；(ii) 本招標公告及 (iii) 隨附本招標公告並在下文第 3(b)(v) 至 (xvi) 列出的文件。投標表格必須由投標者簽署；
made in the Form of Tender (**IN DUPLICATE**) and each duplicate with (i) the Conditions of Sale duly completed in accordance with the terms and conditions set out in this Tender Notice, (ii) this Tender Notice and (iii) the documents mentioned in paragraphs 3(b)(v) to (xvi) of this Tender Notice attached and the Form of Tender must be signed by the Tenderer;
(b) 連同下列文件提交：
submitted together with the following documents:
(i) 一張或多張 (總) 金額為投標者在投標表格及出售條款訂明提出的物業售價的 5%、抬頭為「**的近律師行**」並由根據《銀行業條例》(香港法例第 155 章) 第 16 條獲妥為發牌的銀行所簽發的銀行本票及支票 (如適用) 作為臨時訂金，惟當中最少港幣[100,000]元須以銀行本票支付；
one or more cashier’s order(s) issued by bank(s) duly licensed under section 16 of the Banking Ordinance (Cap.155, Laws of Hong Kong) and cheque(s) (if applicable) and made payable to “**Deacons**” for the (total) sum equivalent to 5% of the purchase price of the Property offered by the Tenderer as specified in the Form of Tender and the Conditions of Sale as preliminary deposit
Provided That a minimum amount of HK\$[100,000] must be paid by cashier’s order(s);
(ii) 如投標者為個人，每名投標者個人的香港身份證 / 護照副本；
if the Tenderer is individual(s), a copy of the HKID Card / Passport of each individual of the Tenderer;

- (iii) 如投標者為有限公司，每間投標者公司的商業登記證書副本 (如有)、公司註冊證書副本及投標者之董事的香港身份證/護照副本；
if the Tenderer is a limited company(ies), a copy of the Business Registration Certificate (if any), a copy of the Certificate of Incorporation of each company of the Tenderer and a copy of the HKID Card / Passport of the director(s) of the Tenderer;
- (iv) (如適用) 投標者委聘的地產代理 / 營業員 (如有) 的地產代理 / 營業員牌照及名片副本；
(if applicable) copy of estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by the Tenderer;
- (v) 經投標者填妥及簽署的「對買方的警告」(按照**附件 C** 所列的格式)；
a Warning to Purchasers (in the form annexed hereto as **Appendix C**) duly completed and signed by the Tenderer;
- (vi) 經投標者填妥及簽署的「與賣方關係的聲明」(按照**附件 D** 所列的格式)；
a Declaration of Relationship with the Vendor (in the form annexed hereto as **Appendix D**) duly completed and signed by the Tenderer;
- (vii) 經投標者填妥及簽署的「收集個人資料聲明」(按照**附件 E** 所列的格式)；
a Personal Information Collection Statement (in the form annexed hereto as **Appendix E**) duly completed and signed by the Tenderer;
- (viii) 經投標者填妥及簽署的「關於中介人的聲明」(按照**附件 F** 所列的格式)；
a Declaration regarding Intermediary (in the form annexed hereto as **Appendix F**) duly completed and signed by the Tenderer;
- (ix) 經投標者填妥及簽署的「關於參觀物業的確認函」(按照**附件 G** 所列的格式)；
an Acknowledgement Letter for Property Viewing (in the form annexed hereto as **Appendix G**) duly completed and signed by the Tenderer;
- (x) 經投標者填妥及簽署的「賣方資料表格」(按照**附件 H** 所列的格式)；
a Vendor's Information Form (in the form annexed hereto as **Appendix H**) duly completed and signed by the Tenderer;
- (xi) 經投標者填妥及簽署的「關於開放式廚房的確認函」(按照**附件 I** 所列的格式)；
an Acknowledgement Letter regarding Open Kitchen (in the form annexed hereto as **Appendix I**) duly completed and signed by the Tenderer;
- (xii) 經投標者填妥及簽署的「關於佣金不回扣確認信」(按照**附件 J** 所列的格式)；
an Acknowledgement Letter Regarding No Rebate of Commission Fee (in the form annexed hereto as **Appendix J**) duly completed and signed by the Tenderer;
- (xiii) 經投標者填妥及簽署的「關於「代繳印花稅優惠」的確認函」(按照**附件 K** 所列的格式)；
an Acknowledgement Letter regarding "Stamp Duty Payment Benefit" (in the form annexed hereto as **Appendix K**) duly completed and signed by the Tenderer;
- (xiv) 經投標者填妥及簽署的「關於「新居電器現金回贈優惠」的確認函」(按照**附件 L** 所列的格式)；
an Acknowledgement Letter regarding "New Home Appliance Cash Rebate Benefit" (in the form annexed hereto as **Appendix L**) duly completed and signed by the Tenderer;
- (xv) (如適用)經投標者填妥及簽署的「關於嵌入式裝置的確認函」(按照**附件 M** 所列的格式)；
(if applicable) an Acknowledgement Letter regarding Built-in Fitting(s) (in the form annexed hereto as **Appendix M**) duly completed and signed by the Tenderer;

(xvi) (如標書由獲授權人遞交) 授權獲授權人代投標者遞交標書之授權書的正本或認證副本；
(if the tender is submitted by attorney) original or certified copy of Power of Attorney authorizing the attorney to submit the tender on behalf of the Tenderer;

(xvii) 如投標者為公司，(I) 投標者的董事決議副本 (以授權以簽署投標表格及上文提及的其他文件的形式簽署該等文件) 及 (II) 最新之周年申報表 (表格 NAR1) 或法團成立表格 (股份有限公司) (表格 NNC1) 副本，或如投標者為根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司，最新之註冊非香港公司周年申報表 (表格 NN3) 或註冊非香港公司的註冊申請書 (表格 NN1) 副本，或如投標者為沒有根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司，由投標者的一位董事認證的最新之董事名冊及股東名冊副本。
if the Tenderer is a company, (I) a copy of the Board Resolutions of the Tenderer authorizing the signing of the Form of Tender and other documents, mentioned in the above in the manner as they are signed, and (II) a copy of the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) or, in case of the Tenderer being a Non-Hong Kong Company registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong), 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) or, in case of the Tenderer being a Non-Hong Kong Company that is not registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong), copies of the latest register of directors and register of members certified by a director of the Tenderer.

請注意，上文第 3(b)(v) 至 (xv) 段提及之文件在遞交時切勿寫上日期。

Please note that the documents mentioned in paragraphs 3(b)(v) to (xv) above shall be left undated upon submission.

(c) 放入封密的普通信封內，信封面上書明賣方收啟，並清楚註明「遠晴投標」；以及
enclosed in a sealed envelope addressed to the Vendor and clearly marked on the outside of the envelope “TENDER FOR LE RIVIERA”; and

(d) 於招標期間放入擺放於[香港筲箕灣筲箕灣東大街121號傲華地下02號舖] 並標示為「遠晴投標」的投標箱內。
placed in the Tender Box labelled “Tender for LE RIVIERA” located at [Shop 02 on G/F, ORIA, No. 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong] during the Tender Period.

賣方保留絕對權利及酌情權透過修改有關的銷售安排資料不時更改招標期間；按此，投標者應參閱當時生效的有關的銷售安排資料，以確定所有或任何物業的實際招標開始及截止日期及時間。

The Vendor reserves the absolute right and discretion to change the Tender Period from time to time by amending the relevant Information on Sales Arrangements; and as such, tenderers should refer to the relevant Information on Sales Arrangements as effective for the time being for confirmation of the actual commencement and closing date and time of the tender in respect of all or any of the Properties.

4. 投標者須在其遞交的投標表格 (一式兩份) 內填寫以下資料：

Each Tenderer is required to fill in the following information in the Form of Tender (in duplicate) submitted by him:

(a) 投標者提出的物業的售價；及
the purchase price of the Property offered by the Tenderer; and

(b) 售價之支付條款。
the payment terms of the purchase price.

5. 賣方保留權利按其絕對酌情權拒絕任何不符合隨附之投標表格或本招標公告任何條款及條件的投標。
逾時遞交之投標將不獲接納。

The Vendor reserves the right to reject any tender submitted which is not in conformity with the Form of Tender annexed hereto or the terms and conditions as set out in this Tender Notice as the Vendor shall in its absolute discretion think fit. Late tenders will not be accepted.

6. 賣方保留權利不接納出價最高或最佳的標書或任何一份標書。賣方就是否接納或拒絕接納任何標書有絕對酌情權。
The Vendor reserves the right not to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance or rejection of any tender.
7. 賣方保留權利在接受任何標書之前的任何時候撤回所有或任何物業不予出售或於任何時候出售或放售所有或任何物業予任何人士。雖然某一物業可能在某一招標日期仍然可供投標，但因賣方可能會在先前的招標程序完結後的十五(15)個工作日內接納該物業的先前的投標書，該物業可能於該招標日期內的期間變為不再可供出售。如出現此情況，賣方將拒絕接納該物業的其他投標要約。
The Vendor reserves the right at any time before acceptance of a tender to withdraw all or any of the Properties from sale or to sell or dispose of all or any of the Properties to any person at any time. Although a Property may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for the Property within fifteen(15) working days after the closing date of such previous tender exercise. In such event, the Vendor will reject other offer(s) for the Property for tender.
8. (a) 鑒於賣方作出招標和下文第 8(b) 段所述的承諾，作為代價，每位投標者均被視為已承諾其投標將為不可撤銷且構成正式要約，並可由賣方在招標期間屆滿後起計第十五(15)個工作日(「**接納投標日期**」)或之前按照本招標公告、出售條件及投標表格所載的條款及條件接納投標。投標表格一經遞交，投標者即不可撤回標書，直至接納投標日期終結之前，標書都可由賣方接納。
In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 8(b) below, each Tenderer shall be deemed to have undertaken that his tender shall be irrevocable and shall constitute a formal offer capable and remaining open for acceptance on the terms and conditions contained in this Tender Notice, the Conditions of Sale and the Form of Tender until the fifteenth (15th) working day after the expiration of the Tender Period (the “**Acceptance Date**”). After the Form of Tender has been submitted, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the Acceptance Date.
- (b) 鑒於上文第 8(a) 段所述的承諾，作為代價，賣方承諾在收到投標者發出的書面要求時向該投標者支付港幣 10 元。
In consideration of the undertaking by the Tenderer as mentioned in paragraph 8(a) above, the Vendor agrees to pay to the Tenderer HK\$10.00 upon receipt of written demand from such Tenderer.
9. (a) 如標書獲賣方接納，該中標者將成為物業之買方(「**買方**」)，賣方並將在不遲於接納投標日期將接受投標的書面通知(「**接受投標通知書**」)透過郵件或專人送遞至中標者列於其投標表格的香港通訊地址或註冊辦事處地址，或透過傳真送遞予中標者，而買方將被視為已在投寄日期後第二(2)個工作日收到以上述方式送遞之接受投標通知書。
If a tender is accepted by the Vendor, the successful Tenderer shall be the purchaser of the Property (the “**Purchaser**”) and the Vendor shall send to the successful Tenderer a written notice of acceptance (the “**Notice of Acceptance**”) by mail or by hand at his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax not later than the Acceptance Date and the Notice of Acceptance so sent shall be deemed to have been received by the Purchaser on the second (2nd) working day after the date of mailing.
- (b) 中標者須於接受投標通知書之日期後的五(5)個工作日內簽署物業之正式買賣合約。
The successful Tenderer shall sign the Formal Agreement for Sale and Purchase of the Property within five (5) working days after the date of the Notice of Acceptance.
- (c) 如中標者為公司，在簽署正式買賣合約之前，其董事及 / 或股東不得有任何變動。
If the successful tenderer is a company, there shall not be any change in the directors and/or shareholders of the successful tenderer prior to the signing of the Formal Agreement for Sale and Purchase.

10. 在賣方對收到的標書作出決定前，所有銀行本票及支票 (如有) 均不會予以提交兌付。如某份標書獲接納，隨標書附上的銀行本票及支票 (如有) 將被視作及用作支付中標者按投標表格須支付的臨時訂金。所有其他銀行本票及支票 (如有) 將於招標期間屆滿起計 14 個工作日內，按列於投標表格的香港通訊地址或註冊辦事處地址退還予落選者，郵誤風險概由落選者自行承擔。

All cashier's order(s) and cheque(s) (if any) submitted by the Tenderers will not be presented for payment until the Vendor has made its decision on the tenders submitted. If a tender is accepted by the Vendor, the cashier's order(s) and cheque(s) (if any) submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful Tenderer under the Form of Tender. All other cashier's order(s) and cheque(s) (if any) will be returned within fourteen (14) days after the expiration of the Tender Period to the unsuccessful Tenderers at their correspondence addresses in Hong Kong or registered offices stated in their Forms of Tender, at the risk of the unsuccessful tenderers.

11. 買方就購買該物業可獲以下所列的贈品、財務優惠或利益：—

The Purchaser shall be offered the following gifts, financial advantage or benefits as set out below in connection with the purchase of the Property:-

(a) 代繳印花稅優惠

Stamp Duty Payment Benefit

- (i) 賣方將代表買方直接向稅務局（印花稅署）繳付就該物業之正式買賣合約所須徵收的從價印花稅（AVSD）。買方無須先行墊付該筆印花稅。

The Vendor shall, on behalf of the Purchaser, pay the ad valorem stamp duty ("AVSD") chargeable on the agreement for sale and purchase in respect of the residential property directly to the Inland Revenue Department (Stamp Office). The Purchaser is not required to pay such stamp duty upfront.

- (ii) 賣方代繳之印花稅實際金額，須嚴格按正式買賣合約內所列明之物業實際「合約售價」（Purchase Price）為基準計算。

The actual amount of Stamp Duty to be paid by the Vendor shall be determined strictly based on the actual Purchase Price of the residential property as stated in the agreement for sale and purchase.

- (iii) 買方須及時簽署並提交賣方代表律師所要求的全部相關文件、聲明書及授權書，以供賣方向稅務局辦理代繳印花稅手續。

The Purchaser shall timely execute and submit all necessary documentation, declarations, and authorization forms required by the Vendor's Solicitors to facilitate the direct settlement of the Stamp Duty with the Inland Revenue Department.

- (iv) 若買方未能遵守、履行及符合臨時買賣合約或正式買賣合約內的任何條款及條件或未能完成購買有關住宅物業或未能按照正式買賣合約的條款及條件付清成交金額餘款，買方將不能享有「代繳印花稅優惠」及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之從價印花稅之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局申請取回已付之正式買賣合約應付之從價印花稅及應賣方要求向賣方提供所有就申請該項退款所需之文件。

If the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the agreement for sale and purchase or to complete the purchase of the relevant residential property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the agreement for sale and purchase, the Purchaser shall no longer be entitled to the "Stamp Duty Payment Benefit" and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the AVSD paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid AVSD on the agreement for sale and purchase from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

- (v) 買方必須簽署一份不可撤銷的授權書及其他相關文件（「保證文件」），作為保證，以便倘若因任何原因導致正式買賣合約被取消或終止，致使應就正式買賣合約徵收的從價印花稅無須繳納時，賣方可作為買方的代理人，申請退還該筆從價印花稅。買方必須承擔其自身及賣方因擬備及完成保證文件所產生之法律費用、雜項支出及相關附帶費用。

The Purchaser shall execute an irrevocable power of attorney and other related documents ("Security Documents") as security such that the Vendor may act as the Purchaser's attorney to apply for refund of AVSD chargeable on the agreement for sale and purchase in the event that the AVSD becomes not payable due to the cancellation or termination of the agreement for sale and purchase for whatever reasons. The Purchaser shall bear its own and the Vendor's legal costs and disbursement of and incidental to the preparation and completion of the Security Documents.

- (vi) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the Purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

- (vii) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款(如適用)。「代繳印花稅優惠」乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳印花稅優惠」之任何延遲或因任何原因導致「代繳印花稅優惠」(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the Purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable). The "Stamp Duty Payment Benefit" is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the "Stamp Duty Payment Benefit" or be responsible for any penalty or loss if there is any late payment of the "Stamp Duty Payment Benefit" (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

(b) 新居電器現金回贈優惠

New Home Appliance Cash Rebate Benefit

- (i) 如買方購買任何載於本招標公告附表之住宅物業，則下述條款所限下買方可根據下列表格享有獲賣方提供的新居電器現金回贈優惠（「該新居電器現金回贈」）。

If the Purchaser purchases any of the residential properties set out in the Schedule to this Tender Notice, then subject to the terms below, the Purchaser will be entitled to a “New Home Appliance Cash Rebate Benefit” provided by the Vendor in the amount according to the table below (“the New Home Appliance Cash Rebate”).

- (ii) 該等住宅物業之買方必須（一）依照臨時買賣合約簽署正式買賣合約及依照正式買賣合約訂明的日期付清所有加付訂金、部分樓款及樓價餘款及按正式買賣合約完成購買物業；及（二）於欠妥之處的保養責任期滿後，買方並未提出要求並確認不會要求賣方修復該物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備的任何欠妥之處，方可獲得本優惠。

[買方須於成交日期後的六至九個月內，以書面向賣方申請新居電器現金回贈，賣方會於收到申請並證實有關資料無誤後將新居電器現金回贈支付予買方。]

The Purchasers of such residential properties shall be entitled to this benefit only if (i) the relevant Purchaser has signed the agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase and complete the purchase in accordance with the terms of the agreement for sale and purchase; and (ii) after the expiry of the defect warranty period, the relevant Purchaser has not requested and confirms that he will not request the Vendor to remedy any defects to the residential property or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase.

[The Purchaser shall apply to the Vendor in writing for the New Home Appliance Cash Rebate Benefit within six (6) to nine (9) months after the date of completion of the sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will pay to the Purchaser the New Home Appliance Cash Rebate.]

Flat of Residential Property 住宅物業單位	Amount of Cash Rebate Benefit 現金回贈優惠金額
Flat A or Flat B or Flat C A單位 或 B單位或 C單位	HK\$300,000 港幣30萬元正
Flat D D單位	HK\$600,000 港幣60萬元正

- (c) 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該支付辦法相關的贈品、財務優惠或利益。

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

- (d) 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.

- (e) 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.

- (f) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予一手買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the first-hand Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (g) 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所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。為免疑問，如買方於成交前轉售該物業予第三方(如適用)，賣方有權即時終止取消或撤回該等折扣、贈品、財務優惠或利益。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to the first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to 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. For the avoidance of doubt, if the Purchaser sub-sells the Property to any third party before completion (if applicable), the Vendor shall have the right to forthwith cancel or revoke those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

- (h) 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.

- (i) (只適用於公司買方) 如於支付樓價餘額的日期前(包括該日期), 買方的股東結構及/或董事於沒有得到賣方的書面同意下有任何變動(包括減少、增加、取代或更換), 賣方有絕對酌情權(但無責任)取消及/或撤回就購買發展項目的住宅物業而提供予買方的贈品、財務優惠或利益(見有關附件所載)。在此情況下, 如賣方取消及/或撤回的贈品、財務優惠或利益已由賣方提供或給予買方, 買方須立即將該等贈品、財務優惠或利益退回及/或退還賣方。買方不會為此獲得任何補償。作為享有贈品、財務優惠或利益的先決條件, 買方須提供賣方不時要求的文件及資料以顯示及證明買方所有董事和股東的數目和身份以及買方的股東結構及/或董事並無變動。如有任何爭議, 賣方之決定為最終並對買方有約束力。

(Applicable to corporate Purchaser only) If there are any changes (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Purchaser at any time prior to (and including) the date of payment of balance of Purchase Price without the Vendor's written consent, the Vendor shall be entitled (but not obliged) to in its absolute discretion cancel and/or withdraw the gift(s), financial advantage(s) or benefit(s) (which are stated as such in the relevant annex) to be made available to the Purchaser in connection with the purchase of a residential property in the Development. In such event, if any of the gift(s), financial advantage(s) or benefit(s) being cancelled and/or withdrawn by the Vendor has already been provided or given by the Vendor to the Purchaser, the Purchaser shall return and/or refund such gift(s), financial advantage(s) or benefit(s) to the Vendor forthwith. The Purchaser shall not be entitled to any compensation therefor. As a pre-condition of enjoying the gift(s), financial advantage(s) or benefit(s), the Purchaser shall provide documents and information as requested by the Vendor from time to time to show and prove the number and identity of all of the directors and shareholders of the Purchaser and that there has been no change in the shareholder structure and/or the directorship of the Purchaser. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

12. (a) 以投標者身份簽署投標表格的人士, 將被視作主事人, 除非他在投標表格上透露其僅以獲授權人身份行事。在此情況下, 他亦須在投標表格上透露主事人及該主事人的聯絡人之姓名及地址。如某人以代理人或獲授權人身份代其主事人簽署投標表格, 該人將在送達投標表格時被視為向賣方保證已獲其主事人授權以填妥、簽署及遞交該投標表格。由主事人妥為簽立及妥為見證之委任該代理人或獲授權人之授權書之正本或認證副本, 及主事人及該代理人或獲授權人之香港身份證/護照副本, 須隨投標表格遞交予賣方, 並使賣方滿意。

The person who signs a Form of Tender as Tenderer shall be deemed to be acting as principal unless he discloses therein that he is acting as an agent or attorney only, in which case he shall also disclose therein the name(s) and address(es) of his principal and the contact person(s) of his principal. Where a person signs the Form of Tender as agent or attorney for a principal, the person signing the Form of Tender as tenderer shall, by delivery of the Form of Tender, be deemed to have warranted to the Vendor that he has the authority of the principal to complete, sign and submit the Form of Tender. The original or certified copy of a duly executed and properly witnessed Power of Attorney of the principal appointing the agent or attorney and a copy of the principal's and agent or attorney's HKID/Passport should be submitted with the Form of Tender to the satisfaction of the Vendor.

