

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE
OF**

載有下述物業招標條款之招標公告

CRISTALLO (the “Development”)

明寓（「發展項目」）

Flat A on 9th & 10th Floor of the Development

(the “Property”)

發展項目 9 樓及 10 樓 A 室（「該物業」）

Date 日期:

Tender No. 招標號碼	
Date of tender 招標日期	
Commencement time of tender 招標開始時間	The following time on the aforesaid date of tender 上述招標日期當日的下列時間： 4:00 p.m. 下午 4 時正
Closing time of tender 招標截止時間	The following time on the aforesaid date of tender 上述招標日期當日的下列時間： 5:00 p.m. 下午 5 時正

From: Able Business Development Limited (the “Vendor”)

本文件由高業發展有限公司（「賣方」）發出

To: tenderers of the Property

致：該物業投標人

- (1) To make an offer to purchase the Property, you shall
如欲作出要約購買該物業，閣下須
 - (a) complete and sign the Offer Section of this document below (the “Offer Section”) without any amendment to this document;
填妥及簽署本文件下文要約部份（「要約部份」）（不得修改本文件）；
 - (b) complete and execute the enclosed forms of the following each without any amendment and **in duplicate**:
填妥及簽立下列各項（其格式附夾於本文件，不得修改），各一式兩份：
 - (i) preliminary agreement for sale and purchase of the Property (the “PASP”);
該物業之臨時買賣合約（「臨時買賣合約」）；
 - (ii) Acknowledgement Letter Regarding Landscape Decoration Works in Common Parts of the Development;
有關發展項目公用部分園林美化工程的確認書；
 - (iii) Acknowledgement Letter Regarding Stamp Duty Benefit;
有關印花稅優惠的確認書；
 - (iv) Acknowledgement Letter Regarding Early Settlement Cash Rebate;
有關提前付清樓價現金回贈的確認書；
 - (v) Acknowledgement Letter Regarding Priority to Purchase One Parking Space;
有關優先認購一個車位的確認書；
 - (c) complete and sign the enclosed form of the Vendor’s Information Form of the Property without any amendment;
填妥及簽署該物業的「賣方資料表格」（其格式附夾於本文件，不得修改）；
 - (d) complete and sign the enclosed form of Warning to Purchasers without any amendment;
and
填妥及簽署「對買方的警告」（其格式附夾於本文件，不得修改）；及

- (e) complete and sign the enclosed form of the Personal Information Collection Statement without any amendment.

填妥及簽署「個人資料收集聲明」（其格式附夾於本文件，不得修改）。

Please do not date the PASP and the other documents referred to in (1)(b) above. Please date the said Vendor's Information Form, the Warning to Purchasers and the Personal Information Collection Statement the date on which you sign the same.

請勿於臨時買賣合約及上述第（1）（b）段提及之其他文件填上日期。 簽署「賣方資料表格」、「對買方的警告」及「個人資料收集聲明」時，請填上簽署日期。

- (2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same to Basement Floor, Railway Plaza, 39 Chatham Road South, Tsim Sha Tsui, Kowloon **between the commencement time of tender to the closing time of the tender on the date of tender.** **Please note that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property.**

閣下須於招標日期之招標開始時間至招標截止時間把下述文件連同本文件（要約部份須如上所述填妥及簽署），一併交回九龍尖沙咀漆咸道南 39 號鐵路大廈地庫。**請注意：賣方有全權透過修改有關該物業的銷售安排資料不時更改招標截止日期及/或時間。**

- (a) your completed and executed documents referred to in (1) above (please note that the documents referred to in (1)(b) above shall each be submitted **in duplicate**);
經閣下填妥及簽立之上述第（1）段所述的文件（請注意：上述第（1）（b）段提及之各文件各需提交**一式兩份**）；
- (b) one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 5% of the purchase price you offered and made payable to “Baker & McKenzie”, the Vendor's solicitors;
一張或多張由香港持牌銀行發出金額合共等於閣下出價 5%、而抬頭人為“貝克·麥堅時律師事務所”（即賣方律師）的港幣銀行本票；
- (c) copy(ies) of your identification document(s) (*note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any) and business registration certificate*); and
閣下身份證明文件副本（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照）；而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證）；及

- (d) (applicable only if the tenderer concerned is a company) a certified true copy of the tenderer's board resolutions approving the purchase of the Property and authorizing the director(s) to sign the PASP and the formal agreement for sale and purchase of the Property (the "ASP") for and on the tenderer's behalf.
(若投標人為公司方適用) 閣下董事會批准購買該物業及授權董事簽署臨時買賣合約及該物業的正式買賣合約(「正式買賣合約」)的決議的經核證真實副本。
- (3) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 3:59 p.m. on the immediately following day after the date of the tender** (the "Specified Date") and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor.
閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於招標日期的下一個緊接日(「指明日期」)下午3時59分及之前不能收回及可供賣方接受，而一經賣方接受，閣下與賣方間即有合約存在。
- (4) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return to you one duplicate of the PASP and the other documents referred to in (1)(b) above executed by the Vendor and dated not later than the Specified Date as soon as practicable.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時買賣合約及上述第(1)(b)段提及之其他文件一份。
- (5) The cashier order(s) submitted will be retained uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) will be cashed and the amount will be treated as the initial deposit of the Property. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) will be uncashed and made available for your collection by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) to you at your risk by mailing the same by ordinary or register post to your address specified in the Offer Section.
在賣方尚未決定是否接受閣下要約前，閣下所提交之本票將不作兌現。倘賣方接受閣下要約，本票將作兌現，而金額將視作該物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，本票將不作兌現，且經預約閣下可領回本票，唯賣方亦可將本票以普通或掛號郵遞郵寄至閣下於要約部份填上之地址(遺失風險由閣下承擔)。
- (6) The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor has the absolute right to withdraw from the sale of the Property at any time before the acceptance of any offer.

The Vendor has the absolute right to change the closing date and/or time of the tender from time to time by amending the Sales Arrangements in relation hereto. You are reminded to read the latest register of transactions of the Development so as to ascertain whether the Property is still available for tender. The Property will become unavailable for tender once the Vendor accepts a tender after the close of a previous tender exercise of the Property (whether under the said Sales Arrangements or any other Sales Arrangements). Please note also that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender.

賣方並不承諾亦無責任閱覽、考慮或接受認購該物業最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售該物業。賣方有全權透過修改與此相關的銷售安排不時更改招標截止日期及/或時間。閣下敬請檢視發展項目的成交紀錄冊，以知悉該物業是否仍然可供招標出售。一旦賣方在該物業（不論是於上述銷售安排下或任何其他銷售安排下）的先前的招標程序完結後接納該物業的投標，該物業即變為不再可供招標出售。另請亦注意發展項目的成交紀錄冊未必一定於賣方接納投標後立即更新。

- (7) The ASP shall be in the form prescribed by the Vendor and none of the terms thereof may be altered. The form of the ASP is available for inspection between 3:00 p.m. and 5:00 p.m. on the date of tender at Basement Floor, Railway Plaza, 39 Chatham Road South, Tsim Sha Tsui, Kowloon. 正式買賣合約格式須為賣方律師所擬定，其條款不得修改。正式買賣合約格式於招標日期下午3時至下午5時於九龍尖沙咀漆咸道南39號鐵路大廈地庫可供查閱。
- (8) Where you make an offer to purchase the Property through the introduction of an estate agent (the “**Intermediary**”), please also fill in the details of the Intermediary in the Offer Section. You acknowledge and confirm that:
倘閣下經由地產代理（「介紹人」）介紹予賣方以入標認購該物業之地產代理，請將介紹人資料填上要約部份。閣下知悉和確認：
- (a) the Intermediary represents you in the transaction (whether or not the Intermediary also represent the Vendor);
介紹人於交易中代表閣下（不論是否亦代表賣方）；
- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to you or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor;

介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向買方或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束。

(c) the Vendor is not and will not be involved in any dispute between you and the Intermediary or any other estate agent, and this tender and, if your offer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and 買方與介紹人或任何其他地產代理之任何纏繞，一概與賣方無關。本招標及（如閣下要約獲接受）該物業之買賣將按照本文件條款及交易文件條款進行；及

(d) the Vendor has not and has not authorised any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from you, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Property. If any person demands any other benefit from you for your submission of the offer to purchase of the Property, you have been advised that you should report promptly to the Independent Commission Against Corruption (ICAC).

賣方並無直接或間接、亦無授權任何人、介紹人或任何其他地產代理向閣下、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就閣下入標認購該物業向閣下索取任何其他利益，閣下已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing you to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation. 介紹人是否為介紹閣下予賣方以入標認購該物業之地產代理，須由賣方核實方作準。

(9) You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.

特此建議閣下就本文件之條款及格式附夾於本文件之各文件向閣下律師尋求意見。

(10) This document and the enclosed forms are all confidential Provided That you may at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided to you in consideration of your agreement to the foregoing.

本文件及所附夾之表格均屬機密，唯閣下可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予閣下專業顧問，唯透露之目的僅限於就本文件條款所預

期交易之相關事宜提供專業意見。本文件及所附夾之表格均以閣下同意上文規定為代價向閣下提供。

- (11) A person who is not a party to this document 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 document.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

- (12) In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

- (13) The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.

本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

Should you have any query, please call the hotline of this development: 3706 9288.

如有任何問題，請致電本發展項目的熱線（3706 9288）查詢。

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OFFER SECTION

要約部份

To be completed and signed by the tenderer(s):

由投標者填妥及簽署：

I/We hereby submit the materials referred to (2) above to the Vendor, namely (please tick “√”):

我/我們特此向賣方提交第（2）段所述之文件如下（請標上“√”）：

- completed and executed PASP **(IN DUPLICATE)**
已填妥及簽立之臨時買賣合約（一式兩份）
- completed and executed Acknowledgement Letter Regarding Landscape Decoration Works in Common Parts of the Development **(IN DUPLICATE)**
已填妥及簽立之有關發展項目公用部分園林美化工程的確認書（一式兩份）
- completed and executed Acknowledgement Letter Regarding Stamp Duty Benefit **(IN DUPLICATE)**
已填妥及簽立之有關印花稅優惠的確認書（一式兩份）
- completed and executed Acknowledgement Letter Regarding Early Settlement Cash Rebate **(IN DUPLICATE)**
已填妥及簽立之有關提前付清樓價現金回贈的確認書（一式兩份）
- completed and executed Acknowledgement Letter Regarding Priority to Purchase One Parking Space **(IN DUPLICATE)**
已填妥及簽立之有關優先認購一個車位的確認書（一式兩份）
- the signed Vendor's Information Form of the Property
已簽署該物業的「賣方資料表格」
- the signed Warning to Purchasers
已簽署的「對買方的警告」
- the signed Personal Information Collection Statement
已簽署的「個人資料收集聲明」

- one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 5% of the purchase price offered and made payable to “Baker & McKenzie”
一張或多張由香港持牌銀行發出金額合共等於出價 5%、抬頭人為“貝克•麥堅時律師事務所”的港幣銀行本票
- copy(ies) of identification document(s) of all tenderers
所有投標人的身份證明文件之副本
- (applicable only if the tenderer concerned is a company) a certified true copy of the tenderer’s board resolutions approving the purchase of the Property and authorizing the director(s) to sign the PASP and the ASP for and on the tenderer’s behalf
(若投標人為公司方適用) 投標人的董事會批准購買該物業及授權董事簽署臨時買賣合約及正式買賣合約的決議的經核證真實副本

I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor’s payment of HK\$10 to me/us after receiving my/our written demand.

我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣 10 元為代價）。

I/We hereby confirm that (please choose one of the following):

我/我們特此確認（請選擇以下其一）：

- before our submission of the said materials, the Vendor has made the Property available for my/our viewing and I/we have viewed the Property.
於我/我們提交上述文件前，賣方已開放該物業供我們參觀，而我/我們已參觀該物業。
- before our submission of the said materials, the Vendor has made the Property available for my/our viewing but after due consideration and out of my / our own free will and choice I / we decided not to view the Property.
於我/我們提交上述文件前，賣方已開放該物業供我們參觀，但經充份考慮後本人/我們自主選擇決定不參觀該物業。

I/We hereby make the following declaration on related party (please choose one of the following):

我/我們特此確認作出以下關於有關連人士的聲明（請選擇以下其一）：

- I/We/one or more of us am/is/are a related party(ies)* of the Vendor.
我/我們/我們中有一名或多於一名人士乃賣方的有關連人士。
- I am not/We are not/None of us is a related party* of the Vendor.
我/我們均並非賣方的有關連人士。

* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

如有以下情況，某人即屬賣方的有關連人士 – 該人是 – (i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；(iv) 該賣方的有聯繫法團或控權公司；(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控權公司的經理。

Remarks 備註：

“holding company of that vendor” means - Chan HM Company Limited, Grand Ming Group Holdings Limited, Pioneer Swift Limited, Market Rise Limited.

“associate corporation”, in relation to a corporation or specified body, means -

(a) a subsidiary of the corporation or specified body; or

(b) a subsidiary of a holding company of the corporation or specified body;

“manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);

“private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and

“subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).

“賣方的控權公司”指 – Chan HM Company Limited、佳明集團控股有限公司、Pioneer Swift Limited、常陞有限公司。

“有聯繫法團”就某法團或指明團體而言，指 -

(a) 該法團或指明團體的附屬公司；或

(b) 該法團或指明團體的控權公司的附屬公司；

“經理”具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

“私人公司”具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及

“附屬公司”指《公司條例》(第 622 章)所指的附屬公司。

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：_____

No(s). of identification documents 身份證明文件之號碼：

(note: If a tenderer is a natural person please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify). If a tenderer is a company, please state (i) the company number and (ii) place of incorporation)

(請注意：若投標人為自然人，請填上香港身份證號碼（如不適用則填上其他有效身份證明文件如護照（請列明）；若投標人為公司，請填上（i）公司號碼（ii）公司成立地點）

_____ (place of incorporation, if applicable: _____)
(公司成立地點，如適用：_____)

Contact information of the tenderer(s) 投標人聯絡資料：

Address 地址：_____

Telephone number 電話號碼：_____

Fax number 傳真號碼：_____

Email address 電郵地址：_____

Particulars of Intermediary 介紹人資料

Name 姓名：_____

EA Licence No. 地產代理牌照號碼：_____

Estate Agency 所屬地產代理公司：_____

PRELIMINARY AGREEMENT FOR SALE & PURCHASE

臨時買賣合約

賣方律師 Vendor's Solicitors:
貝克·麥堅時律師事務所
香港鰂魚涌英皇道979號太古坊一座14樓
BAKER & MCKENZIE
14th Floor, One Taikoo Place,
979 King's Road, Quarry Bay, Hong Kong
Tel: 2846 2426 Fax: 2845 0476

賣方 Vendor:
高業發展有限公司
香港九龍尖沙咀漆咸道南39號鐵路大廈19樓
ABLE BUSINESS DEVELOPMENT LIMITED
19th Floor, Railway Plaza, 39 Chatham Road South,
Tsim Sha Tsui, Kowloon, Hong Kong
Tel: 2756 0828 Fax: 2753 8434

臨時買賣合約 (“臨時合約”)
PRELIMINARY AGREEMENT FOR SALE & PURCHASE (“Preliminary Agreement”)

編號 No. :
日期 Date :
(註 Note: 由賣方填寫 to be filled in by Vendor)

買方 Purchaser:	香港身份證號碼 HKI.D. / 商業登記號碼 Business Registration No.
地址 Address:	電話號碼 Tel No.:

發展項目名稱及地址 : 何文田太子道西 279 號明寓
Name and address of the development : Cristallo, 279 Prince Edward Road West, Ho Man Tin

訂購物業 (“本物業”) 的資料 Details of the Property (“the Property”)

本物業 The Property	樓層 Floor	單位 Flat	其他 Others
	9/F & 10/F	A	---

註 Notes: 1. 買方請填上售價及臨時訂金的適用金額 (售價的 5%)
Purchaser please fill in the applicable amounts of the Purchase Price and the preliminary deposit (5% of the Purchase Price).
2. 賣方將填上適用於買方及賣方的簽立正式合約的日期。
The Vendor will fill in the dates of signing of the Agreement as applicable to the Purchaser and the Vendor.

付款條款 Terms of Payment :-

本物業的售價為 港幣 _____, 並須由買方按以下方式付予賣方 :-
The Purchase Price of the Property is HK\$ _____元, which shall be paid by the Purchaser to the Vendor in the manner as follows:-

付款方法 Payment Method: 360 天付款計劃 360 Days Payment Plan

臨時訂金 Preliminary Deposit	港幣 HK\$ _____元	即售價 5% 的臨時訂金, 須於簽署本臨時合約時支付; which is equal to 5% of the Purchase Price, being preliminary deposit shall be paid upon signing of this Preliminary Agreement;
加付訂金 Further Deposit	港幣 HK\$ _____元	即售價 5% 的加付訂金, 須於本臨時合約日期後 60 日內支付; which is equal to 5% of the Purchase Price, being further deposit shall be paid within 60 days after the date hereof;
售價餘款 Balance of Purchase Price	港幣 HK\$ _____元	即售價 90% 的售價餘款, 須於本臨時合約日期後第 360 日 (“成交日期”) 或之前支付。 which is equal to 90% of the Purchase Price, being the balance of Purchase Price shall be paid within 360 days (“Completion Date”) after the date hereof.

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 _____ (註: 由賣方填寫) (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 _____ (note: to be filled in by Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
- (b) 由賣方於 _____ (註: 由賣方填寫) (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 _____ (note: to be filled in by Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

買方確認上述的購買乃由 _____ 所促成。

The Purchaser certify that the above purchase is introduced by _____.

本臨時合約受下文之其他附帶條款所約束。

This Preliminary Agreement is subject to the Other Terms and Conditions as set out below.

買方簽署 Signed by Purchaser

代表賣方簽署 For and on behalf of the Vendor

註 Note: 以下由賣方填寫 below to be filled in by Vendor:

上述所列臨時訂金 港幣 _____ 元經已收受妥, 此據交來支票/本票(以銀行過數作實)
Received the preliminary deposit in the sum of HK\$ _____ by way of Cheque / Cashier Order (subject to bank clearance)
銀行名稱 Name of Bank : _____
支票/本票號碼 Cheque / Cashier Order No. : _____

其他附帶條款 Other Terms and Conditions

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) 附表 1 第(1)(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
the floor area of an item under clause (1)(a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) 附表 1 第(1)(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (1)(b) of Schedule 1 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. 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.
4. 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.
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. 任何本臨時合約下的責任，若其履行日期並非工作日或在須履行日期當日，天文台在上午九時至下午五時任何時間懸掛八號或以上颱風訊號或發出黑色暴雨警告訊號，則履行該責任的日期將順延至原定日期之後第一個沒有在上午九時至下午五時任何時間懸掛八號或以上颱風訊號或發出黑色暴雨警告訊號的工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day or on which Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9:00am and 5:00pm, the date for the performance shall automatically be postponed to the immediately following day which is a working day and on which no Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9:00am and 5:00pm.
7. 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.
8. 所有訂金，樓價的任何部份及樓價餘款必須以香港持牌銀行所發出並以賣方律師作抬頭人的本票或保付支票支付。
All deposits, part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of cashier order(s) issued or cheque(s) certified good for payment by a licensed bank in Hong Kong in favour of the Vendor’s solicitors for the relevant amount.
9. 本物業買賣須於成交日期當日或之前於辦公時間內（即上午 10 時至下午 4 時 30 分），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 (i.e. 10:00am to 4:30pm) on or before the Completion Date.

10. (a) 買方須選擇賣方律師外之其他律師代表買方。買賣雙方須各自承擔其於正式合約和轉讓契的律師費用。
The Purchaser shall instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the Property. Each of the Vendor and Purchaser shall pay its/his/her own solicitor's legal fees in respect of the Agreement and the Assignment.
- (b) 所有圖則費、大廈公契及管理合約（包括分公契及管理合約，如有）之擬定、完成及登記之費用之適當比例分攤、契據認證副本之費用包括該等認證副本之圖則費、查冊費、所有就本臨時合約、正式合約及轉讓契須繳付之登記費及其他支出費用，均由買方承擔。買方並須承擔所有與本物業的按揭有關的律師費用及支出。
All plan fees, a due proportion of the costs for the preparation, completion and registration of the Deed of Mutual Covenant and Management Agreement (including Sub-Deed(s) of Mutual Covenant and Management Agreement(s), if any), the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, all registration fees payable on this Preliminary Agreement, the Agreement and the Assignment and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the Property.
11. 賣方保留根據正式合約修改與本物業和／或本物業作為其中部分的該發展項目有關的圖則的權利，惟賣方將事先取得政府有關部門的批准（若需要）。
The Vendor hereby reserves the right to amend the relevant plans in respect of the Property and/or the Development of which the Property forms part in accordance with the provisions of the Agreement provided that the Vendor shall have obtained the prior approval (if required) from the relevant governmental authority/authorities.
12. 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's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
13. 買方通訊地址或電話如有更改，買方須即以書面通知賣方。
The Purchaser shall promptly inform the Vendor in writing of any change in his correspondence address and telephone number.
14. 買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。買賣完成時，賣方須將本物業交吉予買方。
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. Vacant possession of the Property shall be delivered to the Purchaser upon completion.
15. 正式合約格式須為賣方律師所擬定。
The Agreement shall be in such form as may be prepared by the Vendor's solicitors.
16. 賣方與買方並沒有在簽訂本臨時合約以前訂立與本臨時合約條款及條件相同的非書面買賣合約或買賣合約。
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale made between the same parties thereto and on the same terms and conditions thereof.
17. 本臨時合約之中文及英文版本均具有相同的法律效力。
Both the Chinese and English versions of the provisions in this Preliminary Agreement have the same legal effects.
18. 本臨時合約所列之時間或時限乃本臨時合約之重要部份。
Time shall in every respect be of the essence of this Preliminary Agreement.
19. 買方已確認收到第(20)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 (20) and fully understands its contents.
20. 就第(19)條而言，“對買方的警告”內容如下：
For the purposes of clause (19), 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.

21. 茲證明本物業根據《印花稅條例》(第 117 章) 29A(1) 條之定義為住宅物業。
It is hereby certified that the Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).
22. 本物業的量度尺寸如下— 參閱附表 1。
The measurements of the Property are as follows – see Schedule 1.
23. 本物業買賣所包括的裝置、裝修物料及設備如下— 參閱附表 2。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows – see Schedule 2.
24. 並非本臨時合約一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。
A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.

附表 1 Schedule 1

(1) 本物業的量度尺寸如下:

The measurements of the Property are as follows :

(a) 本物業的實用面積為 252.824 平方米／ 2,721 平方呎，其中—
the saleable area of the Property is 252.824 square metres/ 2,721 square feet of which —

--- 平方米／ --- 平方呎為露台的樓面面積；

--- square metres/ --- square feet is the floor area of the balcony;

--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres/ --- square feet is the floor area of the utility platform;

--- 平方米／ --- 平方呎為陽台的樓面面積；及

--- square metres/ --- square feet is the floor area of the verandah; and

(b) 其他量度尺寸為—

other measurements are —

空調機房的面積為

--- 平方米／

--- 平方呎；

the area of the air-conditioning plant room is

--- square metres/

--- square feet;

窗台的面積為

--- 平方米／

--- 平方呎；

the area of the bay window is

--- square metres/

--- square feet;

閣樓的面積為

--- 平方米／

--- 平方呎；

the area of the cockloft is

--- square metres/

--- square feet;

平台的面積為

--- 平方米／

--- 平方呎；

the area of the flat roof is

--- square metres/

--- square feet;

花園的面積為

--- 平方米／

--- 平方呎；

the area of the garden is

--- square metres/

--- square feet;

停車位的面積為

--- 平方米／

--- 平方呎；

the area of the parking space is

--- square metres/

--- square feet;

天台的面積為

--- 平方米／

--- 平方呎；

the area of the roof is

--- square metres/

--- square feet;

梯屋的面積為

--- 平方米／

--- 平方呎；

the area of the stairhood is

--- square metres/

--- square feet;

前庭的面積為

--- 平方米／

--- 平方呎；

the area of the terrace is

--- square metres/

--- square feet;

庭院的面積為

--- 平方米／

--- 平方呎。

the area of the yard is

--- square metres/

--- square feet.

附表 2 Schedule 2

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 :

1. Interior Finishes	
Item	Description
Internal Wall and Ceiling	<p>Living Room, Dining Room and Bedroom (except Flat A at 7/F and Flat A at 15/F & 16/F) Wall: Plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Living Room and Dining Room of Flat A at 7/F Wall: Fabric laminated glass, stainless steel, natural stone, wood veneer, wall paper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board and wood veneer false ceiling.</p> <p>Master Bedroom of Flat A at 7/F Wall: Fabric laminated glass, wood veneer, wallpaper and stainless steel trim where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling and wood veneer.</p> <p>Bedroom 1 of Flat A at 7/F Wall: Wood veneer and wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Living Room and Dining Room of Flat A at 15/F & 16/F Wall: Fabric laminated glass, wood veneer, wallpaper, plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Bedroom 1, Bedroom 2 and Bedroom 3 of Flat A at 15/F & 16/F Wall: Plastered and painted with emulsion paint, wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p>
Internal Floor	<p>Living Room and Dining Room (except Flat A at 7/F) Natural stone flooring with natural stone skirting.</p> <p>Master Bedroom and Bedroom (except Flat A at 7/F) Timber and natural stone flooring with timber skirting.</p> <p>Living Room and Dining Room of Flat A at 7/F Natural stone flooring.</p> <p>Master Bedroom and Bedroom 1 of Flat A at 7/F Timber and natural stone flooring.</p>
Bathroom	<p>Master Bathroom, Bathroom 1 and Bathroom 2 Wall: Fabric laminated mirror glass and natural stone where exposed and run up to false ceiling. Wall behind vanity cabinet finished with ceramic tiles. Walls behind mount mirror cabinet are plastered. Floor: Natural stone where exposed. Ceiling of Bathroom 1 and Bathroom 2: Gypsum board false ceiling with emulsion paint where exposed. Ceiling of Master Bathroom: Gypsum board false ceiling with emulsion paint (Some areas with stainless steel panel) where exposed.</p>

Kitchen	<p>Wall of Duplex Units: Wood veneer, fabric laminated glass, stainless steel and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles.</p> <p>Wall of units at 2/F-3/F and 5-8/F: Wood veneer, fabric laminated glass and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles.</p> <p>Floor: Natural stone where exposed.</p> <p>Ceiling: False ceiling with plastic laminate, gypsum board with emulsion paint.</p> <p>Cooking bench finishes: reconstituted stone.</p>
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2. Interior Fittings	
Item	Description
Doors	<p>Main Entrance Door Wood veneer timber door with stainless steel trim, fitted with door closer, door stopper, door viewer and lockset with handle.</p> <p>Master Bedroom Door and Bedroom Door (except Flat A at 7/F) Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Store Room Door, Store Room 1 Door, Store Room 2 Door and Store Room 3 Door Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Store Room 4 Door Wood veneer timber door with handle.</p> <p>Master Bathroom Door (except Duplex units and Flat A at 7/F) Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Master Bathroom Door of Duplex units Fabric laminated glass door, stainless steel door frame fitted with track set.</p> <p>Master Bathroom Door of Flat A at 7/F Fabric laminated glass door, stainless steel door frame, fitted with door stopper.</p> <p>Sliding Door of Bedroom 2 at Flat A and Flat B at 15/F & 16/F Wood veneer timber door.</p> <p>Bathroom 1 and Bathroom 2 Door Wood veneer timber door, fitted with door stopper and lockset with handle. (no door for Bathroom 1 and Bathroom 2 in Flat A at 7/F)</p> <p>Kitchen Door (except Flat A at 7/F) Fire-rated wood veneer timber door with stainless steel trim, fire-rated glass vision panel, fitted with door closer, door stopper and with handle.</p> <p>Kitchen Door at Flat A at 7/F Fire-rated glass door and stainless steel frame, fitted with door stopper.</p> <p>Lavatory 1 Door Glass sliding door and metal frame.</p> <p>Door Access to Flat Roof of unit at 16/F Glass door and aluminium frame.</p>

<p>Bathroom</p>	<p>All Bathrooms Mirror cabinet finished with wood veneer, mirror and stainless steel. Vanity cabinet with natural stone countertop, wood veneer, stainless steel and fabric laminated glass finishing, ceramic basin with chrome plated basin mixer. Ceramic water closet.</p> <p>Master Bathroom (except Duplex units and Flat A at 7/F) Steel enamel bathtub (1700mm L x 750mm W x 410mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Master Bathroom of Duplex units Steel enamel bathtub (1800mm L x 800mm W x 430mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass sliding door and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Master Bathroom of Flat A at 7/F Cristalplant bathtub (1690mm L x 940mm W x 480mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Bathroom 1 of Duplex units and Bathroom 2 of all units Steel enamel bathtub (1500mm L x 700mm W x 410mm H) with chrome plated bath mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Bathroom 1 of units at 2/F-3/F and 5-8/F Shower cubicle with glass partition, glass sliding door and chrome plated shower set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Please refer to “Water Supply” below for type and material of water supply system.</p>
<p>Kitchen</p>	<p>Material of sink: Stainless steel.</p> <p>Material of water supply system: Please refer to “Water Supply” below.</p> <p>Material and finishes of kitchen cabinet: Wood particle board and wood effect melamine.</p> <p>Type of all other fittings and equipments: Chrome-plated sink mixer, cooker hobs, cooker hood, gas water heater, refrigerator, induction cooktop, wine cabinet, steam oven, oven, washer/dryer and exhaust fan.</p> <p>Please refer to “Appliances Schedule” below for brand name and model number of appliances.</p>

Bedroom	<p>For All Units (Except Flat A at 7/F and Flat A at 15/F & 16/F) No fittings.</p> <p>For Flat A at 7/F ONLY Bedroom 1 is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber side table finished with wood veneer and stainless steel, built-in timber cabinet finished with wood veneer.</p> <p>Master Bedroom is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber cabinet finished with wood veneer and stainless steel, built-in timber side table finished with wood veneer, stainless steel and natural stone.</p> <p>For Flat A at 15/F & 16/F ONLY Bedroom 1, Bedroom 2 and Bedroom 3 are fitted with built-in timber cabinet finished with wood veneer and vinyl leather.</p> <p>Master bedroom is fitted with built-in timber wardrobe finished with wood veneer and vinyl leather, built-in timber vanity table finished with wood veneer and vinyl leather, built-in timber cabinet finished with wood veneer, vinyl leather, stainless steel and glass, built-in timber shelf finished with wood veneer and vinyl leather.</p>
Telephone	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
Aerials	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
Electrical Installations	<p>Electricity supply board with miniature circuit breakers is provided. Some conduits are concealed in walls, while some conduits are partly exposed and partly concealed in false ceilings, bulkheads and cabinets.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of power points and air conditioner points.</p>
Gas Supply	Town gas supply pipes are installed in Kitchens and connected to gas cooker hob and gas water heater.
Washing Machine Connection Point	<p>Washing machine connection point is located in Kitchens. Water supply point of a design of 15mm diameter and drainage point of a design 40mm in diameter are provided.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the number of connection points.</p>
Water Supply	<p>Copper pipes are used for hot and cold water supply. PVC pipes are used for flush water supply. Some water pipes are exposed, some are concealed in walls, some are enclosed in false ceilings and/or bulkheads and/or cabinets.</p> <p>Hot water is available.</p>

3. Miscellaneous	
Item	Description
Water meter, electricity meter and gas meter	<p>Separate water consumption meter for each unit is installed in the common Water Meter Cabinet (WMC) on respective residential floor.</p> <p>Separate electricity consumption meter for each unit is installed in the common Electricity Meter Room (EMR) on respective residential floor.</p> <p>Separate town gas meter is installed in the Kitchens for each unit.</p>

4. Security Facilities

Description

Each residential unit is equipped with a door phone connected to the lobby at G/F.
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5. Appliances

Please refer to the "Appliances Schedule" below for the brand names and model numbers of appliances to be provided.