- (b) 投標者如為沒有根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司, 則其投標表格必須填寫其在香港的代理人的全名及地址以向其在香港的代理人傳送或送交接受投標通知書, 及該代理人將代表投標者接受任何通知、文件或法律程序的送達。該投標者同意如任何通知、令狀、傳訊、命令、判決或其他文件或法律程序註明該投標者或其香港代理人為收件人及把它們留在或通過郵遞方式寄到該投標者的地址或在投標表格裏提及的代理人的地址, 則該等通知、令狀、傳訊、命令、判決或其他文件或法律程序須被視為已妥當及充分地送達予投標者。

If the Tenderer is a Non-Hong Kong Company that is not registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong), the full name and address of an agent in Hong Kong to whom the Notice of Acceptance may be sent or delivered and who will accept service of any notice, document or legal process on behalf of the Tenderer must be stated on its Form of Tender. Such Tenderer agrees that any notice, writ, summons, order, judgement or other documents or legal process shall be deemed duly and sufficiently served on it if addressed to it or to the said agent and left at, or sent by post to its address or to the address of the said agent mentioned therein.

13. 時間在各方面均為要素，必須嚴格遵守。
Time shall in all respects be of the essence.
14. 所有查詢應向賣方(電話號碼：6688 6283) 作出。投標者應注意，賣方只會回答關於物業的一般問題，而不會就本招標提供法律或其他意見。投標者應就本招標公告及有關文件的條款自行取得獨立法律及其他專業意見。
All enquiries shall be directed to the Vendor (Telephone No.: [6688 6283]). Tenderers should 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 the subject tender. Tenderers should obtain independent legal and other professional advice on the terms of this Tender Notice and related documents.
15. 賣方或其任何代理或僱員對有意投標者或投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得構成或被視作構成本招標公告的一部分；這些陳述或行動並不(亦不得被視作)闡述、更改、否定、豁免或在其他方面修改本招標公告、投標表格或出售條件所列出的任何條款或條件。
Any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective Tenderer or Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Notice 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 set out in this Tender Notice, the Form of Tender or the Conditions of Sale.
16. 就本招標公告而言，「工作日」指並非 (a) 公眾假日或星期六；或 (b) 《釋義及通則條例》(香港法例第 1 章) 第 71(2) 條所界定的黑色暴雨警告日或烈風警告日的日子。
For the purpose of this Tender Notice, “working day” means a day that is not (a) a general holiday or a Saturday; or (b) a black rainstorm warning day or gale warning day as defined by Section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1, Laws of Hong Kong).

附表
Schedule

發展項目內可供投標的物業
Properties for Tender in the Development

香港筲箕灣東大街23號遠晴(「發展項目」)
LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong (the “Development”)

樓/Floor	單位/Flat

投標表格
FORM OF TENDER

在遵守本投標表格及附於本投標表格的招標公告(「**招標公告**」)和出售條件(「**出售條件**」)所載的條款及條件的前提下,茲投標承購香港筲箕灣東大街23號遠晴之以下物業(下稱為「**本物業**」):

Tender for the purchase of the following property (the “**Property**”) of LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong subject to the terms and conditions contained in this Form of Tender and the Tender Notice (the “**Tender Notice**”) and the Conditions of Sale (the “**Conditions of Sale**”) attached hereto.

樓 Floor_____單位 Flat _____**

** 請自行填上投標物業,可供投標單物業詳列於招標公告。

** Please fill in the Property tendered and refer to the Tender Notice for the Properties for tender.

致: 廣信工程有限公司(「**賣方**」)

To: China Vision Engineering Limited (the “**Vendor**”)

1. 本人 / 我們 I/We, _____ (香港身
份證/護照/商業登記證號碼 HKID Card / Passport / Business Registration No. _____) 地址為
of / whose registered office is situate at _____

(公司之註冊辦事處地址 / 個人之香港通訊地址) 已閱讀招標公告 (包括其附錄) 和出售條件, 特此提出要約, 在受到出售條件所列的條款及條件約束的前提下,

(registered office for a company(ies)/correspondence address in Hong Kong for individual(s)), having read the Tender Notice (including the Appendices thereto) and the Conditions of Sale, hereby offer to purchase the Property from the Vendor at the purchase price of

HONG KONG DOLLARS 以港幣 _____
_____ (HK\$ _____) (「**樓價**」) (the “**Purchase Price**”)

向賣方購買本物業。

and on the terms and conditions as more particularly set out in the Conditions of Sale.

2. 如投標獲賣方接納, 本人 / 我們將按照下列所選的方式 (在下文以 “✓” 顯示) 支付樓價:
The Purchase Price shall be paid by me/us in the following manner selected by me/us (as shown by a “✓” below), if this Tender is accepted by the Vendor:

本物業的售價為港幣 _____ 元 (即樓價), 並須由買方按以下方式付予賣方——

The purchase price of the Property is HK\$ _____ (i.e. Purchase Price), which shall be paid by the Purchaser to the Vendor in the manner as follows ——

- ☐ 90 天現金優惠付款計劃
90 Days Cash Payment Plan

(a) 為數港幣 _____ 元 (即樓價的 5%) 的臨時訂金, 須於簽署本臨時合約 (出售條件所界定者) 時支付;
preliminary deposit in the sum of HK\$ _____, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (defined in the Conditions of Sale);

(b) 為數港幣 _____ 元 (即樓價的 5%) 的加付訂金, 須於買方簽署買賣合約時繳付;
further deposit in the sum of HK\$ _____, which is equal to 5% of the Transaction Price being Further Deposit shall be paid upon signing of the agreement for sale and purchase;

- (c) 為數港幣_____元 (即樓價的 90%) 的樓價餘款，須於本臨時合約 (出售條件所界定者) 的簽署日期之後的90天內支付。
balance of the Purchase Price in the sum of HK\$_____, which is equal to 90% of the Purchase Price, shall be paid within 90 days after the date on which this Preliminary Agreement (defined in the Conditions of Sale) is signed.]

如投標獲賣方接納，本物業買賣之成交須於_____或之前在辦公時間內完成。

If this Tender is accepted by the Vendor, the sale and purchase of the Property shall be completed during office hours on or before_____.

3. 如投標獲賣方接納，直至按招標公告第 9(b) 段簽署正式買賣合約之前，本標書連同賣方之接受投標通知書將成為就本人 / 我們與賣方之間，按照載於招標公告、本投標表格及出售條件之條款及條件且有約束力之協議。

If this Tender is accepted, then until the Formal Agreement for Sale and Purchase under paragraph 9(b) of the Tender Notice is signed, this Tender together with the Vendor's Notice of Acceptance shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in the Tender Notice, this Form of Tender and the Conditions of Sale.

4. 本人 / 我們連同本標書一併附上下列文件：

I/We enclose the following documents with this Tender:

- (a) (總) 金額為樓價的百分之五且抬頭為「**的近律師行**」的銀行本票及支票 (如適用)，若本人 / 我們的投標獲賣方接納，其將用以支付臨時訂金 (其中最少港幣 [100,000] 元須以銀行本票支付)；
Cashier's order(s) and cheque(s) (if applicable) made payable to "**Deacons**" for the (total) sum equivalent to 5% of the Purchase Price, which shall be applied towards payment of the preliminary deposit if this Tender is accepted by the Vendor (a minimum of HK\$[100,000] thereof shall be paid by cashier's order(s));

(本票號碼 Cashier's Order(s) No(s).: _____)

(銀行 Bank : _____)

(支票號碼 Cheque(s) No(s).: _____)

(銀行 Bank : _____)

- (b) 本人 / 我們的香港身份證 / 護照 / 公司註冊證書及商業登記證書 (如有) 及我們的董事的香港身份證或護照副本；

a copy of my / our HKID Card / Passport / Certificate of Incorporation and Business Registration Certificate (if any) and HKID Card or Passport of our director(s);

- (c) (如適用) 本人 / 我們委聘的地產代理 / 營業員 (如有) 的地產代理 / 營業員牌照及名片副本；
(if applicable) copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by me/us;

- (d) 經本人 / 我們填妥及簽署的「對買方的警告」(按照招標公告**附件 C** 所列的格式)；

a Warning to Purchasers (in the form annexed to the Tender Notice as **Appendix C**) duly completed and signed by me/us;

- (e) 經本人 / 我們填妥及簽署的「與賣方關係的聲明」(按照招標公告**附件 D** 所列的格式)；

a Declaration of Relationship with the Vendor (in the form annexed to the Tender Notice as **Appendix D**) duly completed and signed by me/us;

- (f) 經本人 / 我們填妥及簽署的「收集個人資料聲明」(按照招標公告**附件 E** 所列的格式)；

a Personal Information Collection Statement (in the form annexed to the Tender Notice as **Appendix E**) duly completed and signed by me/us;

- (g) 經本人 / 我們填妥及簽署的「關於中介人的聲明」(按照招標公告**附件 F** 所列的格式)；

a Declaration regarding Intermediary (in the form annexed to the Tender Notice as **Appendix F**) duly completed and signed by me/us;

- (h) 經本人 / 我們填妥及簽署的「關於參觀物業的確認函」(按照招標公告**附件G** 所列的格式) ;
an Acknowledgement Letter for Property Viewing (in the form annexed to the Tender Notice as **Appendix G**) duly completed and signed by me/us;
- (i) 經本人 / 我們填妥及簽署的「賣方資料表格」(按照招標公告**附件 H** 所列的格式) ;
a Vendor's Information Form (in the form annexed to the Tender Notice as **Appendix H**) duly completed and signed by me/us;
- (j) 經本人 / 我們填妥及簽署的「關於開放式廚房的確認函」(按照招標公告**附件 I** 所列的格式) ;
an Acknowledgement Letter regarding Open Kitchen (in the form annexed to the Tender Notice as **Appendix I**) duly completed and signed by me/us;
- (k) 經本人 / 我們填妥及簽署的「關於佣金不回扣確認信」(按照招標公告**附件 J** 所列的格式) ;
an Acknowledgement Letter Regarding No Rebate of Commission Fee (in the form annexed to the Tender Notice as **Appendix J**) duly completed and signed by me/us;
- (l) 經本人 / 我們填妥及簽署的「關於「代繳印花稅優惠」的確認函」(按照招標公告**附件 K** 所列的格式) ;
an Acknowledgement Letter regarding “Stamp Duty Payment Benefit” (in the form annexed to the Tender Notice as **Appendix K**) duly completed and signed by me/us;
- (m) 經投標者填妥及簽署的「關於「新居電器現金回贈優惠」的確認函」(按照**附件 L** 所列的格式) ;
an Acknowledgement Letter regarding “New Home Appliance Cash Rebate Benefit” (in the form annexed hereto as **Appendix L**) duly completed and signed by the Tenderer;
- (n) (如適用)經投標者填妥及簽署的「關於嵌入式裝置的確認函」(按照**附件 M** 所列的格式) ;
(if applicable) an Acknowledgement Letter regarding Built-in Fitting(s) (in the form annexed hereto as **Appendix M**) duly completed and signed by the Tenderer;
- (o) (如標書由獲授權人遞交)授權獲授權人代本人 / 我們遞交標書之授權書的正本或認證副本 ;
(if the tender is submitted by attorney) original or certified copy of Power of Attorney authorizing the attorney to submit the tender on my/our behalf;
- (p) 如我們為公司，(I)我們的董事決議副本(以授權以簽署投標表格及上文提及的其他文件的形式簽署該等文件) 及 (II) 最新之周年申報表(表格 NAR1) 或法團成立表格(股份有限公司)(表格 NNC1) 副本，或如我們為根據公司條例第 16 部註冊之非香港公司，最新之註冊非香港公司周年申報表(表格 NN3)或註冊非香港公司的註冊申請書(表格 NN1) 副本，或如我們為沒有根據公司條例(香港法例第 622 章) 第 16 部註冊之非香港公司，由我們的一位董事認證的最新之董事名冊及股東名冊副本。
if we are a company, (I) a copy of our Board Resolutions authorizing the signing of the Form of Tender and other documents, mentioned in the above in the manner as they are signed, and (II) a copy of the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) or, in case that we are a Non-Hong Kong company registered under Part 16 of the Companies Ordinance, 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) or, in case that we are a Non-Hong Kong Company that is not registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong), copies of the latest register of directors and register of members certified by a director of our company.

本人/我們並未在上文第 4(d) 至 (n) 段提及之文件上寫上日期。

The documents mentioned in paragraphs 4(d) to (n) above have not been dated by me/us.

5. 本人 / 我們同意如果賣方接納本標書，本標書及賣方對其之接納將構成賣方與本人 / 我們之間有關本物業買賣的有約束力的協議，且本人 / 我們將受招標公告及出售條件所約束且應：

I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with such acceptance by the Vendor shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice and the Conditions of Sale to:-

- (a) 於上述第 2 段規定的時間支付加付訂金 (如有)、部分樓價 (如有)、加付部份樓價 (如有) 和樓價餘款；
pay the further deposit (if any), part payment of the Purchase Price (if any), further part payment of the Purchase Price (if any) and balance of the Purchase Price at the times stipulated in Paragraphs 2 above;
- (b) 按照招標公告第 9(b) 段簽署正式買賣合約；及
sign the Formal Agreement for Sale and Purchase in accordance with Paragraph 9(b) of the Tender Notice; and
- (c) 按照出售條件和已簽署的正式買賣合約完成購買本物業。
complete the purchase of the Property in accordance with the Conditions of Sale and the Formal Agreement for Sale and Purchase as signed.

日期 Dated: _____

投標者姓名 Name of Tenderer	:	
投標者簽名 Signature(s) of Tenderer	:	
香港身份證 / 護照/商業登記證號碼 HKID No./Passport No./B.R. No. of Tenderer	:	
投標者董事之姓名及香港身份證/護照號碼 (如適用) Name and HKID No./ Passport No. of Director(s) of Tenderer (if applicable)	:	
投標者在香港的通訊地址 Correspondence Address in Hong Kong of Tenderer	:	
投標者的電話號碼 Tel. No. of Tenderer	:	
投標者的傳真號碼Facsimile No. of Tenderer	:	
擁有權種類 Type of Ownership	:	* 唯一擁有人 Sole Owner / 聯權共有人 Joint Tenants / 分權共有人 Tenants in Common (業權平分 in equal shares / 按以下份數 in the following shares:) * 請刪除不適用者並在旁加簽 * Delete where inapplicable and initial against deletion
投標者的獲授權人的姓名 (如適用) Name of Attorney of Tenderer (if applicable)	:	
投標者的獲授權人的香港身份證/護照號碼 (如適用) HKID No./Passport No. of Attorney of Tenderer (if applicable)	:	

投標者的獲授權人的聯絡資料 (如適用) Contact Details of Attorney of Tenderer (if applicable)	:	
投標者所委任的地產代理 (如有) 的姓名 Name of Estate Agent (if any) appointed by Tenderer	:	
投標者所委任的地產代理 (如有) 牌照號碼 (連同其地產代理牌照副本) Licence No. of Estate Agent (if any) appointed by Tenderer (with copy of Estate Agent's licence attached hereto)	:	
投標者所委任的地產代理 (如有) 的聯絡資料 Contact Details of Estate Agent (if any) appointed by Tenderer	:	
代表投標者行事的律師事務所 (如有) 名稱 Name of solicitors' firm (if any) acting for Tenderer	:	
代表投標者行事的律師事務所 (如有) 的聯絡資料 Contact details of solicitors' firm (if any) acting for the Tenderer	:	
投標者委聘的代理人的名稱 (如適用) # Name of Agent appointed by Tenderer(s) (if applicable) #		
投標者委聘的代理人的地址 (如適用) # Address of Agent appointed by Tenderer(s) (if applicable) #		

只適用於投標者如為沒有根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司

Only applicable if the Tenderer is a Non-Hong Kong Company that is not registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong)

出售條件
CONDITIONS OF SALE

投標表格 (連同隨附之招標公告及出售條件) 以及賣方按招標公告第 9(a) 段發出之接受買方投標之通知書 (「接受投標通知書」) 將成為賣方及買方之間就買賣本物業於發出接受投標通知書之日簽立之有約束力的合約 (下稱「本臨時合約」或「臨時買賣合約」)。

The Form of Tender (with the Tender Notice and these Conditions of Sale attached hereto) and the Vendor's acceptance of the Purchaser's tender given pursuant to paragraph 9(a) of the Tender Notice (the “**Notice of Acceptance**”) shall constitute a binding agreement made on the date of the Notice of Acceptance between the Vendor and the Purchaser for the sale and purchase of the Property (such agreement shall be referred to as the “**this Preliminary Agreement**” or “**Preliminary Agreement for Sale and Purchase**”).

賣方出售及買方購買本物業必須根據下述之售價及條款和條件。

The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price (as set out below) on terms and conditions contained hereunder.

1. 在本臨時合約中——

In this Preliminary Agreement—

- (a) 「實用面積」具有《一手住宅物業銷售條例》(第621章)第8條給予該詞的涵義；
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
- (b) 「工作日」具有該條例第2(1)條給予該詞的涵義；
“working day” has the meaning given by section 2(1) of that Ordinance;
- (c) 下述第10(a)條及附表第一部(a)所指的項目的樓面面積，按照該條例第8(3)條計算；及
the floor area of an item under Clause 10(a) below and Part I (a) of the Schedule is calculated in accordance with section 8(3) of that Ordinance; and
- (d) 下述第10(b)條及附表第一部(b)所指的項目的面積，按照該條例附表2第2部計算。
the area of an item under Clause 10(b) below and Part I (b) of the Schedule is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

The preliminary deposit payable by the Purchaser shall be held by the Vendor's Solicitors as stakeholder.

3. 買方必須以香港持牌銀行發出之本票或由香港持牌銀行書面保付的支票支付所有的售價價款（包括臨時訂金、加付訂金、部份售價價款及加付部份售價價款，如有）及售價餘額，惟對於臨時訂金，賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述本票或支票抬頭人必須為賣方律師。
All payments (including Preliminary Deposit, Further Deposit, Part Payment and Further Part Payment, if any) of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of a cashier order issued or a cheque certified good for payment by a licensed bank in Hong Kong for the relevant amount Provided That the Preliminary Deposit paid by way of an estate agent's cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. Such cashier order or cheque shall be drawn in favour of the Vendor's solicitors.

4. 按訂約雙方的意向，本臨時合約將會由一份買賣合約(「正式合約」)取代，正式合約須——

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed—

- (a) 由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日) 或之前簽立；及
by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
- (b) 由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日) 或之前簽立。
by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

5. 如買方沒有在本臨時合約的簽署日期之後的5個工作日內簽立正式合約—
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—
- (a) 本臨時合約即告終止；
this Preliminary Agreement is terminated;
- (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
- (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
6. 本物業買賣須於_____或之前於辦公時間(即由上午10時起至同日下午4時30分為止的期間)內，在賣方律師的辦事處完成。
The sale and purchase of the Property shall be completed at the offices of the Vendor's Solicitors during office hours (being 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 _____.
7. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
8. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
9. 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
The buyer stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
10. 本物業的量度尺寸如下—
The measurements of the Property are as follows—
- (a) 本物業的實用面積—見附表第一部(a)。
The saleable area of the Property – as set out in Part I (a) of the Schedule hereto.
- (b) 其他量度尺寸—見附表第一部(b)。
Other measurements – as set out in Part I (b) of the Schedule hereto.
11. 本物業買賣所包括的裝置、裝修物料及設備如下—
The sale and purchase of the Property includes the fittings, finishes and appliances as follows—
- 見附表第二部(包括其任何附錄)。
As set out in Part II of the Schedule hereto (including any Appendix thereto).
12. 在不損害《物業轉易及財產條例》(第219章)第13及13A條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
13. 買方已確認收到第14條所列出的「對買方的警告」的中英雙語文本，並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in Clause 14 and fully understands its contents.

14. 就第13條而言，「對買方的警告」內容如下——
For the purposes of Clause 13, the following is the “Warning to Purchasers”—

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

15. *買賣完成後，買方擁有本物業之空置管有權。
The Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property.

OR

- *(a) 本物業是以連現有租約[(包括續租權)]*形式出售予買方，該現有租約(「租約」)由賣方與 _____ (「承租人」)於 _____ 年 _____ 月 _____ 日簽訂(其副本於賣方的售樓處可供查閱)。
The Property is sold to the Purchaser subject to and with the benefit of the existing tenancy [(including an option to renew)]* created under a Tenancy Agreement dated _____ (“Tenancy Agreement”) made between the Vendor and _____ (“the Tenant”), a copy of which is available for inspection at the Vendor’s sales office.
- (b) 賣方不就根據租約可向承租人追討的租金金額、租約所載詳情的準確性、任何與租約有關的法例之效力，或其是否符合任何影響租約之法例作出任何保證。倘若租約中存在任何錯誤、遺漏或不實陳述，買方無權要求任何賠償。
The Vendor gives no warranty as to the amount of rent recoverable from the Tenant under the Tenancy Agreement or as to the accuracy of the particulars of the Tenancy Agreement or as to the effect of any legislation relating to the Tenancy Agreement or as to compliance with any legislation affecting the same and the Purchaser shall not be entitled to any compensation in the event of any error, omission or mis-statement of or in the same.