1. 室內裝修物料	
細項	描述
內牆及天花板	<p>客廳、飯廳及睡房 (7 樓 A 單位及 15 樓及 16 樓 A 單位除外) 牆壁：外露位置批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>7 樓 A 單位的客廳及飯廳 牆壁：外露位置鋪砌夾紗玻璃、不銹鋼、天然石材、木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>7 樓 A 單位的主人睡房 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及不銹鋼條。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花及木皮飾面。</p> <p>7 樓 A 單位的睡房 1 牆壁：外露位置鋪砌木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>15 樓及 16 樓 A 單位的客廳及飯廳 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>15 樓及 16 樓 A 單位的睡房 1、睡房 2 及睡房 3 牆壁：外露位置批盪後髹乳膠漆、鋪砌牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p>
內部地板	<p>客廳及飯廳 (7 樓 A 單位除外) 天然石材連天然石材牆腳線。</p> <p>主人睡及睡房 (7 樓 A 單位除外) 木地板及天然石材連木材牆腳線。</p> <p>7 樓 A 單位的客廳及飯廳 天然石材。</p> <p>7 樓 A 單位的主人睡房及睡房 1 木地板及天然石材。</p>
浴室	<p>主人浴室、浴室 1 及浴室 2 牆壁：外露位置鋪砌夾紗玻璃鏡及天然石材至假天花。面盆櫃背牆鋪砌瓷磚。 鏡櫃背牆為英泥沙批盪。 地板：外露位置鋪砌天然石材。 浴室 1 及浴室 2 的天花板：外露位置設石膏板假天花髹上乳膠漆。 主人浴室的天花板：外露位置設石膏板假天花髹上乳膠漆 (局部設有不銹鋼飾面)。</p>
廚房	<p>複式單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃、不銹鋼及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 2 樓至 3 樓及 5 樓至 8 樓單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 地板：外露位置鋪砌天然石材。 天花板：假天花設膠板飾面、石膏板髹上乳膠漆。 灶台物料：人造石。</p>

2. 室內裝置	
細項	描述
門	<p>入口大門 木皮飾面及不銹鋼條木大門，配閉門器、門頂、防盜眼及門鎖連手抽。</p> <p>主人睡房門、睡房門 (7 樓 A 單位除外) 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>儲物房門、儲物房 1 門、儲物房 2 門及儲物房 3 門 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>儲物房 4 門 木皮飾面木門連手抽。</p> <p>主人房浴室門 (所有複式單位及 7 樓 A 單位除外) 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>所有複式單位的主人房浴室門 夾紗玻璃門，不銹鋼門框，配軌道裝置。</p> <p>7 樓 A 單位的主人房浴室門 夾紗玻璃門，不銹鋼門框，配門頂。</p> <p>15 樓及 16 樓 A 單位及 B 單位的睡房 2 的趟門 木皮飾面木門。</p> <p>浴室 1 門 及浴室 2 門 木皮飾面木門，配門頂、門鎖連手抽。 (7 樓 A 單位浴室 1 及浴室 2 並無門戶)</p> <p>廚房門 (7 樓 A 單位除外) 木皮飾面及不銹鋼條防火木門配防火玻璃視窗，配閉門器、門頂、手抽。</p> <p>7 樓 A 單位的廚房門 防火玻璃門，不銹鋼框，配門頂。</p> <p>洗手間 1 門 玻璃趟門及金屬門框。</p> <p>16 樓所有單位通往私人天台門 玻璃門及鋁門框。</p>
浴室	<p>所有浴室 鏡櫃配木皮飾面、鏡面及不銹鋼。面盆櫃連天然石材檯面、木皮飾面、不銹鋼及夾紗玻璃飾面，陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。</p> <p>主人房浴室 (所有複式單位及 7 樓 A 單位除外) 鋼瓷釉浴缸 (1700 毫米長 x 750 毫米寬 x 410 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>所有複式單位的主人房浴室 鋼瓷釉浴缸 (1800 毫米長 x 800 毫米寬 x 430 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>7 樓 A 單位的主人房浴室 Cristalplant 浴缸 (1690 毫米長 x 940 毫米寬 x 480 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>複式單位之浴室 1 及所有單位之浴室 2 鋼瓷釉浴缸 (1500 毫米長 x 700 毫米寬 x 410 毫米高) 配鍍鉻浴缸水龍頭套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>2 樓至 3 樓及 5 樓至 8 樓單位之浴室 1 淋浴間配玻璃間格、玻璃門趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>供水系統的類型及用料，請參閱下文「供水」一欄。</p>

廚房	<p>洗滌盆的用料：不銹鋼。供水系統的用料：請參閱下文「供水」一欄。</p> <p>廚櫃的用料及裝修物料：刨花膠合板配木效果三聚氰胺板門。</p> <p>所有其他裝置及設備的類型：鍍鉻水龍頭、煮食爐、抽油煙機、煤氣熱水爐、雪櫃、電磁爐、酒櫃、蒸爐、焗爐、洗衣/ 乾衣機及抽氣扇。</p> <p>設備之品牌名稱及產品型號，請參閱下文「設備說明表」。</p>
睡房	<p>適用於所有單位 (7 樓 A 單位及 15 樓及 16 樓 A 單位除外)</p> <p>沒有裝置。</p> <p>僅適用於 7 樓 A 單位</p> <p>睡房 1 設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製床頭几及以木皮裝飾之嵌入式木製櫃。</p> <p>主人房設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製櫃及以木皮、不銹鋼及天然石材裝飾之嵌入式木製床頭几。</p> <p>僅適用於 15 樓及 16 樓 A 單位</p> <p>睡房 1、睡房 2 及睡房 3 設有以木皮及人造皮裝飾之嵌入式木製櫃。</p> <p>主人房設有以木皮及人造皮裝飾之嵌入式木製衣櫃、以木皮及人造皮裝飾之嵌入式木製梳妝檯、以木皮、人造皮、不銹鋼及玻璃裝飾之嵌入式木製櫃及以木皮及人造皮裝飾之嵌入式木製層架。</p>
電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
電力裝置	<p>電力配电箱並裝置斷路器。部分供電之導管暗藏於牆身，部份外露及部份隱藏於假天花、假陣、櫃內。</p> <p>電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
氣體供應	廚房裝有煤氣管，接駁至煤氣煮食爐及煤氣熱水爐。
洗衣機接駁點	<p>洗衣機接駁點設於廚房。配備設計為直徑 15 毫米的來水接駁喉位及設計為直徑 40 毫米的去水接駁喉位。</p> <p>接駁點的數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
供水	<p>冷熱水喉採用銅喉管。沖廁水喉採用膠喉管。部份水喉管為外露，部份為隱藏於牆中，部份置於假天花內，及/或假陣內及/或櫃中。</p> <p>有熱水供應。</p>

3. 雜項	
細項	描述
水錶、電錶及氣體錶	<p>每個單位之獨立水錶安裝於相關樓層之公共水錶櫃內。</p> <p>每個單位之獨立電錶安裝於相關樓層之公共電錶房內。</p> <p>每戶單位均於廚房內設有獨立煤氣錶。</p>

4. 保安設施	
描述	
每戶單位設有對講機連接地下大堂。	

5. 設備	
有關將提供之各設備品牌名稱及產品型號，請參閱下文「設備說明表」。	

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F & 8/F 2樓、3樓、5 樓、6樓及8 樓		3/F 3樓		7F 7樓		9/F & 10/F, 11/F & 12F, 15/F & 16/F (Duplex) 9樓及10樓、 11樓及12 樓、 15樓及16樓 (複式)	
				A	B	A	B	A	B	A	B
Master Bathroom 主人房浴室	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 1 浴室 1	Thermos Ventilator 暖風機	KDK	30BGAH	-	-	-	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	-	-
Bathroom 2 浴室 2	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	✓	✓	✓	✓
	Thermos Ventilator 暖風機	KDK	30BGAH	✓	✓	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	-	-	-	-	-	-	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓

Notes :

1. The symbol “✓” as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
2. The symbol “-” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之“✓”代表此設備於該住宅物業內提供及/或安裝。
2. 上表內之“-”代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property
住宅單位機電裝置數量說明表

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1
	Lighting Switch 燈制	1	1	2	1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	13A Single Socket Outlet 13 安培單位電插座	2	2	4	2
	13A Twin Socket Outlet 13 安培雙位電插座	2	2	3	2
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	3	2
	Equipment Switch 設備開關	4	4	4	4
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	3	3	5	3
	Recessed Down Light 暗藏筒燈	4	4	20	4
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	2	1
	Telephone Connection Point 電話接駁點	2	2	1	2
	TV/ FM Connection Point 電視/電台天線接駁點	2	2	1	2
	Master Bedroom 主人睡房	13A Single Socket Outlet 13 安培單位電插座	6	6	6
13A Twin Socket Outlet 13 安培雙位電插座電插座		2	2	1	2
Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點		1	1	1	1
Equipment Switch 設備開關		1	1	1	1
Lamp Holder 燈位		1	1	-	1
Lighting Switch 燈制		2	2	3	2
Recessed Down Light 暗藏筒燈		2	2	10	2
T5 Fluorescent Light Trough T5 光管燈槽		-	-	1	-
Telephone Connection Point 電話接駁點		2	2	1	2
TV/ FM Connection Point 電視/電台天線接駁點		2	2	1	2
Bedroom 1 睡房 1	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	2	2	2	2
	Recessed Down Light 暗藏筒燈	-	-	8	-
	T5 Fluorescent Light Trough T5 光管燈槽	-	-	1	-
	Telephone Connection Point 電話接駁點	1	1	1	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Bedroom 2 睡房 2	13A Single Socket Outlet 13 安培單位電插座	2	2	-	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	-	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	-	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	1	1	-	1
	Telephone Connection Point 電話接駁點	1	1	-	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	-	1
Kitchen 廚房	Power Supply Point 電力接駁點	3	3	3	3
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1
	Connection Unit for Washing/Drying Machine 接線座供洗衣乾衣機	1	1	1	1
	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	2	2	2	2
	Recessed Down Light 暗藏筒燈	3	3	3	3
	Socket Outlet for Cooker Hob 電插座供煮食爐	2	2	2	2
	Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1
	Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1
	T5 fluorescent light trough T5 光管燈槽	2	2	2	2
Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1	
Store Room 儲物房	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lighting Switch 燈制	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Recessed Down Light 暗藏筒燈	1	1	1	1
Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1
Master Bathroom 主人房浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
	Recessed Down Light 暗藏筒燈	7	7	7	7

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Bathroom 1 浴室 1	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
Bathroom 2 浴室 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3

Notes:

- 4/F, 13/F and 14/F are omitted.
- "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".

備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)		
			A	B	A	B	
		Quantity 數量					
Lower Duplex 複式單位 下層	Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1	
		Door Bell Push Button 門鈴按鈕	1	1	1	1	
		Lighting Switch 燈制	2	2	2	2	
	Living Room, Dining Room & Corridor 客廳、飯廳 及走廊	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2	
		13A Twin Socket Outlet 13 安培雙位電插座	3	3	3	3	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	3	3	3	3	
		Equipment Switch 設備開關	3	3	3	3	
		Lamp Holder 燈位	2	2	2	2	
		Lighting Switch 燈制	4	4	4	4	
		Recessed Down Light 暗藏筒燈	6	6	6	6	
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1	
		Telephone Connection Point 電話接駁點	2	2	2	2	
		TV/ FM Connection Point 電視/電台天線接駁點	2	2	2	2	
		Switch For Exhaust Fan And Water Heater 抽氣扇及熱水爐開關制	3	3	3	3	
		Connection Unit for Oven 接線座供焗爐	1	1	1	1	
		Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1	
		Socket Outlet for Refrigerator 電插座供雪櫃	1	1	1	1	
		Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1	
	Bedroom 1 睡房 1	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2	
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	
		Lamp Holder 燈位	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Telephone Connection Point 電話接駁點	1	1	1	1	
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1	
	Bathroom 1 浴室 1	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1	
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1	
		Recessed Down Light 暗藏筒燈	4	4	4	4	
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1	
	Kitchen 廚房	Power Supply Point 電力接駁點	2	2	2	2	
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1	
		Connection Unit for Washing/ Drying Machine 接線座供洗衣乾衣機	1	1	1	1	

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)		
			A	B	A	B	
		Quantity 數量					
Lower Duplex 複式單位 下層	Kitchen 廚房	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1	
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1	
		Recessed Down Light 暗藏筒燈	3	3	3	3	
		Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1	
		T5 fluorescent light trough T5 光管燈槽	1	1	1	1	
		Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1	
	Store Room 1 儲物房 1	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	
		Equipment Switch 設備開關	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	
		Recessed Down Light 暗藏筒燈	1	1	1	1	
	Store Room 2 儲物房 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Recessed Down Light 暗藏筒燈	1	1	1	1	
	Store Room 4 儲物房 4	Lamp Holder 燈位	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
	Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1	
	Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	4	4	4	4	

Notes:

- 4/F, 13/F and 14/F are omitted.
- "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".

備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)	
			A	B	A	B
		Quantity 數量				
Upper Duplex 複式單位 上層	Corridor at Upper Floor 上層的走廊	Lamp Holder 燈位	4	4	4	4
		Lighting Switch 燈制	3	3	3	3
		Recessed Down Light 暗藏筒燈	2	2	2	2
	Master Bedroom 主人睡房	13A Single Socket Outlet 13 安培單位電插座	5	5	5	5
		13A Twin Socket Outlet 13 安培雙位電插座	2	2	2	2
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	2	2
		Equipment Switch 設備開關	1	1	1	1
		Lamp Holder 燈位	2	2	2	2
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	2	2	2	2
		Telephone Connection Point 電話接駁點	2	2	2	2
		TV/ FM Connection Point 電視／電台天線接駁點	2	2	2	2
		Bedroom 2 睡房 2	13A Single Socket Outlet 13 安培單位電插座	2	2	2
	13A Twin Socket Outlet 13 安培雙位電插座		1	1	1	1
	Lamp Holder 燈位		1	1	1	1
	Lighting Switch 燈制		1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1
	TV/ FM Connection Point 電視／電台天線接駁點		1	1	1	1
	Bedroom 3 睡房 3	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視／電台天線接駁點	1	1	1	1
	Store Room 3 儲物房 3	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Equipment Switch 設備開關	1	1	1	1
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	1	1	1	1
	Family Area 家庭區	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視／電台天線接駁點	1	1	1	1

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)	
			A	B	A	B
		Quantity 數量				
Upper Duplex 複式單位 上層	Master Bathroom 主人房 浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	6	6	6	6
		T5 Fluorescent Light Trough T5 光管燈槽	3	3	3	3
	Bathroom 2 浴室 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	3	3	2	2
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	-	-
	Air- Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3
	Roof 天台	13A water proof Single Socket Outlet 13 安培防水單位電插座	-	-	2	2
		Water proof recess wall lamp 防水凹槽壁燈	-	-	6	6

Notes:

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

備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

PRELIMINARY AGREEMENT FOR SALE & PURCHASE

臨時買賣合約

賣方律師 Vendor's Solicitors:
貝克·麥堅時律師事務所
香港鰂魚涌英皇道979號太古坊一座14樓
BAKER & MCKENZIE
14th Floor, One Taikoo Place,
979 King's Road, Quarry Bay, Hong Kong
Tel: 2846 2426 Fax: 2845 0476

臨時買賣合約 (“臨時合約”)
PRELIMINARY AGREEMENT FOR SALE & PURCHASE (“Preliminary Agreement”)

賣方 Vendor:
高業發展有限公司
香港九龍尖沙咀漆咸道南39號鐵路大廈19樓
ABLE BUSINESS DEVELOPMENT LIMITED
19th Floor, Railway Plaza, 39 Chatham Road South,
Tsim Sha Tsui, Kowloon, Hong Kong
Tel: 2756 0828 Fax: 2753 8434

編號 No. :
日期 Date :
(註 Note: 由賣方填寫 to be filled in by Vendor)

買方 Purchaser:	香港身份證號碼 HKI.D. / 商業登記號碼 Business Registration No.
地址 Address:	電話號碼 Tel No.:

發展項目名稱及地址 : 何文田太子道西 279 號明寓
Name and address of the development : **Cristallo, 279 Prince Edward Road West, Ho Man Tin**

訂購物業 (“本物業”) 的資料 Details of the Property (“the Property”)

本物業 The Property	樓層 Floor	單位 Flat	其他 Others
	9/F & 10/F	A	---

註 Notes: 1. 買方請填上售價及臨時訂金的適用金額 (售價的 5%)
Purchaser please fill in the applicable amounts of the Purchase Price and the preliminary deposit (5% of the Purchase Price).
2. 賣方將填上適用於買方及賣方的簽立正式合約的日期。
The Vendor will fill in the dates of signing of the Agreement as applicable to the Purchaser and the Vendor.

付款條款 Terms of Payment :-

本物業的售價為 港幣 _____, 並須由買方按以下方式付予賣方 :-
The Purchase Price of the Property is HK\$ _____元, which shall be paid by the Purchaser to the Vendor in the manner as follows:-

付款方法 Payment Method: 360 天付款計劃 360 Days Payment Plan

臨時訂金 Preliminary Deposit	港幣 HK\$ _____元	即售價 5% 的臨時訂金, 須於簽署本臨時合約時支付; which is equal to 5% of the Purchase Price, being preliminary deposit shall be paid upon signing of this Preliminary Agreement;
加付訂金 Further Deposit	港幣 HK\$ _____元	即售價 5% 的加付訂金, 須於本臨時合約日期後 60 日內支付; which is equal to 5% of the Purchase Price, being further deposit shall be paid within 60 days after the date hereof;
售價餘款 Balance of Purchase Price	港幣 HK\$ _____元	即售價 90% 的售價餘款, 須於本臨時合約日期後第 360 日 (“成交日期”) 或之前支付。 which is equal to 90% of the Purchase Price, being the balance of Purchase Price shall be paid within 360 days (“Completion Date”) after the date hereof.

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 _____ (註: 由賣方填寫) (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 _____ (note: to be filled in by Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
- (b) 由賣方於 _____ (註: 由賣方填寫) (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 _____ (note: to be filled in by Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

買方確認上述的購買乃由 _____ 所促成。

The Purchaser certify that the above purchase is introduced by _____.

本臨時合約受下文之其他附帶條款所約束。

This Preliminary Agreement is subject to the Other Terms and Conditions as set out below.

買方簽署 Signed by Purchaser

代表賣方簽署 For and on behalf of the Vendor

註 Note: 以下由賣方填寫 below to be filled in by Vendor:

上述所列臨時訂金 港幣 _____ 元經已收受妥, 此據交來支票/本票(以銀行過數作實)
Received the preliminary deposit in the sum of HK\$ _____ by way of Cheque / Cashier Order (subject to bank clearance)
銀行名稱 Name of Bank : _____
支票/本票號碼 Cheque / Cashier Order No. : _____

其他附帶條款 Other Terms and Conditions

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) 附表 1 第(1)(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
the floor area of an item under clause (1)(a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) 附表 1 第(1)(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (1)(b) of Schedule 1 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. 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.
4. 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.
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. 任何本臨時合約下的責任，若其履行日期並非工作日或在須履行日期當日，天文台在上午九時至下午五時任何時間懸掛八號或以上颱風訊號或發出黑色暴雨警告訊號，則履行該責任的日期將順延至原定日期之後第一個沒有在上午九時至下午五時任何時間懸掛八號或以上颱風訊號或發出黑色暴雨警告訊號的工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day or on which Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9:00am and 5:00pm, the date for the performance shall automatically be postponed to the immediately following day which is a working day and on which no Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9:00am and 5:00pm.
7. 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.
8. 所有訂金，樓價的任何部份及樓價餘款必須以香港持牌銀行所發出並以賣方律師作抬頭人的本票或保付支票支付。
All deposits, part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of cashier order(s) issued or cheque(s) certified good for payment by a licensed bank in Hong Kong in favour of the Vendor’s solicitors for the relevant amount.
9. 本物業買賣須於成交日期當日或之前於辦公時間內（即上午 10 時至下午 4 時 30 分），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 (i.e. 10:00am to 4:30pm) on or before the Completion Date.

10. (a) 買方須選擇賣方律師外之其他律師代表買方。買賣雙方須各自承擔其於正式合約和轉讓契的律師費用。
The Purchaser shall instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the Property. Each of the Vendor and Purchaser shall pay its/his/her own solicitor's legal fees in respect of the Agreement and the Assignment.
- (b) 所有圖則費、大廈公契及管理合約（包括分公契及管理合約，如有）之擬定、完成及登記之費用之適當比例分攤、契據認證副本之費用包括該等認證副本之圖則費、查冊費、所有就本臨時合約、正式合約及轉讓契須繳付之登記費及其他支出費用，均由買方承擔。買方並須承擔所有與本物業的按揭有關的律師費用及支出。
All plan fees, a due proportion of the costs for the preparation, completion and registration of the Deed of Mutual Covenant and Management Agreement (including Sub-Deed(s) of Mutual Covenant and Management Agreement(s), if any), the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, all registration fees payable on this Preliminary Agreement, the Agreement and the Assignment and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the Property.
11. 賣方保留根據正式合約修改與本物業和／或本物業作為其中部分的該發展項目有關的圖則的權利，惟賣方將事先取得政府有關部門的批准（若需要）。
The Vendor hereby reserves the right to amend the relevant plans in respect of the Property and/or the Development of which the Property forms part in accordance with the provisions of the Agreement provided that the Vendor shall have obtained the prior approval (if required) from the relevant governmental authority/authorities.
12. 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's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
13. 買方通訊地址或電話如有更改，買方須即以書面通知賣方。
The Purchaser shall promptly inform the Vendor in writing of any change in his correspondence address and telephone number.
14. 買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。買賣完成時，賣方須將本物業交吉予買方。
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. Vacant possession of the Property shall be delivered to the Purchaser upon completion.
15. 正式合約格式須為賣方律師所擬定。
The Agreement shall be in such form as may be prepared by the Vendor's solicitors.
16. 賣方與買方並沒有在簽訂本臨時合約以前訂立與本臨時合約條款及條件相同的非書面買賣合約或買賣合約。
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale made between the same parties thereto and on the same terms and conditions thereof.
17. 本臨時合約之中文及英文版本均具有相同的法律效力。
Both the Chinese and English versions of the provisions in this Preliminary Agreement have the same legal effects.
18. 本臨時合約所列之時間或時限乃本臨時合約之重要部份。
Time shall in every respect be of the essence of this Preliminary Agreement.
19. 買方已確認收到第(20)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 (20) and fully understands its contents.
20. 就第(19)條而言，“對買方的警告”內容如下：
For the purposes of clause (19), 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.

21. 茲證明本物業根據《印花稅條例》(第 117 章) 29A(1) 條之定義為住宅物業。
It is hereby certified that the Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).
22. 本物業的量度尺寸如下— 參閱附表 1。
The measurements of the Property are as follows – see Schedule 1.
23. 本物業買賣所包括的裝置、裝修物料及設備如下— 參閱附表 2。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows – see Schedule 2.
24. 並非本臨時合約一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。
A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.

附表 1 Schedule 1

(1) 本物業的量度尺寸如下:

The measurements of the Property are as follows :

(a) 本物業的實用面積為 252.824 平方米／ 2,721 平方呎，其中－
the saleable area of the Property is 252.824 square metres/ 2,721 square feet of which –

--- 平方米／ --- 平方呎為露台的樓面面積；

--- square metres/ --- square feet is the floor area of the balcony;

--- 平方米／ --- 平方呎為工作平台的樓面面積；

--- square metres/ --- square feet is the floor area of the utility platform;

--- 平方米／ --- 平方呎為陽台的樓面面積；及

--- square metres/ --- square feet is the floor area of the verandah; and

(b) 其他量度尺寸為－

other measurements are –

空調機房的面積為

--- 平方米／

--- 平方呎；

the area of the air-conditioning plant room is

--- square metres/

--- square feet;

窗台的面積為

--- 平方米／

--- 平方呎；

the area of the bay window is

--- square metres/

--- square feet;

閣樓的面積為

--- 平方米／

--- 平方呎；

the area of the cockloft is

--- square metres/

--- square feet;

平台的面積為

--- 平方米／

--- 平方呎；

the area of the flat roof is

--- square metres/

--- square feet;

花園的面積為

--- 平方米／

--- 平方呎；

the area of the garden is

--- square metres/

--- square feet;

停車位的面積為

--- 平方米／

--- 平方呎；

the area of the parking space is

--- square metres/

--- square feet;

天台的面積為

--- 平方米／

--- 平方呎；

the area of the roof is

--- square metres/

--- square feet;

梯屋的面積為

--- 平方米／

--- 平方呎；

the area of the stairhood is

--- square metres/

--- square feet;

前庭的面積為

--- 平方米／

--- 平方呎；

the area of the terrace is

--- square metres/

--- square feet;

庭院的面積為

--- 平方米／

--- 平方呎。

the area of the yard is

--- square metres/

--- square feet.

附表 2 Schedule 2

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 :

1. Interior Finishes	
Item	Description
Internal Wall and Ceiling	<p>Living Room, Dining Room and Bedroom (except Flat A at 7/F and Flat A at 15/F & 16/F) Wall: Plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Living Room and Dining Room of Flat A at 7/F Wall: Fabric laminated glass, stainless steel, natural stone, wood veneer, wall paper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board and wood veneer false ceiling.</p> <p>Master Bedroom of Flat A at 7/F Wall: Fabric laminated glass, wood veneer, wallpaper and stainless steel trim where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling and wood veneer.</p> <p>Bedroom 1 of Flat A at 7/F Wall: Wood veneer and wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Living Room and Dining Room of Flat A at 15/F & 16/F Wall: Fabric laminated glass, wood veneer, wallpaper, plastered and painted with emulsion paint where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p> <p>Bedroom 1, Bedroom 2 and Bedroom 3 of Flat A at 15/F & 16/F Wall: Plastered and painted with emulsion paint, wallpaper where exposed. Ceiling: Plastered and painted with emulsion paint, gypsum board false ceiling.</p>
Internal Floor	<p>Living Room and Dining Room (except Flat A at 7/F) Natural stone flooring with natural stone skirting.</p> <p>Master Bedroom and Bedroom (except Flat A at 7/F) Timber and natural stone flooring with timber skirting.</p> <p>Living Room and Dining Room of Flat A at 7/F Natural stone flooring.</p> <p>Master Bedroom and Bedroom 1 of Flat A at 7/F Timber and natural stone flooring.</p>
Bathroom	<p>Master Bathroom, Bathroom 1 and Bathroom 2 Wall: Fabric laminated mirror glass and natural stone where exposed and run up to false ceiling. Wall behind vanity cabinet finished with ceramic tiles. Walls behind mount mirror cabinet are plastered. Floor: Natural stone where exposed. Ceiling of Bathroom 1 and Bathroom 2: Gypsum board false ceiling with emulsion paint where exposed. Ceiling of Master Bathroom: Gypsum board false ceiling with emulsion paint (Some areas with stainless steel panel) where exposed.</p>

Kitchen	<p>Wall of Duplex Units: Wood veneer, fabric laminated glass, stainless steel and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles.</p> <p>Wall of units at 2/F-3/F and 5-8/F: Wood veneer, fabric laminated glass and natural stone where exposed and run up to false ceiling. Walls behind kitchen cabinet and refrigerator are plastered and with ceramic tiles.</p> <p>Floor: Natural stone where exposed.</p> <p>Ceiling: False ceiling with plastic laminate, gypsum board with emulsion paint.</p> <p>Cooking bench finishes: reconstituted stone.</p>
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2. Interior Fittings	
Item	Description
Doors	<p>Main Entrance Door Wood veneer timber door with stainless steel trim, fitted with door closer, door stopper, door viewer and lockset with handle.</p> <p>Master Bedroom Door and Bedroom Door (except Flat A at 7/F) Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Store Room Door, Store Room 1 Door, Store Room 2 Door and Store Room 3 Door Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Store Room 4 Door Wood veneer timber door with handle.</p> <p>Master Bathroom Door (except Duplex units and Flat A at 7/F) Wood veneer timber door, fitted with door stopper and lockset with handle.</p> <p>Master Bathroom Door of Duplex units Fabric laminated glass door, stainless steel door frame fitted with track set.</p> <p>Master Bathroom Door of Flat A at 7/F Fabric laminated glass door, stainless steel door frame, fitted with door stopper.</p> <p>Sliding Door of Bedroom 2 at Flat A and Flat B at 15/F & 16/F Wood veneer timber door.</p> <p>Bathroom 1 and Bathroom 2 Door Wood veneer timber door, fitted with door stopper and lockset with handle. (no door for Bathroom 1 and Bathroom 2 in Flat A at 7/F)</p> <p>Kitchen Door (except Flat A at 7/F) Fire-rated wood veneer timber door with stainless steel trim, fire-rated glass vision panel, fitted with door closer, door stopper and with handle.</p> <p>Kitchen Door at Flat A at 7/F Fire-rated glass door and stainless steel frame, fitted with door stopper.</p> <p>Lavatory 1 Door Glass sliding door and metal frame.</p> <p>Door Access to Flat Roof of unit at 16/F Glass door and aluminium frame.</p>