- (c) 賣方應將承租人根據租約所支付之按金（扣除其中應扣減之任何未付款項後）轉交買方，惟須以承租人已於賣方指定格式之備忘錄（「該備忘錄」）上簽署為前提。倘若於成交日後一（1）個月內未能取得該備忘錄，賣方可自行決定保留上述按金、將其退還予承租人，或將其支付予買方，具體方式由賣方全權酌情決定。
- The Vendor shall pay over to the Purchaser the deposit(s) (less any outstanding payments deductible from the same) which have been paid by the Tenant pursuant to the Tenancy Agreement Provided that the signature of the Tenant to a memorandum ("Memorandum") in the Vendor's prescribed form. In the event of such Memorandum not being obtained within one (1) month after the date of completion the Vendor shall be at liberty either to retain the said deposit(s) or to return the same to the Tenant or to pay the same to the Purchaser as the Vendor shall in its absolute discretion think fit.
- (d) 賣方明確保留權利，無論在成交日前或成交日後，均有權向承租人追討根據租約或其他原因應付而未付之所有租金欠款及其他款項（截至並包含成交日止），以及就成交日或之前任何違反租約所產生之所有損害賠償。如有必要，買方及其繼承人與受讓人應將該權利轉讓予賣方，以便賣方就上述租金欠款及其他應付而未付款項，以及違反租約所造成的損害賠償，惟所有相關費用、收費及開支均應由賣方承擔並支付。本條款於本買賣交易完成後仍繼續有效。
- The Vendor expressly excepts and reserves the right after as well as before completion to claim from the Tenant all arrears of rent and other money due and owing under the Tenancy Agreement or otherwise up to and inclusive of the actual date of completion and all damages in respect of any breach of the Tenancy Agreement on or before completion and if necessary the Vendor shall be assigned such right by the Purchaser and its successors and assigns to take legal proceedings against the Tenant for arrears of rent and other money due and owing and breach of the Tenancy Agreement as aforesaid Provided Always that all costs, charges and expenses therefor shall be borne and paid by the Vendor. This clause shall survive completion of the sale and purchase herein.
- (e) 買方於簽署本臨時合約前，已審閱賣方交付予買方的租約，故不得就租約中已披露之任何事項提出任何要求。
- The Purchaser having inspected the Tenancy Agreement delivered by the Vendor to the Purchaser prior to the execution of this Preliminary Agreement shall not raise any requisition on any matter already disclosed in the Tenancy Agreement.
- (f) 在交易完成之前，賣方應享有完全的權利及自由，得以其認為適當之方式處理租約，惟未經買方批准（該批准不得無合理理由地予以拒絕或拖延），不得訂立任何新協議。
- Until completion, the Vendor shall have the full right and liberty to deal with the Tenancy Agreement in such manner as it deems fit except that no new agreement shall be entered into without the Purchaser's approval (such approval shall not be unreasonably withheld or delayed).
- (g) 儘管上文(a)至(f)款有任何規定，買方特此向賣方明確確認並同意，倘若因任何原因導致租約在成交日或之前未能繼續履行或被終止，賣方應通知買方，並於成交日時將本物業的空置產權移交予買方。在該情況下，買方有義務根據本臨時合約及正式合約的條款與條件完成本物業的購買，並於交易完成時接受及接管本物業的空置產權，且無權就租約的終止向賣方索取任何售價減免、損害賠償或任何形式的補償。
- Notwithstanding anything contained in sub-clauses (a) to (f) above, the Purchaser expressly confirms and agrees with the Vendor that in the event that the Tenancy Agreement is not proceeded or terminated for whatever reason on or before the date of completion, the Vendor shall inform the Purchaser and vacant possession of the Property shall be delivered to the Purchaser on completion. In that event, the Purchaser is obliged to complete the purchase of the Property in accordance with the terms and conditions of this Preliminary Agreement and the Agreement and accept and take vacant possession of the Property upon completion and shall not be entitled to claim against the Vendor for any reduction of the purchase price, damages or compensation whatsoever in relation to the termination of the Tenancy Agreement.

16. 凡本物業或第11條所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在第6條所指的買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，儘快自費作出補救。本條的規定，並不削弱買方按普通法或其他法律可享有的任何其他權利或補救。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under Clause 6, remedy any defects to the Property, or the fittings, finishes or appliances as set out in Clause 11, caused otherwise than by the act or neglect of the Purchaser. The provisions of this Clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

17. 本物業之售價在本臨時合約的第一頁中列出。賣方保留權利修正該售價及付款方式及該售價在計算方面之錯誤或遺漏。售價以及付款方式以正式合約為準。
The purchase price in respect of the Property is set out on page 1 of this Preliminary Agreement. The Vendor reserves the right to rectify any errors or omissions in the purchase price and payment terms and the calculation of the purchase price. The amount of the purchase price and the manner of payment shall be as stated in the Agreement.
18. 買方及賣方將各自支付有關準備、審批、完成、加蓋印花及註冊正式合約及轉讓契之律師費及一切雜費。
Each party shall pay its own solicitor's costs and expenses of and incidental to the preparation approval completion stamping and registration of the Agreement and the Assignment.
19. (a) (i) 所有有關本物業買賣的雜費，包括（但不限於）查冊費，登記費及所有附於正式合約及轉讓契的圖則之圖則費；
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and Assignment;
- (ii) 本物業之業權契據及文件認證副本之費用及擬備大廈公契及管理合約（「公契」）及附於公契之圖則的費用的適當分攤；
the costs for preparing certified copy of title deeds and documents in respect of the Property and a due proportion of the costs of and incidental to the preparation of the Deed of Mutual Covenant Incorporating Management Agreement ("DMC") and the plans to be annexed to the DMC;
- (iii) 所有賣方就本物業所支付的公用事業按金；及按比例分攤發展項目公用部分的水、電及煤氣(如有)按金；
all public utility deposits paid by the Vendor in respect of the Property; and a proportionate part of the water, electricity and gas (if any) deposits in respect of the common parts of the Development;
- (iv) 有關本物業買賣的印花稅，包括但不限於關於本臨時合約、正式合約、(如適用)任何其他可予徵收印花稅的買賣協議及其後的轉讓契可予徵收的印花稅 (包括但不限於根據《印花稅條例》(第117章) 可予徵收的從價印花稅、附加印花稅及因遲繳或少繳印花稅的罰款、利息及附加費等)、註冊費及其他實際支出款項；及
the stamp duties (including without limitation to the ad valorem stamp duty, all additional stamp duty and any penalty, interest and surcharge, etc. for late or under-paid stamping chargeable under the Stamp Duty Ordinance (Cap.117)) including but not limited to those chargeable on this Preliminary Agreement, the Agreement, (if applicable) any other chargeable agreement for sale and purchase and the subsequent assignment, registration fees, and other disbursements relating to the sale and purchase of the Property; and
- (v) 所有根據公契規定須向賣方或發展項目的管理人補還或繳付的管理費預繳金額、管理費按金、清理廢料的費用、特別基金及其他按金/基金等，但倘若賣方已向管理人支付上述之任何管理費按金、清理廢料的費用、特別基金及/或其他按金/基金，則買方須於本物業買賣完成之日就相關款項向賣方彌償 (而非付予管理人)，不論該等管理費按金、清理廢料的費用、特別基金及/或其他按金/基金是否可根據公契轉讓或退還；
all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. payable to the Vendor or the manager of the Development in accordance with the DMC Provided That if any of the said management fee deposits, debris removal fee, special fund and/or other deposit(s)/fund(s) has already been paid by the Vendor to the manager, the payment concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the manager) upon completion of sale and purchase of the Property, whether or not such management fee deposits, debris removal fee, special fund and/or other deposit(s)/fund(s) are transferable or refundable under the DMC;

一概須由買方負責，並於成交日或之前支付 (本臨時合約及正式合約需付的印花稅除外並須按下文第20條支付)。

shall all be borne and paid by the Purchaser on or before completion except those stamp duties payable on this Preliminary Agreement and the Agreement which shall be paid in accordance with Clause 20 below.

- (b) 買方須根據印花稅條例(第117章)規定的時間內安排將有關本物業買賣的所有文書(包括但不限於本臨時合約、正式合約及可予徵收的買賣協議(如有)及隨後的轉讓契)按可予徵收的印花稅而加蓋印花，及須按賣方要求向賣方提供已加蓋印花的文書的核證副本。

The Purchaser shall, within the period prescribed by the Stamp Duty Ordinance (Cap. 117), cause all the instruments concerned in connection with sale and purchase of the Property including without limitation, this Preliminary Agreement, the Agreement, any other chargeable agreement for sale and the subsequent Assignment to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped.

- (c) 如買方有任何違反本19或20條的規定(包括但不限於不履行或延遲支付所有或任何印花稅)，令賣方蒙受損失或損害及招致開支、費用及收費，買方須就此向賣方作出彌償。如賣方因買方違責而繳付任何印花稅(包括任何附加印花稅及因延遲支付或少繳印花稅的罰款、利息及附加費等)，在不損害賣方任何其他權利的原則下，賣方有權向買方收取而買方須負上支付涉及款項的利息，以香港上海滙豐銀行不時所報的最優惠利率加年利率4%，由賣方付款日期起計算，直至買方付還該筆款項連同所有賣方招致的利息及支出為止。

The Purchaser shall indemnify and keep the Vendor indemnified against any loss or damages suffered and expenses fees and charges incurred by the Vendor resulting from any breach of this Clause 19 or Clause 20 (including without limitation failure of or delay in payment of all and any of the stamp duty) by the Purchaser. If the Vendor shall have paid any stamp duty (including any additional stamp duty and any penalty, interest and surcharge, etc. for late or under-paid stamping) due to default of the Purchaser, the Vendor, without prejudice to any other rights of the Vendor, shall be entitled to charge and the Purchaser shall be liable to pay interest thereon at the rate of 4% per annum above the prime rate quoted by The Hongkong & Shanghai Banking Corporation Limited from time to time and calculated from the date of payment by the Vendor to the date of repayment by the Purchaser of such amount and all interest and costs incurred by the Vendor.

- (d) 儘管本臨時合約內有任何相反規定，本19及第20條的條文於買賣完成後仍然存續有效。
Notwithstanding anything provided herein to the contrary, the provisions of this Clause 19 and Clause 20 shall survive completion.

20. 買方須於本臨時合約的簽署日期之後的第五個工作日內攜帶本臨時合約的正本及其香港身份證或護照或(如買方為公司者)商業登記證到上述賣方律師或買方自己聘用的律師(視情況而定)的辦事處辦理下列手續: (a) 簽署一份由賣方律師訂明的格式的正式合約(該格式的正式合約於賣方律師的辦事處可供查閱)且不得作出或要求作出任何修改; (b) (如適用)根據本臨時合約第一頁所詳列的售價支付方式，於限期前支付應繳付之款項; 及 (c) 支付全部有關本臨時合約及正式合約應付的印花稅。

The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's Solicitors or the solicitors appointed by the Purchaser (as the case may be) bringing along the original of this Preliminary Agreement and his/her Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate to (a) sign the Agreement which shall be in the form prescribed by the Vendor's Solicitors (such form is available for inspection at the offices of the Vendor's Solicitors) without any amendment or request for amendment thereto, (b) (if applicable) make further payment in accordance with the manner as stated in page 1 of this Preliminary Agreement and (c) pay all stamp duty(ies) payable under this Preliminary Agreement and the Agreement.

21. 時間在任何方面均為本臨時合約的關鍵元素。
Time is in every respect of the essence of this Preliminary Agreement.

22. 買方如更改通訊地址或電話，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.

23. 本物業乃屬《印花稅條例》(第117章)第29A(1)條所註釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).

24. 本臨時合約取代雙方過往所有之商議、申述、認知及協議。
This Preliminary Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto.

25. 買方可聘用自己選擇的律師處理其購買本物業買賣的相關事宜。有關律師行之資料，買方可致電香港律師會查詢，電話：2846 0500，或瀏覽其網頁 www.hklawsoc.org.hk。
The Purchaser may instruct its own solicitor to act for it in its purchase of the Property. For details of the solicitors' firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.
26. (a) 謹此聲明本臨時合約只屬買方個人所有。只有簽署本臨時合約的人士方可簽署正式合約。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. Only the person who signed this Preliminary Agreement is permitted to sign the Agreement.
- (b) 買方若為公司者須提供其會議記錄核證真實副本准許其購買本物業及授權其有關董事代表其簽署及/或簽立本臨時合約及正式合約及其後本物業的轉讓契。
The Purchaser who is a company, shall also produce a certified true copy of its board resolutions sanctioning the purchase of the Property and authorizing the director(s) concerned to sign and/or execute this Preliminary Agreement and the Agreement and the subsequent Assignment of the Property for and on its behalf.
27. 本物業是以「現狀」出售。買方在購買本物業時已完全知悉本物業與本物業內的裝置、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。
The Property is sold on an "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.
28. 在不損害以上第19條的概括性的情況下，在買賣成交且買方有權取得本物業的管有權前，買方須 (a) 償還賣方已支付的所有發展項目公用地方或公用部分的水、電及煤氣按金(如有)的應付份額及 (b) 繳付予發展項目的管理人或繳付予或償還賣方一切根據公契須付的管理費按金、特別基金、預繳款項、泥頭清理費及其他按金及款項。
Without prejudice to the generality of Clause 19 above, before the Purchaser is entitled to possession of the Property on completion, the Purchaser shall (a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development and (b) pay to the manager of the Development or pay or reimburse, as the case may be, to the Vendor all the management fee deposits, special fund, advance payments, debris removal fee and other deposits and payments payable under the DMC.
29. 如買方或其代表人將本臨時合約在土地註冊處註冊，而本臨時合約基於任何原因被終止，賣方可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，有關費用由買方支付。
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf and if this Preliminary Agreement is terminated for whatever reason, the Vendor may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry, at the cost of the Purchaser.
30. 買方確認本物業是受發展項目公契及管理人在公契項下之權利的規限。
The Purchaser acknowledges that the Property is sold subject to the DMC of the Development and the rights of the manager provided under the DMC.
31. 買方將須在正式合約中向賣方作出承諾，同意如買方不是承讓人親自簽立轉讓契，買方有責任披露賣方要求的所有關於期間各方、期間交易、代價及其他與該等期間交易有關的已支付的款額等的資料，作為賣方完成交易的條件。
The Purchaser will have to agree with the Vendor in the Agreement to the effect that if the Purchaser is not the assignee personally executing the Assignment, the Purchaser is under an obligation to disclose all such information as required by the Vendor on the intermediate parties, the intermediate transactions, the considerations and other paid amounts in connection with such intermediate transactions, etc. as a condition of completion by the Vendor.

32. 買方須在正式合約中向賣方契諾，倘若買方在本物業的買賣完成之前以任何方式轉售本物業或轉讓正式合約的權益，買方須要求每一轉購人、受贈人、代名人、受益人、受權人或其他受讓人:-
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever:-
- (a) 在任何其後的買賣轉售合約或其他協議中，披露已經以任何方式購買或出售本物業或其中任何權益的所有確認人、代名人及其他中介方的全部詳情 (包括身份證號碼和完整地址)，以及全部價款或其他代價，包括須就購買本物業支付予賣方的代價以外、任何一方知悉的已經支付或給予任何人士的任何佣金、保留金額或代理費用或任何其他金額以及任何《印花稅條例》(第117章) 要求的任何其它資料；及
to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement whatsoever full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agents fees or any other amount which any of the parties knows has been paid or given over to any person in addition to the consideration payable to the Vendor for the purchase of the Property or any other information required under the Stamp Duty Ordinance (Cap. 117); and
 - (b) 促使任何其後的轉購人或其他受讓人或新買家在其後的買賣轉售合約中作出具有以上第32(a)項條件相同效力的契諾，或在任何其他協議中設定具有以上第32(a)項條件相同效力的義務。
to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as Clause 32(a) above.
33. 買賣雙方同意於正式合約中列出《印花稅條例》(第 117 章)第 29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the matters specified in Section 29B(5) of the Stamp Duty Ordinance (Cap. 117).
34. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第623章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
35. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
36. 本臨時合約之中文譯本(付款方式、第1、2、4、5、7、8、10至14條及本臨時合約的附表除外)僅供參考之用，如有差異，均以英文本為準。
The Chinese translation version of this Preliminary Agreement (other than Payment Terms, Clauses 1, 2, 4, 5, 7, 8, 10 to 14 and Schedule hereto) is for reference only and the English version thereof shall prevail in case of disparity.

*刪除不適用者

*Delete as appropriate

**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，詳加考慮。

附表 SCHEDULE
第一部 PART I

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

<u>Flat</u>	<u>on</u>	<u>Floor</u>
樓		單位

- | | | |
|---|--|--|
| <p>(a) the saleable area of the Property is
本物業的實用面積為</p> | <p>square metres/
平方米／</p> | <p>square feet *[of which –]
平方呎 *[其中 –]</p> |
| <p>*[square metres/
平方米／</p> | <p>square feet is the floor area of the balcony];
平方呎為露台的樓面面積]；</p> | |
| <p>*[square metres/
平方米／</p> | <p>square feet is the floor area of the utility platform];
平方呎為工作平台的樓面面積]；</p> | |
| <p>*[- square metres/
平方米／ -</p> | <p>square feet is the floor area of the verandah]; and
平方呎為陽台的樓面面積]；及</p> | |
- (b) other measurements are –
其他量度尺寸為 –
- | | | |
|--|------------------------------------|------------------------------------|
| <p>*[the area of the air-conditioning plant room is
*[空調機房的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the bay window is
*[窗台的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the cockloft is
*[閣樓的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the flat roof is
*[平台的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the garden is
*[花園的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the parking space is
*[停車位的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the roof is
*[天台的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the stairhood is
*[梯屋的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the terrace is
*[前庭的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |
| <p>*[the area of the yard is
*[庭園的面積為</p> | <p>- square metres/
- 平方米／</p> | <p>- square feet];
- 平方呎]；</p> |

附表 SCHEDULE

第二部 PART II

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes		
Item	Description	
(a) External Wall	Type of Finishes	Finished with ceramic tiles, aluminum cladding, louvre and grille, curtain wall, glass and metal balustrade.
(b) Window	Material of Frame	Aluminum window frames
	Material of Glass	Double pane glass for living room, dining room, bedroom, kitchen, 31/F-32/F (Duplex Unit A) bathroom and lavatory, 31/F-32/F (Duplex Unit B) master bathroom and lavatory.
(c) Bay Window	Material	The material of bay window is reinforced concrete.
	Window sill finishes	Window sills finished with natural stone.
(d) Planter	Type of finishes	Not Applicable
(e) Verandah or Balcony	(i) Type of finishes	Wall finished with ceramic tiles. Floor finished with ceramic tiles. Ceiling with aluminum panels. Fitted with glass balustrade.
	(ii) Whether it is covered	Balcony is covered
	Verandah	Not Applicable
(f) Drying Facilities for clothing	Type	Not Applicable
	Material	Not Applicable

1. 外部裝修物料		
細項	描述	
(a) 外牆	裝修物料的類型	鋪砌瓷磚、鋁板、百葉及格柵、幕牆、玻璃及金屬欄杆。
(b) 窗	框的用料	鋁質窗框
	玻璃的用料	所有客廳、飯廳、睡房、廚房、31樓至32樓複式單位A浴室和洗手間及31樓至32樓複式單位B主人房浴室及洗手間的窗均採用雙片玻璃。
(c) 窗台	用料	窗台用料為鋼筋混凝土。
	窗台板的裝修物料	窗台面鋪砌天然石材。
(d) 花槽	裝修物料的類型	不適用
(e) 陽台或露台	(i) 裝修物料的類型	牆身鋪砌瓷磚，地下鋪上瓷磚。天花裝鋁板。裝有玻璃欄杆。
	(ii) 是否有蓋	露台有蓋
	陽台	不適用
(f) 乾衣設施	類型	不適用
	用料	不適用

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(a) Lobby	Type of Finishes	G/F Entrance Lobby Wall: Wall finished with wooden decorative material and natural stone. Floor: Floor finished with natural stone. Ceiling: Ceiling finished with wooden decorative material, gypsum board painted with emulsion paint. 3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Lift Lobby Wall: Wall finished with wooden decorative material and natural stone. Floor: Floor finished with natural stone. Ceiling: Ceiling finished with gypsum board & wooden board, painted with emulsion paint.
(b) Internal Wall and ceiling	Type of Finishes	3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F All Flats, 30/F (Flat B & C) & Duplex Unit A (31/F-32/F) Internal wall : Living room, dining room and bedroom finished with emulsion paint where exposed. Ceiling: Ceiling of living room, dining room and bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint.

2. 室內裝修物料		
細項	描述	
(a) 大堂	裝修物料的類型	地下入口大堂 牆壁：牆身為木飾面及天然石材。 地板：地台鋪砌天然石材。 天花板：天花裝設木飾面、石膏板，髹上乳膠漆。 3樓, 5樓至12樓，15樓至23樓，25樓至31樓升降機大堂 牆壁：牆身為木飾面及天然石材。 地板：地台鋪砌天然石材。 天花板：天花裝設石膏板及木板，髹上乳膠漆。
(b) 內牆及天花板	裝修物料的類型	3樓，5樓至12樓，15樓至23樓，25樓至29樓之單位，30樓B及C單位，及複式單位A (31樓及32樓) 內牆：客廳、飯廳及睡房內牆的外露部分髹上乳膠漆。 天花板：客廳、飯廳及睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(b) Internal Wall and ceiling	Type of Finishes	30/F (Flat A & D) Internal wall : Living room, dining room and bedroom finished with emulsion paint and wall paper where exposed. Ceiling : Ceiling of living room, dining room and bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint. 31/F-32/F (Duplex Unit B) Internal wall : Living room, dining room and bedroom finished with solid wood, timber veneer, and wallpaper where exposed. Ceiling : Ceiling of living room and dining room is finished with wallpaper where exposed. Part of the ceiling is finished with false ceiling of plywood board with timber veneer and gypsum board with wallpaper. Ceiling of bedroom is finished with emulsion paint where exposed. Part of ceiling is finished with gypsum board false ceiling with emulsion paint.

2. 室內裝修物料		
細項	描述	
(b) 內牆及天花板	裝修物料的類型	30 樓 (A 及 D 之單位) 內牆：客廳、飯廳及睡房內牆的外露部分髹上乳膠漆和牆紙。 天花板：客廳、飯廳及睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。 31 樓及 32 樓 (複式單位 B) 內牆：客廳、飯廳及睡房內牆的外露部分為實木、木皮飾面和牆紙。 天花板：客廳、飯廳的天花板外露部分貼上牆紙，部分位置設木夾板連木皮飾面假天花及石膏板假天花並貼上牆紙。睡房的天花板外露部分髹上乳膠漆，部分位置設石膏板假天花並髹上乳膠漆。

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設 4 樓、13 樓、14 樓及 24 樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(c) Internal Floor	Material of floor and skirting	Flat of 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Living room, dining room and bedroom Floor: Ceramic tiles. Skirting: Timber skirting. 31/F-32/F Duplex Unit A and B Living room, dining room and bedroom Floor: Wooden flooring. Skirting: Timber skirting.
(d) Bathroom	Type of finishes	Flat of 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Wall: Walls are finished with natural stone up to false ceiling where exposed. The wall areas behind cabinets and vanity counter are in concrete and protective screed. Floor: Floor finished with natural stone where exposed. Ceiling: Aluminium false ceiling. 31/F-32/F (Duplex Unit A and B) Wall: Walls are finished with artificial stones up to false ceiling where exposed. The wall areas behind cabinets and vanity counter are in concrete and protective screed. Floor: Floor finished with artificial stone where exposed. Ceiling: Aluminium false ceiling.
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

2. 室內裝修物料		
細項	描述	
(c) 內部地板	地板及牆腳線的用料	3樓，5樓至12樓，15樓至23樓，25樓至30樓之單位 客廳、飯廳及睡房 地板：瓷磚。 牆腳線：木製牆腳線。 31樓及32樓（複式單位A及B） 客飯廳及睡房 地板：木地板。 牆腳線：木製牆腳線。
(d) 浴室	裝修物料的類型	3樓，5樓至12樓，15樓至23樓，25樓至30樓之單位 牆身：牆身外露部分鋪砌天然石材。洗手盆及櫃背牆身為混凝土及砂漿層。 地台：地台外露部分鋪砌天然石材。 天花板：鋁片假天花。 31樓及32樓（複式單位A及B） 牆身：牆身外露部分鋪砌人造石材至假天花底。洗手盆及櫃背牆身為混凝土及砂漿層。 地台：地台外露部分鋪砌人造石材。 天花板：鋁片假天花。
	牆壁的裝修物料是否鋪至天花板	鋪砌至假天花高度

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(e) Kitchen	Type of finishes	Open Kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Flat A-C) Wall: Wall painted with emulsion paint where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in concrete and protective screed finished with emulsion paint where exposed. Floor: Ceramic tiles. Cooking Bench: Artificial stone and stainless steel panel is fitted at the back of cooking bench. Ceiling: Gypsum board false ceiling with emulsion paint. Kitchen (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F Flat D) Wall: Ceramic tiles, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in concrete and protective screed finished with emulsion paint where exposed. Floor: Ceramic tiles. Cooking Bench: Artificial stone and stainless steel panel is fitted at the back of cooking bench. Ceiling: Aluminum false ceiling.

2. 室內裝修物料		
細項	描述	
(e) 廚房	裝修物料的類型	開放式廚房 (3 樓，5 樓至 12 樓，15 樓至 23 樓，25 樓至 30 樓 A 至 C 之單位) 牆身：牆身外露部分髹上乳膠漆，櫥櫃背牆身及假天花以上除外。櫥櫃背牆身為混凝土砂漿層，外露部份髹上乳膠漆。 地台：地台鋪砌瓷磚。 灶台：灶台面為人造石材，灶台背裝上不銹鋼板。 天花板：設石膏板假天花並髹上乳膠漆。 廚房 (3 樓，5 樓至 12 樓，15 樓至 23 樓，25 樓至 30 樓 D 之單位) 牆身：牆身鋪砌瓷磚。櫥櫃背牆身及假天花以上除外。櫥櫃背牆身為混凝土／砂漿層，外露部分髹上乳膠漆。 地台：地台鋪砌瓷磚。 灶台：灶台面為人造石材，灶台背裝上不銹鋼板。 天花板：裝設鋁片假天花。

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設 4 樓、13 樓、14 樓及 24 樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(e) Kitchen	Type of finishes	Open Kitchen (31/F-32/F Duplex Unit A) Wall: Emulsion paint where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in white ceramic tile where exposed, and in emulsion paint where unexposed. Floor: Artificial stone Cooking bench: Top is fitted with artificial stone. Artificial stone is fitted at the back of cooking bench. Ceiling: Gypsum board false ceiling with emulsion paint. Open Kitchen (31/F-32/F Duplex Unit B) Wall: Wall finished with solid wood and timber veneer where exposed, except behind back panel of the kitchen cabinet and above the false ceiling level. The wall areas behind the cabinets are in white ceramic tile where exposed and in emulsion paint where unexposed. Floor: Artificial stone Cooking bench: Top is fitted with artificial stone. Artificial stone is fitted at the back of cooking bench. Ceiling: Gypsum board false ceiling with wallpaper.
	Whether the wall finishes run up to the ceiling	Run up to false ceiling level

2. 室內裝修物料		
細項	描述	
(e) 廚房	裝修物料的類型	開放式廚房 (31樓至32樓 複式單位 A) 牆身：外露部分髹上乳膠漆，櫥櫃背牆身及假天花以上除外。櫥櫃背牆身外露部分為白色瓷磚，其餘位置髹上乳膠漆。 地台：鋪砌人造石材 灶台：灶台面為人造石材，灶台背裝上人造石材。 天花板：設石膏板假天花並髹上乳膠漆。 開放式廚房 (31樓至32樓 複式單位 B) 牆身：牆身外露部分為實木及木皮飾面，櫥櫃背牆身及假天花以上除外。櫥櫃背牆身外露部分為白色瓷磚，其餘位置髹上乳膠漆。 地台：人造石材 灶台：灶台面為人造石材，灶台背裝上人造石材。 天花板：設石膏板假天花並貼上牆紙。
	牆壁的裝修物料是否鋪至天花板	鋪砌至假天花高度

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(a) Doors	Main entrance door	Material: Solid core fire rated timber door Finishes: Timber veneer and plastic laminate Accessories: Lock set, door closer, and door viewer
	Balcony door (All units except Duplex Unit)	Material: Aluminum framed bi-folding door Finishes: Double-glazing Accessories: Metal handle
	Utility platform door (Flat A & D of 5/F-12/F, 15-23/F, 25-30/F)	Material: Aluminum framed swing door Finishes: Double-glazing with fabric Accessories: Metal handle and lock set
	Flat roof door (Flat B & C, 3/F)	Material: Aluminum framed bi-folding door Finishes: Double-glazing Accessories: Metal handle
	Flat roof door (Duplex Unit A & B, 31/F-32/F)	Material: Aluminum framed swing door Finishes: Double-glazing Accessories: Metal handle and lock set
	Flat roof door (Near Living Room) (Flat A & D, 3/F)	Material: Aluminum framed bi-folding door Finishes: Double-glazing Accessories: Metal handle
	Flat roof door (Near Bathroom) (Flat A, 3/F)	Material: Aluminum framed swing door Finishes: Double-glazing with fabric Accessories: metal handle and lock set

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

3. 室內裝置		
細項	描述	
(a) 門	單位大門	用料：實心防火木門 裝飾物料：木皮飾面及膠板飾面 配件：門鎖、氣鼓及防盜眼
	露台門 (適用於所有單位除卻複式單位)	用料：鋁框雙摺門 裝飾物料：雙層玻璃 配件：金屬手柄
	工作平台門 (5樓至12樓, 15樓至23樓, 25樓至30樓 A及D單位)	用料：鋁框掩門 裝飾物料：雙層玻璃夾布 配件：金屬手柄及門鎖
	平台門 (3樓 B及C單位)	用料：鋁框雙摺門 裝飾物料：雙層玻璃 配件：金屬手柄
	平台門 (31樓至32樓 複式單位A及B)	用料：鋁框掩門 裝飾物料：雙層玻璃 配件：金屬手柄及門鎖
	平台門 (近客廳) (3樓 A及D單位)	用料：鋁框雙摺門 裝飾物料：雙層玻璃 配件：金屬手柄
	平台門 (近浴室) (3樓 A單位)	用料：鋁框掩門 裝飾物料：雙層玻璃夾布 配件：金屬手柄及門鎖

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(a) Doors	Flat roof door (Near Bedroom) (Flat D, 3/F)	Material: Aluminum framed swing door Finishes: Double-glazing Accessories: metal handle and lock set
	Bedroom door (All flats of 3/F, Flat A, B, C & D of 5/F-12/F, 15/F-23/F, 25-30/F)	Material: Hollow core timber door Finishes: timber veneer Accessories: metal handle and lock set
	Bathroom door (3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Material: Hollow core timber door Finishes: timber veneer with louver Accessories: metal handle and lock set
	Kitchen door (Flat A of 30/F and Flat D of 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F)	Material: Solid core fire rated timber door Finishes: Timber veneer with glass panel Accessories: Door closer and metal handle.
	Store Room at Lower Duplex (Duplex Unit A & B, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set
	Lavatory at Lower Duplex (Duplex Unit A & B, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set

3. 室內裝置		
細項	描述	
(a) 門	平台門 (近睡房) (3樓D單位)	用料：鋁框掩門 裝飾物料：雙層玻璃 配件：金屬手柄及門鎖
	睡房門 (3樓所有單位, 5樓至12樓, 15樓至23樓, 25樓至30樓A, B, C及D單位)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	浴室門 (3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓)	用料：中空木門 裝飾物料：木皮飾面、百頁 配件：金屬手柄及門鎖
	廚房門 (3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓D單位及30樓A單位)	用料：實心防火木門 裝飾物料：木皮飾面、玻璃 配件：氣鼓及金屬手柄
	下層儲物室 (31樓至32樓複式單位A及B)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	下層洗手間 (31樓至32樓複式單位A及B)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(a) Doors	Master Bedroom at Upper Duplex (Duplex Unit A, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set
	Master Bedroom at Upper Duplex (Duplex Unit B, 31/F-32/F)	Material: Hollow core timber sliding door Finishes: Timber veneer Accessories: Metal handle and lock set
	Bedroom 1 & 2 at Upper Duplex (Duplex Unit A & B, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set
	Master Bathroom at Upper Duplex (Duplex Unit A, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set
	Master Bathroom at Upper Duplex (Duplex Unit B, 31/F-32/F)	Material: Hollow core timber sliding door Finishes: Timber veneer Accessories: Metal handle and lock set
	Bathroom at Upper Duplex (Duplex Unit A, 31/F-32/F)	Material: Hollow core timber sliding door Finishes: Timber veneer Accessories: Metal handle and lock set
	Bathroom at Upper Duplex (Duplex Unit B, 31/F-32/F)	Material: Hollow core timber door Finishes: Timber veneer Accessories: Metal handle and lock set

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

3. 室內裝置		
細項	描述	
(a) 門	上層主人睡房 (31樓至32樓複式單位A)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層主人睡房 (31樓至32樓複式單位B)	用料：中空木趟門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層睡房1及2 (31樓至32樓複式單位A及B)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層主人房浴室 (31樓至32樓複式單位A)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層主人房浴室 (31樓至32樓複式單位B)	用料：中空木趟門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層浴室 (31樓至32樓複式單位A)	用料：中空木趟門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖
	上層浴室 (31樓至32樓複式單位B)	用料：中空木門 裝飾物料：木皮飾面 配件：金屬手柄及門鎖

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(b) Bathroom	Type and material of fitting and equipment	Applicable to all units except duplex units Cabinet Basin Countertop: Natural stone Basin cabinet: plastic laminate basin cabinet and mirror cabinet 31/F-32/F (Duplex Unit A) Master bathroom, bathroom & lavatory Cabinet Basin Countertop: Artificial stone Basin cabinet: Timber veneer basin cabinet and wall mirror 31/F-32/F (Duplex Unit B) Master bathroom Basin Countertop: Artificial stone Basin cabinet: Artificial stone basin cabinet, wall mirror and storage cabinet with frosted mirror finished 31/F-32/F (Duplex Unit B) bathroom & lavatory Cabinet Basin Countertop: Artificial stone Basin cabinet: Artificial stone basin cabinet and wall mirror Applicable to all units except 31/F-32/F (Duplex Unit B) Master bathroom Bathroom fittings Wash basin mixer: Chrome plated Water closet: Vitreous china Wash basin: Vitreous china Paper holder: Chrome plated alloy toilet paper holder Bathroom appliances : Chrome plated alloy robe hook

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

3. 室內裝置		
細項	描述	
(b) 浴室	裝置及設備的類型及用料	適用於所有單位除卻複式單位櫃 枱面：天然石 洗手盆櫃：膠板飾面櫃及鏡櫃 31樓至32樓(複式單位A) 主人房浴室、浴室及洗手間櫃 枱面：人造石 洗手盆櫃：木皮飾面櫃及掛牆鏡 31樓至32樓(複式單位B) 主人房浴室櫃 枱面：人造石 洗手盆櫃：人造石飾面櫃、掛牆鏡、磨砂鏡飾面之儲物櫃 31樓至32樓(複式單位B) 浴室及洗手間櫃 枱面：人造石 洗手盆櫃：人造石飾面櫃及掛牆鏡 適用於所有單位除卻31樓至32樓(複式單位B) 主人房浴室： 潔具 洗手盆水龍頭：鍍鉻 座廁：陶瓷 洗手盆：陶瓷 廁紙架：鋁合金鍍鉻廁紙架 浴室設備：鋁合金鍍鉻浴袍鉤

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(b) Bathroom	Type and material of fitting and equipment	31/F-32/F (Duplex Unit B) Master bathroom Bathroom fittings Wash basin mixer: Chrome plated Water closet: Vitreous china Wash basin: Artificial stone Paper holder: Chrome plated alloy toilet paper holder Bathroom appliances : Chrome plated alloy robe hook
	Type and material of water supply system	“3.(j) Water Supply” below
	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower mixer and shower set : Applicable to all units except duplex units Chrome plated brass bath spout with hand shower and mixer 31/F-32/F (Duplex Unit A&B) Master bathroom and bathroom Chrome plated brass rain shower and mixer & Chrome plated brass spout with hand shower Bathtub (Bathroom of flat D for all levels and 31/F-32/F (Duplex Unit A&B) Master bathroom and bathroom): Enamel Steel
	Size of bathtub, (if applicable)	Applicable to all bathroom of Flat D: 1500mm x 750mm x 465mm 31/F-32/F (Duplex Unit A & B) Master bathroom: 1600mm x 700mm x 410mm

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

3. 室內裝置		
細項	描述	
(b) 浴室	裝置及設備的類型及用料	31樓至32樓（複式單位B）主人房浴室 潔具 洗手盆水龍頭：鍍鉻 座廁：陶瓷 洗手盆：人造石 廁紙架：鋁合金鍍鉻廁紙架 浴室設備：鋁合金鍍鉻浴袍鉤
	供水系統的類型及用料	請參閱下文「3. (j) 供水」一欄。
	沐浴設施（包括花灑或浴缸（如適用的話））	花灑水龍頭及花灑套裝： 適用於所有單位除卻複式單位 鍍鉻手握式花灑 31樓至32樓（複式單位A及B）主人房浴室及浴室： 鍍鉻淋浴花灑及手握式花灑連水龍頭 浴缸（所有D單位之浴室及 31樓至32樓（複式單位A及B）主人房浴室及浴室 ）：鋼瓷
	浴缸大小（如適用的話）	所有D單位之浴室： 1500毫米 x 750毫米 x 465毫米 31樓至32樓（複式單位A及B）主人房浴室： 1600毫米 x 700毫米 x 410毫米

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(c) Kitchen	(i) Material of Sink unit	Stainless steel
	(ii) Material of Water supply system	See “3.(j) Water Supply” below for material of water supply system.
	(iii)Material and finishes of kitchen	Applicable to all units except duplex units Material: Medium Density Fiber Board cabinet Finishes: Plastic laminate and Artificial Stone 31/F-32/F (Duplex Unit A and Duplex Unit B) Material: Medium Density Fiber Board cabinet Finishes: Semi-lacquer / plastic laminate and Artificial Stone
	(iv)Type of all other fittings and equipment	Other fittings: Chrome plated mixer Other equipment: Sprinkler head(s) and smoke detector are fitted in or near open kitchen for all Flats (with open kitchen).

3. 室內裝置		
細項	描述	
(c) 廚房	(i) 洗滌盆的用料	不銹鋼
	(ii) 供水系統的用料	供水系統的用料見下文「3.(j) 供水」一欄。
	(iii) 廚櫃的用料	適用於所有單位除卻複式單位 用料：中密度纖維板廚櫃 裝修物料：膠板及人造石 31樓至32樓（複式單位A及複式單位B） 用料：中密度纖維板廚櫃 裝修物料：半亮漆 / 膠板及人造石
	(iv) 所有其他裝置及設備的類型	其他裝置：鍍鉻水龍頭 其他設備：所有單位（設開放式廚房）之開放式廚房內或附近安裝消防花灑頭及煙霧偵測器。

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(d) Bedroom	Type and material of Fittings (including built-in wardrobe)	Not Applicable
(e) Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”
(f) Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings: Faceplate for all switches and power sockets Safety devices: Single phase or three phases electricity supply with miniature circuit breaker distribution board
	(ii) Whether conduits are concealed or exposed	Conduit wiring concealed in walls or enclosed in false ceilings or bulkheads or cabinets for lightings and power points are provided
	(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”

3. 室內裝置		
細項	描述	
(d) 睡房	裝置的類型及用料 (包括嵌入式衣櫃)	不適用
(e) 電話	接駁點的位置及數目	請參閱“住宅單位機電裝置說明表”
(f) 天線	接駁點的位置及數目	請參閱“住宅單位機電裝置說明表”
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	供電附件：提供電掣及電插座之面板 安全裝置：單相或三相電力配電箱配置微型斷路器
	(ii) 導管是隱藏或外露	照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。
	(iii) 電插座及空調機接駁點的位置及數目	請參閱“住宅單位機電裝置說明表”

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings		
Item	Description	
(h) Gas supply	Type	Town Gas
	System	Gas supply pipes are provided and connected to gas water heater
	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”
(i) Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”
	Design	40mm diameter drain point and 15 mm diameter water point are provided for washing machine.
(j) Water Supply	Material of water pipes	Copper pipes are used for cold and hot water supply system.
	Whether water pipes are concealed or exposed	Water pipes are concealed in wall or enclosed in false ceilings or bulkheads or cabinets.
	Whether hot water is available	Yes

3. 室內裝置		
細項	描述	
(h) 氣體供應	類型	煤氣
	系統	提供煤氣喉接駁煤氣熱水爐
	位置	請參閱“住宅單位機電裝置說明表”
(i) 洗衣機接駁點	位置	請參閱“住宅單位機電裝置說明表”
	設計	設有直徑 40 毫米的洗衣機去水接駁喉位及直徑 15 毫米的來水接駁喉位
(j) 供水	水管的用料	冷熱供水系統採用銅喉管
	水管是隱藏或外露	水管暗藏於牆身或置於假天花、假陣或櫃內。
	有否熱水供應	有

Note : 4/F, 13/F, 14/F and 24/F are omitted.
 備註：不設 4 樓、13 樓、14 樓及 24 樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous			
Item	Description		
(a) Lift	(i) Brand name and model number	Brand Name	Mitsubishi
		Model Number	NexWay S
	(ii) Number and floors served by them	Number of lifts	Two lifts are provided
		Floors served by the lifts	G/F, 1/F to 31/F (4/F, 13/F, 14/F & 24/F are omitted)
(b) Letter Box	Material	Metal	
(c) Refuse collection	(i) Means of refuse collection	By cleaners	
	(ii) Location of refuse room	A refuse storage and material recovery room is provided in the common area of each residential floor (except 32/F). 32/F is the upper floor of the duplex units and has no common area, and therefore no separate refuse storage and material recovery room. Duplex Units A and B use the refuse storage and material recovery room in the common area on 31/F. A refuse storage and material recovery chamber is located on G/F.	

4. 雜項			
細項	描述		
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱
		產品型號	NexWay S
	(ii) 升降機的數目及到達的樓層	升降機的數目	裝有 2 部升降機
		升降機到達的樓層	地下，1 樓至 31 樓（不設 4 樓，13 樓，14 樓及 24 樓）
(b) 信箱	用料	金屬	
(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集	
	(ii) 垃圾房的位置	各住宅層（32 樓除外）之公用地方均設有垃圾收集及物料回收室。32 樓為複式單位上層，不設公用地方，故不另設垃圾收集及物料回收室；複式單位 A 及 B 使用 31 樓公用地方之垃圾收集及物料回收室。 垃圾收集及物料回收房設於地下。	

The Vendor undertakes if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 of the table above are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目沒有安裝於上表第 4(a) 項及第 6 項指明的品牌或型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note : 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設 4 樓、13 樓、14 樓及 24 樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous		
Item	Description	
(d) Water meter, electricity meter and gas meter	(i) Location	Water meter: Inside the water meter cabinet in the common area of each residential floor (except 32/F). 32/F is the upper floor of the duplex units and has no separate water meter. The separate water meter of each of Duplex Units A and B is located in the common area on 31/F. Electricity meter: Inside the electrical duct in the common area of each residential floor (except 32/F). 32/F is the upper floor of the duplex units and has no separate electricity meter. The separate electricity meter of each of Duplex Units A and B is located in the common area on 31/F. Gas meter: Inside the open kitchen or kitchen of each residential unit (except 32/F). 32/F is the upper floor of the duplex units and has no separate gas meter. The separate gas meter of each of Duplex Units A and B is located in the open kitchen of that unit on 31/F.
	(ii) Whether they are separate or communal meters for residential properties	Water meter: Separate meter. Electricity meter: Separate meter. Gas meter: Separate meter.