Bathroom	<p>All Bathrooms Mirror cabinet finished with wood veneer, mirror and stainless steel. Vanity cabinet with natural stone countertop, wood veneer, stainless steel and fabric laminated glass finishing, ceramic basin with chrome plated basin mixer. Ceramic water closet.</p> <p>Master Bathroom (except Duplex units and Flat A at 7/F) Steel enamel bathtub (1700mm L x 750mm W x 410mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Master Bathroom of Duplex units Steel enamel bathtub (1800mm L x 800mm W x 430mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass sliding door and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Master Bathroom of Flat A at 7/F Cristalplant bathtub (1690mm L x 940mm W x 480mm H) with chrome plated bath mixer set. Shower cubicle with glass partition, glass door with stainless steel handle and chrome plated shower mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Bathroom 1 of Duplex units and Bathroom 2 of all units Steel enamel bathtub (1500mm L x 700mm W x 410mm H) with chrome plated bath mixer set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Bathroom 1 of units at 2/F-3/F and 5-8/F Shower cubicle with glass partition, glass sliding door and chrome plated shower set. Accessories include chrome plated paper holder, chrome plated towel bar.</p> <p>Please refer to “Water Supply” below for type and material of water supply system.</p>
Kitchen	<p>Material of sink: Stainless steel.</p> <p>Material of water supply system: Please refer to “Water Supply” below.</p> <p>Material and finishes of kitchen cabinet: Wood particle board and wood effect melamine.</p> <p>Type of all other fittings and equipments: Chrome-plated sink mixer, cooker hobs, cooker hood, gas water heater, refrigerator, induction cooktop, wine cabinet, steam oven, oven, washer/dryer and exhaust fan.</p> <p>Please refer to “Appliances Schedule” below for brand name and model number of appliances.</p>

Bedroom	<p>For All Units (Except Flat A at 7/F and Flat A at 15/F & 16/F) No fittings.</p> <p>For Flat A at 7/F ONLY Bedroom 1 is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber side table finished with wood veneer and stainless steel, built-in timber cabinet finished with wood veneer. Master Bedroom is fitted with built-in timber wardrobe finished with wood veneer, stainless steel and glass, built-in timber cabinet finished with wood veneer and stainless steel, built-in timber side table finished with wood veneer, stainless steel and natural stone.</p> <p>For Flat A at 15/F & 16/F ONLY Bedroom 1, Bedroom 2 and Bedroom 3 are fitted with built-in timber cabinet finished with wood veneer and vinyl leather. Master bedroom is fitted with built-in timber wardrobe finished with wood veneer and vinyl leather, built-in timber vanity table finished with wood veneer and vinyl leather, built-in timber cabinet finished with wood veneer, vinyl leather, stainless steel and glass, built-in timber shelf finished with wood veneer and vinyl leather.</p>
Telephone	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
Aerials	Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of connection points.
Electrical Installations	<p>Electricity supply board with miniature circuit breakers is provided. Some conduits are concealed in walls, while some conduits are partly exposed and partly concealed in false ceilings, bulkheads and cabinets.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the location and number of power points and air conditioner points.</p>
Gas Supply	Town gas supply pipes are installed in Kitchens and connected to gas cooker hob and gas water heater.
Washing Machine Connection Point	<p>Washing machine connection point is located in Kitchens. Water supply point of a design of 15mm diameter and drainage point of a design 40mm in diameter are provided.</p> <p>Please refer to “Schedule of Mechanical & Electrical Provisions for Residential Property” below for the number of connection points.</p>
Water Supply	<p>Copper pipes are used for hot and cold water supply. PVC pipes are used for flush water supply. Some water pipes are exposed, some are concealed in walls, some are enclosed in false ceilings and/or bulkheads and/or cabinets.</p> <p>Hot water is available.</p>

3. Miscellaneous	
Item	Description
Water meter, electricity meter and gas meter	<p>Separate water consumption meter for each unit is installed in the common Water Meter Cabinet (WMC) on respective residential floor.</p> <p>Separate electricity consumption meter for each unit is installed in the common Electricity Meter Room (EMR) on respective residential floor.</p> <p>Separate town gas meter is installed in the Kitchens for each unit.</p>

4. Security Facilities

Description

Each residential unit is equipped with a door phone connected to the lobby at G/F.
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5. Appliances

Please refer to the "Appliances Schedule" below for the brand names and model numbers of appliances to be provided.

1. 室內裝修物料	
細項	描述
內牆及天花板	<p>客廳、飯廳及睡房 (7樓 A 單位及 15 樓及 16 樓 A 單位除外) 牆壁：外露位置批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>7樓 A 單位的客廳及飯廳 牆壁：外露位置鋪砌夾紗玻璃、不銹鋼、天然石材、木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>7樓 A 單位的主人睡房 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及不銹鋼條。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花及木皮飾面。</p> <p>7樓 A 單位的睡房 1 牆壁：外露位置鋪砌木皮飾面及牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>15樓及 16樓 A 單位的客廳及飯廳 牆壁：外露位置鋪砌夾紗玻璃、木皮飾面、牆紙及批盪後髹乳膠漆。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p> <p>15樓及 16樓 A 單位的睡房 1、睡房 2 及睡房 3 牆壁：外露位置批盪後髹乳膠漆、鋪砌牆紙。 天花板：外露位置批盪後髹乳膠漆、石膏板假天花。</p>
內部地板	<p>客廳及飯廳 (7樓 A 單位除外) 天然石材連天然石材牆腳線。</p> <p>主人睡及睡房 (7樓 A 單位除外) 木地板及天然石材連木材牆腳線。</p> <p>7樓 A 單位的客廳及飯廳 天然石材。</p> <p>7樓 A 單位的主人睡房及睡房 1 木地板及天然石材。</p>
浴室	<p>主人浴室、浴室 1 及浴室 2 牆壁：外露位置鋪砌夾紗玻璃鏡及天然石材至假天花。面盆櫃背牆鋪砌瓷磚。 鏡櫃背牆為英泥沙批盪。 地板：外露位置鋪砌天然石材。 浴室 1 及浴室 2 的天花板：外露位置設石膏板假天花髹上乳膠漆。 主人浴室的天花板：外露位置設石膏板假天花髹上乳膠漆 (局部設有不銹鋼飾面)。</p>
廚房	<p>複式單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃、不銹鋼及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 2樓至 3樓及 5樓至 8樓單位的牆壁：外露位置鋪砌木皮飾面、夾紗玻璃及天然石材至假天花。廚櫃及雪櫃背之牆身為英泥沙批盪、鋪砌瓷磚。 地板：外露位置鋪砌天然石材。 天花板：假天花設膠板飾面、石膏板髹上乳膠漆。 灶台物料：人造石。</p>

2. 室內裝置	
細項	描述
門	<p>入口大門 木皮飾面及不銹鋼條木大門，配閉門器、門頂、防盜眼及門鎖連手抽。</p> <p>主人睡房門、睡房門 (7樓 A 單位除外) 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>儲物房門、儲物房 1 門、儲物房 2 門及儲物房 3 門 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>儲物房 4 門 木皮飾面木門連手抽。</p> <p>主人房浴室門 (所有複式單位及 7 樓 A 單位除外) 木皮飾面木門，配門頂、門鎖連手抽。</p> <p>所有複式單位的主人房浴室門 夾紗玻璃門，不銹鋼門框，配軌道裝置。</p> <p>7 樓 A 單位的主人房浴室門 夾紗玻璃門，不銹鋼門框，配門頂。</p> <p>15 樓及 16 樓 A 單位及 B 單位的睡房 2 的趟門 木皮飾面木門。</p> <p>浴室 1 門 及浴室 2 門 木皮飾面木門，配門頂、門鎖連手抽。 (7 樓 A 單位浴室 1 及浴室 2 並無門戶)</p> <p>廚房門 (7 樓 A 單位除外) 木皮飾面及不銹鋼條防火木門配防火玻璃視窗，配閉門器、門頂、手抽。</p> <p>7 樓 A 單位的廚房門 防火玻璃門，不銹鋼框，配門頂。</p> <p>洗手間 1 門 玻璃趟門及金屬門框。</p> <p>16 樓所有單位通往私人天台門 玻璃門及鋁門框。</p>
浴室	<p>所有浴室 鏡櫃配木皮飾面、鏡面及不銹鋼。面盆櫃連天然石材檯面、木皮飾面、不銹鋼及夾紗玻璃飾面，陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。</p> <p>主人房浴室 (所有複式單位及 7 樓 A 單位除外) 鋼瓷釉浴缸 (1700 毫米長 x 750 毫米寬 x 410 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>所有複式單位的主人房浴室 鋼瓷釉浴缸 (1800 毫米長 x 800 毫米寬 x 430 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>7 樓 A 單位的主人房浴室 Cristalplant 浴缸 (1690 毫米長 x 940 毫米寬 x 480 毫米高) 配鍍鉻浴缸水龍頭套裝。淋浴間配玻璃間格、玻璃門連不銹鋼手抽及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>複式單位之浴室 1 及所有單位之浴室 2 鋼瓷釉浴缸 (1500 毫米長 x 700 毫米寬 x 410 毫米高) 配鍍鉻浴缸水龍頭套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>2 樓至 3 樓及 5 樓至 8 樓單位之浴室 1 淋浴間配玻璃間格、玻璃門趟門及鍍鉻花灑套裝。配件包括鍍鉻廁紙架、鍍鉻毛巾架。</p> <p>供水系統的類型及用料，請參閱下文「供水」一欄。</p>

廚房	<p>洗滌盆的用料：不銹鋼。供水系統的用料：請參閱下文「供水」一欄。</p> <p>廚櫃的用料及裝修物料：刨花膠合板配木效果三聚氰胺板門。</p> <p>所有其他裝置及設備的類型：鍍鉻水龍頭、煮食爐、抽油煙機、煤氣熱水爐、雪櫃、電磁爐、酒櫃、蒸爐、焗爐、洗衣/ 乾衣機及抽氣扇。</p> <p>設備之品牌名稱及產品型號，請參閱下文「設備說明表」。</p>
睡房	<p>適用於所有單位 (7 樓 A 單位及 15 樓及 16 樓 A 單位除外)</p> <p>沒有裝置。</p> <p>僅適用於 7 樓 A 單位</p> <p>睡房 1 設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製床頭几及以木皮裝飾之嵌入式木製櫃。</p> <p>主人房設有以木皮、不銹鋼及玻璃裝飾之嵌入式木製衣櫃、以木皮及不銹鋼裝飾之嵌入式木製櫃及以木皮、不銹鋼及天然石材裝飾之嵌入式木製床頭几。</p> <p>僅適用於 15 樓及 16 樓 A 單位</p> <p>睡房 1、睡房 2 及睡房 3 設有以木皮及人造皮裝飾之嵌入式木製櫃。</p> <p>主人房設有以木皮及人造皮裝飾之嵌入式木製衣櫃、以木皮及人造皮裝飾之嵌入式木製梳妝檯、以木皮、人造皮、不銹鋼及玻璃裝飾之嵌入式木製櫃及以木皮及人造皮裝飾之嵌入式木製層架。</p>
電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
電力裝置	<p>電力配电箱並裝置斷路器。部分供電之導管暗藏於牆身，部份外露及部份隱藏於假天花、假陣、櫃內。</p> <p>電插座及空調機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
氣體供應	廚房裝有煤氣管，接駁至煤氣煮食爐及煤氣熱水爐。
洗衣機接駁點	<p>洗衣機接駁點設於廚房。配備設計為直徑 15 毫米的來水接駁喉位及設計為直徑 40 毫米的去水接駁喉位。</p> <p>接駁點的數目，請參閱下文「住宅單位機電裝置數量說明表」。</p>
供水	<p>冷熱水喉採用銅喉管。沖廁水喉採用膠喉管。部份水喉管為外露，部份為隱藏於牆中，部份置於假天花內，及/或假陣內及/或櫃中。</p> <p>有熱水供應。</p>

3. 雜項	
細項	描述
水錶、電錶及氣體錶	<p>每個單位之獨立水錶安裝於相關樓層之公共水錶櫃內。</p> <p>每個單位之獨立電錶安裝於相關樓層之公共電錶房內。</p> <p>每戶單位均於廚房內設有獨立煤氣錶。</p>

4. 保安設施	
描述	
每戶單位設有對講機連接地下大堂。	

5. 設備	
有關將提供之各設備品牌名稱及產品型號，請參閱下文「設備說明表」。	

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	2/F, 3/F, 5/F, 6/F & 8/F 2樓、3樓、5 樓、6樓及8 樓		3/F 3樓		7F 7樓		9/F & 10/F, 11/F & 12F, 15/F & 16/F (Duplex) 9樓及10樓、 11樓及12 樓、 15樓及16樓 (複式)	
				A	B	A	B	A	B	A	B
Master Bathroom 主人房浴室	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 1 浴室 1	Thermos Ventilator 暖風機	KDK	30BGAH	-	-	-	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	-	-
Bathroom 2 浴室 2	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	✓	✓	✓	✓
	Thermos Ventilator 暖風機	KDK	30BGAH	✓	✓	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	-	-	-	-	-	-	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-20NS3H	✓	✓	✓	✓	✓	✓	✓	✓

Notes :

1. The symbol “✓” as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
2. The symbol “-” as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之“✓”代表此設備於該住宅物業內提供及/或安裝。
2. 上表內之“-”代表不適用。

Schedule of Mechanical & Electrical Provisions for Residential Property
住宅單位機電裝置數量說明表

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1
	Lighting Switch 燈制	1	1	2	1
Living Room, Dining Room & Corridor 客廳、飯廳及走廊	13A Single Socket Outlet 13 安培單位電插座	2	2	4	2
	13A Twin Socket Outlet 13 安培雙位電插座	2	2	3	2
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	3	2
	Equipment Switch 設備開關	4	4	4	4
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	3	3	5	3
	Recessed Down Light 暗藏筒燈	4	4	20	4
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	2	1
	Telephone Connection Point 電話接駁點	2	2	1	2
	TV/ FM Connection Point 電視/電台天線接駁點	2	2	1	2
	Master Bedroom 主人睡房	13A Single Socket Outlet 13 安培單位電插座	6	6	6
13A Twin Socket Outlet 13 安培雙位電插座電插座		2	2	1	2
Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點		1	1	1	1
Equipment Switch 設備開關		1	1	1	1
Lamp Holder 燈位		1	1	-	1
Lighting Switch 燈制		2	2	3	2
Recessed Down Light 暗藏筒燈		2	2	10	2
T5 Fluorescent Light Trough T5 光管燈槽		-	-	1	-
Telephone Connection Point 電話接駁點		2	2	1	2
TV/ FM Connection Point 電視/電台天線接駁點		2	2	1	2
Bedroom 1 睡房 1	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	2	2	2	2
	Recessed Down Light 暗藏筒燈	-	-	8	-
	T5 Fluorescent Light Trough T5 光管燈槽	-	-	1	-
	Telephone Connection Point 電話接駁點	1	1	1	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Bedroom 2 睡房 2	13A Single Socket Outlet 13 安培單位電插座	2	2	-	2
	13A Twin Socket Outlet 13 安培雙位電插座	1	1	-	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	-	1
	Lamp Holder 燈位	1	1	-	1
	Lighting Switch 燈制	1	1	-	1
	Telephone Connection Point 電話接駁點	1	1	-	1
	TV/ FM Connection Point 電視/電台天線接駁點	1	1	-	1
Kitchen 廚房	Power Supply Point 電力接駁點	3	3	3	3
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Induction Cooktop 接線座供電磁爐	1	1	1	1
	Connection Unit for Oven 接線座供焗爐	1	1	1	1
	Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1
	Connection Unit for Washing/Drying Machine 接線座供洗衣乾衣機	1	1	1	1
	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	2	2	2	2
	Recessed Down Light 暗藏筒燈	3	3	3	3
	Socket Outlet for Cooker Hob 電插座供煮食爐	2	2	2	2
	Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1
	Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1
	T5 fluorescent light trough T5 光管燈槽	2	2	2	2
Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1	
Store Room 儲物房	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
	Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1
	Equipment Switch 設備開關	1	1	1	1
	Lighting Switch 燈制	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1
	Recessed Down Light 暗藏筒燈	1	1	1	1
Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1
Master Bathroom 主人房浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
	Recessed Down Light 暗藏筒燈	7	7	7	7

Location 位置	Description 描述	2/F, 3/F, 5/F, 6/F and 8/F 2樓、3樓、5樓、6樓及 8樓		7/F 7樓	
		A	B	A	B
		Quantity 數量			
Bathroom 1 浴室 1	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
Bathroom 2 浴室 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
	Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1
	Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
	Recessed Down Light 暗藏筒燈	3	3	3	3
	T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1
Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3

Notes:

- 4/F, 13/F and 14/F are omitted.
- "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".