4. 雜項		
細項	描述	
(d) 水錶、電錶及氣體錶	(i) 位置	水錶：設於各住宅層（32樓除外）公用地方之水錶櫃內。32樓為複式上層，不另設錶；複式A及B之獨立錶設於31樓公用地方。 電錶：設於各住宅層（32樓除外）公用地方之電氣槽內。32樓為複式上層，不另設錶；複式A及B之獨立錶設於31樓公用地方。 氣體錶：設於各住宅單位開放式廚房或廚房內（32樓除外）。複式A及B之獨立煤氣錶設於31樓該單位開放式廚房。
	(ii) 就住宅單位而言是獨立抑或公用的錶	水錶：獨立錶。 電錶：獨立錶。 氣體錶：獨立錶。

The Vendor undertakes if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 of the table above are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目沒有安裝於上表第4(a) 項及第6項指明的品牌或型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note : 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. Security Facilities		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor door phone is installed at the G/F residential entrance lobby. Card reader is provided for access control at the G/F residential lobby, 1/F-2/F club house and residential lifts.
	CCTV	CCTV system is installed at residential entrance lobby on G/F, staircase exit of G/F, rooftop and all lifts connecting directly to the management office.
	Details of built-in provisions	Video door phone with panic alarm button in each residential unit is connected to the management office.
	Location of built-in provisions	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”

6. Appliances
For brand names and model numbers of appliances, please refer to “Appliance Schedule” below.

5. 保安設施		
細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	地下住宅入口大堂設有訪客對講機。 地下住宅入口大堂、1樓至2樓會所及住宅升降機裝有讀卡器。
	閉路電視	地下住宅入口大堂、地下後樓梯出口、大廈天台及所有升降機內均設有閉路電視系統直接連接管理處。
	嵌入式的裝備的細節	各住宅單位均設有視像對講機附設警報按鈕並連接管理處
	嵌入式裝備的位置	請參閱「住宅單位機電裝置位置說明表」

6. 設備
有關設備的品牌及型號，請參閱以下之「設備說明表」。

The Vendor undertakes if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 of the table above are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目沒有安裝於上表第4(a) 項及第6項指明的品牌或型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note : 4/F, 13/F, 14/F and 24/F are omitted.
備註：不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表
Kitchen Appliance 廚房設備

3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D) 3樓，5樓至12樓，15樓至23樓，25樓至30樓 (A, B, C, D單位)

Appliances 設備	Brand 品牌	Model No. 型號
BUILT-IN COOKER HOOD WITH INTERNAL EXHAUST FAN (For Flat A, C and D only) 內置抽氣扇嵌入式抽油煙機 (只供應 A, C 及 D 單位)	GUTMANN	LIANO
BUILT-IN COOKER HOOD WITH EXTERNAL EXHAUST FAN (For Flat B only) 外置抽氣扇嵌入式抽油煙機 (只供應 B 單位)	GUTMANN	LIANO, IG15-200
INDUCTION HOB 電磁煮食爐	GORENJE	IT310AC
	WHIRLPOOL (For Flat D of 5/F only 只供應 5 樓 D 單位)	ACM230IX
BUILT-IN COMBI MICROWAVE-OVEN 嵌入式二合一微波焗爐	GORENJE	BOC5322AX
	WHIRLPOOL (For Flat A of 3/F and Flat D of 7/F and 15/F only 只供應 3 樓 A 單位及 7 樓及 15 樓 D 單位)	AMW509/IX
	SIEMENS (For Flat D of 6/F and 29/F only 只供應 6 樓及 29 樓 D 單位)	CM585AMS0B
	WHIRLPOOL (For Flat D of 10/F only 只供應 10 樓 D 單位)	W7MW461
	GERMANPOOL (For Flat D of 11/F, 12/F and 22/F and Flat A of 25/F only 只供應 11 樓、12 樓及 22 樓 D 單位及 25 樓 A 單位)	SGM-3620
	SIEMENS (For Flat D of 25/F only 只供應 25 樓 D 單位)	CM585AGS1B
	MIA CUCINA (For Flat A of 30/F only 只供應 30 樓 A 單位)	AA0WM03TTCM
	MIA CUCINA (For Flat C of 30/F only 只供應 30 樓 C 單位)	GYV34M
	SIEMENS (For Flat D of 30/F only 只供應 30 樓 D 單位)	CP269AGS0K

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.
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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Kitchen Appliance 廚房設備

3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D) 3樓，5樓至12樓，15樓至23樓，25樓至30樓 (A, B, C, D單位)

Appliances 設備	Brand 品牌	Model No. 型號
BUILT-IN REFRIGERATOR 嵌入式雪櫃	GORENJE	NRKI4181CW
	TEKA (For Flat D of 5/F only 只供應5樓D單位)	CI3350NF
	WHIRLPOOL (For Flat D of 6/F, 28/F and 30/F, Flat A of 25/F and Flat C of 30/F only 只供應6樓、28樓及30樓D單位，25樓A單位及30樓C單位)	CB311W
	WHIRLPOOL (For Flat D of 8/F, 15/F, 16/F and 17/F and Flat A of 30/F only 只供應8樓、15樓、16樓及17樓D單位及30樓A單位)	ART890A++NFHK
	TEKA (For Flat D of 11/F only 只供應11樓D單位)	CI3350NF 275
	BAUKNECHT (For Flat D of 18/F and 19/F only 只供應18樓及19樓D單位)	CB311W
	WHIRLPOOL (For Flat D of 20/F only 只供應20樓D單位)	CB313W
	MIA CUCINA (For Flat D of 25/F only 只供應25樓D單位)	AEF180
WASHER DRYER 洗衣乾衣機	GORENJE	WDI63113
	PHILCO (For Flat D of 5/F, 17/F and 22/F and Flat A of 30/F only 只供應5樓、17樓及22樓D單位及30樓A單位)	PWD1275BU
	SIEMENS (For Flat D of 6/F, 7/F, 9/F, 10/F, 11/F, 12/F, 18/F, 19/F, 21/F, 23/F, 25/F, 26/F and 28/F, Flat A of 3/F and 25/F, Flat B of 30/F and Flat C of 30/F only 只供應6樓、7樓、9樓、10樓、11樓、12樓、18樓、19樓、21樓、23樓、25樓、26樓及28樓D單位，3樓及25樓A單位，30樓B單位及30樓C單位)	IQ300

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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。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule 設備說明表
Kitchen Appliance 廚房設備

3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F (Flat A, B, C, D) 3樓，5樓至12樓，15樓至23樓，25樓至30樓 (A, B, C, D單位)

Appliances 設備	Brand 品牌	Model No. 型號
WASHER DRYER 洗衣乾衣機	WHIRLPOOL (For Flat D of 8/F and 20/F only 只供應8樓及20樓D單位)	WRAL85411
	MIA CUCINA (For Flat D of 15/F and 16/F only 只供應15樓及16樓D單位)	CWD85
	SIEMENS (For Flat D of 30/F only 只供應30樓D單位)	IQ300 WD14S469HK

31/F-32/F (Duplex Units A and B) 31樓至32樓 (複式單位A及複式單位B)

Appliances 設備	Brand 品牌	Model No. 型號
BUILT-IN COOKER HOOD WITH INTERNAL EXHAUST FAN 內置抽氣扇嵌入式抽油煙機	GUTMANN	LIANO
INDUCTION HOB 電磁煮食爐	WHIRLPOOL	WS8865NEP
BUILT-IN COMBI MICROWAVE-OVEN 嵌入式二合一微波焗爐	SIEMENS	CP269AGS0K
BUILT-IN REFRIGERATOR 嵌入式雪櫃	GORENJE	NRKI4181CW
	WHIRLPOOL (For Flat A of 31/F only 只供應31樓A單位)	WHC18T311HK/L
WASHER DRYER 洗衣乾衣機	SIEMENS (For Flat A of 31/F only 只供應31樓A單位)	IQ300
	WHIRLPOOL (For Flat B of 31/F only 只供應31樓B單位)	WFCI75431
BUILT-IN FULLY-INTEGRATED DISHWASHER 嵌入式全自動洗碗碟機	GORENJE	GDV670X

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.
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。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Split Type Air-Conditioner 分體式空調機

Location 位置	Brand 品牌	Model No. 型號
3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat B & C Bedroom, Flat D Bedroom 2 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 B及C單位睡房，D單位睡房2 32/F Duplex Unit A Bedroom 1, Duplex Unit B Bedroom 2 32樓 複式單位A睡房1，複式單位B睡房2	Panasonic 樂聲牌	CS-YE9MKA (Indoor Unit 室內機) CU-YE9MKA (Outdoor Unit 室外機)
3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat A Bedroom, Flat B & C Dining Room and Living Room, Flat D Bedroom 1 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 A單位睡房，B及C單位飯廳及客廳，D單位睡房1 32/F Duplex Unit A Bedroom 2 32樓 複式單位A睡房2	Panasonic 樂聲牌	CS-YE12MKA (Indoor Unit 室內機) CU-YE12MKA (Outdoor Unit 室外機)
31/F Duplex Units A and B Dining Room and Living Room 31樓 複式單位A和複式單位B飯廳及客廳 32/F Duplex Unit B Master Bedroom and Bedroom 1 32樓 複式單位B主人睡房及睡房1	Panasonic 樂聲牌	CS-YE18MKA (Indoor Unit 室內機) CU-YE18MKA (Outdoor Unit 室外機)

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.
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。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Split Type Air-Conditioner 分體式空調機

Location 位置	Brand 品牌	Model No. 型號
3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F Flat A & D Dining Room and Living Room 3樓, 5樓至12樓, 15樓至23樓, 25樓至30樓 A及D單位飯廳和客廳 31/F Duplex Units A and B Dining Room and Living Room 31樓 複式單位A及複式單位B飯廳及客廳 32/F Duplex Unit A Master Bedroom 32樓 複式單位A主人睡房	Panasonic 樂聲牌	CS-YE24MKA (Indoor Unit 室內機) CU-YE24MKA (Outdoor Unit 室外機)

Bathroom Appliance 浴室設備

Thermo Ventilator 浴室寶浴室換氣暖風機

Location 位置	Brand 品牌	Model No. 型號
All Flats of 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F, 31/F – 32/F Duplex Units A and B 3樓，5樓至12樓，15樓至23樓，25樓至30樓各單位，31樓至32樓複式單位A及B	Panasonic 樂聲牌	FV-40BE2H

Booster Fan for Thermo Ventilator 浴室寶浴室換氣暖風機用加壓風扇

Location 位置	Brand 品牌	Model No. 型號
3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 30/F (Flat B and C) 3樓，5樓至12樓，15樓至23樓，25樓至30樓 (B及C單位)	Panasonic 樂聲牌	FV-20NF3H

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.
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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Bathroom Appliance 浴室設備

Exhaust Duct Fan 抽氣風扇

Location 位置	Brand 品牌	Model No. 型號
31/F Duplex Units A and B Lavatory 31樓複式單位A及B洗手間	Panasonic 樂聲牌	FV-12NS3H
32/F Duplex Units A and B Master Bathroom 32樓複式單位A及B主人浴室	Panasonic 樂聲牌	FV-15NS3H

Other Appliances 其他設備

Name of Appliance 設備名稱	Brand 品牌	Model No. 型號
Wireless Router 無線路由器 - installed in open kitchen/ kitchen of flats at 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F) 已安裝於3樓，5樓至12樓，15樓至23樓，25樓至30樓單位之開放式廚房或廚房內。 - 1 router installed in open kitchen and 1 router for owner to arrange installation at 31/F- 32/F Duplex Units. 31樓-32樓複式單位開放式廚房已安裝一個路由器，另一個路由器會交由住戶安排安裝。	LINKSYS 靈科系統	EA6200

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.
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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	1	2	2	-
	B	-	-	1	2	2	-
	C	-	-	1	2	2	-
	D	-	1	1	2	2	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	1	2	2	-
	B	-	1	1	2	2	-
	C	-	1	1	2	2	-
	D	-	2	1	2	2	-
26/F - 30/F 26樓至30樓	A	-	1	1	2	2	-
	B	-	1	1	2	2	-
	C	-	1	1	2	2	-
	D	-	2	1	2	2	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	1	1	1	4	-
	B	-	-	1	1	6	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	2	2	2	2	-	-
	B	2	2	2	2	-	-
	C	2	2	2	2	-	-
	D	2	2	2	2	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	2	2	2	1	-	-
	B	2	2	2	1	-	-
	C	2	2	2	1	-	-
	D	2	2	2	1	-	-
26/F - 30/F 26樓至30樓	A	2	2	2	1	-	-
	B	2	2	2	1	-	-
	C	2	2	2	1	-	-
	D	2	2	2	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	2	2	-	-	-
	B	1	2	2	-	-	1

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Dining Room & Living Room 飯廳及客廳				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	-	-	-	-
	B	-	-	1	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided.
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
26/F - 30/F 26樓至30樓	A	-	1	-	7	1	-
	B	-	1	-	7	1	-
	C	-	1	-	7	1	-
	D	-	2	-	7	1	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	3	-	4	-	1
	B	-	2	-	5	-	1

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Kitchen & Open Kitchen 廚房及開放式廚房				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
26/F - 30/F 26樓至30樓	A	-	1	-	-	2	-
	B	-	1	-	-	2	-
	C	-	1	-	-	2	-
	D	-	2	-	3	3	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	3	-	-	11	-
	B	-	2	-	3	7	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	-	-	-
26/F - 30/F 26樓至30樓	A	2	2	2	-	-	-
	B	2	1	1	-	-	-
	C	2	1	1	-	-	-
	D	4	2	2	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	7	8	8	1	-	-
	B	4	4	4	1	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bedroom & Master Bedroom 睡房及主人睡房				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	3	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	1	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
26/F - 30/F 26樓至30樓	A	-	1	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	2	-	2	-	-
	B	-	1	-	3	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	1	-	-
	B	-	-	-	1	-	-
	C	-	-	-	1	-	-
	D	-	-	-	1	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	1	-	-
	B	-	-	-	2	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Bathroom, Master Bathroom & Lavatory 浴室，主人浴室及洗手間				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
26/F - 30/F 26樓至30樓	A	-	-	-	1	-
	B	-	-	-	1	-
	C	-	-	-	1	-
	D	-	-	-	1	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	3	-
	B	-	-	-	3	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Corridor & Staircase 走廊及樓梯					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	1	-	-	-
	B	-	-	1	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Corridor & Staircase 走廊及樓梯					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視／電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	1	1	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

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

Location 位置		Corridor & Staircase 走廊及樓梯				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	2	1	-	-	-
	B	1	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Store Room 儲物室					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	1	-	9	1	-
	B	-	1	-	9	1	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Store Room 儲物室					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Store Room 儲物室				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Utility Platform 工作平台					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	1	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	1	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	1	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Utility Platform 工作平台					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視／電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Utility Platform 工作平台				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	1
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	1
26/F - 30/F 26樓至30樓	A	-	-	-	-	1
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	1
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided.
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Flat Roof 平台					
Floor 樓層	Unit 單位	2-WAY 2-GANG LIGHTING SWITCH 雙位雙控 照明開關掣	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明 開關掣	VIDEO DOORPHONE 視像對講機	13A SOCKET OUTLET 13安培單位 電插座	13A TWIN SOCKET OUTLET 13安培雙位 電插座	13A TRIPLE SOCKET OUTLET 13安培三位 電插座
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Flat Roof 平台					
Floor 樓層	Unit 單位	TV / FM OUTLET 電視/電台天線 插座	TELEPHONE OUTLET 電話插座	DATA OUTLET 數據插座	1-WAY 2-GANG LIGHTING SWITCH 雙位單控 照明開關掣	2-WAY 1-GANG LIGHTING SWITCH 單位雙控 照明開關掣	3-WAY 1-GANG LIGHTING SWITCH 單位三控 照明開關掣
3/F 3樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	1	-	-
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-	-
	B	-	-	-	-	-	-
	C	-	-	-	-	-	-
	D	-	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-	-
	B	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

Location 位置		Flat Roof 平台				
Floor 樓層	Unit 單位	2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位雙控及三控 照明開關掣	3-WAY 2-GANG LIGHTING SWITCH 雙位三控 照明開關掣	1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH 雙位單控及三控 照明開關掣	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位 防水電插座
3/F 3樓	A	-	-	-	-	2
	B	-	-	-	-	1
	C	-	-	-	-	1
	D	-	-	-	-	1
5/F - 12/F, 15/F - 23/F, 25/F 5樓至12樓、 15樓至23樓、 25樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
26/F - 30/F 26樓至30樓	A	-	-	-	-	-
	B	-	-	-	-	-
	C	-	-	-	-	-
	D	-	-	-	-	-
31/F - 32/F Duplex Unit 31樓至32樓 複式單位	A	-	-	-	-	-
	B	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided."
 備註：上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 " 不提供 "。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖

LEGEND 圖例：

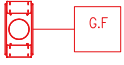
	DRAIN POINT FOR WASHER DRYER 洗衣乾衣機用去水位		SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONTROLLER (FOR LIGHTING) 13安培單位電插座供智能家居系統控制器 (供燈光控制)
	WATER POINT FOR WASHER DRYER 洗衣乾衣機用供水位		SINGLE SOCKET OUTLET FOR HOME AUTOMATION (FOR ROUTER, VIDEO DOOR PHONE & ZIGBEE INTERFACE) 13安培單位電插座供智能家居系統 (供路由器, 視像對講機及ZIGBEE接口)
	SMOKE DETECTOR 煙霧探測器		SINGLE SOCKET OUTLET FOR HOME AUTOMATION MODEM 13安培單位電插座供網絡數據機用
	CONCEALED TYPE SPRINKLER HEAD 隱蔽式消防自動噴淋頭		SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONVERTER 13安培單位電插座供智能家居系統接換器用
	SPRINKLER HEAD (INSIDE FALSE CEILING) 消防自動噴淋頭 (於假天花內)		SINGLE SOCKET OUTLET FOR VIDEO DOOR PHONE 13安培單位電插座供視像對講機用
	AIR-CONDITIONING INDOOR UNIT 分體式空調機室內機		SINGLE SOCKET OUTLET FOR HOME AUTOMATION ZIGBEE INTERFACE 13安培單位電插座供智能家居系統ZIGBEE接口用
	AIR-CONDITIONING OUTDOOR UNIT 分體式空調機室外散熱機		HOME AUTOMATION REPEATER 智能家居系統增訊器
	EXHAUST FAN 抽氣風扇		FUSE SPUR UNIT FOR COMBI MICROWAVE-OVEN 電源接線器供嵌入式二合一微波焗爐
	BOOSTER FAN FOR THERMO VENTILATOR 浴室寶暖風機用加壓風扇		FUSE SPUR UNIT FOR DOOR BELL & TOWN GAS WATER HEATER 電源接線器供門鐘及煤氣熱水爐
	THERMO VENTILATOR 浴室寶暖風機		FUSE SPUR UNIT FOR INDUCTION HOB 電源接線器供電磁煮食爐
	60A SINGLE PHASE MCB BOARD 單相60安培電力配電箱		FUSE SPUR UNIT FOR DOOR BELL 電源接線器供門鐘
	60 TPN MCB BOARD 三相60安培電力配電箱		FUSE SPUR UNIT FOR TOWN GAS WATER HEATER 電源接線器供煤氣熱水爐
	HOME AUTOMATION POINT FOR AIR-CONDITIONING 智能家居系統裝置點供空調機用		WEATHER PROOF TYPE ISOLATOR SWITCH FOR AIR-CONDITIONING OUTDOOR UNIT 防水隔離開關供分體式空調機室外散熱機用
	HOME AUTOMATION ZIGBEE PLUG ADAPTOR 智能家居系統光暗調節轉接器		VIDEO DOORPHONE 視像對講機
	13A SINGLE SOCKET OUTLET 13安培單位電插座		FUSE SPUR UNIT 電源接線器
	WEATHER PROOF TYPE 13A SOCKET OUTLET 13安培單位防水電插座		FUSE SPUR UNIT FOR EXHAUST AIR FAN BOOSTER FAN FOR THERMO VENTILATOR 電源接線器供抽氣風扇或浴室寶暖風機用加壓風扇
	13A TWINS SOCKET OUTLET 13安培雙位電插座		FUSE SPUR UNIT FOR AIR-CONDITIONING UNIT 電源接線器供分體式空調機
	LIFT UP TYPE 13A TRIPLE SOCKET OUTLET 升降式13安培三位電插座		FUSE SPUR UNIT FOR THERMO VENTILATOR 電源接線器供浴室寶暖風機
	SINGLE SOCKET OUTLET FOR COOKER HOOD 嵌入式抽油煙機用13安培單位電插座		DOOR BELL 門鐘
	SINGLE SOCKET OUTLET FOR REFRIGERATOR 13安培單位電插座供嵌入式雪櫃用		DOOR BELL PUSH BUTTON 門鐘按鈕
	SINGLE SOCKET OUTLET FOR WASHER DRYER 13安培單位電插座供洗衣乾衣機用		
	SHAVER UNIT 115/240V 鬚刨插座 115/240V		
	SINGLE SOCKET OUTLET FOR DISHWASHER 13安培單位電插座供嵌入式全自動洗碗碟機用		
	SINGLE SOCKET OUTLET FOR HOME AUTOMATION CONTROLLER (FOR AIR-CONDITIONING) 13安培單位電插座供智能家居系統控制器 (供冷氣控制)		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLAN 機電裝置平面圖

LEGEND 圖例：

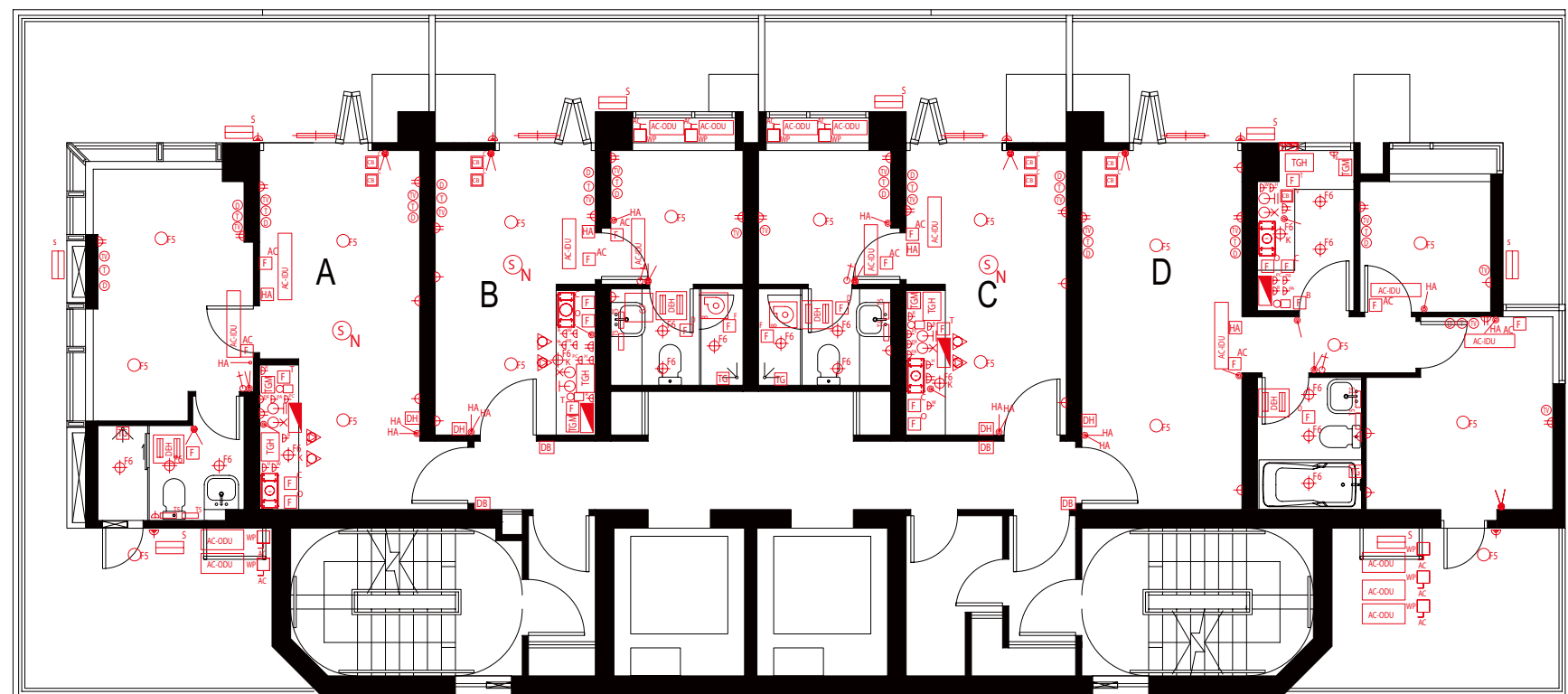
	DATA OUTLET 數據插座		2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTIONWITH DIMMING FUNCTION 智能家居系統雙位雙控及三控照明光暗開關掣
	TEL. OUTLET 電話插座		2-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION(REMOTE SWITCH WITH BATTERY) 智能家居系統單位雙控照明開關掣(遙控掣附電池)
	TV/FM OUTLET 電視/電台天線插座		3-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統單位三控照明開關掣(遙控掣附電池)
	LAMP HOLDER 燈位		1-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統雙位單控及三控照明開關掣(遙控掣附電池)
	DOWNLIGHT 筒燈		2-WAY AND 3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION (REMOTE SWITCH WITH BATTERY) 智能家居系統雙位雙控及三控照明開關掣(遙控掣附電池)
	BEDSIDE WALL LAMP 床邊牆燈		1-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND ON/OFF FUNCTION 智能家居系統單位單控照明開關掣
	STAIRCASE STEP LIGHT 樓梯地腳燈		3-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統雙位三控照明光暗開關掣
	KITCHEN CABINET DOWNLIGHT 廚櫃筒燈		JUNCTION BOX FOR CLIENT WIRING (LIGHTING SWITCH/LAMP HOLDER) 住戶自行拉線過路箱(照明開關掣/燈位)
	SPOTLIGHT 射燈		MOTORIZED CURTAIN 電動窗簾
	LED LIGHT BAR LED 燈帶		MOTORIZED CURTAIN CONTROL 電動窗簾控掣
	VERTICAL LINEAR LED LED 直身燈帶		JUNCTION BOX FOR CLIENT WIRING (HOME AUTOMATION CONTROL FOR AIR-CONDITIONING UNIT) 住戶自行拉線過路箱(智能家居系統供冷氣機用)
	MIRROR CABINET LIGHT 鏡櫃燈		JUNCTION BOX FOR CLIENT WIRING (TV POINT) 住戶自行拉線過路箱(電視/電台天線)
	WEATHER PROOF WALL LAMP 防水牆燈		TOWN GAS METER 煤氣錶
	WALL MOUNTED TYPE FLORESCENT LAMP 掛牆式光管燈		TOWN GAS WATER HEATER 煤氣熱水爐
	GYPSUM BOARD FALSE CEILING 石膏板假天花		TOWN GAS TEMPERATURE CONTROL AND ON/OFF SWITCH 煤氣熱水爐溫度控制及開關掣
	1-WAY 1-GANG LIGHTING SWITCH 單位單控照明開關掣		COOKER HOOD WITH BUILT-IN FAN 內置抽氣扇嵌入式抽油煙機
	1-WAY 2-GANG LIGHTING SWITCH 雙位單控照明開關掣		COOKER HOOD WITH EXTERNAL FAN 外置抽氣扇嵌入式抽油煙機
	1-GANG DOUBLE POLE SWITCH WITH PILOT LIGHT 單位雙極燈曲掣		
	1-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位單控照明光暗開關掣		
	1-WAY 2-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統雙位單控照明光暗開關掣		
	2-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位雙控照明光暗開關掣		
	3-WAY 1-GANG LIGHTING SWITCH WITH HOME AUTOMATION FUNCTION AND DIMMING FUNCTION 智能家居系統單位三控照明光暗開關掣		

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

3rd FLOOR
3樓



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

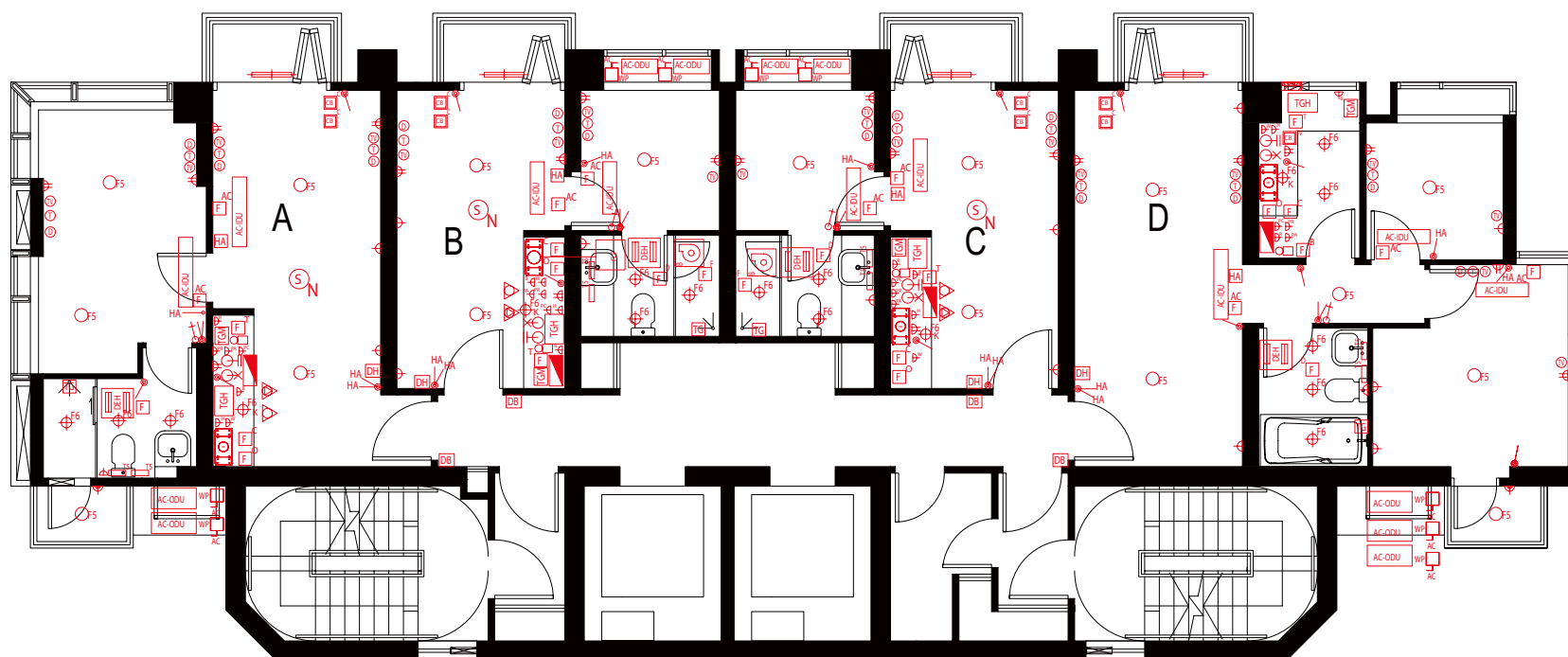
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

5th - 12th, 15th - 23th, 25th FLOOR
5樓至12樓，15樓至23樓，25樓



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

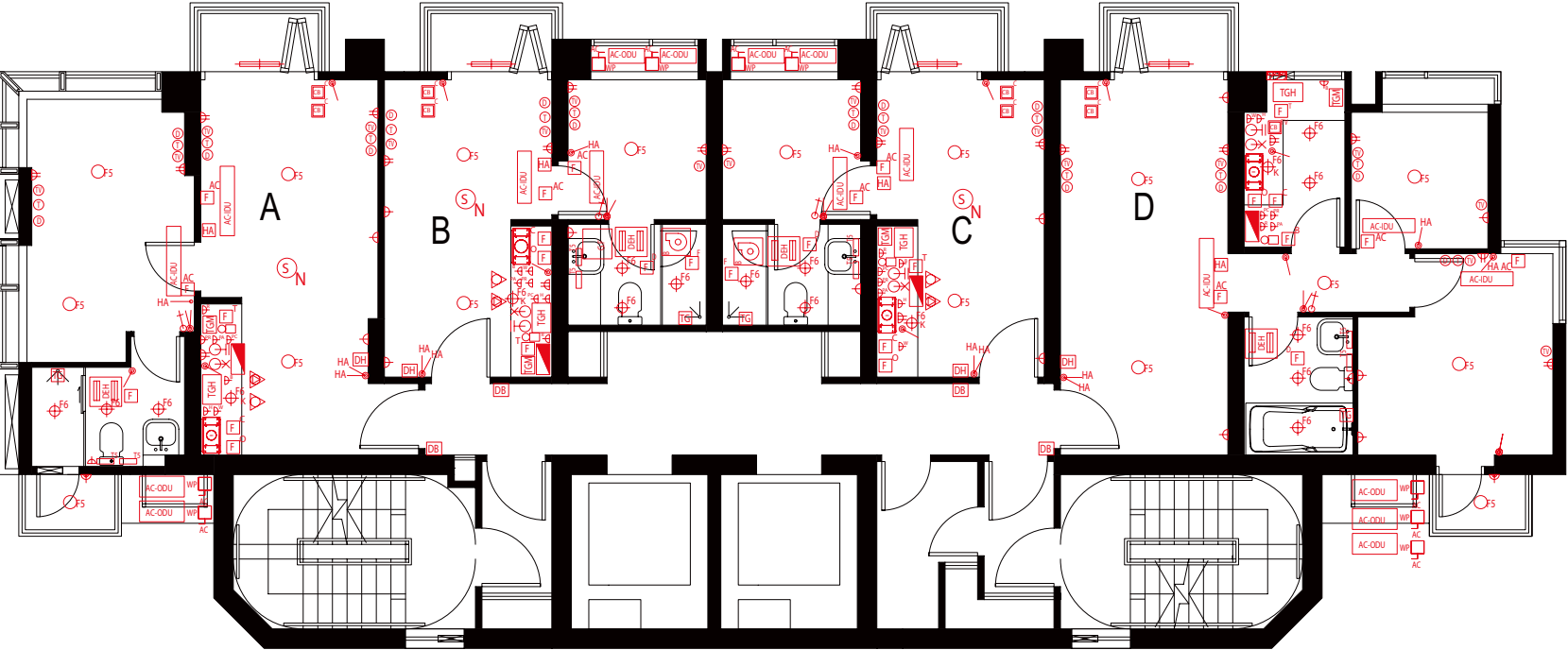
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

26th - 29th FLOOR
26樓至29樓



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

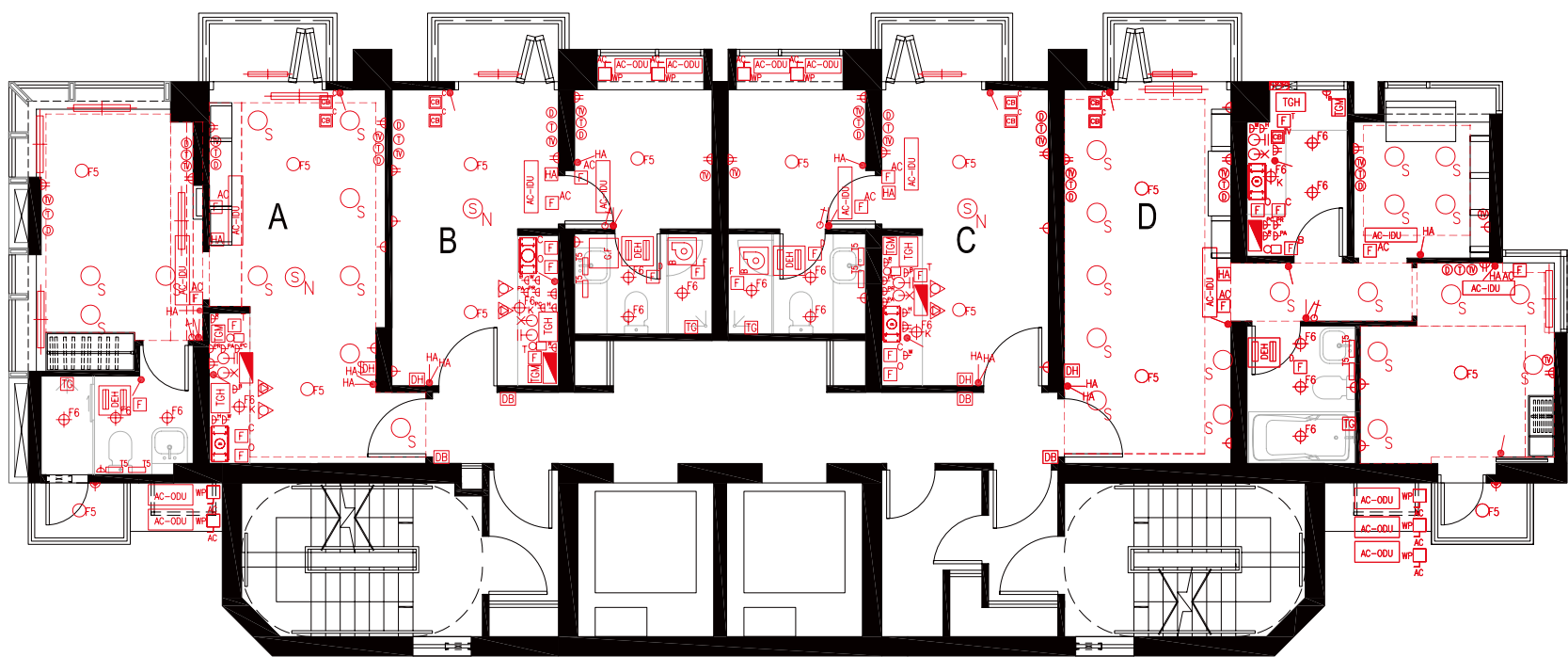
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

30th FLOOR IN "AS-IS" LAYOUT
30樓之單位現狀



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

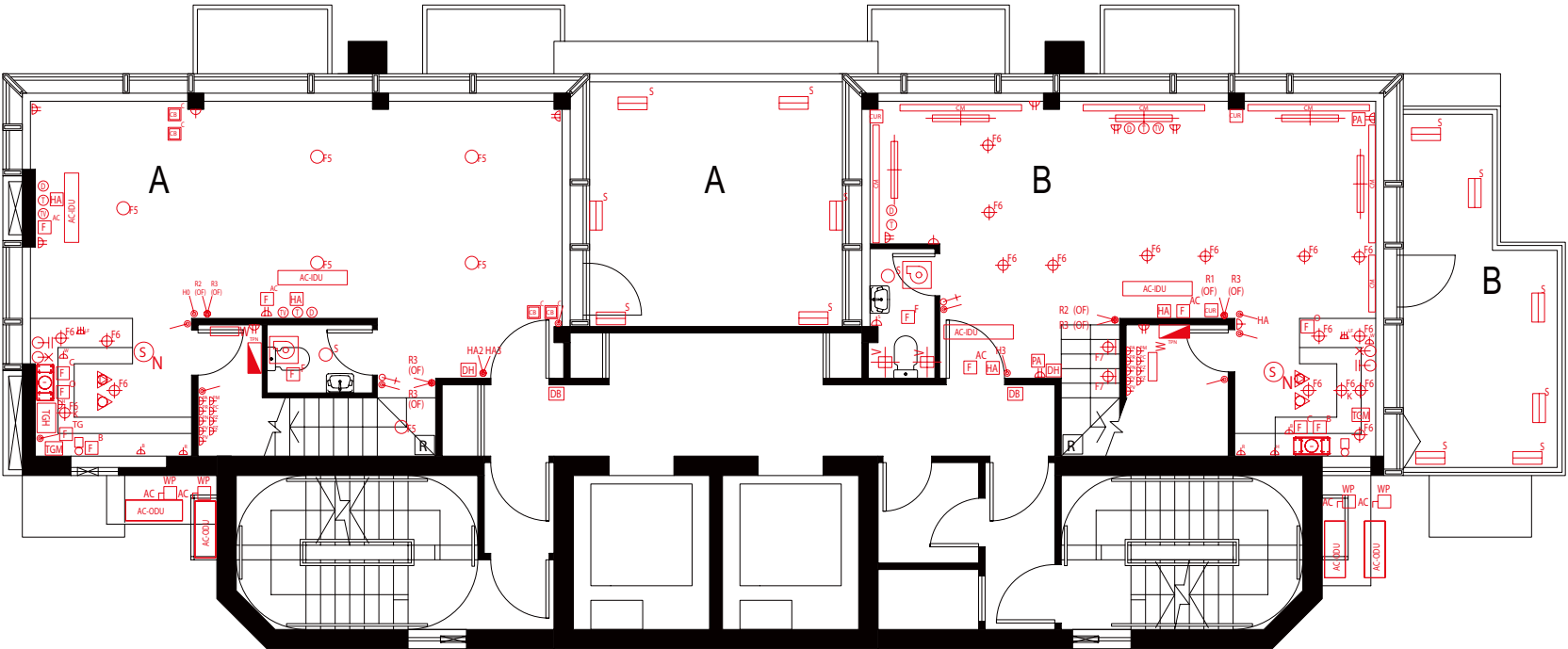
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

31st LOWER DUPLEX FLOOR
31樓複式單位下層



比例 SCALE 0 1 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

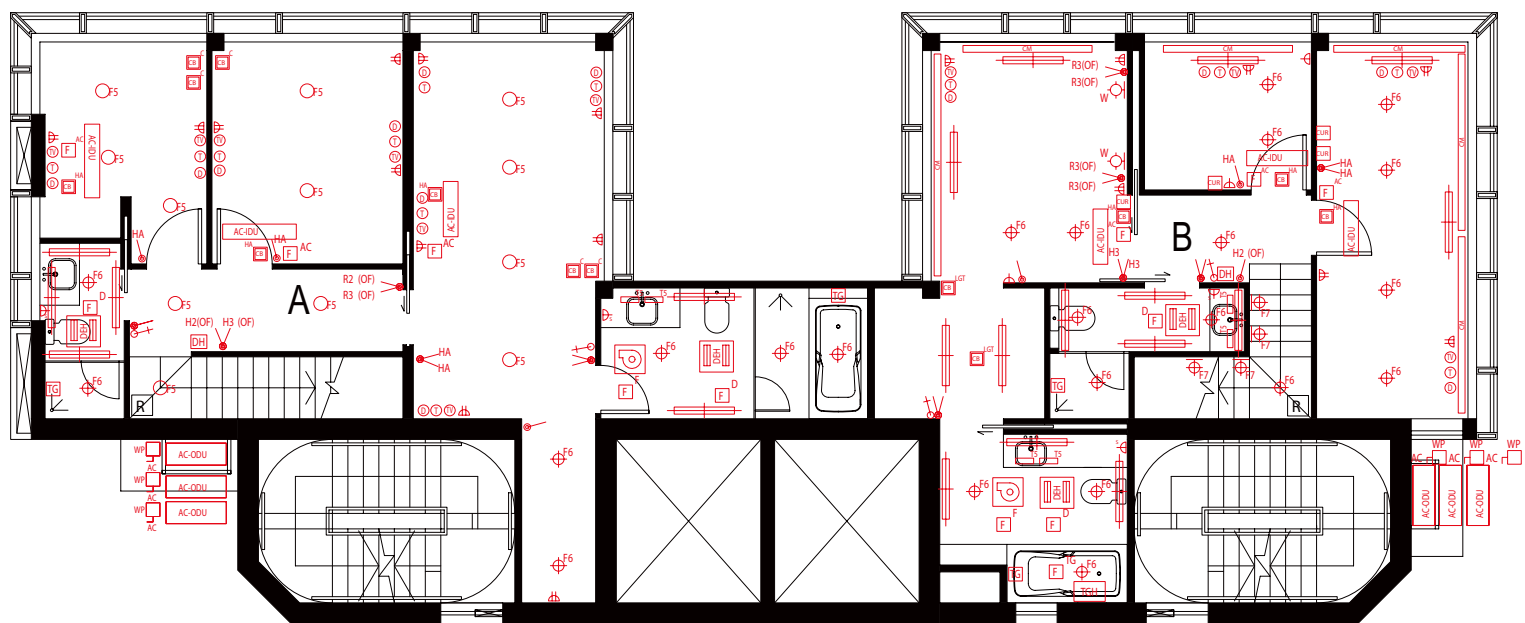
備註：
請參閱載於本售樓說明書第92及93頁的圖例。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

MECHANICAL & ELECTRICAL PROVISIONS PLANS

機電裝置平面圖

32nd UPPER DUPLEX FLOOR
32樓複式單位上層



比例 SCALE 0 1 5 (m/米)

Note:
Please refer to the Legend on P.92 and P.93 of this Sales Brochure.