備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)		
			A	B	A	B	
		Quantity 數量					
Lower Duplex 複式單位 下層	Main Entrance 大門入口	Intercom Video Doorphone Handset with Door Release Button 視像對講機及門鈴按鈕	1	1	1	1	
		Door Bell Push Button 門鈴按鈕	1	1	1	1	
		Lighting Switch 燈制	2	2	2	2	
	Living Room, Dining Room & Corridor 客廳、飯廳 及走廊	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2	
		13A Twin Socket Outlet 13 安培雙位電插座	3	3	3	3	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	3	3	3	3	
		Equipment Switch 設備開關	3	3	3	3	
		Lamp Holder 燈位	2	2	2	2	
		Lighting Switch 燈制	4	4	4	4	
		Recessed Down Light 暗藏筒燈	6	6	6	6	
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1	
		Telephone Connection Point 電話接駁點	2	2	2	2	
		TV/ FM Connection Point 電視/電台天線接駁點	2	2	2	2	
		Switch For Exhaust Fan And Water Heater 抽氣扇及熱水爐開關制	3	3	3	3	
		Connection Unit for Oven 接線座供焗爐	1	1	1	1	
		Connection Unit for Steam Oven 接線座供蒸爐	1	1	1	1	
		Socket Outlet for Refrigerator 電插座供雪櫃	1	1	1	1	
		Socket Outlet for Wine Cabinet 電插座供酒櫃	1	1	1	1	
	Bedroom 1 睡房 1	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2	
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	
		Lamp Holder 燈位	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Telephone Connection Point 電話接駁點	1	1	1	1	
		TV/ FM Connection Point 電視/電台天線接駁點	1	1	1	1	
	Bathroom 1 浴室 1	Connection Unit for Thermos Ventilator 接線座供暖風機	1	1	1	1	
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	1	1	
		Recessed Down Light 暗藏筒燈	4	4	4	4	
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1	
	Kitchen 廚房	Power Supply Point 電力接駁點	2	2	2	2	
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1	
		Connection Unit for Washing/ Drying Machine 接線座供洗衣乾衣機	1	1	1	1	

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)		
			A	B	A	B	
		Quantity 數量					
Lower Duplex 複式單位 下層	Kitchen 廚房	Fused Spur Unit for Cooker Hood 有菲士抽油煙機接線位	1	1	1	1	
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1	
		Recessed Down Light 暗藏筒燈	3	3	3	3	
		Socket Outlet for refrigerator 電插座供雪櫃	1	1	1	1	
		T5 fluorescent light trough T5 光管燈槽	1	1	1	1	
		Washing/ Drying Machine Connection Point (Water Inlet & Drainage) 洗衣乾衣機接駁點 (來去水及供電位)	1	1	1	1	
	Store Room 1 儲物房 1	13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1	
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	1	1	1	1	
		Equipment Switch 設備開關	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	
		Recessed Down Light 暗藏筒燈	1	1	1	1	
	Store Room 2 儲物房 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
		Recessed Down Light 暗藏筒燈	1	1	1	1	
	Store Room 4 儲物房 4	Lamp Holder 燈位	1	1	1	1	
		Lighting Switch 燈制	1	1	1	1	
	Lavatory 洗手間	Recessed Down Light 暗藏筒燈	1	1	1	1	
	Air-Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	4	4	4	4	

Notes:

- 4/F, 13/F and 14/F are omitted.
- "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol "-" as shown in the above table denotes "Not applicable".

備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)	
			A	B	A	B
		Quantity 數量				
Upper Duplex 複式單位 上層	Corridor at Upper Floor 上層的走廊	Lamp Holder 燈位	4	4	4	4
		Lighting Switch 燈制	3	3	3	3
		Recessed Down Light 暗藏筒燈	2	2	2	2
	Master Bedroom 主人睡房	13A Single Socket Outlet 13 安培單位電插座	5	5	5	5
		13A Twin Socket Outlet 13 安培雙位電插座	2	2	2	2
		Connection Point for Air-conditioner Indoor Unit 室內空調機接駁點	2	2	2	2
		Equipment Switch 設備開關	1	1	1	1
		Lamp Holder 燈位	2	2	2	2
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	2	2	2	2
		Telephone Connection Point 電話接駁點	2	2	2	2
		TV/ FM Connection Point 電視／電台天線接駁點	2	2	2	2
		Bedroom 2 睡房 2	13A Single Socket Outlet 13 安培單位電插座	2	2	2
	13A Twin Socket Outlet 13 安培雙位電插座		1	1	1	1
	Lamp Holder 燈位		1	1	1	1
	Lighting Switch 燈制		1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1
	TV/ FM Connection Point 電視／電台天線接駁點		1	1	1	1
	Bedroom 3 睡房 3	13A Single Socket Outlet 13 安培單位電插座	2	2	2	2
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Lighting Switch 燈制	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視／電台天線接駁點	1	1	1	1
	Store Room 3 儲物房 3	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Equipment Switch 設備開關	1	1	1	1
		Lighting Switch 燈制	2	2	2	2
		Recessed Down Light 暗藏筒燈	1	1	1	1
	Family Area 家庭區	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		13A Twin Socket Outlet 13 安培雙位電插座	1	1	1	1
		Lamp Holder 燈位	1	1	1	1
		Telephone Connection Point 電話接駁點	1	1	1	1
		TV/ FM Connection Point 電視／電台天線接駁點	1	1	1	1

Location 位置		Description 描述	9/F and 10/F (Duplex), 11/F and 12/F (Duplex) 9 樓及 10 樓 (複式單位), 11 樓及 12 樓 (複式單位)		15/F and 16/F (Duplex) 15 樓及 16 樓 (複式單位)	
			A	B	A	B
		Quantity 數量				
Upper Duplex 複式單位 上層	Master Bathroom 主人房 浴室	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	6	6	6	6
		T5 Fluorescent Light Trough T5 光管燈槽	3	3	3	3
	Bathroom 2 浴室 2	13A Single Socket Outlet 13 安培單位電插座	1	1	1	1
		Connection Unit for Gas Water Heater 接線座供煤氣熱水爐	1	1	1	1
		Fused Spur Unit for Exhaust Fan 有菲士抽氣扇接線位	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 有菲士鏡櫃燈接線位	1	1	1	1
		Recessed Down Light 暗藏筒燈	3	3	2	2
		T5 Fluorescent Light Trough T5 光管燈槽	1	1	-	-
	Air- Conditioner Platform 空調機平台	Connection Point for Air-conditioner Outdoor Unit 室外空調機接駁點	3	3	3	3
	Roof 天台	13A water proof Single Socket Outlet 13 安培防水單位電插座	-	-	2	2
		Water proof recess wall lamp 防水凹槽壁燈	-	-	6	6

Notes:

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備註：

- 不設 4 樓、13 樓及 14 樓。
- 1, 2, ... 指該設備於相關住宅單位內提供的數量。
- 上表內之 "-" 代表不適用。

**ACKNOWLEDGEMENT LETTER REGARDING LANDSCAPE
DECORATION WORKS IN COMMON PARTS OF THE DEVELOPMENT**

有關發展項目公用部分園林美化工程的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To : Able Business Development Limited (the “Vendor”)
致 : 高業發展有限公司 (“賣方”)

I/We, hereby acknowledge and confirm that I am/we are fully aware of and accept the following matters prior to the signing of the preliminary agreement for sale and purchase of the Property: -

本人/我們謹此聲明及確認在簽署物業之臨時買賣合約之前本人/我們清楚明白及接受以下事項及其影響：

1. Certain common parts on the ground floor of the Development have been altered by the following: -
在發展項目落成後於發展項目地下的公用地方進行了改動如下：
 - (a) Pots plants have been placed.
放置了花盆植物。
 - (b) Artificial wooden fence wall has been placed near the slope and retaining structures.
於近斜坡及護土結構放置了人造木製的柵欄。
2. The above-mentioned alterations may be modified, replaced or removed in accordance with the deed of mutual covenant of the Development or the request by Building Authority or any other Government Authority or the manager of the Development, or otherwise from time to time.
上述改動可能會因應發展項目公契或建築事務監督或其他政府部門或發展項目經理人發出之要求而不時修改、重設或移除。
3. I/We have also been advised by the Vendor to conduct on-site visit for a better understanding of the above alterations.
賣方也建議本人/我們進行現場考察，以更好地了解上述改動。
4. Nothing herein shall supersede or vary or modify any term(s) or condition(s) of the preliminary agreement for sale and purchase of the Property or agreement for sale and purchase of the Property.
本確認書中任何內容均不得取代或更改或修改本物業的臨時買賣合約或買賣合約的任何條款或條件。
5. In case of inconsistency between Chinese and English versions, the English version shall prevail.
如中英文版本內容有歧義，則一概以英文版為準。

Signature of the Purchaser 買方簽署

Date 日期

(Note: Vendor to fill in date of signing
註：由賣方填上簽署日期)

**ACKNOWLEDGEMENT LETTER REGARDING LANDSCAPE
DECORATION WORKS IN COMMON PARTS OF THE DEVELOPMENT**

有關發展項目公用部分園林美化工程的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To : Able Business Development Limited (the “Vendor”)
致 : 高業發展有限公司 (“賣方”)

I/We, hereby acknowledge and confirm that I am/we are fully aware of and accept the following matters prior to the signing of the preliminary agreement for sale and purchase of the Property: -

本人/我們謹此聲明及確認在簽署物業之臨時買賣合約之前本人/我們清楚明白及接受以下事項及其影響：

1. Certain common parts on the ground floor of the Development have been altered by the following: -
在發展項目落成後於發展項目地下的公用地方進行了改動如下：
 - (a) Pots plants have been placed.
放置了花盆植物。
 - (b) Artificial wooden fence wall has been placed near the slope and retaining structures.
於近斜坡及護土結構放置了人造木製的柵欄。
2. The above-mentioned alterations may be modified, replaced or removed in accordance with the deed of mutual covenant of the Development or the request by Building Authority or any other Government Authority or the manager of the Development, or otherwise from time to time.
上述改動可能會因應發展項目公契或建築事務監督或其他政府部門或發展項目經理人發出之要求而不時修改、重設或移除。
3. I/We have also been advised by the Vendor to conduct on-site visit for a better understanding of the above alterations.
賣方也建議本人/我們進行現場考察，以更好地了解上述改動。
4. Nothing herein shall supersede or vary or modify any term(s) or condition(s) of the preliminary agreement for sale and purchase of the Property or agreement for sale and purchase of the Property.
本確認書中任何內容均不得取代或更改或修改本物業的臨時買賣合約或買賣合約的任何條款或條件。
5. In case of inconsistency between Chinese and English versions, the English version shall prevail.
如中英文版本內容有歧義，則一概以英文版為準。

Signature of the Purchaser 買方簽署

Date 日期

(Note: Vendor to fill in date of signing
註：由賣方填上簽署日期)

ACKNOWLEDGEMENT LETTER REGARDING STAMP DUTY BENEFIT

有關印花稅優惠的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To 致: The Purchaser 買方

1. We, Able Business Development Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).

本公司高業發展有限公司現就閣下根據一份臨時買賣合約(以下稱「臨時合約」)購買該物業一事致函閣下。

2. The purpose of this letter is to confirm our offer to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 4 below: -

本信件之目的是為了確認本公司按照本信件所列的條款與細則(尤其是有關閣下履行以下第 4 段所列責任的條款)，向閣下提供：-

A Stamp Duty Benefit which amount shall be equal to 4.25% of the purchase price.

印花稅優惠，金額相等於樓價的 4.25%。

3. We will apply the amount of the Stamp Duty Benefit for payment of the ad valorem stamp duty in respect of the agreement for sale and purchase of the Property (the “**Agreement for Sale and Purchase**”) directly to the Inland Revenue Department (up to the amount of the Stamp Duty Benefit stated above) after your signing of the Agreement for Sale and Purchase. If the amount of the ad valorem stamp duty payable is more than the amount of the Stamp Duty Benefit, the difference shall be borne by you and paid upon signing of the Agreement for Sale and Purchase. If the amount of the ad valorem stamp duty payable is less than the amount of the Stamp Duty Benefit, the balance of the amount of the Stamp Duty Benefit will be applied for part payment of the balance of purchase price of the Property.

在閣下簽署該物業的正式買賣合約(以下稱「買賣合約」)後，本公司會將印花稅優惠的金額直接支付買賣合約之從價印花稅給稅務局(以上述印花稅優惠的金額為限)。若需支付之從價印花稅的金額多於印花稅優惠的金額，該差額須由閣下負責，及閣下須於簽署買賣合約時繳付該差額。若需支付之從價印花稅的金額少於印花稅優惠的金額，印花稅優惠金額之餘額將用作支付該物業之部份樓價餘額。

4. By signing this letter, you agree to fulfil the following conditions: -

簽署本信件即表示閣下同意履行下列各項：

- (a) You shall execute the legally binding Agreement for Sale and Purchase (in the form prescribed by us without amendments) in accordance with the terms and conditions of the Preliminary Agreement.

閣下須按照臨時合約的條款與細則，簽署有法律約束力的買賣合約 (按本公司規定的格式及不得作出修改)。

- (b) You shall make payment of the further deposit, additional deposit, further part payment and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.

閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部份付款及樓價餘額，並履

行及遵守臨時合約和買賣合約所有其他條款與細則。

- (c) You shall pay the full amount of purchase price and duly complete the purchase of the Property on or before the date of completion specified in the Agreement for Sale and Purchase.