備註：
請參閱載於本售樓說明書第92及93頁的圖例。

**WARNING TO PURCHASERS
PLEASE READ CAREFULLY**

**對買方的警告
買方請小心閱讀**

Name and address of the Development: LE RIVIERA, 23 Shau Kei Wan Main Street East, Hong Kong
發展項目名稱及地址：香港筲箕灣東大街23號遠晴

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

The Purchaser 買方：_____

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

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

我/我等已收到此警告之副本及完全明白此警告之內容。

Dated this _____ day of _____
公曆 _____ 年 _____ 月 _____ 日

Signature of Purchaser 買方簽署：_____

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

發展項目名稱及地址： Name and address of the Development：	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property:	樓 Floor:	單位 Flat:
買方Purchaser:		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

- 吾等/本人茲確認吾等/本人是/不是*：-
We/I hereby confirm that we/I [are/am] or [are not/am not]*:-
 - 賣方的董事，或該董事的父母、配偶或子女；
a director of the Vendor, or a parent, spouse or child of such a director;
 - 賣方的經理；
a manager of the Vendor;
 - 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;
 - 賣方的有聯繫法團或控股公司；
an associate corporation or holding company of the Vendor;
 - 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, child of such a director; or
 - 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.
- 吾等/本人謹此聲明上述提供的資料正確及完整。吾等/本人茲進一步承諾如吾等/本人在簽立本物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知賣方。
We/I declare that the above information is accurate and complete. We/I hereby further undertake to notify the Vendor in writing on any change of the above information on or prior to our/my signing of the formal Agreement for Sale and Purchase.
- 吾等/本人茲確認，賣方已特別要求吾等/本人就以上事宜諮詢獨立的法律意見，吾等/本人充份明白以上的法律後果。
We/I confirm that we/I have been specifically requested by the Vendor to seek independent legal advice on the foregoing matters and we/I am/are fully aware of the legal consequences thereof.
- 如本文件之中英文文本有任何歧義，一切以英文文本為準。
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.

買方簽署 Signed by the Purchaser

Date 日期：_____

*刪除不適用者
*Delete as appropriate

備註：

經理 (manager) 具有《公司條例》(第622章)給予該詞的涵義；

私人公司 (private company) 具有《公司條例》(第622章)給予該詞的涵義；

有聯繫法團(associate corporation)指賣方的附屬公司或賣方的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第622章)所指的附屬公司；

控權公司 (holding company) 指(就賣方而言)一家公司而添華企業有限公司(作為賣方之一)為該公司的附屬公司，即：恆生建業有限公司。***[Deacons: this is based on the 2014 Sales Brochure. Please check if the facts stated in Information on Vendor and Others Involved in the Development are correct and amend where appropriate.]***

Notes：

manager (經理) has the meaning given by the Companies Ordinance (Cap.622);

private company (私人公司) has the meaning given by the Companies Ordinance (Cap.622);

associate corporation (有聯繫法團) means a subsidiary of the Vendor or a subsidiary of a holding company of the Vendor;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622);

holding company (控權公司) means for the purpose of the Vendor, a company of which Teamwell Enterprises Limited (being one of the Vendor) is a subsidiary, namely, Handsome Construction & Investment Company Limited.

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

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
該物業 Property：	樓 Floor:	單位 Flat:
賣方Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

To the Purchaser 致買方：

1. 私隱 Privacy

- 1.1 賣方及/或協成行集團旗下公司(「我們」或「我們的」)在收集、儲存、使用及傳送個人資料時，尊重法定私隱權利，而本聲明則說明我們的私隱實務。我們的政策是須遵守香港特別行政區法例的《個人資料(私隱)條例》(第486章)及由私隱專員所發出的所有適用的相關實務守則及指引的規定。藉此，我們將確保屬下的職員會符合保安及保密方面最嚴格的標準。

The Vendor and/or companies within Hip Shing Hong Group ("we", "our" or "us") respect legal rights or privacy when collecting, storing, using and transmitting personal data and this PICS explains our privacy practices. It is our policy to comply with the requirements of the Personal Data (Privacy) Ordinance (Cap.486) of the Laws of the Hong Kong Special Administrative Region and all applicable related codes of practice and guidance notes issued by the Privacy Commissioner. In doing so, we will ensure compliance by our staff with the strictest standards of security and confidentiality.

- 1.2 請細閱下文，以便理解我們在如何處理個人資料方面的政策及實務。在我們認為有需要時，可不時修訂或以其他方式更改本政策，但我們將會就任何該等修訂或更改給予閣下事先通知。

Please read the following carefully to understand our policy and practices regarding how personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary but we will give you advance notice of any such revision or change.

- 1.3 在本聲明內，「個人資料」指任何個人識別資料或敏感資料(例如姓名、職業、地址、聯絡資料、身份證、或護照號碼、信用卡資料、閣下的年齡、閣下的婚姻狀況及家庭成員、閣下及家庭成員的僱主、閣下的收入)，而可切實可行地從該資料確定個別人士的身份。

In this PICS, "personal data" means any personally identifying information or sensitive data (such as names, occupations, addresses, contact details, ID Card or Passport numbers, credit card information, your age, your marital status and family members, the employer of you and your family members, your income) from which it is practicable for the identity of an individual to be ascertained.

- 1.4 如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。

If there is any inconsistency between the English and Chinese versions of this PICS, the English version shall prevail.

2. 我們將會使用收集到的個人資料作何等用途 Purposes for which we will use the personal data collected
- 2.1. 當閣下與我們接洽，以購買該物業時，我們會收集閣下及(如有需要)閣下的家庭成員的個人資料。當閣下首次聯絡我們查詢有關該物業(或上述發展項目之任何單位)的事宜時或當閣下為購買該物業而簽署協議時，個人資料可能會被收集。
We collect the personal data of you and (if necessary) your family members when you purchase the Property. The collection of personal data may occur when you first contact us to enquire about the Property (or any unit in the above development) or when you sign an agreement to purchase the Property.
- 2.2. 我們將個人資料用途分為強制性用途及自願性用途。如果個人資料是用作強制性用途，閣下必須向我們提供閣下及(如有需要)閣下的家庭成員的私人資料。如果個人資料只是用作自願性用途，閣下可完全自願決定是否希望向我們提供資料。
The purposes for which we may use your personal data are divided into obligatory purposes and voluntary purposes. If personal data is to be used for an obligatory purpose, you MUST provide the personal data of you and (if necessary) your family members to us. If personal data is only to be used for a voluntary purpose, it is entirely voluntary for you to decide whether you want to provide such information to us or not.
- A. 閣下必須提供閣下及(如有需要)閣下的家庭成員的個人資料所作的用途為：
Purposes for which it is obligatory for you to provide the personal data of you and (if necessary) your family members are:
- (a) 磋商及完成購買該物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；
all the steps involved in negotiating and completing the purchase of the Property, including but not limited to signing and registering contracts and other legal documentation;
 - (b) 處理發出賬號及付款、釐定尚欠項，以及(如有需要)向閣下及就閣下的債務提供抵押或擔保的人士收取尚欠付款；
processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;
 - (c) 處理及跟進服務電話通話、查詢及投訴；處理閣下就服務、產品、會籍或利益事宜的申請或要求；
handling and following up service calls, enquiries and complaints; handling your applications or requests for services, products, memberships or benefits;
 - (d) 核實閣下的身份；
verification of your identity;
 - (e) 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；
where mortgage, second mortgage, 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;
 - (f) 促進物業管理及保安；
facilitating property management and security;
 - (g) 預防或偵測非法或可疑活動；及
preventing or detecting illegal or suspicious activities; and
 - (h) 與任何上述用途有關的用途。
purposes relating to any of the above purposes.

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

- ☐ 我們代理的樓盤之宣傳資料/資訊。
All promotional materials/information of the properties which we act as the marketing agent.
- ☐ 上述發展項目之租售資料及推廣活動，惟租售之安排將由賣方全權酌情決定。向閣下提供及施加優惠、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。
The leasing/sales information and the promotional activities of the above development on the understanding that the leasing or sales arrangement shall be subject to the sole discretion of the Vendor. Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise.

3. 披露 Disclosure

- 3.1. 我們將採取所有切實可行的措施，以保密收集到的個人資料，但我們可向下列人士轉移／轉讓該等資料：

We will take all practicable steps to keep the personal data collected confidential but we may transfer/assign such data to the following parties;

- (a) 向我們提供上文第2段內所列出用途的法律、物業、代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三者服務提供者 – 該等服務提供者可包括(但不限於)在出售該物業方面代表我們的律師，或者協助我們或促銷物業、管理物業或處理與物業有關的行政事務的其他方；
Any agent, contractor or third party service provider who provides legal, property, agency, administrative, telecommunications, computer and other services to us with respect to the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale of the Property or parties assisting us with the marketing, management or administration of properties;
- (b) 對我們具有約束力的任何法律、法院命令、由監管機構或其他機構(包括行業及自律監管團體)所發出賣方的任何指引、規例、守則或其他措施規定，不論是否自香港境內或境外，我們有責任向其作出披露的任何人士；
Any person to whom we are under an obligation to make disclosure under the requirements of any law, court order, guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) in or outside Hong Kong;
- (c) 向閣下已明示同意我們可向其披露閣下及(如有需要)閣下的家庭成員的個人資料的其他方。
to entities to whom you have expressly agreed that we may disclose the personal data of you and (if needed) your family members.

4. 保安 Security

除在上文第3段內所述外，個人資料(不論被如何儲存)，只會由我們獲准許查閱有關資料的僱員、代理人或承辦商查閱。若個人資料是以電子方式儲存，該等資料將被保存在獨立的伺服器內，並將有密碼保護(或受某種同等形式的保護)且只可由已獲准許的人員或代理人或承辦商查閱。被指定處理個人資料的僱員、代理人及承辦商將接獲指示只可按照本聲明如此行事。

Except as mentioned in paragraph 3 above, personal data, however stored, will be accessed only by our employees, agents or contractors who are authorized to do so. Where personal data is stored electronically, it will be kept on a separate server and will be password-protected (or under some equivalent form of protection) and accessible only by our authorized personnel or agents or contractors. Employees, agents and contractors designated to handle personal data will be instructed to do so only in accordance with this PICS.

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

如果基於任何原因，包括但不限於向閣下追討閣下欠下我們的任何款項，我們須對閣下採取法律或其他行動，閣下明示同意，在識別閣下並對閣下採取該等行動時，可依據閣下所提供的任何個人資料。

If we have to take legal or other action against you for any reason whatsoever including but not limited to recovering from you any money you owe to us, you expressly agree that any personal data provided by you can be relied upon in identifying and taking such action against you.

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

閣下可隨時要求查閱並更正在我們的任何紀錄中與閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除閣下的個人資料。如要行使閣下的任何權利，閣下可按以下地址與我們聯絡，並在閣下的通訊註明「保密」字樣。任何此等要求均須清楚說明相關要求針對的個人資料。在回應閣下時，我們可要求閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。我們須在40天內回覆閣下的要求。閣下無須繳付任何手續費。

You may at any time request access to and to correct personal data relating to you in any of our records. You may also ask us to delete your personal data from any active mailing or distribution list. To exercise any of your rights, contact us at the address below, marking your communication "Confidential". Any such request should clearly state the details of the personal data in respect of which the request is being made. In response, we may ask you to provide certain details about yourself so that we can be sure you are the person to whom the data refers. *We are required to respond to your requests within 40 days. No handling fees will be charged.*

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

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

個人資料私隱主任

(註明「保密」字樣)

地址：中環德輔道中55號協成行中心23樓

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

Personal Data Privacy Officer

(Marked Confidential)

Address: 23/F., Hip Shing Hong Centre, 55 Des Voeux Road Central, Hong Kong

8. 資料的保留 Retention of Data

我們只會在貫徹收集閣下個人資料的用途所需的時間內保存該等資料。我們亦可保留存檔個人資料作統計用途。無需再保留的個人資料將被銷毀。

We will keep your personal data only for as long as necessary to fulfill the purpose for which the data was collected. We may also retain archived personal data for statistical purposes. Personal data which is no longer required will be destroyed.

9. 確認 Acknowledgement

請在下方簽署以示閣下理解及同意以上條文。

Please sign below to indicate your understanding of and agreement to the above provisions.

買方簽署Signature of Purchaser : _____

買方姓名Name of Purchaser : _____

日期Date : _____

關於中介人的聲明
Declaration regarding Intermediary

發展項目名稱及地址： Name and address of the Development：	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 The Property：	樓 Floor:	單位 Flat:
賣方 Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方 Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		
中介人資料 Particulars of the Intermediary		
地產代理公司名稱 Estate Agency Company Name:		
地產代理姓名 Name of Estate Agent:		
地產代理牌照號碼 EAA Licence No.:		

買方及中介人謹此確認及聲明如下：

The Purchaser and the Intermediary hereby confirm and declare as follows:-

1. 買方是經由中介人介紹到賣方的售樓處簽署購買本物業的臨時買賣合約。中介人並非賣方的代理人。
The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property. The Intermediary is not the agent of the Vendor.
2. 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、承諾或保證，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述、承諾或保證向買方、中介人或任何其他人士負責。
The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation, undertaking or warranty 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, undertaking or warranty made by the Intermediary.
3. 除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買本物業時向其索取任何(金錢或其他)利益，買方應向廉政公署舉報。
The Vendor and its 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 and administrative fees for amending Agreement for Sale and Purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
4. 賣方並無亦不會授權中介人向買方收取任何費用及佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會繳付(而中介人在此亦同意賣方將不會繳付)中介人有關出售本物業的任何費用或佣金。
The Vendor did not and will not authorize the Intermediary to collect any fees or commission from the Purchaser. If the Intermediary does so collect any fees or commission from the Purchaser, the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commission to the Intermediary in relation to the sale of the Property.

5. 買方與中介人之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
6. 如本文件之中英文文本有任何歧義，一切以英文文本為準。
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.

買方簽署Signed by the Purchaser

中介人簽署Signed by the Intermediary

日期Date：

日期Date：

關於參觀物業的確認函

Acknowledgement Letter for Property Viewing

發展項目名稱及地址： Name and address of the Development：	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property:	樓 Floor:	單位 Flat:
賣方Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方Purchaser:		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No		

本人/我們，即下述簽署人，在與賣方於本日期簽署本物業之臨時買賣合約之前，謹此承認並確認:-
I/We, the undersigned, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property made between the Vendor and me/us on the date hereof, hereby acknowledge and confirm that:-

請選擇Please specify：

- ☐ 本人/我們確認於簽署本物業之臨時買賣合約前，賣方已開放本物業供本人/我們參觀：
I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:
- ☐ 且本人/我們已於下述日期於簽署本物業之臨時買賣合約前參觀過本物業。
And I/we have viewed the Property on the date stated below prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.

參觀本物業日期Date of viewing of the Property：_____

或OR

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

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

- 且本人/我們已於下述日期於簽署本物業之臨時買賣合約之前參觀過與本物業相若的住宅物業。

and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.

參觀與本物業相若的住宅物業日期：

Date of viewing the comparable residential property：

與本物業相若的住宅物業：

遠晴_____樓_____單位

Comparable residential property：

Flat _____ on _____ Floor of LE RIVIERA

或OR

- 但經充份考慮後本人/我們自主選擇決定於簽署本物業之臨時買賣合約前不參觀與本物業相若的住宅物業。

but after due consideration and out of my/our free will and choice I/we decided not to view the comparable residential property prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.

- 本人／我們確認開放本物業予本人／我們參觀並非合理地切實可行，而開放與本物業相若的住宅物業供本人／我們參觀亦並非合理地切實可行，本人／我們特此同意賣方無須在本物業售予本人／我們之前開放與本物業相若的住宅物業供本人／我們參觀。

I/We hereby confirm that it is not reasonably practicable for the Property to be viewed by me/us and it is also not reasonably practicable for any comparable residential property to be viewed by me/us, and I/we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me/us before the Property is sold to me/us.

買方簽署Signed by the Purchaser

日期Date：

賣方資料表格
Vendor's Information Form

發展項目名稱及地址： Name and address of the Development :	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業Property	樓 Floor:	單位 Flat:
賣方Vendor	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方Purchaser		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

- (a) 須就本物業支付的管理費用的款額: 每月港幣 ____元
The amount of the management fee that is payable for the Property: HK\$ ____ per month
- (b) 須就本物業繳付的地稅 (如有的話) 的款額: 每年港幣____元
The amount of the Government rent (if any) that is payable for the Property: HK\$_____per annum
- (c) 業主立案法團 (如有的話) 的名稱: 沒有
The name of the owners' incorporation (if any): Nil
- (d) 發展項目的管理人的姓名或名稱: 仲量聯行物業管理有限公司
The name of the manager of the Development: Jones Lang LaSalle Management Services Limited
- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
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
- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部份恢復原狀的任何通知: 沒有
Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development: Nil
- (g) 賣方所知的影響本物業的任何待決的申索: 沒有
Any pending claim affecting the Property that is known to the Vendor: Nil

印製日期Date of Printing: _____

買方現確認在簽署本物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

The Purchaser hereby acknowledges the receipt of a copy of this Vendor's Information Form prior to the Purchaser's signing of the Preliminary Agreement for Sale and Purchase of the Property.

買方簽署Signed by the Purchaser

日期 Date: _____

關於開放式廚房的確認函

Acknowledgement Letter regarding Open Kitchen

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property：	樓 Floor: 26	單位 Flat: A
賣方 Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方 Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

本人/吾等作為本物業之買方，謹在簽署本物業之臨時買賣合約(「臨時合約」)之前確認以下事項：

I/We, as the Purchaser of the Property, hereby confirm the following prior to my/our signing of the preliminary agreement for sale and purchase (“PASP”) of the Property：

1. 根據已簽立的發展項目之大廈公契及管理合約(「公契」)規定，

Under the executed Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of the Development,

- (a) 本物業的業主須自費維護開放式廚房的消防設施 (Fire Service Installations for Open Kitchen) (按公契所定義) 的良好狀態及運作正常，並遵守及履行《消防安全管理計劃》 (Fire Safety Management Plan) (按公契所定義)、管理人就執行《消防安全管理計劃》不時發出之指引或指示及公契所載有關開放式廚房消防安全的相關條文，並須促使本物業之租客及佔用人遵守及履行上述的《消防安全管理計劃》、指引、指示及公契條文。

The Owner of the Property shall at his own expense maintain in good order and working condition the Fire Service Installations for Open Kitchen (as defined in the DMC) of the Property and shall observe and comply with the Fire Safety Management Plan (as defined in the DMC) and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan as well as the relevant provisions contained in the DMC relating to fire safety of open kitchen, and shall cause the tenants and occupiers of the Property to observe and comply with the same.

- (b) 本物業的業主不得拆除或改動本物業開放式廚房的消防設施。

The Owner of the Property shall not remove or temper the Fire Service Installations for Open Kitchen of the Property.

- (c) 除非事先獲得相關當局及管理人的批准，否則本物業的業主均不得對開放式廚房的消防設施或其任何部分進行任何翻新工程，且該等翻新工程須在各方面均符合《消防安全管理計劃》的規定，並須由管理人批准、委聘或提名之註冊消防裝置承辦商進行。

The Owner of the Property shall not carry out any renovation works to the Fire Service Installations for Open Kitchen or any part thereof except with prior approval of the relevant authorities and the Manager and such renovation works shall comply with the Fire Safety Management Plan in all respects and shall be carried out by registered fire service installation contractors approved or engaged or nominated by the Manager.

- (d) 本物業的業主須與管理人及由管理人聘請或提名之註冊消防裝置承辦商合作、協調、提供協助並准予其進入，以便對本物業的開放式廚房的消防設施進行檢查、勘查及（如有必要）修復與糾正；且不得更改、拆除、移除、阻礙或遷移任何該等設施，亦不得作出任何可能更改、損壞或干擾該等設施的行為。

The Owner of the Property shall co-operate, co-ordinate with, facilitate and allow access for the Manager and the registered fire service installation contractors engaged or nominated by the Manager for the purpose of examining, inspecting and (if necessary) making good and rectifying the Fire Service Installations for Open Kitchen of the Property and shall not alter, demolish, remove, obstruct or relocate or do anything which may alter, damage or interfere with any such installations.

- (e) 本物業的業主不得拆除或改動本物業內 600 毫米全高防火牆。

The Owner of the Property shall not remove or temper the 600mm full height fire rates wall within the Property.

2. 本人／吾等須容許管理人及由管理人聘請的註冊消防裝置承辦商在任何合理時間內及事先給予合理通知後（緊急情況下無需通知除外）進入本物業，以對本物業內開放式廚房的消防設施進行定期檢查、保養、恢復原狀或糾正工作，相關成本由本人／吾等承擔。

I/We shall permit the Manager and the registered fire service installation contractors engaged by the Manager to enter the Property at all reasonable times on reasonable notices (except in an emergency when no notice is required) to carry out regular testing, maintenance, reinstatement or rectification of the Fire Service Installations for Open Kitchen at my/our own expense.

3. 本人／吾等確認於簽訂本物業的臨時合約前已獲建議細閱已簽立的公契（其副本於售樓處有所提供）及尋求專業意見以獲取詳情。

I/We have been advised to, before entering into the PASP of the Property, peruse the executed DMC (copy of which is available at the sales office) and seek professional advice for details.

4. 本人／吾等同意購入本物業時已完全知悉上述之契諾、責任、條文和限制，並將完全遵守及履行該等契諾、責任、條文和限制。

I/We have agreed to purchase the Property with full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.

5. 本人／吾等對上述事項無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.

6. 發展項目或其任何部分之建築圖則及其他圖則及《消防安全管理計劃》及發展項目之設計以相關政府部門最終批准者為準。

The building plans and other plans of the Development or any part thereof and the Fire Safety Management Plan and the design of the Development shall be subject to the final approval of the relevant Government departments.

7. 如本函之中英文文本有任何歧義，一切以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等同意購入本物業時已完全知悉並接受及同意上述事項。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.

買方簽署Signed by the Purchaser

日期Date :

關於佣金不回扣確認信
Acknowledgement Letter Regarding No Rebate of Commission Fee

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
該物業 Property：	樓 Floor:	單位 Flat:
賣方Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：
I/We, the undersigned, hereby acknowledge and am/are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

1. 本人／我們於本函之日同時簽訂了該物業的臨時買賣合約（「臨時合約」）。本人／我們現明確知悉及確認賣方堅決反對接受與發展項目有關的任何未經賣方書面明文批准或同意的佣金回扣。本人／我們現不可撤銷地向賣方承諾，透過簽署本函，本人／我們不得要求或接受賣方、地產代理或任何履行地產代理工作的其他人士以任何形式提供的任何佣金回扣。如果本人／我們未能履行或遵守本函的任何條款或條件，賣方保留其根據臨時合約、正式合約(如下文所定義)或其他適用法律對本人／我們採取的所有權利和補救措施。
I/We refer to my/our purchase of the Property under the Preliminary Agreement for Sale and Purchase entered into on the date hereof (the "Preliminary Agreement"). I/We acknowledge and confirm that the Vendor maintains a firm stance against accepting any commission rebate in connection with the Development which is not expressly permitted or approved by the Vendor in writing. I/We irrevocably covenant with and undertake to the Vendor that, by entering into this Letter, I/we shall **not** request or accept any commission rebate in any form from the Vendor, the estate agent(s) or other person(s) performing estate agency work. In the event that I/we fail to observe perform or comply with any of the terms and conditions set forth in this Letter, the Vendor shall reserve all its right and remedies against me/us under the Preliminary Agreement, the Agreement (as defined hereinafter) or other applicable laws.
2. 本函為一獨立於臨時合約及正式買賣合約（「正式合約」）之協議，本函任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及補救方法均不受本函影響。本函任何內容均不會以任何方式損害、變更或影響臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約各方的權利、義務或責任，本人／我們仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款及條件完成購買該物業。
This Letter is an agreement independent of the Preliminary Agreement and the Agreement for Sale and Purchase (the "Agreement") and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. Nothing herein contained shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement, and I/we shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and Agreement.
3. 並非本函一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本函任何條款及條件或享有本函任何條款及條件之利益。
A person who is not a party to this Letter 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 Letter.

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

買方簽署Signed by the Purchaser

日期Date :

關於「代繳印花稅優惠」的確認函

Acknowledgement Letter regarding “Stamp Duty Payment Benefit”

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property：	樓 Floor:	單位 Flat:
賣方 Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方 Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

本人/吾等作為本物業之買方，謹在簽署本物業之臨時買賣合約（「臨時合約」）之前確認以下事項：

I/We, as the Purchaser of the Property, hereby confirm the following prior to my/our signing of the preliminary agreement for sale and purchase (“PASP”) of the Property：

1. If the Purchaser settles each of the deposit(s), part payment(s) of the purchase price and the balance of the purchase price[#] according to the respective dates stipulated in the Preliminary Agreement and the subsequent Agreement for Sale and Purchase (“ASP”) of the Property, the Purchaser will be entitled to the “Stamp Duty Payment Benefit” (“Benefit”).

如買方依照本物業之臨時合約及其後之買賣合約（「正式合約」）訂定的日期付清每一期訂金、部份樓價及樓價餘款[#]，買方可享有「代繳印花稅優惠」（「該優惠」）。

[#] Subject to the actual date of payment(s) received by the Vendor’s solicitors.

以賣方代表律師實際收到款項日期計算。

2. The Vendor shall, on behalf of the Purchaser, pay the ad valorem stamp duty chargeable on the ASP directly to the Inland Revenue Department (Stamp Office). For the avoidance of doubt, it is the Purchaser’s duty to pay all stamp duty, including but not limited to ad valorem stamp duty and penalty imposed by the Stamp Office (if applicable).

賣方將代表買方直接向稅務局（印花稅署）繳付正式合約所須繳付的從價印花稅。為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之罰款（如適用）。

3. The Purchaser shall execute an irrevocable power of attorney and other related documents (“Security Documents”) as security such that the Vendor may act as the Purchaser’s attorney to apply for refund of ad valorem stamp duty chargeable on the ASP in the event that the ad valorem stamp duty becomes not payable due to the cancellation or termination of the ASP for whatever reasons. The Purchaser shall bear its own and the Vendor’s legal costs and disbursement of and incidental to the preparation and completion of the Security Documents.

買方必須簽署一份不可撤銷的授權書及其他相關文件（「保證文件」），作為保證，以便倘若因任何原因導致正式合約被取消或終止，致使應就正式合約徵收的從價印花稅無須繳納時，賣方可作為買方的代理人，申請退還該筆從價印花稅。買方必須承擔其自身及賣方因擬備及完成保證文件所產生之法律費用、雜項支出及相關附帶費用。

4. All additional stamp duty and penalty (if any) incurred by late payment of the ad valorem stamp duty or other reasons shall be borne by the Purchaser solely. The Vendor will not bear any liability whatsoever in this respect.
所有因遲交從價印花稅或其他原因所招致的附加印花稅及罰款（如有）一概由買方負責，賣方並不會就此負上任何責任。
5. For the avoidance of doubt, after the Vendor has paid the ad valorem stamp duty for the Purchaser, the Vendor's obligation to the Purchaser under the Benefit to pay the ad valorem stamp duty for the Purchaser will be discharged. Even if there is a change in the purchase price of the Property in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the Vendor is no longer required to pay any additional ad valorem stamp duty for the Purchaser.
為免疑慮，賣方在代買方繳付從價印花稅後，賣方對買方關於該優惠代買方繳付從價印花稅的責任將完結。即使本物業樓價日後有更改（不論是否因買方日後申請更改支付條款獲得賣方同意或其他原因），賣方亦無須向買方代繳任何進一步的印花稅。
6. Without prejudice to the generality of Clause 7 of this Letter, if the sale and purchase of the Property cannot be completed for any reason, or the ASP is cancelled or terminated for any reason, the Purchaser shall no longer be entitled to the Benefit and shall at the option of the Vendor forthwith pay to the Vendor an amount equivalent to the Benefit paid by the Vendor or forthwith carry out all steps and actions as may be required by the to assist the Vendor to apply for refund of the paid ad valorem stamp duty from the relevant authorities, and furnish the Vendor with all documents necessary for such application upon the Vendor's request.
在不損害本函第 7 條的一般性的原則下，如因任何原因未能完成本物業之買賣，或正式合約因任何原因被取消或中止，買方將不能享有該優惠，及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之該優惠之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局申請取回已付之從價印花稅，及應賣方要求向賣方提供所有就申請該項退款所需之文件。
7. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this Letter, the PASP and the ASP, the Vendor shall be entitled to withdraw the Benefit forthwith and/or ask for refund of the Benefit without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law. Any claim that the Purchaser may have under or in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.
一旦買方未能遵守、履行或遵從本函條款、臨時合約及正式合約內任何條款或條件，賣方有權立即撤銷該優惠及／或要求退還該優惠，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。買方只可就本函向賣方提出損害賠償之申索。
8. Time shall be of the essence of this Letter.
在本函中的時間規定須嚴格遵守。
9. The Benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.
該優惠不能轉讓及不能轉移，及只能由買方本人行使及享用。

10. This Letter is an agreement independent of the PASP and the ASP and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the PASP and the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this Letter. This Letter constitutes an agreement between the parties hereto independent from the Purchaser's purchase of the Property, the PASP and the ASP and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP and the ASP or the rights, duties or obligations of the parties to the PASP and the ASP.
- 本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約及正式合約內的任何條款及／或條件。賣方在臨時合約及正式合約下之所有權利及補救均不受本函影響。本函乃由本函各方之間訂立且獨立於買方購買本物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及正式合約的運作、有效性或可強制執行性或相關臨時合約及 相關正式合約各方的權利、義務或責任。
11. The Chinese version of this Letter is for information only and in case of inconsistency, the English version shall prevail.
- 本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。
12. Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.
- 不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》（第 623 章）強制執行本函的任何條款。
13. In case of any dispute in relation to any terms and conditions of this Letter, the Vendor shall have the right of final decision.
- 任何與本函任何條款及條件有關的爭議，概由賣方享有最終決定權。

買方簽署 Signed by the Purchaser

日期 Date :

關於「新居電器現金回贈優惠」的確認函

Acknowledgement Letter regarding “New Home Appliance Cash Rebate Benefit”

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property：	樓 Floor:	單位 Flat:
賣方 Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方 Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

本人/吾等作為本物業之買方，謹在簽署本物業之臨時買賣合約(「臨時合約」)之前確認以下事項：

I/We, as the Purchaser of the Property, hereby confirm the following prior to my/our signing of the preliminary agreement for sale and purchase (“PASP”) of the Property：

1. 受下述條款所限，買方可根據下列表格享有獲賣方提供的新居電器現金回贈優惠（「現金回贈」）。
Subject to the terms below, the Purchaser will be entitled to a “New Home Appliance Cash Rebate Benefit” provided by the Vendor in the amount according to the table below (“Cash Rebate”).

2. 本物業之買方必須（一）依照臨時合約簽署正式買賣合約(「正式合約」)及依照正式合約訂明的日期付清所有加付訂金、部分樓款及樓價餘款及按正式合約完成購買本物業；及（二）於欠妥之處的保養責任期滿後，買方並未提出要求並確認不會要求賣方修復本物業或於買賣合約列出裝設於本物業內的裝置、裝修物料或設備的任何欠妥之處，方可獲得本優惠。

[買方須於成交日期後的六至九個月內，以書面向賣方申請現金回贈，賣方會於收到申請並證實有關資料無誤後將現金回贈支付予買方。]

The Purchaser shall be entitled to this benefit only if (i) the Purchaser has signed the agreement for sale and purchase (“ASP”) in accordance with the PASP and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the ASP and complete the purchase in accordance with the terms of the ASP; and (ii) after the expiry of the defect warranty period, the Purchaser has not requested and confirms that he will not request the Vendor to remedy any defects to the Property or the fittings, finishes or appliances incorporated into the Property as set out in the ASP.

[The Purchaser shall apply to the Vendor in writing for the Cash Rebate within six (6) to nine (9) months after the date of completion of the sale and purchase. After the Vendor has received the application and duly verified the information to be correct, the Vendor will pay to the Purchaser the Cash Rebate.]

Flat of Residential Property 住宅物業單位	Amount of Cash Rebate Benefit 現金回贈優惠金額
Flat A or Flat B or Flat C A單位 或 B單位或 C單位	HK\$300,000 港幣30萬元正
Flat D D單位	HK\$600,000 港幣60萬元正

3. Time shall be of the essence of this Letter.
在本函中的時間規定須嚴格遵守。

4. The Cash Rebate benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.
現金回贈優惠不能轉讓及不能轉移，及只能由買方本人行使及享用。
5. This Letter is an agreement independent of the PASP and the ASP and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the PASP and the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this Letter. This Letter constitutes an agreement between the parties hereto independent from the Purchaser's purchase of the Property, the PASP and the ASP and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP and the ASP or the rights, duties or obligations of the parties to the PASP and the ASP.
本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約及正式合約內的任何條款及／或條件。賣方在臨時合約及正式合約下之所有權利及補救均不受本函影響。本函乃由本函各方之間訂立且獨立於買方購買本物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及正式合約的運作、有效性或可強制執行性或相關臨時合約及相關正式合約各方的權利、義務或責任。
6. The Chinese version of this Letter is for information only and in case of inconsistency, the English version shall prevail.
本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。
7. Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.
不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》（第 623 章）強制執行本函的任何條款。
8. In case of any dispute in relation to any terms and conditions of this Letter, the Vendor shall have the right of final decision.
任何與本函任何條款及條件有關的爭議，概由賣方享有最終決定權。

買方簽署 Signed by the Purchaser

日期 Date :

關於嵌入式裝置的確認函

Acknowledgement Letter regarding Built-in Fitting(s)

僅適用於 30 樓 A 單位、30 樓 D 單位，以及 31 樓至 32 樓 B 單位（複式單位）

Applicable to Flat A of 30/F, Flat D of 30/F and Flat B of 31/F – 32/F (duplex unit) only

發展項目名稱及地址： Name and address of the Development:	遠晴LE RIVIERA 香港筲箕灣東大街23號 23 Shau Kei Wan Main Street East, Hong Kong	
本物業 Property：	樓 Floor:	單位 Flat:
賣方 Vendor：	添華企業有限公司 TEAMWELL ENTERPRISES LIMITED 錦華置業有限公司 KAM WAH INVESTMENT COMPANY LIMITED	
買方 Purchaser：		
香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/Business Registration No.		

本人/吾等作為本物業之買方，謹在簽署本物業之臨時買賣合約（「臨時合約」）之前確認以下事項：

I/We, as the Purchaser of the Property, hereby confirm the following prior to my/our signing of the preliminary agreement for sale and purchase (“PASP”) of the Property：

1. 附於本函之平面圖中進一步詳述之嵌入式裝置（以下簡稱「嵌入式裝置」），將於本物業買賣完成之日，以「現狀」作為贈品在本物業內提供。各項嵌入式裝置的大致位置已標示於隨附之平面圖上，僅作識別用途。惟該等嵌入式裝置的實際位置及尺寸，可能會有所不同，一切以現場交樓為準。賣方對於任何嵌入式裝置的狀況、品質或運作狀態，均未曾亦不作任何保證或聲明。

Built-in fitting(s), details of which are further described on the plan attached hereto, (“**Built-in Fittings**”) will be provided in the Property as gift items in an “as-is” condition as at the date of completion of the sale and purchase of the Property. The approximate location(s) of each Built-in Fittings is/are shown on the plan attached hereto for identification purpose only provided that the actual location and dimensions of the Built-in Fittings may vary subject to as-built handover condition. No warranty or representation whatsoever has been made or is made by the Vendor regarding the condition, quality or working order of any of the Built-in Fittings.

2. 本人/吾等已完全知悉嵌入式裝置的提供。在不影響本人/吾等在臨時合約及/或其後的正式買賣合約下的權利下，本人/吾等不會就嵌入式裝置的存在、設計、顏色或物料提出任何反對或向賣方作出任何申索。

I/We am/are fully aware of the provision of the Built-in Fittings. Without prejudice to my/our rights under the PASP and/or the subsequent agreement for sale and purchase, I/we will not, whether before or after completion of the sale and purchase of the Property, make any objection to or any claim, demands or remedies whatsoever against the Vendor in relation to the existence, design, colour or materials of the Built-in Fittings.

3. 如本函之中英文文本有任何歧義，一切以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等同意購入本物業時已完全知悉並接受及同意上述事項。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree to the above.

買方簽署Signed by the Purchaser

日期Date :

投標提交文件清單

TENDER SUBMISSION CHECKLIST

在方格內加上✓號 Tick Box	項目 Item	文件 Document	備註 Remarks
☐	1)	經投標者填妥並簽署的投標表格 (附件 A) 連同下列文件： Form of Tender (Appendix A) duly completed and signed by the tenderer and attached with :- (a) 招標公告 Tender Notice (b) 出售條件 (附件 B) Conditions of Sale (Appendix B)	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	2)	經投標者填妥及簽署的對「對買方的警告」(附件 C) Warning to Purchasers (Appendix C) duly completed and signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	3)	經投標者填妥及簽署的「與賣方關係的聲明」(附件 D) Declaration of Relationship with the Vendor (Appendix D) duly completed and signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	4)	經投標者填妥及簽署的「個人資料收集聲明」(附件 E) Personal Information Collection Statement (Appendix E) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	5)	經投標者填妥及簽署的「關於中介人的聲明」(附件 F) 連同投標者委任之地產代理 / 營業員 (如有) 的牌照副本及名片 Declaration regarding Intermediary (Appendix F) duly completed and signed by the tenderer together with a copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	6)	經投標者填妥及簽署的「關於參觀物業的確認函」(附件 G) Acknowledgement Letter for Property Viewing (Appendix G) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	7)	經投標者填妥及簽署的「賣方資料表格」(附件 H) Vendor's Information Form (Appendix H) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	8)	經投標者填妥及簽署的「關於開放式廚房的確認函」(附件 I) Acknowledgement Letter regarding Open Kitchen (Appendix I) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	9)	經投標者填妥及簽署的「關於佣金不回扣確認信」(附件 J) Acknowledgement Letter Regarding No Rebate of Commission Fee (Appendix J) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE

☐	10)	經投標者填妥及簽署的「關於「代繳印花稅優惠」的確認函」(附件 K) Acknowledgement Letter regarding “Stamp Duty Payment Benefit” (Appendix K) duly signed by the tenderer	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	11)	經投標者填妥及簽署的「關於「新居電器現金回贈優惠」的確認函」(附件 L) Acknowledgement Letter regarding “New Home Appliance Cash Rebate Benefit” (Appendix L)	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	12)	(如適用)經投標者填妥及簽署的「關於嵌入式裝置的確認函」(附件 M) (if applicable) Acknowledgement Letter regarding Built-in Fitting(s) (Appendix M)	提交一式兩份經簽署的版本 Submit signed version in DUPLICATE
☐	13)	抬頭為「 的近律師行 」的銀行本票及支票 (如適用) (以支付投標表格中提出的樓價的 5%) Cashier's Order(s) and cheque(s) (if applicable) (for 5% of the Purchase Price tendered in the Form of Tender) payable to “ Deacons ”.	
☐	14)	* (適用於個人投標者) 投標者的香港身份證 / 護照副本 * (For individual tenderer) Copy(ies) of Hong Kong Identity Card(s) / Passport(s) of the tenderer	
☐	15)	* (適用於公司投標者) * (For company tenderer) (a) 投標者的商業登記證書副本 (如有)、公司註冊證書副本 Copy(ies) of Business Registration Certificate (if any), Certificate of Incorporation of the tenderer (b) 投標者之董事的香港身份證 / 護照副本 copy(ies) of the Hong Kong Identity Card(s) / Passport(s) of the director(s) of the tenderer (c) 投標者的董事決議副本 (以授權以簽署投標表格及上文提及的其他文件的形式簽署該等文件) copy of Board Resolutions of the tenderer authorizing the signing of the Form of Tender and other documents, mentioned in the above in the manner as they are signed (d) * (適用於香港公司) 最新之周年申報表 (表格 NAR1) 或法團成立表格 (股份有限公司) (表格 NNC1) 副本 * (For Hong Kong companies) copy of the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) (e) * (適用於根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司) 最新之註冊非香港公司周年申報表 (表格 NN3) 或註冊非香港公司的註冊申請書 (表格 NN1) 副本 * (For Non-Hong Kong Companies registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong)) 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) (f) * (適用於沒有根據公司條例 (香港法例第 622 章) 第 16 部註冊之非香港公司或如提供海外地址) 由投標者的一位董事認證的最新之董事名冊及股東名冊副本 * (For any Non-Hong Kong Company that is not	

		registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong)) copies of the latest register of directors and register of members certified by a director of the tenderer	
□	16)	* (如標書由獲授權人遞交) 授權獲授權人代投標者遞交標書之授權書的正本或認證副本 * (If tender is submitted by attorney) Original or certified copy of Power of Attorney authorizing the attorney to submit the tender on behalf of the Tenderer	

***請刪除不適用者**

****Delete where inapplicable***