閣下須於買賣合約規定的成交日期或之前，支付全部樓價及完成該物業的買賣。

5. If you fail to observe, perform or comply with any of the terms and conditions contained in this letter, the Preliminary Agreement or the Agreement of Sale and Purchase, we shall be entitled to withdraw and/or demand for the refund of the Stamp Duty Benefit and/or apply for refund of the paid ad valorem stamp duty (the “**AVD Refund**”) from the Inland Revenue Department (we will return the excess over the Stamp Duty Benefit, if any, to you) without prejudice to our other rights and remedies under the Preliminary Agreement, the Agreement for Sale and Purchase or other applicable laws. In the event that the paid ad valorem stamp duty (or any part thereof) cease to be payable because of the cancellation or termination of the Preliminary Agreement and/or the Agreement for Sale and Purchase for whatever reason, you shall refund the amount of the Stamp Duty Benefit to us and/or shall forthwith carry out all steps and actions we require to assist us to obtain the AVD Refund from the Inland Revenue Department. You hereby agree that, whether there is already any cancellation or termination of the Preliminary Agreement and/or the Agreement for Sale and Purchase or not, you shall, upon our request, sign any relevant forms and documents for the purpose of enabling us to claim the AVD Refund (if necessary). You hereby expressly authorize us to date and use the signed forms and documents and submit the same to the Inland Revenue Department at any time we deem fit.

若閣下未能遵守、履行或符合本信件、臨時合約或買賣合約內任何條款或條件，本公司有權即時撤銷及/或要求退還印花稅優惠及/或向稅務局申請退回已支付的從價印花稅（「從價印花稅退款」）（超出印花稅優惠之部分（如有）賣方將交還閣下），且並不損害本公司於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。若臨時合約及/或正式合約因任何原因被取消或終止而不再需要支付已付之從價印花稅（或其任何部分），閣下須退還印花稅優惠之金額予本公司及/或立即採取一切本公司要求之步驟及行動協助本公司從稅務局將從價印花稅退款取回。閣下特此同意，不論當時臨時合約及/或正式合約是否已經被取消或終止，閣下須因應本公司的要求簽署任何表格及文件，方便本公司申請從價印花稅退款（如需要）。閣下特此授權本公司於任何本公司認為合適的時候使用該等已簽署表格及文件，並為其填上日期及將之遞交到稅務局。

6. Time shall be of the essence of this letter.

在本信件中的時間規定須嚴格遵守。

7. You hereby irrevocably authorize us to pay the Stamp Duty Benefit in the manner specified in paragraph 3 above.

閣下謹此不可撤銷地授權本公司以上述第 3 段所述方式支付印花稅優惠。

8. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property”. In any event, you shall only be entitled to receive the Stamp Duty Benefit once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。不管怎樣，閣下只可就每個住宅物業獲取印花稅優惠一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

9. You may have to notify your bank of the Stamp Duty Benefit in the mortgage application process. The bank may take into account the Stamp Duty Benefit in determining the loan amount. For details, please make enquiry with the banks.

閣下在按揭申請中可能需要通知閣下的銀行有關印花稅優惠的安排。銀行決定提供貸款額時可能會考慮印花稅優惠。請向銀行查詢有關詳情。

10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。

11. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.

如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。

12. 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.

並非本信件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。

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

如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Stamp Duty Benefit to me/us.

本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供印花稅優惠。

Signature of the Purchaser 買方簽署

Date 日期

ACKNOWLEDGEMENT LETTER REGARDING STAMP DUTY BENEFIT

有關印花稅優惠的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To 致: The Purchaser 買方

1. We, Able Business Development Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).

本公司高業發展有限公司現就閣下根據一份臨時買賣合約(以下稱「臨時合約」)購買該物業一事致函閣下。

2. The purpose of this letter is to confirm our offer to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 4 below: -

本信件之目的是為了確認本公司按照本信件所列的條款與細則(尤其是有關閣下履行以下第 4 段所列責任的條款)，向閣下提供：-

A Stamp Duty Benefit which amount shall be equal to 4.25% of the purchase price.

印花稅優惠，金額相等於樓價的 4.25%。

3. We will apply the amount of the Stamp Duty Benefit for payment of the ad valorem stamp duty in respect of the agreement for sale and purchase of the Property (the “**Agreement for Sale and Purchase**”) directly to the Inland Revenue Department (up to the amount of the Stamp Duty Benefit stated above) after your signing of the Agreement for Sale and Purchase. If the amount of the ad valorem stamp duty payable is more than the amount of the Stamp Duty Benefit, the difference shall be borne by you and paid upon signing of the Agreement for Sale and Purchase. If the amount of the ad valorem stamp duty payable is less than the amount of the Stamp Duty Benefit, the balance of the amount of the Stamp Duty Benefit will be applied for part payment of the balance of purchase price of the Property.

在閣下簽署該物業的正式買賣合約(以下稱「買賣合約」)後，本公司會將印花稅優惠的金額直接支付買賣合約之從價印花稅給稅務局(以上述印花稅優惠的金額為限)。若需支付之從價印花稅的金額多於印花稅優惠的金額，該差額須由閣下負責，及閣下須於簽署買賣合約時繳付該差額。若需支付之從價印花稅的金額少於印花稅優惠的金額，印花稅優惠金額之餘額將用作支付該物業之部份樓價餘額。

4. By signing this letter, you agree to fulfil the following conditions: -

簽署本信件即表示閣下同意履行下列各項：

- (a) You shall execute the legally binding Agreement for Sale and Purchase (in the form prescribed by us without amendments) in accordance with the terms and conditions of the Preliminary Agreement.

閣下須按照臨時合約的條款與細則，簽署有法律約束力的買賣合約 (按本公司規定的格式及不得作出修改)。

- (b) You shall make payment of the further deposit, additional deposit, further part payment and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.

閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部份付款及樓價餘額，並履

行及遵守臨時合約和買賣合約所有其他條款與細則。

- (c) You shall pay the full amount of purchase price and duly complete the purchase of the Property on or before the date of completion specified in the Agreement for Sale and Purchase.

閣下須於買賣合約規定的成交日期或之前，支付全部樓價及完成該物業的買賣。

5. If you fail to observe, perform or comply with any of the terms and conditions contained in this letter, the Preliminary Agreement or the Agreement of Sale and Purchase, we shall be entitled to withdraw and/or demand for the refund of the Stamp Duty Benefit and/or apply for refund of the paid ad valorem stamp duty (the “AVD Refund”) from the Inland Revenue Department (we will return the excess over the Stamp Duty Benefit, if any, to you) without prejudice to our other rights and remedies under the Preliminary Agreement, the Agreement for Sale and Purchase or other applicable laws. In the event that the paid ad valorem stamp duty (or any part thereof) cease to be payable because of the cancellation or termination of the Preliminary Agreement and/or the Agreement for Sale and Purchase for whatever reason, you shall refund the amount of the Stamp Duty Benefit to us and/or shall forthwith carry out all steps and actions we require to assist us to obtain the AVD Refund from the Inland Revenue Department. You hereby agree that, whether there is already any cancellation or termination of the Preliminary Agreement and/or the Agreement for Sale and Purchase or not, you shall, upon our request, sign any relevant forms and documents for the purpose of enabling us to claim the AVD Refund (if necessary). You hereby expressly authorize us to date and use the signed forms and documents and submit the same to the Inland Revenue Department at any time we deem fit.

若閣下未能遵守、履行或符合本信件、臨時合約或買賣合約內任何條款或條件，本公司有權即時撤銷及/或要求退還印花稅優惠及/或向稅務局申請退回已支付的從價印花稅（「從價印花稅退款」）（超出印花稅優惠之部分（如有）賣方將交還閣下），且並不損害本公司於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。若臨時合約及/或正式合約因任何原因被取消或終止而不再需要支付已付之從價印花稅（或其任何部分），閣下須退還印花稅優惠之金額予本公司及/或立即採取一切本公司要求之步驟及行動協助本公司從稅務局將從價印花稅退款取回。閣下特此同意，不論當時臨時合約及/或正式合約是否已經被取消或終止，閣下須因應本公司的要求簽署任何表格及文件，方便本公司申請從價印花稅退款（如需要）。閣下特此授權本公司於任何本公司認為合適的時候使用該等已簽署表格及文件，並為其填上日期及將之遞交到稅務局。

6. Time shall be of the essence of this letter.

在本信件中的時間規定須嚴格遵守。

7. You hereby irrevocably authorize us to pay the Stamp Duty Benefit in the manner specified in paragraph 3 above.

閣下謹此不可撤銷地授權本公司以上述第 3 段所述方式支付印花稅優惠。

8. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property”. In any event, you shall only be entitled to receive the Stamp Duty Benefit once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。不管怎樣，閣下只可就每個住宅物業獲取印花稅優惠一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

9. You may have to notify your bank of the Stamp Duty Benefit in the mortgage application process. The bank may take into account the Stamp Duty Benefit in determining the loan amount. For details, please make enquiry with the banks.

閣下在按揭申請中可能需要通知閣下的銀行有關印花稅優惠的安排。銀行決定提供貸款額時可能會考慮印花稅優惠。請向銀行查詢有關詳情。

10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。

11. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.

如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。

12. 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.

並非本信件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。

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

如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Stamp Duty Benefit to me/us.

本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供印花稅優惠。

Signature of the Purchaser 買方簽署

Date 日期

ACKNOWLEDGEMENT LETTER REGARDING EARLY SETTLEMENT CASH REBATE

有關提前付清樓價現金回贈的確認書

Vendor	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To 致: The Purchaser 買方

1. We, Able Business Development Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).
本公司高業發展有限公司現就閣下根據一份臨時買賣合約(以下稱「臨時合約」)購買該物業一事致函閣下。
2. The purpose of this letter is to confirm our offer to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 3 below :-
本信件之目的是為了確認本公司按照本信件所列的條款與細則(尤其是有關閣下履行以下第 3 段所列責任的條款)，向閣下提供：-

Early Settlement Cash Rebate: If you settle the balance of the purchase price of the Property within the period(s) specified in the table below (which is earlier than the due date of payment specified in the Preliminary Agreement and the Agreement for Sale and Purchase (as defined below)), you shall be entitled to a cash rebate according to the table below:

提前付清樓價現金回贈：如閣下於以下列表指明的期間內付清該物業的樓價餘額（早於臨時合約及買賣合約（如下文所定義）訂明的付款限期日），可根據以下列表獲得現金回贈：

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約的日期後 90 日內 Within 90 days after the date of signing of the Preliminary Agreement	樓價 3% 3% of the purchase price

3. By signing this letter, you agree the following which shall be binding on you whether or not you shall apply for the Early Settlement Cash Rebate:-
簽署本信件即表示閣下同意以下各項，不論閣下是否申請提前付清樓價現金回贈，以下仍對閣下有約束力：
 - (a) You shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by us without amendments) (the “**Agreement for Sale and Purchase**”) in accordance with the terms and conditions of the Preliminary Agreement.
閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的該物業的正式買賣合約(按本公司規定的格式及不得作出修改)(以下稱「買賣合約」)。
 - (b) You shall make payment of the further deposit, additional deposit, further part payment and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and

Purchase.

閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部份付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。

- (c) You shall, within the period prescribed by the Stamp Duty Ordinance, cause all the Preliminary Agreement, the Agreement for Sale and Purchase, the Assignment of the Property, any subsequent nomination and other chargeable agreement for sale (if any) to be stamped with all stamp duty payable thereon, and shall, upon request by us or our solicitors, also provide and procure your solicitors to provide our solicitors with certified copies thereof so duly stamped.

閣下須促使臨時合約、買賣合約、該物業的轉讓契、任何提名書及(如有)其他可予徵收印花稅的買賣協議在《印花稅條例》訂明的時限內加蓋所有應付的印花稅的印花，及在本公司或本公司代表律師要求時向本公司代表律師提供並促使閣下之代表律師向本公司代表律師提供該等已加蓋印花的文書的核證副本。

4. Your duly completed application form (in the form specified by us) for applying for the Early Settlement Cash Rebate must be received by us at least 30 days before the date of early settlement of the balance of purchase price by you. The date of settlement of the purchase price shall be the date on which all the purchase price is received by our solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

本公司必須於閣下提前付清樓價餘額日前最少 30 日收到閣下已填妥的申請提前付清樓價現金回贈表格(須以本公司指定之格式)。付清樓價日期以本公司代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

5. Time shall be of the essence of this letter. Late submission of the application form and documents will not be accepted and your right to apply for the Early Settlement Cash Rebate will be lost.

在本信件中的時間規定須嚴格遵守。過期遞交的申請表格及文件一概不予受理，屆時閣下將喪失申請提前付清樓價現金回贈的權利。

6. After we have received your application and duly verified the information, we will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly or pay the Early Settlement Cash Rebate to you in such other manner as we may decide.

本公司收到閣下的申請並確認有關資料無誤後，會將提前付清樓價現金回贈直接支付部份樓價餘額或以本公司決定的其他方式向閣下支付提前付清樓價現金回贈。

7. You hereby irrevocably authorize us to pay the Early Settlement Rebate in the manner specified in paragraph 6 above.

閣下謹此不可撤銷地授權本公司以上述第 6 段所述方式支付提前付清樓價現金回贈。

8. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property. In any event, you shall only be entitled to receive the Early Settlement Cash Rebate once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。不管怎樣，閣下只可就每個住宅物業獲取提前付清樓價現金回贈一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

9. You may have to notify your bank of the Early Settlement Cash Rebate in the mortgage application process. The bank may take into account the Early Settlement Cash Rebate in determining the loan amount. For details, please make enquiry with the banks.

閣下在按揭申請中可能需要通知閣下的銀行有關提前付清樓價現金回贈的安排。銀行決定提供貸款額時可能會考慮提前付清樓價現金回贈。請向銀行查詢有關詳情。

10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。

11. For the purpose of this letter,

就本信件而言，

“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.

「《印花稅條例》」是指經不時修訂的《印花稅條例》(香港法例第 117 章)。

12. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.
如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
13. 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.
並非本信件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。
14. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Early Settlement Cash Rebate to me/us.
本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供提前付清樓價現金回贈。

Signature of the Purchaser 買方簽署

Date 日期

ACKNOWLEDGEMENT LETTER REGARDING EARLY SETTLEMENT CASH REBATE

有關提前付清樓價現金回贈的確認書

Vendor	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To 致: The Purchaser 買方

1. We, Able Business Development Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).
本公司高業發展有限公司現就閣下根據一份臨時買賣合約(以下稱「臨時合約」)購買該物業一事致函閣下。
2. The purpose of this letter is to confirm our offer to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 3 below :-
本信件之目的是為了確認本公司按照本信件所列的條款與細則(尤其是有關閣下履行以下第 3 段所列責任的條款)，向閣下提供：-

Early Settlement Cash Rebate: If you settle the balance of the purchase price of the Property within the period(s) specified in the table below (which is earlier than the due date of payment specified in the Preliminary Agreement and the Agreement for Sale and Purchase (as defined below)), you shall be entitled to a cash rebate according to the table below:

提前付清樓價現金回贈：如閣下於以下列表指明的期間內付清該物業的樓價餘額（早於臨時合約及買賣合約（如下文所定義）訂明的付款限期日），可根據以下列表獲得現金回贈：

提前付清樓價現金回贈列表 Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約的日期後 90 日內 Within 90 days after the date of signing of the Preliminary Agreement	樓價 3% 3% of the purchase price

3. By signing this letter, you agree the following which shall be binding on you whether or not you shall apply for the Early Settlement Cash Rebate:-
簽署本信件即表示閣下同意以下各項，不論閣下是否申請提前付清樓價現金回贈，以下仍對閣下有約束力：
 - (a) You shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by us without amendments) (the “**Agreement for Sale and Purchase**”) in accordance with the terms and conditions of the Preliminary Agreement.
閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的該物業的正式買賣合約(按本公司規定的格式及不得作出修改)(以下稱「買賣合約」)。
 - (b) You shall make payment of the further deposit, additional deposit, further part payment and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and

Purchase.

閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部份付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。

- (c) You shall, within the period prescribed by the Stamp Duty Ordinance, cause all the Preliminary Agreement, the Agreement for Sale and Purchase, the Assignment of the Property, any subsequent nomination and other chargeable agreement for sale (if any) to be stamped with all stamp duty payable thereon, and shall, upon request by us or our solicitors, also provide and procure your solicitors to provide our solicitors with certified copies thereof so duly stamped.

閣下須促使臨時合約、買賣合約、該物業的轉讓契、任何提名書及(如有)其他可予徵收印花稅的買賣協議在《印花稅條例》訂明的時限內加蓋所有應付的印花稅的印花，及在本公司或本公司代表律師要求時向本公司代表律師提供並促使閣下之代表律師向本公司代表律師提供該等已加蓋印花的文書的核證副本。

4. Your duly completed application form (in the form specified by us) for applying for the Early Settlement Cash Rebate must be received by us at least 30 days before the date of early settlement of the balance of purchase price by you. The date of settlement of the purchase price shall be the date on which all the purchase price is received by our solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

本公司必須於閣下提前付清樓價餘額日前最少 30 日收到閣下已填妥的申請提前付清樓價現金回贈表格(須以本公司指定之格式)。付清樓價日期以本公司代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

5. Time shall be of the essence of this letter. Late submission of the application form and documents will not be accepted and your right to apply for the Early Settlement Cash Rebate will be lost.

在本信件中的時間規定須嚴格遵守。過期遞交的申請表格及文件一概不予受理，屆時閣下將喪失申請提前付清樓價現金回贈的權利。

6. After we have received your application and duly verified the information, we will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly or pay the Early Settlement Cash Rebate to you in such other manner as we may decide.

本公司收到閣下的申請並確認有關資料無誤後，會將提前付清樓價現金回贈直接支付部份樓價餘額或以本公司決定的其他方式向閣下支付提前付清樓價現金回贈。

7. You hereby irrevocably authorize us to pay the Early Settlement Rebate in the manner specified in paragraph 6 above.

閣下謹此不可撤銷地授權本公司以上述第 6 段所述方式支付提前付清樓價現金回贈。

8. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property. In any event, you shall only be entitled to receive the Early Settlement Cash Rebate once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。不管怎樣，閣下只可就每個住宅物業獲取提前付清樓價現金回贈一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

9. You may have to notify your bank of the Early Settlement Cash Rebate in the mortgage application process. The bank may take into account the Early Settlement Cash Rebate in determining the loan amount. For details, please make enquiry with the banks.

閣下在按揭申請中可能需要通知閣下的銀行有關提前付清樓價現金回贈的安排。銀行決定提供貸款額時可能會考慮提前付清樓價現金回贈。請向銀行查詢有關詳情。

10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。

11. For the purpose of this letter,

就本信件而言，

“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.

「《印花稅條例》」是指經不時修訂的《印花稅條例》(香港法例第 117 章)。

12. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.
如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
13. 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.
並非本信件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。
14. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Early Settlement Cash Rebate to me/us.
本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供提前付清樓價現金回贈。

Signature of the Purchaser 買方簽署

Date 日期

**ACKNOWLEDGEMENT LETTER REGARDING PRIORITY TO PURCHASE ONE PARKING
SPACE**
有關優先認購一個車位的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

To 致: The Purchaser 買方

1. We, Able Business Development Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the **“Preliminary Agreement”**).
本公司高業發展有限公司現就閣下根據一份臨時買賣合約(以下稱「臨時合約」)購買該物業一事致函閣下。
2. The purpose of this letter is to confirm, subject to contract, we are prepared to sell to you ONE parking space of the Development (the **“Parking Space”**) (to be determined by us in our sole and absolute discretion) at such time as we may in our sole and absolute discretion determine, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 3 below (the **“Benefit”**).
本信件之目的是為了確認，受制於合約，本公司擬按照本信件所列的條款與細則(尤其是有關閣下履行以下第 3 段所列責任的條款)，於本公司全權及絕對酌情決定的時間，向閣下出售發展項目一個車位(以下稱「該車位」)(該車位由本公司全權及絕對酌情決定)(以下稱「該優惠」)。
3. By signing this letter, you agree the following which shall be binding on you whether or not you intend to purchase the Parking Space under the Benefit:-
簽署本信件即表示閣下同意以下各項，不論閣下是否意欲根據該優惠認購該車位，以下仍對閣下有約束力：
 - (a) You shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by us without amendments) (the **“Agreement for Sale and Purchase”**) in accordance with the terms and conditions of the Preliminary Agreement.
閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的該物業的正式買賣合約(按本公司規定的格式及不得作出修改)(以下稱「買賣合約」)。
 - (b) You shall make payment of the further deposit, additional deposit, further part payment and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.
閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部份付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。
 - (c) You shall complete the purchase of the Property in accordance with the Preliminary Agreement and the Agreement for Sale and Purchase.
閣下須按臨時合約及買賣合約完成成該物業的買賣交易。
 - (d) You shall, within the period prescribed by the Stamp Duty Ordinance, cause all the Preliminary Agreement, the Agreement for Sale and Purchase, the Assignment of the Property, any subsequent nomination and other chargeable agreement for sale (if any) to be stamped with all stamp duty payable thereon, and shall, upon request by us or our solicitors, also provide and procure your solicitors to provide our solicitors with certified copies thereof so duly stamped.

閣下須促使臨時合約、買賣合約、該物業的轉讓契、任何提名書及(如有)其他可予徵收印花稅的買賣協議在《印花稅條例》訂明的時限內加蓋所有應付的印花稅的印花，及在本公司或本公司代表律師要求時向本公司代表律師提供並促使閣下之代表律師向本公司代表律師提供該等已加蓋印花的文書的核證副本。

4. Time shall be of the essence of this letter.
在本信件中的時間規定須嚴格遵守。
5. We will give you a written notice (the “**Notice**”) setting out the price of the Parking Space and the time limit within which you must notify us in writing of your intention to purchase the Parking Space under the Benefit and enter into a relevant agreement for sale and purchase in respect of the Parking Space.
本公司將會給予閣下書面通知(「該通知」)，該通知將會列出車位的售價及閣下須以書面通知本公司閣下意欲根據該優惠購買車位以及須就該車位簽署相關買賣合約的時限。
6. Time shall be of the essence. If you do not notify us in writing of your intention to purchase the Parking Space under the Benefit and enter into a relevant agreement for sale and purchase in respect of the Parking Space within the time limit as set out in the Notice, the Benefit shall lapse automatically and become null and void, we shall have no further obligation to sell any parking space to you, and you shall not be entitled to any compensation therefor.
時間規定須嚴格遵守。如閣下未有在該通知所定的時限內以書面通知本公司閣下意欲根據該優惠購買車位以及就該車位簽署相關買賣合約，該優惠將會自動失效，本公司將再沒有責任出售任何車位予閣下，閣下亦不會就此獲得任何補償。
7. 本公司有全權及絕對酌情權以決定該車位的售價及銷售安排詳情。
The prices and sales arrangement details of the Parking Space will be determined by us at our sole and absolute discretion.
8. All stamp duty arising from the sale and purchase of the Parking Space shall be borne by you solely. For the purpose of the Stamp Duty Ordinance, the Parking Space is a non-residential property.
閣下須負責所有因買賣該車位而產生的印花稅(如有)。就《印花稅條例》而言，該車位為非住宅物業。
9. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.
本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。本信件賦予閣下的權利或利益不得轉讓或轉移。
10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。
11. For the purpose of this letter,
就本信件而言，
“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.
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如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
13. 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.
並非本信件一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。
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如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Priority to Purchase One Parking Space to me/us.

本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供優先認購一個車位。

Signature of the Purchaser 買方簽署

Date 日期

**ACKNOWLEDGEMENT LETTER REGARDING PRIORITY TO PURCHASE ONE PARKING
SPACE**
有關優先認購一個車位的確認書

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
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2. The purpose of this letter is to confirm, subject to contract, we are prepared to sell to you ONE parking space of the Development (the **“Parking Space”**) (to be determined by us in our sole and absolute discretion) at such time as we may in our sole and absolute discretion determine, subject to and in accordance with the terms and conditions of this letter, in particular the fulfilment of your obligations in paragraph 3 below (the **“Benefit”**).
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The prices and sales arrangement details of the Parking Space will be determined by us at our sole and absolute discretion.
8. All stamp duty arising from the sale and purchase of the Parking Space shall be borne by you solely. For the purpose of the Stamp Duty Ordinance, the Parking Space is a non-residential property.
閣下須負責所有因買賣該車位而產生的印花稅(如有)。就《印花稅條例》而言，該車位為非住宅物業。
9. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.
本信件的利益屬於閣下個人所有，並且僅向作為該物業買方的閣下提供。本信件賦予閣下的權利或利益不得轉讓或轉移。
10. Nothing in this letter shall be deemed or constructed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款及細則。
11. For the purpose of this letter,
就本信件而言，
“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.
「《印花稅條例》」是指經不時修訂的《印花稅條例》(香港法例第 117 章)。
12. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.
如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
13. 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.
並非本信件一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本信件任何條款及條件或享有本信件任何條款及條件之利益。
14. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本信件之中英文本有任何歧義，一切以英文文本為準。

For and on behalf of
Able Business Development Limited

Authorized Signature(s)
授權人士簽署

I/we acknowledge and understand that Able Business Development Limited relies on my/our declarations and representations made above in offering the Priority to Purchase One Parking Space to me/us.

本人/吾等知悉及明白高業發展有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供優先認購一個車位。

Signature of the Purchaser 買方簽署

Date 日期

VENDOR'S INFORMATION FORM

賣方資料表格

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

(a) the amount of the management fee that is payable for the Property 須就物業支付的管理費用的款額	港幣 HK\$18,686 (每月/per month)
(b) the amount of the Government rent (if any) that is payable for the Property 須就物業繳付的地稅(如有的話)的款額	港幣 HK\$32,472 (每年/per annum)
(c) the name of the owners' incorporation (if any) 業主立案法團(如有的話)的名稱	Nil 沒有
(d) the name of the manager of the Development 發展項目的管理人的姓名或名稱	Grand Ming Property Management Limited 佳明物業管理有限公司
(e) any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	Nil 沒有
(f) any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	Nil 沒有
(g) any pending claim affecting the Property that is known to the Vendor 賣方所知的影響物業的任何待決的申索	Nil 沒有

Date of Printing 印製日期: 1 March 2022

Signature of the Purchaser 買方簽署

Date 日期

(Note: Purchaser to fill in date of signing
註：由買方填上簽署日期)

WARNING TO PURCHASERS

PLEASE READ CAREFULLY

對買方的警告

買方請小心閱讀

Vendor 賣方	Able Business Development Limited 高業發展有限公司
Property 物業	Flat A on 9/F & 10/F, Cristallo, No. 279 Prince Edward Road West, Ho Man Tin 何文田太子道西 279 號明寓 9 樓及 10 樓 A 室
Purchaser 買方	
I.D./ B.R. No. 身份證/商業登記號碼	

(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 to Purchasers" set out above and fully understand its contents.

本人/我們已收到上述“對買方的警告”的文本及完全明白其內容。

Signature of the Purchaser 買方簽署

Date 日期

(Note: Purchaser to fill in date of signing

註：由買方填上簽署日期)

PERSONAL INFORMATION COLLECTION STATEMENT

個人資料收集聲明

Collection of your personal information

收集閣下的個人資料

From time to time, it is necessary for you to supply Able Business Development Limited (the “Vendor”) and its related companies (the “Grand Ming Group”, “we”, “us” or “our”) with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

高業發展有限公司（「賣方」）及其有聯繫公司（「佳明集團」或「我們」）為提供服務及產品（包括處理閣下的物業交易），需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

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

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

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

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

Purposes for which Your Information may be used

閣下資料可能被用作的用途

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

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) handling your property transaction(s) (or proposed transaction(s)) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易（或擬作出之交易），包括準備文件和作出任何必要的安排以完成交易；
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益事宜的申請或要求；
- (v) facilitating property management and security;
促進物業管理及保安；
- (vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any other member of Grand Ming Group or joint venture company(ies) set up by member(s) of Grand Ming Group and joint venture partners (“JV Companies”);
就我們或佳明集團之任何其他成員或由佳明集團成員及合資夥伴成立的合資公司（「合資公司」）提供的服務、物業、物業發展項目或產品的質量進行調查（自願性質參與）；
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in “Use of Your Information in direct marketing” section below);
促銷服務、物業、物業發展項目、產品及其他標的（詳情請參閱以下「在直接促銷中使用閣下資料」部分）；
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析（統計研究及分析結果將不會揭露閣下的身分）；
- (ix) communicating with you;
與閣下溝通；

- (x) investigating and handling complaints;
調查及處理投訴；
- (xi) preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動；及
- (xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

Transfer of Your Information

轉移閣下資料

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

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

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

Use of Your Information in direct marketing

在直接促銷中使用閣下資料

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

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

In connection with direct marketing, we intend:

就直接促銷，我們有意：

- (a) to use you name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) to market the following classes of services and products to you:
向閣下促銷以下類別的服務及產品：
 - (1) properties or property developments offered by the us or the related companies;
我們或聯繫公司提供的物業或物業發展項目；
 - (2) services and products offered by us, or the related companies (including real estate agency services, credit facilities and financial services);
我們或聯繫公司提供的服務及產品（包括地產代理服務、信貸融資及財務服務）；

- (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or the related companies; and
我們或聯繫公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
- (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；
- (c) in return for money or other property, to provide Your Information described in (a) above to us and the related companies for their use in direct marketing the classes of services and products described in (b) above.
為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予我們或聯繫公司以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

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

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

Access to and correction of Your Information

查閱及改正閣下資料

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to our Data Protection Officer at 19th Floor, Railway Plaza, 39 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong.

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們的資料保障主任提出，其地址為香港九龍尖沙咀漆咸道南 39 號鐵路大廈 19 樓。

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

根據條例中的條款，我們有權就處理及遵從閣下的查閱資料的要求收取合理費用。

* * * * *

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

本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號 ("✓") 表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號 ("✓")，高業發展有限公司及其聯繫公司可在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用（視屬何情況而定），有關詳情請參閱以上「在直接促銷中使用閣下資料」部分。

- Please DO NOT send direct marketing information to me.
請不要向我發送直接促銷資訊。
- Please DO NOT provide my personal data to other persons for their use in direct marketing.
請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

Signature(s) of Purchaser 買方簽署 : _____

Name(s) 姓名 : _____

Date 日期 : _____

(Note: Purchaser to fill in date of signing 註：由買方填上簽署日期)